

Bere Regis Neighbourhood Plan 2019-2034

Further Comments of the Independent Examiner

Prepared by

JOHN SLATER BA(Hons), DMS, MRTPI

John Slater Planning Ltd

7th February 2019

- 1) As you will be aware, I have been appointed to carry out the examination of the Bere Regis Neighbourhood Plan. I have previously circulated a document entitled "Initial Comments of the Independent Examiner" dated 16th January 2019 and I am grateful for the joint response that I received on 1st February from Purbeck DC and Bere Regis PC.
- 2) I have now commenced writing my examination report and there is one issue that has arisen, which has caused me to have correspondence with the Qualifying Body and which I am now inviting wider comment.
- 3) I have noted from the Regulation 16 comments dated 26th November 2018 from Natural England that it initially raised an objection to the size of the proposed SANG, proposed in Policy BR2 to be approximately 3.9ha. I noted from the correspondence that there was a letter from the Parish Council to Natural England dated 7th December 2018 agreeing to the increase in the size of the SANG by 0.6 ha to 4.5 ha. On that basis, on 10th December 2018, Natural England withdrew its objection.
- 4) I therefore contacted Ian Ventham, Chairman of the Parish Council, by email on 3rd February. I set down the main text of my email:

"I have noted that the Parish Council is now accepting that the SANG should extend to 4.5 ha rather than the 3.9ha shown in the plan. That would therefore reduce the size of the Back Lane site by 0.6 ha to 1.2 ha which would then possibly have an impact on the housing numbers that could be delivered from that site which could then put into doubt whether the plan will deliver of the 105 units proposed by the emerging Purbeck Local Plan. I would welcome any comments you may have and whether there are any thoughts as to how the shortfall could be addressed. I would also appreciate it if the amendments could be shown on a revised Map 3.

I have commenced writing my report so I would appreciate it if you could get back to me as soon as you can."
- 5) I have now received a response on behalf of the Parish Council:

"As you say, we have somewhat unwillingly accepted that the SANG will be larger than we originally wanted, but we believe this still leaves the Back Lane site at 1.5ha. Allowing for wide hedges on the southern side of the site, we believe this allows at least 1.4ha of developable land. We are prepared to accept a slightly higher density than that given in the plan, of 39dph, which would deliver 55 houses on this site.

In addition, the area on the Southern side of the Back Lane site that we have recommended as the entry point to the site is large enough to accommodate not only the entrance road with a good visibility splay, but also 3 or 4 windfall dwellings as well, which should be more than enough to deliver the 105 dwellings indicated in the plan."
- 6) I need to be clear as to the size of the reduced Back Lane site. According to my figures the original size of the housing allocation was 1.8 ha and the SANG is to be enlarged by 0.6 ha, that would leave a site area of 1.2ha rather than the 1.5/

1.4 ha set out in the above email. I would be pleased if this disparity could be explained.

- 7) It does occur to me that if the access land shown in blue on Map 3 were to be included in the residential allocation as suggested that could assist especially as the Parish Council are now suggesting that additional units could be provided on this part of the site.
- 8) I would also offer the representatives of the owners of the land, Pro-Vision the opportunity to offer any comments it wishes to make on the proposed reduction in the site area and also whether there is any adjoining land within the ownership of the Charborough Estate that could allow the increase in the size of the SANG without reducing the extent of the housing site.
- 9) I would also welcome the comments of Purbeck District Council and Natural England as to whether the SANG will be able to perform its role as alternative green space, especially for dog walking, if a significant amount of that space is taken up by a 10m high earth bund. Would it be possible to produce a plan showing how much of the site would actually be taken up by that embankment – maybe as a cross section?
- 10) I would invite comments to the above matters by **5pm on 21st February 2019**. I am copying this note to Bere Regis Parish Council, but I would ask that Frances Summers on behalf of the LPA forwards this note to Steven Young at Pro Vision and also to Nick Squirrell at Natural England. I would also ask that responses are sent back to me via Frances.
- 11) I would also ask that a copy of this document along with the responses are placed on the appropriate web sites in the interest of transparency and openness.

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Independent Examiner to the Bere Regis Neighbourhood Plan.

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