

Basic Conditions Statement

Introduction

This Basic Conditions Statement has been prepared by Bere Regis Parish Council (the qualifying body) to accompany the submission of the Bere Regis Neighbourhood Plan Review 2019–2034 (“the BRNPR”) to Dorset Council.

The BRNPR is submitted as a modification proposal under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. It proposes modifications to the existing made Bere Regis Neighbourhood Plan, which was adopted in 2019.

Legislation abbreviations:

PCPA = Planning and Compulsory Purchase Act (PCPA) 2004 as amended

TCPA = Town and Country Planning Act 1990 as amended

Regulation = Neighbourhood Planning (General) Regulations 2012 as amended

Regulation 14 and 15 Requirements

<https://www.legislation.gov.uk/ukxi/2012/637/regulation/15>

Regulation 15(1) requires the submission of the following:

#	Submission requirement	Document reference
a	A map or statement identifying the area to which the neighbourhood plan relates.	The map showing the extent of the designated Neighbourhood Area is shown on Map 1 of the BRNPR. The Plan contains policies relating to the development and use of land within the neighbourhood area.
b	A consultation statement.	BRNPR Consultation Statement April 2026.pdf
c	A proposed neighbourhood development plan, or the proposed modified neighbourhood development plan.	Bere Regis Neighbourhood Plan Review [April 2026].pdf
d	A statement explaining how the plan meets the Basic Conditions	This document
e i/ii	Either an environmental report, or confirmation that the plan is unlikely to have significant environmental effects.	SE2 - Bere Regis NPR SEA April 2026 SE11 - SEA Screening and Scoping BRNPR Aug 25.pdf
f	a statement saying whether the qualifying body considers the modifications are so significant or substantial as to change the nature of	SE10 - Modification Statement April 2026.pdf

	the made neighbourhood plan, with reasons.	
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Regulation 15(2) states that a consultation statement means a document which:

#	Requirement	Relevant section(s) in consultation statement
a	contains details of the persons and bodies who were consulted	Section 3
b	explains how they were consulted	Section 2, Section 3, Appendix 3, Appendix 4
c	summarises the main issues and concerns raised by the persons consulted	Section 4
d	describes how these issues and concerns have been considered and, where relevant, addressed	Section 4

The consultation statement also addresses the requirements of Regulation 14, which requires the qualifying body to:

<https://www.legislation.gov.uk/ukxi/2012/637/regulation/14>

#	Requirement	Relevant section(s) in consultation statement
a	publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area–	Section 3 (Local Residents) explains how people in the NA were notified
a i	details of the modification proposal	Appendix 4
a ii	details of where and when the proposal may be inspected	Appendix 4
a iii	details of how to make representations	Appendix 4
a iv	the date by which representations must be received, being not less than 6 weeks from the date of notification	Appendix 4
a v	a modification statement stating whether the qualifying body considers that the changes would be so significant or substantial to change the nature of the plan, with reasons	Appendix 4
b	consult any consultation body referred to in paragraph 1 of Schedule 1	Section 3 explains who was notified and how, while Appendix 1, Appendix 2, Appendix 3 provide the evidence
c	send a copy of the modification proposal to the local planning authority.	See Dorset Council response in Appendix 1

Schedule A2 PCPA 2004 Requirements

As the BRNPR is submitted as a modification proposal, Regulation 15(1)d requires the Basic Conditions Statement to demonstrate how the proposal meets the requirements set out in paragraph 11 of Schedule A2 to the Planning and Compulsory Purchase Act 2004. Schedule A2 provides the statutory process for modifying a neighbourhood development plan that already has effect, and therefore, all relevant requirements in Schedule A2 have been addressed to ensure the plan meets all legal requirements.

