

**Statement of Common Ground between Bere
Regis Parish Council, Purbeck District Council
and Natural England**

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Statement of Common Ground between Purbeck District Council, Bere Regis Parish Council and Natural England (with informal agreement with Provision)

Introduction

1. The Bere Regis Neighbourhood Plan was submitted for examination on 14 December 2018. During the examination process of a neighbourhood plan, the examiner can ask for clarification on elements of the plan to enable a fully considered conclusion.
2. The examiner for Bere Regis Neighbourhood Plan has submitted two sets of questions. Appendix I shows the initial questions received 16 January 2019 together with the response submitted 1 February 2019. This document attempts to address the further questions received 7 February 2019.
3. Bere Regis Parish Council, Purbeck District Council, Natural England and Pro-Vision who act as land agents for The Charborough Estate¹ collaborated to not only answer the further questions but also to demonstrate deliverability of the plan's housing allocations and their mitigation. The collaboration took the form of meetings, telephone conversations and emails.
4. This document's content is a result of input from all parties. However, although Pro-Vision and The Charborough Estate are in general agreement with the content, at a late stage in the document's development Pro-Vision indicated their desire to submit a separate response to the examiner to be read alongside this document.
5. During the discussion that took place minor amendments to some policies and preamble were thought necessary and this document presents the proposals for consideration. It is the opinion of the Local Planning Authority that further consultation is unnecessary as the nature and extent of the proposed changes are unlikely to be of concern to anyone outside of the agreeing parties.
6. It is therefore intended that the proposals within this document be reflected in the final plan that will go to referendum.

¹ The Charborough Estate own the land proposed for allocation as residential development at Back Lane and North Street, they also own the land proposed for allocation as a SANG and they own the land proposed for allocation as commercial development.

Specific matters for discussion

Examiners questions

7. The examiner asked the following questions:
 - a. Pro-visions, the agent for The Charborough Estate who own the SANG land, the Back Lane site and the North Street site, were asked to comment on:
 - the proposed reduction in the site area at Back Lane caused by the increased SANG size; and
 - 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.
 - b. Natural England and Purbeck District Council were asked to comment on:
 - 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.
 - c. Purbeck District Council and the Neighbourhood Plan group were asked to provide the following evidence:
 - a plan showing how much of the site would actually be taken up by that embankment – maybe as a cross section?
 - a map showing the SANG and the housing site to show how the density can be achieved.
8. Provision will address questions directed at them in their separate representation.
9. Purbeck District and Bere Regis Parish Councils' views are summarised below. Bere Regis Parish Council, Purbeck District Council and Natural England have all agreed the proposed changes as outlined below.
10. The request for a map of the SANG and housing sites can be found in the description of the development areas. In light of the proposed changes it is considered that a plan of the noise bund is no longer relevant and therefore not required.

Noise bund

11. The District Council believe the SANG could perform its role as alternative green space if noise attenuation was placed within it. Specifications such as height and material used to construct a bund would need to be agreed by Natural England prior to submitting a planning application. Whilst Natural England have not objected to the use of a bund within the SANG to date, when more details for noise attenuation are developed, inclusion of a bund must ensure that the SANG can still fulfil its function.
12. As stated in the Sustainability Appraisal, 'landscaping and noise bunds will have a positive impact on retaining the unique landscape of Bere Regis. Schemes could include screening of developments to lessen their visual impact' (pg. 55, Sustainability Appraisal). Reducing noise pollution could contribute to the attraction of the open space, using a bund for this could act as screening increasing its visual attractiveness. The bund could also act as a barrier between the SANG and the main road creating an

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even safer place for dogs and dog walkers. It could also provide some contours to the SANG to create interest.

13. However, it should be noted that a noise bund was one of several noise attenuation solutions suggested by the Environmental Noise Impact Assessment (para 1.3.3 Requirements for noise mitigation).
14. The District Council worked with the Parish Council and discovered that consideration of a noise bund arose due to two matters: as a way to mitigate against noise impacts which arose through the Environmental Noise Impact Assessment (para 1.3. Requirements for noise mitigation), and to divert the excessive heavy vehicles movements away from the centre of Bere Regis. It was established that the bund hadn't originated from consultations and wasn't particularly important to the NP group.
15. The Council also worked with Natural England and discovered the scale of the bund hadn't been fully understood and that a 30-40m structure would not be acceptable within the SANG.
16. Given the many land owners involved, the timing of development, Bere Regis Parish Council's aspirations and Natural England's reservations, it was agreed to propose amendments to Policy BR2: SANG, Policy BR5: Noise Attenuation and the preamble to Policy BR5: Noise Attenuation. The amendments allow for the emphasis to be placed on noise attenuation in whatever suitable form decided instead of a bund.
17. It was suggested by Provision that a condition be placed on planning applications that divert heavy traffic away from the village centre which was the main concern of the villagers in Bere Regis.

Proposed changes to policies

18. Green, underlined words are additions, ~~red, scored-out words~~ are proposed for deletion.
19. In order to accommodate the changes suggested in the response to the first set of questions from the examiner and to allow for consistency following the agreements made during further debate the following policies are proposed for amendment.

