

SE10 – Modification Statement

In line with Paragraphs 085–086 and 106 of the National Planning Practice Guidance (NPPG) for Neighbourhood Planning, this evidence has been prepared to consider whether the changes between the adopted Bere Regis Neighbourhood Plan 2019–2034 and the proposed draft Neighbourhood Plan Review 2024–2034 ('NP Review') constitutes a material modification that would change the nature of the Neighbourhood Plan. This is explained in three parts: (1) relevant guidance, (2) determining the scope of the NDP review, (3) reviewing the need to update previous supporting evidence.

Part 1: Relevant Guidance

Paragraph 085 of the [National Planning Practise Guidance](#) states:

If a qualifying body wish to make updates (modifications) that do materially affect the policies in the plan, they should follow the process set out in [guidance on updating a neighbourhood plan](#) (below), with the following additional requirements:

- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) **state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons**
- the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner
- the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan

Paragraph 106 of the NPPG states that there are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan or order would require **examination** but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan. A new updated map 5 provides additional clarity.

- Material modifications which do change the nature of the plan or order would require **examination** and a **referendum**. This might, for example, involve allocating significant new sites for development.

Paragraph 086 states:

Whether modifications change the nature of the plan is a **decision for the independent examiner**. The examiner will consider the nature of the existing plan, alongside representations and the statements on the matter made by the qualifying body and the local planning authority.

Neighbourhood plans can shape and direct sustainable development in their area. If the original plan primarily shapes growth through measures such as design policies, then modifications seeking to take forward these policies through design codes would be unlikely to change the nature of the plan.

Paragraph: 085a states:

Where material modifications do not change the nature of the plan (and the examiner finds that the proposal meets the basic conditions, or would with further modifications) a referendum is not required. A local planning authority will be required to make the modified plan within 5 weeks following receipt of the examiner's report, or such later date as agreed in writing between the local planning authority and the qualifying body.

Where material modifications do change the nature of the plan, the local planning authority would publicise and consider the examiner's report in line with the procedure for making a new neighbourhood plan. A decision may be made whether to proceed to referendum so that, if the referendum is successful, the neighbourhood plan becomes part of the development plan. A decision may be made whether to proceed to referendum so that, if the referendum is successful, the neighbourhood plan becomes part of the development plan.

For the reasons set out below, the qualifying body are of the view that the proposed changes are not so significant or substantial as to change the nature of the plan.

Part 2: Determining the Scope of the NP Review

The objective of this Neighbourhood Plan Review is to update policies to reflect the updated NPPF (December 2024), new Purbeck Local Plan (2018-2034) and new legislative requirements since the original NP was adopted in 2019. Table 1 (below) outlines the changes in Policy references between the original Neighbourhood Plan and this Neighbourhood Plan Review.

Table 1: Policy Reference Changes

Policy	Old Ref.	New Ref
Settlement Boundary	BR1	REMOVED

SANG	BR2	BR2
Groundwater	BR4	REMOVED
Noise Attenuation	BR5	BR3
Affordable Housing Tenures	BR6	REMOVED
Residential Development	BR7	BR1 (a-e)
North Street Employment	BR8	REMOVED
Community Facilities	BR9	BR4
Local Green Space	BR10	BR5

The scope of the NP review will be assessed in two parts: (1) the removal of four policies and (2) changes to policy wording.

(1) Removal of Policies

Having regard to the relevant guidance, it is considered that the removal of the below Policies is a material modification, but that it does not change the nature of the plan, for the following reasons:

- Old BR1 Settlement Boundary: This policy was removed from the NP Review due to being no longer required, given the Purbeck Local Plan adopted in 2024 includes the Bere Regis settlement boundary on the policy map. Its removal will avoid duplication and will not affect decision-taking.
- Old BR4 Groundwater: This policy is not required as it duplicates Local Planning Policy and National Planning Policy. Its removal will not affect the quality or provision of flood mitigation nor materially alter decision-taking in the NP area.
- Old BR6 Affordable Housing Tenures: This Policy has been removed given that the evidence behind the policy was prepared in 2012 and is out of date. A more up to date Dorset-wide Housing Need Assessment was prepared as part of the Purbeck Local Plan and it is considered appropriate to adopt these standards given that this NP Review mainly seeks to ensure the plan remains up to date. Overall, the removal of BR6 is not considered to change the nature of the plan, given that locally relevant standards for affordable housing are still in place.
- Old BR8 North Street Employment: This Policy designates a site which is designated in the Purbeck Local Plan under policy EE1. Technically there is no need for the NP to designate the site if the PLP has done so. Its removal will avoid duplication and will not affect decision-taking.

(2) Changes to Policy Wording

- Policy BR1a-e:

In the 2019 Neighbourhood Plan, housing allocations were grouped together under Policy BR7, which set out broad support for five identified development sites. The original policy provided a relatively high-level framework without prescriptive requirements, with additional expectations and design considerations included in the supporting text rather than within the policy itself.

As part of the Neighbourhood Plan Review, these allocations have been restructured and translated into individual site-specific policies (BR1a–e). This approach allows the unique characteristics, constraints and opportunities of each site to be clearly articulated. The updated policies incorporate relevant content from the 2019 supporting text to bring these requirements into the main policy wording where appropriate.

