

SE8: Housing Evidence

Bere Regis NP Review

March 2025

Housing Delivery and Supply

Discussions with officers at Dorset Council have confirmed that the NP review could roll forward the adopted allocations to meet the full housing needs of the area, provided they remain available, suitable and deliverable.

In order to understand how much housing has already been delivered or is in the pipeline, Part 1 considers progress with the allocated sites and Part 2 considers windfall delivery (non-allocated sites).

Part 1: Allocated Sites

The Purbeck Local Plan development strategy was adopted on 18 July 2024 and has a plan period of 2018-2034.

Policy V1: Spatial strategy for sustainable communities allocates ‘**around 122 homes**’ to the Bere Regis area that will be delivered through the allocated sites in the NDP. The allocations in the adopted NP in total seek to deliver ‘**approximately 105 homes**’.

Their progress in being delivered is outlined in Table 1 (below).

Figure 10: NP Policy BR7 – Adopted Site Allocations

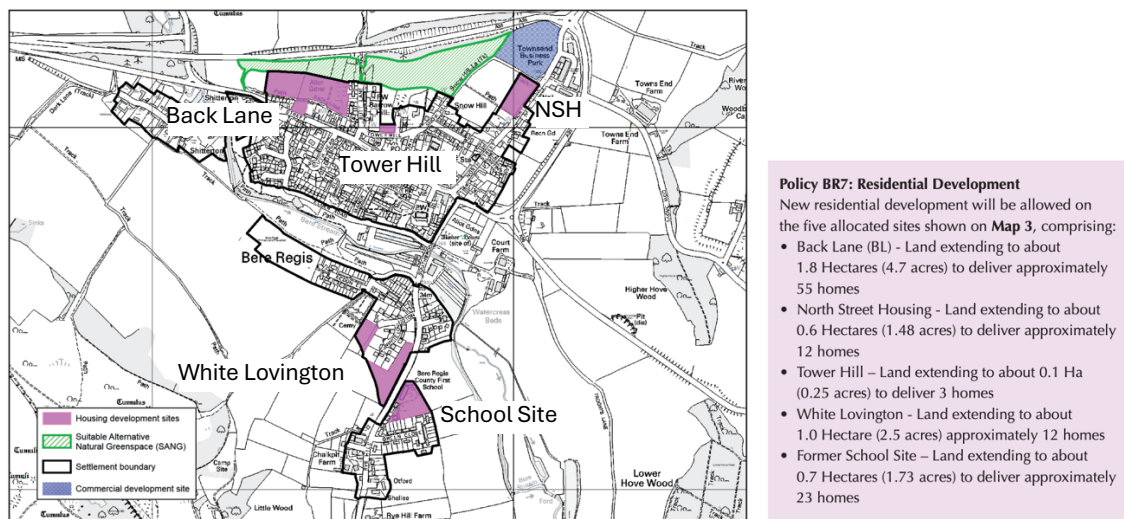


Table 1: NDP Allocated Sites

#	Site Name	Status	Comments	Deliverable?
1	Back Lane	<p>Planning application recently submitted on 26/09/24.</p> <p>Proposal is under officer consideration (ref. P/FUL/2024/05032).</p> <p>(Submitted jointly with below site)</p>	<ul style="list-style-type: none"> • Proposal is 67 dwellings and associated SANG. • NDP allocates the site for approx. 55 homes on Back Lane and 12 homes on NSH (67 total). 	<ul style="list-style-type: none"> • On balance, proposal is likely deliverable, and it is positive that a planning application has now been submitted. • The key barrier to delivery is finding a solution to nutrient neutrality – but this affects proposals across the plan area. • NN issue will no longer be a barrier to planning by 2030 at the latest, as that is the deadline for WWTW to be upgraded.
2	North Street Housing	See above.	<ul style="list-style-type: none"> • See above. 	<ul style="list-style-type: none"> • See above
3	Tower Hill	<p>A previous refused proposal for two dwellings (6/2019/0126). The site was recommended for approval having been deemed acceptable by Dorset Council and all statutory consultees. The committee refused the application due to an objection from BRPC. An appeal was not submitted.</p>	<ul style="list-style-type: none"> • Proposal originally included three dwellings in accordance with site allocation however this was reduced to 2 in order to address Archaeologist comments. 	<ul style="list-style-type: none"> • BRPC has confirmed that the site is still supported and a new objection would not be raised, given precedent set by North Street housing site for dwellings set above street level. • Proposal has previous refusal on the basis of harm to conservation area considered in BRPC comments on the application. However, proposal has been supported by Dorset Council and by consultees, which suggests on-balance, proposal seems deliverable, but allocation may need to be reduced to 2.