Preamble to Policy BR5: Noise Bund and the policy itself

Proposed changes to the preamble to Policy BR5: Noise Attenuation

~~There is a requirement for a~~ Noise attenuation ~~to~~ must be provided to the north of the Back Lane site in order to achieve appropriate ~~between the new residential development on the Back Lane site and the by-pass due to high~~ noise levels in the new housing from traffic (SE13). It is hoped that such noise attenuation measures could ~~actually~~ be designed to also benefit much of the existing village. ~~Because development of all the allocated sites will produce a surplus of excavated material from all of the allocated sites, it is intended that this will be put to good use by providing noise attenuation bunds along the northern side of the village. Use of excavated material on these bunds will also~~ The Parish Council's aspiration is to avoid un-necessary movements of construction traffic through the village and surrounding road network. One way of achieving this would be for excess soils and subsoils from the

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application site to be used within the SANG in the form of a landscaped noise attenuation bund. ~~Bunds will be created in order of priority to the community, so as to avoid a series of small ineffectual bunds being created.~~

Clean version of preamble to Policy BR5: Noise Attenuation

Noise attenuation must be provided to the north of the Back Lane site in order to achieve appropriate noise levels in the new housing. (SE13). It is hoped that such noise attenuation measures could be designed to also benefit much of the existing village. The Parish Council's aspiration is to avoid un-necessary movements of construction traffic through the village and surrounding road network. One way of achieving this would be for excess soils and subsoils from the application site to be used within the SANG in the form of a landscaped noise attenuation bund.

Proposed changes to Policy BR5: Noise Attenuation

Policy BR5: Noise Attenuation

~~Noise attenuation will be provided along the northern boundary of the Back Lane site. Noise attenuation might be achieved through the creation of noise attenuation bunds using surplus excavated material from the development of allocated sites.~~ The site at Back Lane must provide noise attenuation. This must achieve acceptable noise levels as detailed in SE13: Noise Impact Assessment.

Clean version of proposed changes to Policy BR5: Noise Attenuation

Policy BR5: Noise Attenuation

The site at Back Lane must provide noise attenuation. This must achieve acceptable noise levels as detailed in SE13: Noise Impact Assessment.

Policy BR2: SANG

20. The agreed SANG will cover an area of 4.5ha as shown on map 7. This has been agreed by Natural England, the Parish Council, Purbeck District Council, Pro-Vision and the Charborough Estate.
21. It is agreed that noise attenuation measures are required. If bunds are proposed, surplus excavated material could be located in the SANG to achieve suitable noise levels but this must not adversely affect the function of the SANG.

Proposed changes to Policy BR2: SANG

Policy BR2: SANG

A Suitable Alternative Natural Greenspace (SANG) of approximately ~~3.9ha~~ 4.5ha will be created as identified on Map 3. The SANG must be available for use upon first occupation of the homes at Back Lane. If bunds are formed (See Policy BR5: Noise Attenuation), these may will be located in the SANG but must not adversely affect the function of the SANG.

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Clean version of proposed changes to Policy BR2: SANG

Policy BR2: SANG

A Suitable Alternative Natural Greenspace (SANG) of approximately 4.5ha will be created as identified on Map 3. The SANG must be available for use upon first occupation of the homes at Back Lane. If bunds are formed (See Policy BR5: Noise Attenuation), these may be located in the SANG but must not adversely affect the function of the SANG.

Page 17 of the plan Development Sites

Proposed changes to the preamble to Policy BR7: Residential development

- ~~surplus excavated material will be used for the creation of noise attenuation bunds in accordance with Policy BR5.~~ It is the wishes of the Parish that construction traffic from the sites is kept to a minimum throughout the village. If it were to help, the noise attenuation could be provided in the form of a noise bund and could be produced using the surplus spoil from any of the developments to decrease the amount of construction traffic throughout the village.

Clean version of proposed changes to the preamble to Policy BR7: Residential development

- It is the wish of the Parish that construction traffic from the sites is kept to a minimum throughout the village. The Parish Council's aspiration is to reduce movements of construction traffic through the village and surrounding road network, one way of achieving this is through the creation of a bund which could be landscaped and can form part of the SANG, alternative ways would be ensuring good traffic movement from the sites to the surrounding road network diverting away from the village.

Affordable housing

22. In policy BR6: Affordable Housing Tenure it was stated that all of the applications for housing needed to be simultaneously submitted to the Local Planning Authority to allow the SANG and bund to be created at once. This is unlikely to be feasible but also upon discussion regarding the SANG and the noise bund it became unnecessary. The wording in Policy BR6: Affordable housing Tenures needs to be amended to reflect this.

Proposed changes to policy BR6: Affordable housing tenures

Policy BR6: Affordable housing tenures

All residential development sites will deliver 40% affordable housing on site unless exempted by national legislation; offset by development of affordable housing elsewhere, or; the allocation is offset by a financial contribution from the developer. ~~Any proposals for the offset of affordable housing requirement will need to be dealt with by use of simultaneous planning applications.~~ Offsets can only be provided within Bere Regis village and any such proposals will need to be agreed by Purbeck District Council...etc.