<https://www.legislation.gov.uk/ukpga/2004/5/schedule/a2>

Reference	Test	How does the modification proposal meet this test?
PCPA, Schedule A2, Paragraph 1(1)	Schedule A2 applies if a neighbourhood development plan has effect for a neighbourhood area within the area of a local planning authority.	The modification proposal would replace the current neighbourhood plan for the neighbourhood area – the Bere Regis Neighbourhood Plan 2019-2034.
PCPA, Schedule A2, Paragraph 1(3)(a)	The proposal must be accompanied by a draft of the neighbourhood development plan as proposed to be modified (the “draft plan”)	See Bere Regis Neighbourhood Plan Review [April 2026].pdf
PCPA, Schedule A2, Paragraph 1(3)(b)	The proposal must be accompanied by a statement which contains a summary of the proposals and sets out the reasons why the plan should be modified as proposed.	See SE10 - Modification Statement.pdf
PCPA, Schedule A2, Paragraphs 5 and 6	Is this a repeat proposal? Has a proposal that is the same or similar been submitted in the last two years?	The proposal has not previously been submitted.
PCPA, Schedule A2, Paragraph 7	Does the authority (Dorset Council) consider that the modifications contained in the draft plan are so significant or substantial as to change the nature of the neighbourhood development plan which the draft plan would replace?	A modification has been consulted on and submitted under Regulation 14 and Regulation 15. The qualifying body is of the opinion that the modification proposals are not so substantial or significant to change the overall nature of the plan, and the authority is required to confirm whether it agrees or disagrees with this opinion.
PCPA Schedule	Is the qualifying body authorised for the purposes of	The neighbourhood area covered by the submitted plan is covered

Reference	Test	How does the modification proposal meet this test?
A2, Paragraph 8 (2)(a) and TCPA Section 61F	<p>a neighbourhood development plan to act in relation to the neighbourhood area concerned?</p> <p>Section 61F states that “a parish council are authorised to act in relation to a neighbourhood area if that area consists of or includes the whole or any part of the area of the council.”</p>	solely by the parish of Bere Regis, and therefore the qualifying body is Bere Regis Parish Council. As the qualifying body, it is authorised to act in relation to the neighbourhood area.
PCPA Schedule A2, Paragraph 8 (2)(b) and TCPA Section 61F	<p>Does the proposal by the qualifying body comply with provision made by or under Section 61F?</p> <p>Section 61F includes a restriction that a proposal cannot be made in relation to a neighbourhood area if there is at that time another proposal by the council or forum in relation to that area that is outstanding.</p> <p>Other parts of Section 61F relate to neighbourhood forums.</p>	There are no outstanding neighbourhood plan proposals for this neighbourhood area. As this is a parished area, the parts of Section 61F relating to neighbourhood forums are not applicable.
PCPA Schedule A2, Paragraph 8 (2)(c)	Does the proposal and the documents and information accompanying it (including the draft plan) comply with provision made by or under paragraph 1?	See rows above.
PCPA Schedule A2, Paragraph 8 (2)(d)	<p>Has the body complied with the requirements of regulations made under paragraph 4 imposed on it in relation to the proposal?</p> <p>Paragraph 4 relates to regulations the Secretary of State may make regarding requirements that must be complied with before proposals may be submitted to the local planning authority.</p> <p>Regulation 14 relates to ‘pre-submission consultation and</p>	See previous section.

Reference	Test	How does the modification proposal meet this test?
	publicity' and Regulation 15 specifies what must be submitted alongside a draft plan.	
PCPA 2004, Schedule A2, Paragraphs 8(3)	The authority must also consider whether the draft plan complies with the provision made by or under sections 38A and 38B.	See rows below.
PCPA 2004, Section 38A (2)	Does the plan meet the definition of a 'neighbourhood development plan' (NDP) in that it sets out policies in relation to the development and use of land in the neighbourhood area?	Yes, the modification proposal includes planning policies in relation to the development and use of land in whole or part of the specified neighbourhood area.
PCPA 2004 Section 38B (1)(a)	Does the submitted NDP specify the period for which it is to have effect?	Yes, this is specified on the front page as 2019 to 2034.
PCPA 2004, Section 38B (1)(b)	Does the submitted NDP include any provisions relating to 'excluded development' as defined by Section 61K of the Town and Country Planning Act, 1990? This includes development classed as 'county matters' (waste and minerals) and nationally significant infrastructure projects.	No, the submitted plan does not contain any policies or proposals relating to 'excluded development' as specified in S.61K.
PCPA 2004, Section 38B (1)(c)	Does the submitted NDP relate to more than one neighbourhood area?	No, the submitted plan only relates to Bere Regis Parish (the neighbourhood area).
PCPA 2004, Section 38B (2B)(a)	So far as the qualifying body considers appropriate, having regard to the subject matter of the neighbourhood development plan, the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.	See section below.
PCPA 2004, Section 38B	So far as the qualifying body considers appropriate, having	See section below.