4	White Lovington	Planning application 6/2020/0013 submitted 29/01/20. Committee resolved to approve application subject to S106 however this is still pending so the decision is still pending.	<ul style="list-style-type: none"> • Proposal is 17 dwellings. • Site was allocated for 'about' 12 dwellings. • 	<ul style="list-style-type: none"> • Reasons for S106 not being completed may be related to NN. • On balance, proposal is likely to be delivered.
5	Former School Site	No application has been submitted. Site is allocated for 23 units. Site is owned by Dorset Council.	<p>This site was stalled due the phosphate and nitrate mitigation issues in the Poole Harbour catchment are. These issues are now resolved.</p> <p>Sovereign Housing Association (now SNG) are moving forward at pace with a proposed scheme for 21 affordable homes.</p>	<ul style="list-style-type: none"> • Other allocations appear to be deliverable and there are no clear reasons why this site is undeliverable.

Figure 11: Planning Applications on Allocated Sites



Overall, three out of five allocations are subject to live planning applications. One additional site was previously subject to planning which confirmed it is deliverable. This suggests there is a clear appetite from developers to deliver housing and the sites are suitable to be rolled forward to the NDP review.

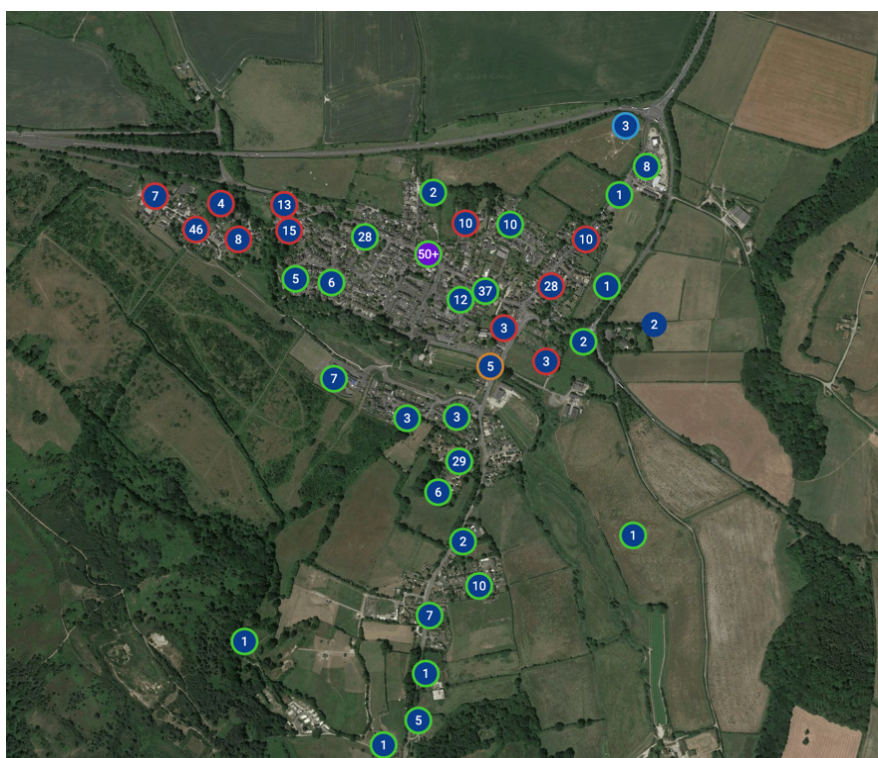
Overall, considering existing applications on allocated sites, around **109 units (67+2+17+23) are likely to be delivered**. This broadly aligns with the Purbeck Local Plan's aspiration for the parish to deliver '**around 122 homes**' through site allocations. The site allocations are suitable to be carried forward in order for the areas housing needs to be met in full. There is no clear need to allocate additional sites.

Part 2: Windfall Delivery

The Purbeck Local Plan states that an additional **782 homes** are expected to be delivered through non-allocated development, such as rural exception sites, and small sites developments. This figure is a **pooled** figure across Purbeck with no specific number provided for Bere Regis.

Whilst windfall delivery will depend on a wide range of factors, one way of calculating an approximate windfall figure for Bere Regis could be to apply the percentage that windfall makes of the total area need to the amount of allocated homes in Bere Regis.