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Clean version of proposed changes to Policy BR6: Affordable housing tenures

Policy BR6: Affordable housing tenures

All residential development sites will deliver 40% affordable housing on site unless exempted by national legislation; offset by development of affordable housing elsewhere, or; the allocation is offset by a financial contribution from the developer. Offsets can only be provided within Bere Regis village and any such proposals will need to be agreed by Purbeck District Council...etc.

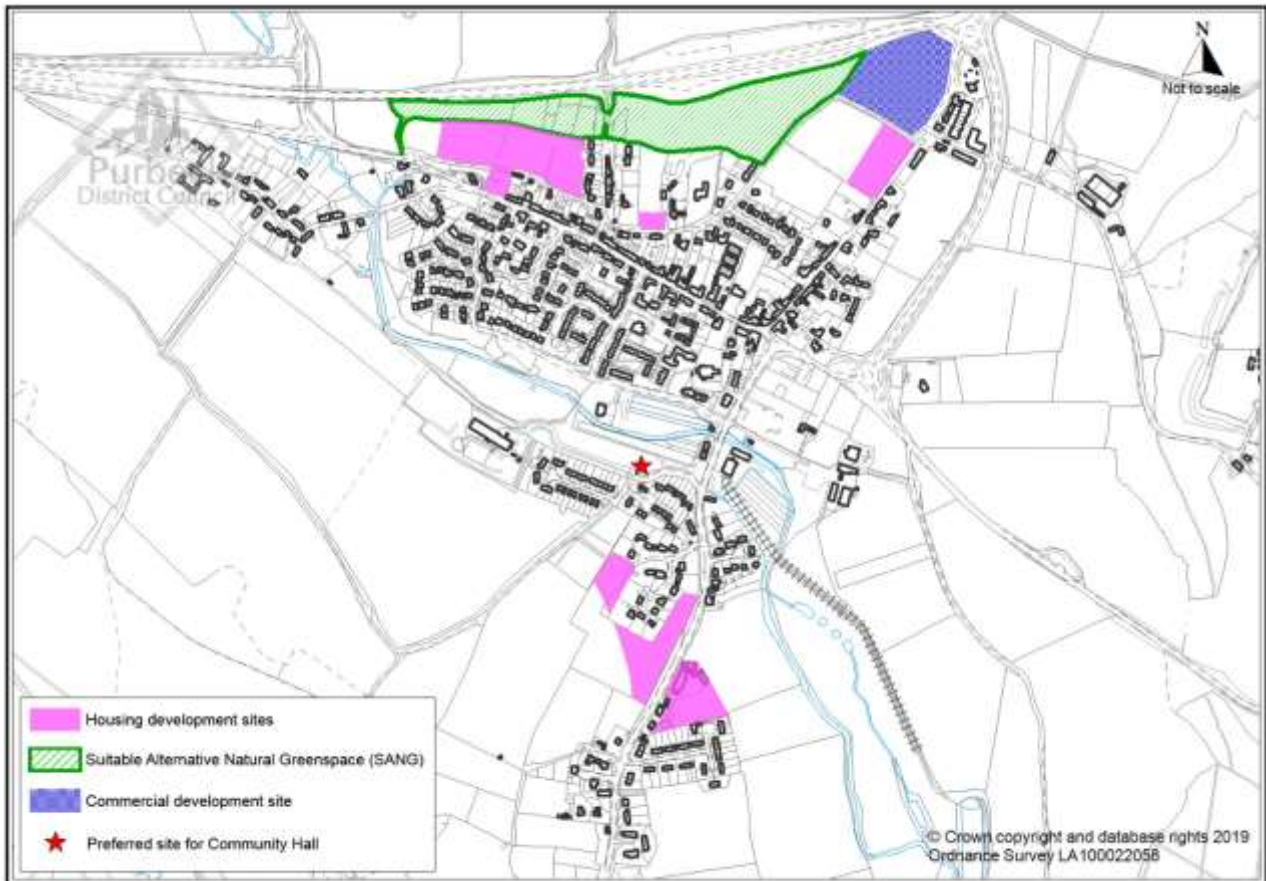
Capacity of Back Lane

23. It has been agreed by all parties that the site at Back Lane can accommodate 55 homes with a density of 30dph.
24. This density is in keeping with the surrounding character of the village and will help preserve the setting and character of designated and non-designated heritage assets such as the conservation area and any listed buildings.
25. This capacity will be achieved by the following mechanisms:
 - the entrance land (to the west of 45 West Street) be included as part of the Back Lane allocation;
 - it is recognised that the Parish Council have a preference for 2 parking spaces per dwelling and the western boundary position of the allocation is flexible to accommodate this and the 55 homes;
 - the open space required by the 55 units (currently estimated to be approx. 750sqm) can, if needed, be delivered on land to the west between the Back Lane residential area and entrance to the SANG land; and
 - the PC will expect some play equipment to be provided on the open space adjacent to / within the development of Back Lane.
26. Please see the map 2 for details.

Description of the Neighbourhood Planning development areas

27. In the Bere Regis Neighbourhood Plan there are five sites proposed for residential development, one site proposed for commercial development and an area allocated for Suitable Alternative Natural Green Space (SANG). Together there is capacity for 105 homes, a SANG and a commercial unit.