The updated policies also reflect a refined understanding of site capacity, informed by planning history and consultation with statutory consultees, including Dorset Council Highways, Dorset Council Historic Conservation, Natural England. While the approximate housing figures for some sites have been slightly adjusted, these changes are minimal and remain in conformity with the area's housing requirement (see SE8). No new site allocations have been introduced.

An opportunity is also identified for allocated sites to incorporate biodiversity enhancements such as nesting boxes, bat roosting features, bee bricks, and native planting. This aligns with Policy E10 (Biodiversity and Geodiversity) of the Purbeck Local Plan (2018–2034), and the environmental objectives of the original Neighbourhood Plan related to local habitats and green infrastructure. The suggested provisions introduced are modest in scale, widely used, and cost-effective to implement. They do not impose onerous obligations on developers or materially affect site viability or layout. They offer clarity and predictability in a policy area that is already subject to national and local requirements.

Overall, the vision and spatial approach from the 2019 Plan have been retained. These updates are considered to represent material modifications that do not change the nature of the plan.

- Policy BR2 in the Neighbourhood Plan Review carries forward the original SANG policy from the 2019 Plan (now Policy BR2). The reviewed policy provides updated references, but does not alter its location, scale, or delivery mechanism. The linked live planning application demonstrates that this is deliverable.
- Policy BR3 Noise Attenuation in the Neighbourhood Plan Review has been carried forward from the original NP – previously referred to as Policy BR5. The updated policy continues to apply to relevant allocated sites (namely BR1a: Back Lane) and sets out expectations for effective noise mitigation at the planning and design stage. The linked live planning application demonstrates that this is deliverable.
- Policy BR4 Community Facilities in the Neighbourhood Plan Review seeks to alter the approach of Policy BR9 in the original neighbourhood plan. This was due to Policy BR9 being considered a duplication of Purbeck Local Plan Policies EE3 and I7. The revised policy wording BR4 adds local detail designed to aid decision-takers in applying Policies EE3 and I7 to development proposals in the Parish. While the structure and focus of the policy have been revised, its intent to protect and support community facilities remains consistent with the original plan and therefore does not represent a change in the strategic direction of the Neighbourhood Plan.

- Policy BR5 in the Neighbourhood Plan Review carries forward seven existing Local Green Space Designations from the Original Neighbourhood Plan (Previously BR10). No new sites are proposed.

Part 3: Evidence Base Review

A range of evidence was prepared for the original neighbourhood plan. Below, the full suite of evidence documents have been considered to ensure that the neighbourhood plan review continues to be appropriate and justified.

Doc Ref	Name	Purpose	Updates required ?	Comments + actions	New Ref
SE1	Parish Plan – Action Points	Pre-NDP context	No	Serves as pre-NDP context.	SE1
SE1	Parish Plan (March 2007)	Pre-NDP context	No	Serves as pre-NDP context.	SE1
SE2	Consultation Statement	NDP Regs	Yes	Prepare new consultation statement for plan review	To be actioned following Regulation 14 Consultation.
SE3	Population Appraisal	Context	Yes	Review 2021 data	SE3
SE4	Housing Census Data	Context	Yes	Review 2021 data	SE3
SE5	Census 2011 – Vehicle Ownership	Context	Yes	Review 2021 data	SE3
SE6	Census 2011 – Socio Economic Profile	Context	Yes	Review 2021 data	SE3
SE7	Census 2011 – Education Profile	Context	Yes	Review 2021 data	SE3

Doc Ref	Name	Purpose	Updates required ?	Comments + actions	New Ref
SE8	Historic Environment Statement	Context	No	Email sent to county archaeologist to confirm – no comments.	SE4
SE9	Conservation Area Appraisal	Context	No	Document has not been superseded by Dorset Council.	SE5
SE10	Map of Land Designations	Context	Yes	Prepare new updated map	SE6
SE11	Settlement Boundary Maps	Context	No	'Proposed SB' is now adopted. Policy removed from NP.	REMOVED
SE12	Settlement Boundary Alterations Explanation	Context	No	'Proposed SB' is now adopted. Policy removed from NP.	REMOVED
SE13	Noise Impact Assessment	Noise Attenuation Policy	No	NDP to retain 2017 assessment. Acknowledge that scheme has been submitted and backed by more recent evidence.	SE7
SE14	Housing Needs Assessment	Old Policy - Affordable Housing Tenures	No	New Purbeck LP policy + evidence will be used.	REMOVED
SE15	Housing Site Selection Process	Housing Allocations Policy	Yes	New evidence document to confirm sites remain deliverable. SEA prepared.	SE8 and SE2
SE16	Areas of Local Green Space	Local Green Space Policy	Yes	LGS assessments remain valid as previously deemed capable of enduring beyond plan period.	SE9
SE17	Statutory and Key Consultees	NDP Regs	Yes	New version will be required to reflect who is consulted as part of the NDP review process.	To be actioned following Regulation 14 Consultation (consultation statement).
n/a	Planning Application Review and Policy Assessment	To identify weaknesses in the previous NDP	n/a	Includes information from the baseline report	SE6

Doc Ref	Name	Purpose	Updates required ?	Comments + actions	New Ref
n/a	Determining the Scope of the NDP Review	To confirm whether a referendum is required.	n/a	Modification statement	SE10