Reference	Test	How does the modification proposal meet this test?
(2B)(a)	<p>regard to the subject matter of the neighbourhood development plan, the plan must take account of any local nature recovery strategy, under section 104 of the Environment Act 2021, that relates to all or part of the neighbourhood area, including in particular—</p> <ul style="list-style-type: none"> (i) the areas identified in the strategy as areas which— <ul style="list-style-type: none"> A. are, or could become, of particular importance for biodiversity, or B. are areas where the recovery or enhancement of biodiversity could make a particular contribution to other environmental benefits, (ii) the priorities set out in the strategy for recovering or enhancing biodiversity, and (iii) the proposals set out in the strategy as to potential measures relating to those priorities. 	
PCPA 2004, Section 38B (2C)(a)	<p>The neighbourhood development plan must not include anything that is not permitted or required by or under subsections (A1) to (2A) or regulations under subsection (4).</p> <p>Subsection A1 states that a neighbourhood plan may include:</p> <ul style="list-style-type: none"> a) policies (however 	<p>The plan does not include anything not permitted or required by or under subsections (A1) to (2A) or regulations under subsection (4).</p>

Reference	Test	How does the modification proposal meet this test?
	<p>expressed) in relation to the amount, type and location of, and timetable for, development in the neighbourhood area in the period for which the plan has effect;</p> <p>b) other policies (however expressed) in relation to the use or development of land in the neighbourhood area which are designed to achieve objectives that relate to the particular characteristics or circumstances of that area, any part of that area or one or more specific sites in that area;</p> <p>c) details of any infrastructure requirements, or requirements for affordable housing, to which development in accordance with the policies, included in the plan under paragraph (a) or (b), would give rise;</p> <p>d) requirements with respect to design that relate to development, or development of a particular description, throughout the neighbourhood area, in any part of that area or at one or more specific sites in that area, which the qualifying body considers should be met for planning permission for the development to be granted.</p>	

Reference	Test	How does the modification proposal meet this test?
PCPA 2004, Section 38B (2C)(b)	The neighbourhood development plan must not be inconsistent with or (in substance) repeat any national development management policy.	See section below.
The Conservation of Habitats and Species Regulations 2017, Regulation 106	The qualifying body must provide such information as the competent authority may reasonably require for the purposes of an assessment under Regulation 105 of the Conservation of Habitats and Species Regulations 2017 OR to enable it to be determined whether that assessment is required.	At the time of submission, Dorset Council, as the competent authority, is preparing an Appropriate Assessment. The Appropriate Assessment will be published alongside the Regulation 16 consultation material and will identify any mitigation or policy modifications considered necessary to ensure that the Plan would not adversely affect the integrity of any European site, either alone or in combination with other plans or projects. Bere Regis Parish Council is willing to consider any recommended changes arising from the assessment and to work with Dorset Council and the appointed examiner to address them, as necessary.

Basic Conditions (PCPA Schedule A2(11) / TCPA Schedule 4B(2))

<https://www.legislation.gov.uk/ukpga/2004/5/schedule/a2>

<https://www.legislation.gov.uk/ukpga/1990/8/schedule/4B>

The Basic Conditions in paragraph 11 of Schedule A2 of the PCPA are substantively equivalent to the Basic Conditions that apply to a new neighbourhood plan under paragraph 2 of Schedule 4B to the TCPA. Schedule A2 applies if the examiner concludes that the proposed modifications are not so significant or substantial as to change the nature of the made plan. Paragraph 8 of Schedule 4B, applied by 38A and 38C of the PCPA, is the relevant assessment if the examiner concludes that the modifications would change the nature of the made plan, requiring the qualifying body to confirm it will continue to examination, and if undertaken, a referendum.