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Map 1: Map showing sites proposed for development in Bere Regis' Neighbourhood Plan.

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Back Lane

Site area is 1.85ha, proposed for 55 homes.



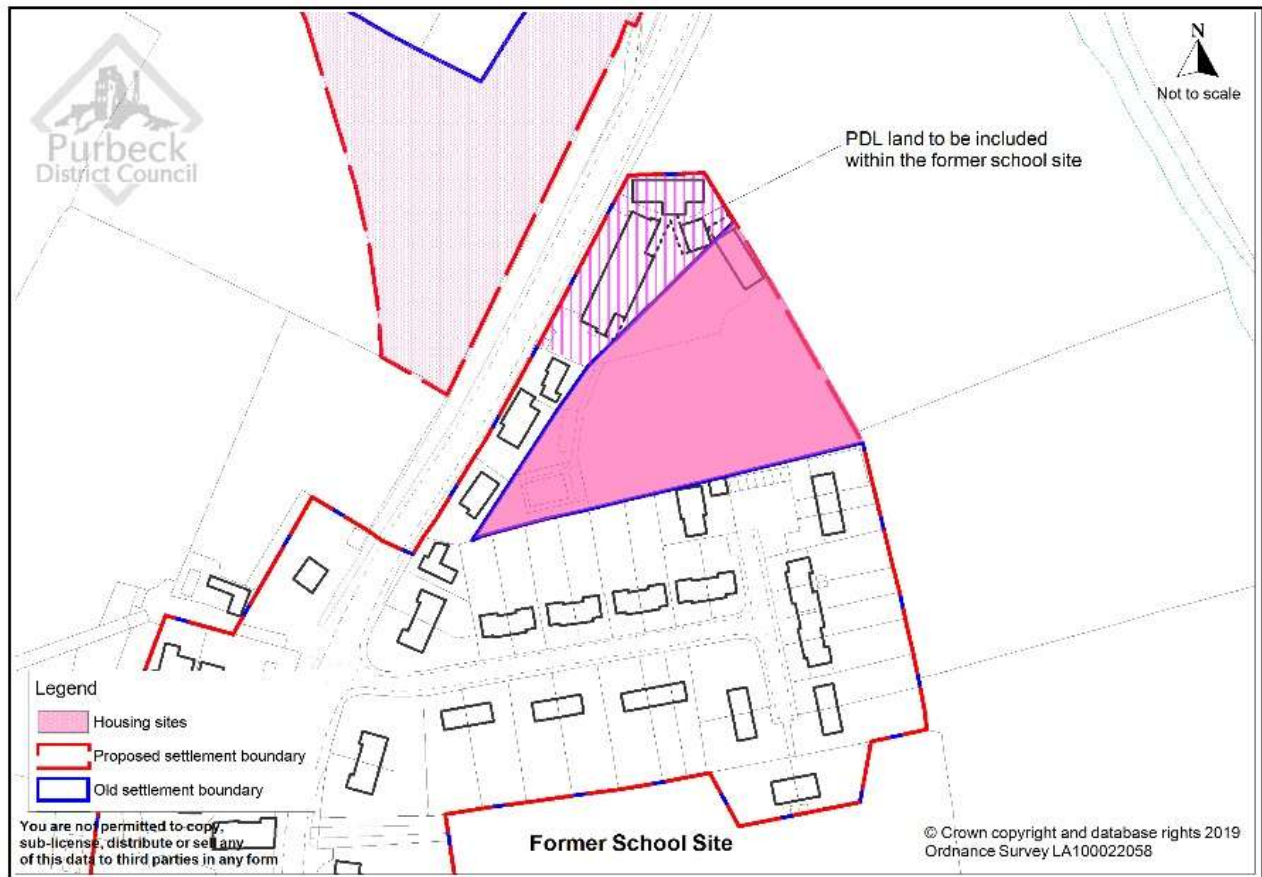
Map 2: Back Lane site showing agreed SANG and extended western boundary.

28. Back Lane is the largest of the four housing sites and is located in the north of Bere Regis. Currently used as agricultural land, the site is being proposed for residential development.
29. The site area proposed here is different to that in the submission draft to enable 55 homes to be delivered at a density of 30dph which is in keeping with the surrounding character.

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Former School

Site area is 0.72ha, proposed for 23 homes.