Figure 13: Minor planning applications (colours show mostly approved/refused)



If **782** homes are expected to be delivered across the area through windfall developments, and **3150** homes are required over the plan period, this equates to **24.8%** of the total need.

As 122 homes are expected to be delivered in Bere Regis through allocated sites to meet the areas needs, 24.8% of this figure would suggest **around 30 additional homes** would be appropriate in Bere Regis via windfall developments during the plan period (this figure is a high-level estimation and should be used as a starting point for discussion with Dorset Planning Officers).

Table 2: Calculating housing permitted through non-allocated development (since adoption of BR NDP)

Ref.	Application Type	Unit	Valid Date	Date of Approval	Built out?
P/PACD/2024/06114	conversion	1	23/10/2024	undecided	-

6/2021/0348	new dwelling	4	23/09/2021	undecided	-
P/FUL/2022/01260	new dwelling	2	04/03/2022	undecided	-
P/PAAC/2024/04439	barn conversion	4	19/08/2024	11/10/2024	unconfirmed
P/FUL/2022/03312	new dwelling	1	26/05/2022	30/07/2024	unconfirmed
P/FUL/2024/01555	new dwelling	1	20/03/2024	24/07/2024	unconfirmed
P/FUL/2022/01870	new dwelling	1	29/03/2022	18/07/2024	unconfirmed
P/HOU/2023/02246	conversion	1	26/04/2023	21/06/2023	unconfirmed
P/PAAC/2023/01256	barn conversion	2	01/03/2023	26/04/2023	unconfirmed
P/FUL/2022/01524	barn conversion	3	09/03/2022	28/03/2023	unconfirmed
P/FUL/2021/04253	new dwelling	1	25/10/2021	20/05/2022	unconfirmed
P/PAAC/2021/04830	barn conversion	1	16/11/2021	11/01/2022	unconfirmed
PDA/2021/0002	barn conversion	3	03/06/2021	08/10/2021	unconfirmed
PDA/2021/0003	barn conversion	2	06/07/2021	31/08/2021	unconfirmed
PDA/2020/0004	barn conversion	4	20/11/2020	13/01/2021	no (expired, see P/PAAC/2024/04439)
6/2020/0334	new dwelling	1	23/07/2020	02/12/2020	no (expired, see P/FUL/2022/03312)
6/2020/0295	change of use	1	30/06/2020	03/09/2020	yes
6/2020/0196	cert of lawful use	1	07/05/2020	25/06/2020	yes
6/2019/0377	conversion	1	01/07/2019	19/08/2019	unconfirmed

- **23 units** granted through windfall since NDP adoption excluding repeat permissions.
- 15 of those units were granted via barn conversions.
- 4 of those through new dwelling proposals.
- 2 of those through non-agricultural building conversions.
- 1 house via a change of use proposal and 1 house through a certificate of lawfulness.
- 5 permitted dwellings have been lost through lapsed permissions (red above).
- **7 additional dwellings** may be delivered through undecided permissions (gray above).

Table 3: Housing permitted between start of Purbeck Local Plan period (2018) and adoption date of Bere Regis NDP.

Ref.	Application Type	Unit	Valid Date	Date of Approval	Built out?
6/2018/0152	Change of use from resi to office	-1	26/03/2018	16/05/2018	unconfirmed
6/2018/0090	Conversion	1	23/02/2018	20/04/2018	unconfirmed

- No change to above calculations.

Conclusion

24.8% of the housing need identified in the adopted Purbeck Local Plan is expected to be delivered through windfall developments. While there is no specific target for windfall delivery in Bere Regis, an estimated 30 additional homes are anticipated through non-allocated developments during the plan period (2018–2034).

To date, 23 units have been granted planning permission on non-allocated sites, and a further 7 units may come forward pending current applications. This indicates that Bere Regis is on track to exceed its windfall housing delivery expectations, contributing effectively to the overall housing need.

On allocated sites, approximately 109 units (67 + 2 + 17 + 23) are likely to be delivered, broadly aligning with the Purbeck Local Plan's aspiration for the parish to deliver 'around 122 homes' through site allocations. The site allocations remain suitable to be carried forward to meet the area's housing needs in full, with no clear requirement to allocate additional sites.

When accounting for 109 homes likely to be delivered through site allocations and the projected windfall delivery exceeding 30 units, the evidence suggests that the existing plan and its allocations are sufficient to meet Bere Regis's housing needs in full.