The Basic Conditions (in no particular order) are:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- b) the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- c) the making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not made;
- d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, retained EU obligations;
- e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

In addition, the qualifying body must demonstrate that, so far as is appropriate having regard to the subject matter of the plan:

- f) the plan is designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change; and
- g) the plan is designed to take account of any Local Nature Recovery Strategy prepared under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood area.

The provisions also add a Basic Condition related to the provision of an environmental outcomes reports. However, the framework for environmental outcomes reports has yet to be put in place at the time of writing on 17 April 2026. The plan therefore complies with all Environmental Outcomes Reports obligations currently in force.

a) Having regard to national policies and advice

Evidence and justification:

Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;

The BRNPR has been prepared having regard to national policies, in particular those set out in the National Planning Policy Framework (NPPF 2024) and the National Planning Practice Guidance (NPPG) suite. It is contended that the BRNPR accords with the core Planning Principles at the heart of the NPPF. The NPPF was updated in December 2024 and this version will be utilised in this Basic Conditions Statement.

Below, a summary is provided to explain how policies in the BRNPR conform to the NPPF 2024. The NPPF paragraphs set out are those considered most relevant. It is not intended to be an exhaustive list of all NPPF policies. The NDP will serve an economic, social and environmental objective and seeks to balance them.

General conformity with the strategic policies in the development plan.

- Purbeck Local Plan (2018–2034)
- Bere Regis Neighbourhood Plan (2019-2034) (to be removed upon adoption)
- Minerals Strategy 2014
- Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019
- Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

On SPDs, Dorset Council's current SPD page lists the following Purbeck-area adopted SPDs:

- Affordable Housing SPD
- District Design Guide SPD
- Poole Harbour Recreation 2019–2024 SPD.

Dorset Council consulted on a Dorset Council Local Plan – Options consultation in autumn 2025. This consultation considered the possibility of allocating more sites in towns and larger villages in Dorset in order to meet the latest local housing need figure, calculated by the new standard method. The housing need figure is now around 3,246 homes a year, having increased by about 80% in December 2024. Two possible additional housing sites were considered at Bere Regis. At present, Dorset Council is still considering the responses received to the consultation, and at the time of writing, no decision has been made regarding them.

The intention of the BMNP is to ensure that it remains in conformity with strategic policies in adopted plans, with requirements in the NPPF and with emerging local plans in preparation where possible.

A key purpose of the Neighbourhood Plan Review is to ensure that the policies for the neighbourhood area remain compliant with the updated National Planning Policy Framework ('NPPF') (December 2024) and other recent legislation.

Overall, the plan has had regard to the objectives for plan-making in the following ways:

- It contributes to the delivery of sustainable development, set out in Paragraph 8 of the NPPF (see section b below);
- It has been prepared positively and seeks to achieve positive local outcomes.
- It has been shaped by engagement, proportionate to the scope of the plan.
- It has been written so that its requirements are clearer and less-ambiguous, to aid clarity in decision making.

- It focusses on removing duplication with the NPPF and development plan to speed up decision making.
- It serves a clear purpose, by introducing non-strategic and locally specific planning policies (NPPF paragraph 29).
- It has been created to accord with the newly adopted Purbeck Local Plan, to make the local development framework fully up to date.