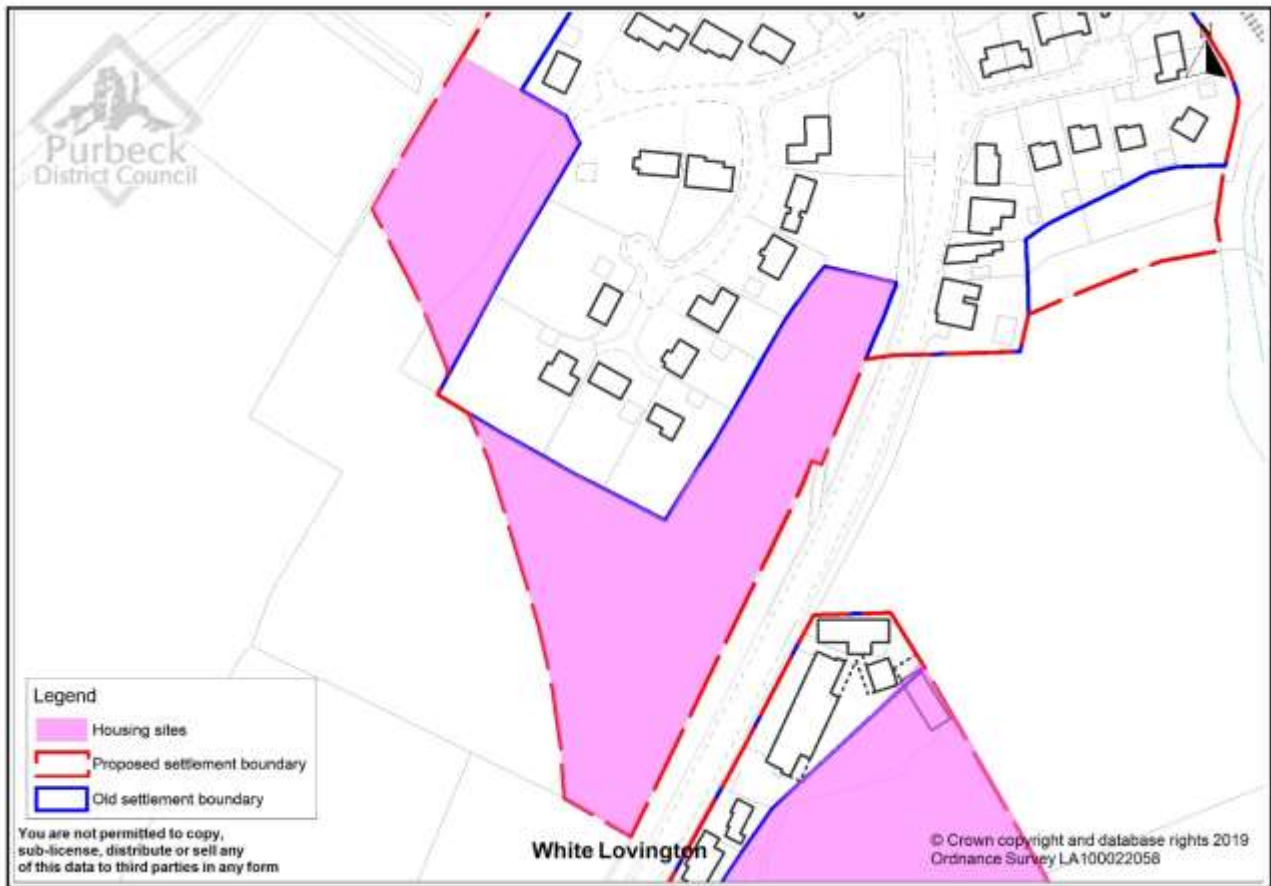
Map 3: Former School showing brownfield land and greenfield land proposed for this development.

30. This site is located in the south of Bere Regis. It consists of the site area of an old school and therefore some of the land is classed as previously developed (shown on the map as striped lines).

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White Lovington

Site area is 1.14ha, proposed for 12 homes



Map 4: White Lovington, showing the split between the two land parcels created by the 400m heathland buffer.

31. The site is split into two because of the heathland buffer zone that runs along its western boundary. The site is capable of coping with 12 dwellings.

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North Street

Site area is 0.62ha, proposed for 12 homes



Map 5: North Street

32. The site is located in the north east of Bere Regis near the proposed commercial development and the SANG.

Tower Hill

Site area, proposed for 3 homes.



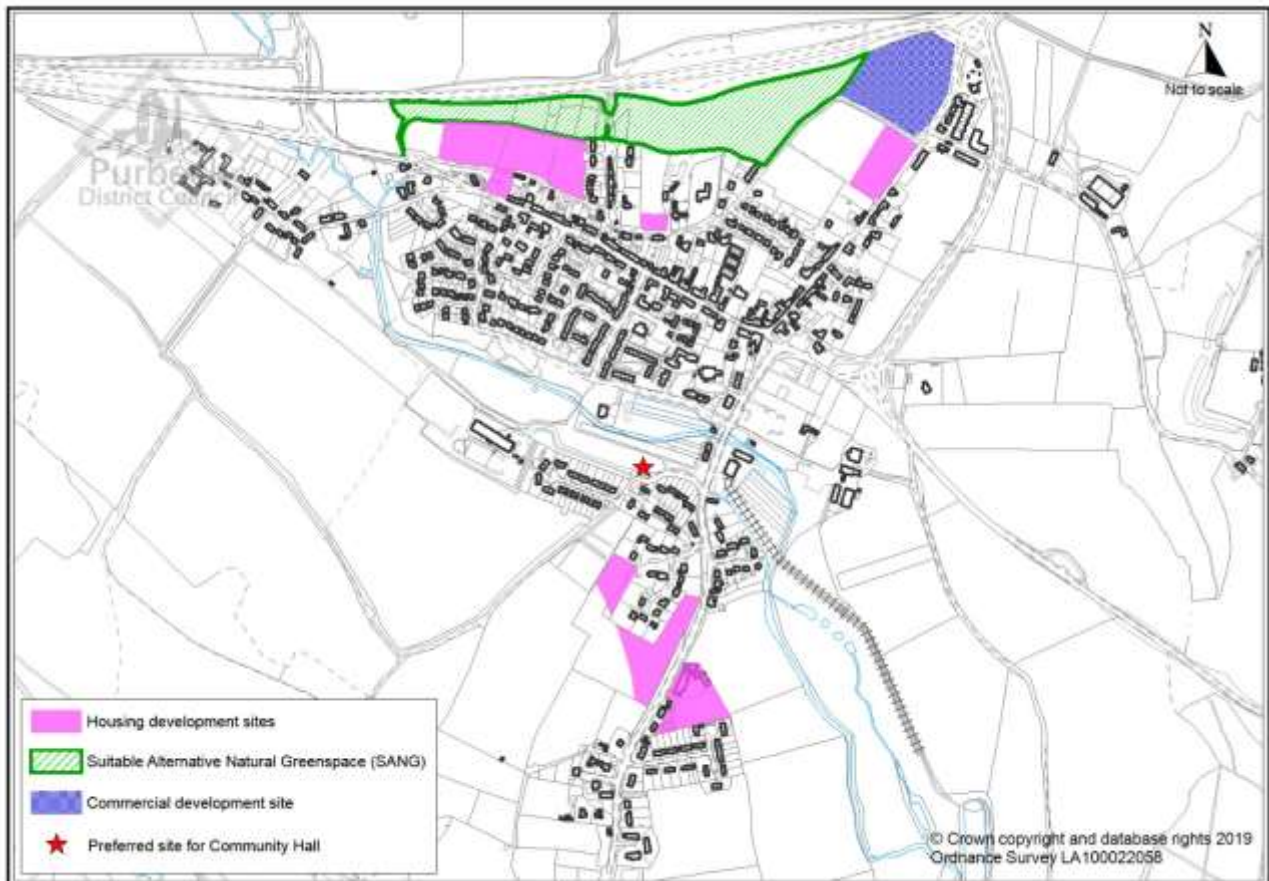
Map 6: Tower Hill

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33. The site lies in the north of the village and is surrounded on three sides by existing dwellings.

Bere Regis SANG

Site area is 4.5ha, proposed for alternative natural green space.



Map 7: SANG proposed for Bere Regis

34. The SANG is a circular walk linking other existing pathways around Bere Regis for longer walks. Situated between the northern side of Bere Regis' existing settlement and the bypass that skirts Bere Regis, it provides enough open space to mitigate for impacts on the heathlands from the housing development sites proposed for Bere Regis.

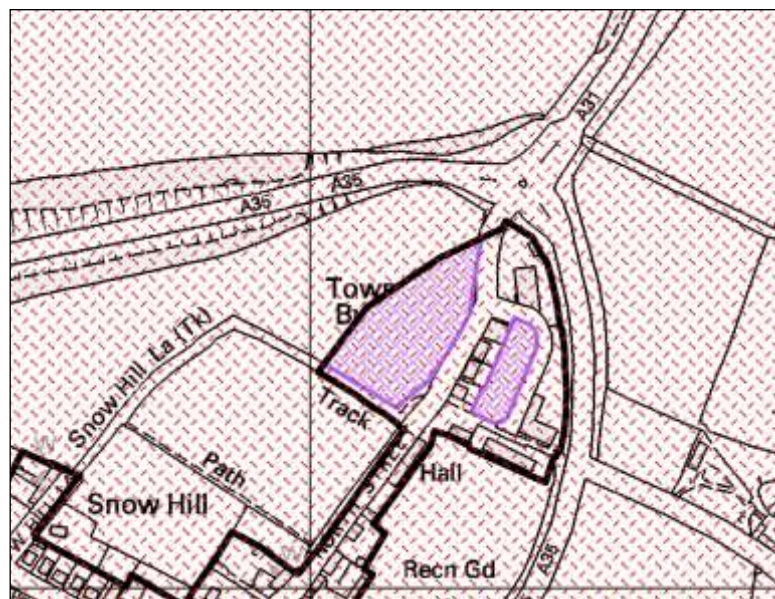
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North Street Commercial Land

Site area of 1.93ha, proposed for commercial use.



Map 8: North Street Commercial



Map 9: Extract of inset map for Bere Regis showing land safeguarded for employment use in PLP1 and the emerging Local Plan (submitted for examination 28 January 2019)

35. Some of the land proposed for commercial use is currently safeguarded as employment land within PLP1 and the emerging Local Plan (submitted for examination 2019). (See map 9). The Neighbourhood Plan proposes to extend this boundary to include room for more commercial uses (see map 8). Please note the boundary of the site has been amended since the submission version of the plan to allow for the agreed SANG.

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Areas of difference and areas of common ground

All areas discussed above have been agreed by Natural England, Bere Regis Parish Council and Purbeck District Council. All changes were also devised with Pro-Vision and the Charborough Estate although the detailed wording proposed in this statement has not been scrutinised by them.