Specifically, the policies in the plan contribute towards and do not substantively duplicate national planning objectives in the following ways:

- **Policy BR1a-e** allocate specific sites for residential development and have clear regard to national policy set out in the National Planning Policy Framework, which encourages neighbourhood plans to support the delivery of strategic development needs and shape and direct development in their area (paragraphs 29-31). The NPPF also requires plans to provide a sufficient supply of housing and identify a supply of specific, deliverable sites to meet housing requirements (paragraphs 61 and 69-70), and to promote sustainable patterns of development (paragraph 8). The Purbeck Local Plan identifies a requirement of approximately 122 dwellings for Bere Regis, and the Neighbourhood Plan responds positively by allocating specific sites capable of delivering a comparable level of housing, supported by evidence of availability, suitability and deliverability, thereby contributing to the achievement of sustainable development.
- **Policies BR2 and BR3** provide site-specific mitigation requirements which ensure that the housing allocations in Policies BR1a–BR1e avoid unacceptable impacts on biodiversity and secures appropriate mitigation where impacts cannot be avoided. It also requires planning policies to create safe and healthy places with a high standard of amenity for existing and future users. This supports the National Planning Policy Framework, which requires plans to protect and enhance biodiversity (paragraph 187). The NPPF also requires planning policies to create safe and healthy places with a high standard of amenity for existing and future users (paragraph 96), ensuring that development contributes positively to the quality of life within communities.
- **Policy BR4** supports the objectives of the National Planning Policy Framework by promoting strong, vibrant and healthy communities (paragraph 8) and planning positively for the provision and protection of community facilities and services (paragraph 98). The policy identifies specific local facilities and priorities within Bere Regis. The policy provides information to support their retention and enhancement, helping to ensure that development contributes to the social wellbeing of the parish. In doing so, it also helps to implement the strategic policies of the Purbeck Local Plan by aligning local priorities with the wider strategy for sustainable communities.
- **Policy BR5** meets the NPPF's environmental objectives by identifying important local green spaces for protection, thereby protecting to biodiversity, landscape character and access to open space. It supports healthy communities by safeguarding valued local areas for recreation and wellbeing, consistent with national policy on Local Green Space designation (paragraphs 106–108).

b) Contribution to the achievement of sustainable development

The making of the neighbourhood development plan contributes to the achievement of sustainable development;

Evidence and justification:

The BRNPR contributes to the achievement of economic, social and environmental sustainable development objectives in the following ways:

Economic objective

- Allocates deliverable housing sites to support proportionate growth in line with the Purbeck Local Plan, helping to sustain the local population and workforce.
- Supports the vitality and viability of local services and facilities, ensuring continued economic activity within the village.
- Provides a clear, plan-led framework for development, giving certainty to landowners and developers and supporting investment.

Social objective

- Delivers housing to meet identified local needs, including an appropriate mix and affordable provision where applicable.
- Safeguards and supports community facilities, ensuring access to services that underpin a strong and cohesive community.
- Promotes healthy, inclusive environments through protection of local green spaces and consideration of amenity (e.g. noise, accessibility).

Environmental objective

- Protects and enhances biodiversity through mitigation measures and integration of green infrastructure
- Safeguards locally important green spaces and landscape character, maintaining the distinct identity of Bere Regis
- Ensures that development is appropriately located and designed, minimising environmental impacts and protecting residential amenity

Overall, the plan seeks to direct development to sustainable locations whilst ensuring that adverse impacts are avoided or appropriately mitigated.

c) Housing provision

The making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by

means of development taking place in that area than if the neighbourhood development plan were not made;

Evidence and justification:

The evidence set out in SE8 demonstrates that the Neighbourhood Plan Review will not reduce housing provision relative to the development plan baseline. The Purbeck Local Plan identifies a requirement of around 122 dwellings for Bere Regis to be delivered primarily through neighbourhood plan allocations from the existing plan made in 2022.

The BRNPR responds by rolling forward and confirming the deliverability of allocated sites, which are calculated to deliver approximately 109 dwellings, with a clear pipeline of development including live planning applications on several sites and progression of others. In terms of the residual approximate 13 dwellings, windfall delivery is considered and this shows that housing requirements would be met in full. The plan improves the readability of policies and requirements from the made BRNP, including increased site capacities reflecting the latest evidence, and does not seek to introduce new constraints that would reduce supply or undermine live planning applications which have involved detailed technical work and discussions with Dorset Council.