Appendix I

Independent Examiner's Initial Comments re: Bere Regis Neighbourhood Plan and the response

(Begins at 4)

4. Settlement Boundaries

4a. Can the Qualify Body explain what the rationale is for excluding employment areas from the settlement boundaries, if it is the boundary is the delineation of built up areas from areas covered by countryside policies.

4b. Could the LPA advice whether it supports that approach, and does it follow the same line of thinking in areas not covered by neighbourhood plans.

4c. I would also ask the QB to comment on the Reg16 representation from Mr Eddie Butterfield re: 1 Shitterton regarding the exclusion of land and buildings from within the settlement envelope.

4a. The employment areas have been excluded from the settlement boundaries in order to be consistent with PDC policy. In addition, concern was expressed that, should the site be included and a subsequent change of use agreed, it could result in a housing development on the outskirts of the village that residents felt would be inappropriate and not in keeping with the surrounding area.

4b. Purbeck District Council supports the approach taken. Within the Purbeck Local Plan Part One, employment land is included within the settlement boundaries where it adjoins the settlement boundary, for example at Bere Regis, Wareham and Upton. If the employment land does not adjoin the boundary, it is not included within the settlement for instance at Holton Heath and Dorset Innovation Park (formerly known as Dorset Green Technology Park). Within the new Purbeck Local Plan settlement boundaries are less of a material consideration, yet still, the same principle applies. However, Purbeck District Council supports the Parish's opinion that if the employment land Bere Regis are proposing is subsequently proposed for residential or other use, this could be detrimental to the parish as the site may not necessarily be located in the best, most suitable area for the alternative use proposed.

4c. Regarding the comments received from Mr Butterfield's representatives – our policy, in agreement with PDC, was to include dwellings and gardens within the settlement boundary and exclude paddocks and areas that have more in common with the surrounding rural aspect than the village. This approach was followed when considering, not only Mr Butterfield's site but also nearby Old Mill, Shitterton Farmhouse, Honeysuckle Cottage and properties in North Street.

5. SANGS

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What should be the trigger for the delivery of the SANGS – should it be related to the implementation or the completion of the Back Lane housing scheme?

5. The SANG should be available upon first occupation of the new dwellings built on the sites at Back Lane and North Street however there is a complicating factor. The Plan requires development traffic to access the Back Lane site from the A35 which would mean cutting across the proposed SANG, this may incur health and safety issues and therefore phasing of the SANG is likely to need to be agreed with the local planning authority where necessary.

Natural England recommend that because the southern developments at White Lovington and the Old School Site are closer and more accessible to the Black Hill SSSI, an Access Management Project for Black Hill (4.13 HRA) may be required.

6. Nitrogen Mitigation

It occurs to me that this policy merely repeats existing policy that already covers the area. Is there a locally distinctive element of the policy that justifies the requirements being repeated in a neighbourhood plan? I would invite the QB to justify its inclusion.

6. This policy was included at the insistence of PDC although we agree that it repeats existing policy. We are happy to remove Policy BR3 and renumber the remaining policies accordingly if this is required. It is proposed that we also add a sentence to the preamble requiring developers to comply with Local and National policy.

7. Bere Regis Groundwater

7a. Can I be pointed to the district flood risk policy and is this a requirement within a policy to require an application to have to comply with an existing policy.

7b. What would be the trigger for the need for flood alleviation measures and sealed sewage systems.

7c. Does the LPA consult Wessex Water and the LLFA on planning applications or is it the responsibility of the applicant?

7a. PLP1 Policy FR: Flood Risk and Policy GP: Groundwater Protection. The emerging submission draft Purbeck Local Plan contains Policy E4: Assessing flood risk and Policy E5: Sustainable Drainage Systems (SuDs). All applications will need to comply with the District policies and Policy BR4: Bere Regis Groundwater to

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ensure appropriate mitigation or avoidance is part of a scheme where Wessex Water and/or the Lead Local Flood Authority believes it to be necessary.

7b. This would be dependent on advice from Wessex Water and the Lead Local Flood Authority analysing each application on its own merits.

7c. The LPA will consult with Wessex Water and the LLFA on planning applications.

8. Noise Attenuation

8a. The report in the evidence base is marked as a Draft Report – is the final report any different and do the Council’s Environmental Health Authority have any views as to the efficacy of the proposed noise bunds and do they believe an acceptable noise environment can be created both internally and externally in respect of the proximity to the bypass to the new homes?

8b. Could noise attenuation be delivered by other methods other than an earth bund.

8a. A final version with no alterations will be obtained with the word ‘draft’ removed.

8b. We would expect further noise attenuation to be undertaken by developers once they have decided upon dwelling type/density, etc.

9. Affordable Housing Policy

9a. Can the QB set out in what respect the proposed policy departs from the policy in the Purbeck Local Plan.

9b. What is the definition as to who would constitute a ‘key worker’?

9a. The proposed policy is in accordance with the Local Plan in that 40% of all residential sites will deliver affordable housing. However, it departs from the Purbeck Local Plan in the definition of ‘affordable housing’ in the following aspects:

Bere Regis NP Purbeck Local Plan

Affordable Housing for rent Social rented Discounted Market housing	70%	65% 10% 25%
10%		

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Shared ownership	10%	
Starter homes	10%	

9b. A percentage allocation for key workers was included in our plan because we believed that Purbeck District Council had appropriate definitions and a policy which we could adhere to. This turns out not to be the case and, as we as a parish council do not have the capacity to administer key worker housing, we will remove that affordable housing allocation from the plan.

10. Could the District Council comment as to how its affordable housing policy complies with the Secretary of State's policy for planning obligations as set out in the PPG (para 31 re: Planning Obligations).

10. The Purbeck Local Plan Part One predates paragraph 31: Planning obligations of the National Planning Practice Guidance. In the newly submitted Purbeck Local Plan the affordable housing policy complies with the policy for planning obligations as set out in PPG para 31 as it provides for affordable housing to be sought on sites with 10 or more homes.

Commuted sums are sought from sites of between 2 and 9 homes in the rural areas of Purbeck where a 'lower 5 unit or less threshold' can be applied. However the PPG states that commuted sums should only be sought on developments of between 6 and 10 units. However the NPPF was published in 2018 and supports affordable housing provision with a lower threshold of 5 units or fewer in rural areas, this is a newer publication and it is assumed that the 'affordable housing provision' would include commuted sums as well as units built.

Housing sites

11. Could I be shown on a plan the sites that were considered as possible housing sites but were discounted?

11. Plan attached.

12. I note that in the supporting text there is elaboration as to how specific sites should be developed and it occurred to me to give such comments 'development plan policy' status, it would be better to include information, such as the likely numbers of units and any specific requirements identified by the neighbourhood plan. I would invite the QB to revisit the drafting of the

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policy with these comments in mind and suggest to me modifications as to how the policy could be drafted.

12. In an early draft of the Neighbourhood Plan, proposed housing numbers for each site were included. However, it was a deliberate decision to remove guidance from the policy in order to allow developers flexibility for each site. Instead, it was agreed that density would be a better guideline.

The Health Check undertaken in November 2018 recommended:

An alternative would be to include development briefs separately to the policy, but have a policy requiring development on each of the sites to comply with the briefs. It would be best if the briefs were still less prescriptive on development management matters and highway issues. However, if not actually policy, wording within the guidance is less crucial. The development brief becomes an important material consideration rather than policy.

All the information removed from the policy is included in the pre-amble following the Health Check.

We would be happy to receive the Examiner's guidance in this matter.

Local Green Space

13. I am not convinced that the approach taken by the plan to the identification of LGS, accords with Secretary of State advice set out in paragraphs 76 and 77 of the NPPF (2012). In particular, it is the intention that LGS status should not be used to protect most areas of open space. It is only for those spaces that are 'demonstrably special' to the local community, for a particular reason. They do not have to be restricted to areas where there is public access – an area can be protected for its particular beauty, tranquillity, historical or ecological interest for example.

13. SE16 has been reworded and is attached.

14. I find the key on Map 5 to be confusing, as it refers to Public Open Spaces and Local Green Space, but the policy then refers to existing areas of open space will be designated as Local Green Space. I cannot accept that areas 'with potential' are already demonstrably special to the local community. Similarly, one of the existing open spaces is described in SE16 as 'an

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unremarkable area of rough grazing'. I would ask that the QB revisit this section and seeks to justify each of the proposed green spaces against the criteria set out in the relevant paragraphs of the NPPF.

14. The map is to be amended to show all the sites in green and the key amended accordingly. The wording below the map to read 'Areas shown in green will be set as Local Green Spaces'.

The words 'unremarkable area of rough grazing' will be removed.

Further questions

15. Could you let know the date and let me have a copy of the SEA and HRA screening reports that concluded an HRA and SEA were required and also any scoping reports that are issued.

15. The SA process assessing the likely significant effects of providing homes in Bere Regis began through the development of The Purbeck Local Plan Part One. At this stage, the Bere Regis Neighbourhood Plan was expected to provide 50 homes and SA's identified that housing here had the potential for likely significant effects. Due to this, the Bere Regis SA process began at scoping stage and it is explained briefly in the scoping report, why this was the case, "We are carrying out (the scoping report) because the Bere Regis Neighbourhood Plan will include housing allocations and a number of policies." It was deemed "this is significant enough to require a sustainability appraisal." (pg 3. Scoping report).

Additionally, the HRA screening of the Bere Regis Neighbourhood Plan was carried out in the main HRA report, this incorporates both the screening and the appropriate assessment. The addendum following Sweetman highlights this, "the screening for likely significant effects in the main HRA report ... were checked and explained as part of the screening for likely significant effects section" (para 2.10, HRA addendum following Sweetman).

Please find scoping report for the SEA on the website.

Appendix II

Independent Examiner's Initial Comments re: Bere Regis Neighbourhood Plan

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.

Statement of Common Ground between Purbeck District Council, Bere Regis Parish Council and Natural England (with informal agreement with Provision)

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. (DATE SUBSEQUENTLY EXTENDED TO 28 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.