Accordingly, the making of the neighbourhood plan would not result in less housing being provided than would otherwise come forward and instead provides a clear and deliverable mechanism to support its delivery.

d) Compatibility with EU obligations and environmental requirements

The making of the neighbourhood development plan does not breach, and is otherwise compatible with, retained EU obligations;

Evidence and justification:

The Neighbourhood Plan Review is compatible with retained EU obligations and meets relevant environmental requirements.

- A Strategic Environmental Assessment (SEA) exercise has been undertaken. This included the following:
 - A joint screening and scoping determination was undertaken to establish whether the plan is likely to have significant environmental effects. This included consultation with the statutory bodies and Dorset Council.
 - As it was deemed required, a Strategic Environmental Assessment (SEA) was carried out proportionately to the scale and nature of the plan.
 - The Environmental Report has been published alongside the draft plan at Regulation 14 stage. The Environmental Report and draft plan have been directly consulted upon with statutory consultees.

- The Environmental Report has been updated as necessary to take account of consultation responses and any changes to the plan.
- The submission version of the plan is accompanied by the final Environmental Report.
- A Habitats Regulations Assessment (HRA) and Appropriate Assessment is being undertaken, to confirm that the plan will not result in adverse effects on the integrity of European sites, either alone or in combination, suggesting any unnecessary mitigation; and
- Relevant environmental constraints (e.g. designated sites, flood risk, nutrient neutrality where applicable) have been appropriately considered and addressed through policy.

e) Prescribed conditions and legal compliance

Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

The Neighbourhood Plan Review meets the prescribed conditions and complies with all relevant legal requirements, as demonstrated earlier in this document.

In addition, the BRNPR has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The main issues for planning in the context of human rights are: protection of property, right to respect for private and family life and prohibition of discrimination. The NDP complies with the requirements of the Human Rights Act 1998. All reasonable attempts were made to ensure that all residents of the parish, including those living outside the Neighbourhood Area with local interests, and all relevant stakeholders, were given the opportunity to contribute to and comment upon the NDP.

f) Climate change

so far as the qualifying body considers appropriate, and having regard to the subject matter of the neighbourhood development plan, the plan is designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.

Evidence and justification:

The purpose of the review is to update the existing Bere Regis Neighbourhood Plan rather than to introduce a wholly new policy framework. As such, the scope for introducing additional, bespoke climate change policies is limited. Notwithstanding this, the plan contributes to climate change mitigation and adaptation through its overall approach to sustainable development, including the allocation of sites in

sustainable locations, the protection of green infrastructure, and the application of environmental mitigation measures.

The plan has also been informed by a Strategic Environmental Assessment, which has considered sustainability and ensured that the likely economic, environmental and social effects of the plan are appropriately addressed. Furthermore, national policy in the National Planning Policy Framework and strategic policies in the Purbeck Local Plan already provide a comprehensive framework for addressing climate change. In this context, and having regard to the requirement to avoid unnecessary duplication, it is considered that the plan makes an appropriate and proportionate contribution to climate change mitigation and adaptation.

g) Local Nature Recovery Strategy

so far as the qualifying body considers appropriate, and having regard to the subject matter of the neighbourhood development plan, the plan is designed to take account of any local nature recovery strategy prepared under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood area.

Evidence and justification:

The Dorset Local Nature Recovery Strategy 2025 was adopted during the preparation of the Neighbourhood Plan Review. Given the scope of the review, which is to update the existing plan rather than introduce a wholly new policy framework, the opportunity to incorporate a standalone policy specifically referencing the LNRS is limited.

Dorset Council, in its Regulation 14 consultation response, advised that the LNRS should be recognised as an adopted strategy and suggested appropriate supporting text. This has been incorporated into the plan to ensure that decision-makers are aware that development proposals will be expected to have regard to the LNRS, where relevant.

On this basis, and having regard to the scale and nature of the review and the existing policy framework, it is considered that the plan takes account of the Local Nature Recovery Strategy in a proportionate and appropriate manner.