

Morland Neighbourhood Plan



Basic Conditions Statement - Addendum

V1.0 May 2026

Prepared by Morland Parish Council

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1 INTRODUCTION

On 25 March 2026, Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 came into force. These provisions amended the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990, introducing revised requirements relating to neighbourhood plan preparation, legal compliance and the Basic Conditions.

In summary, the new legal provisions require that, where relevant to the content and scope of the plan, the qualifying body should ensure that the neighbourhood plan:

- supports measures that contribute towards climate change mitigation and adaptation through its approach to land use and development within the neighbourhood area; and
- has regard to any Local Nature Recovery Strategy prepared under Section 104 of the Environment Act 2021 that applies to all or part of the neighbourhood area.

The legislation also introduces a new Basic Condition requiring that:

- the making of the neighbourhood development plan must not lead to less housing being delivered across the authority's area than would be provided if the plan were not made.

This replaces the former requirement for neighbourhood plans to be in general conformity with the strategic policies of the development plan.

A further Basic Condition connected to the new environmental assessment framework has also commenced. However, as the framework for Environmental Outcome Reports has not yet been fully implemented, compliance with that requirement cannot currently be assessed.

As no transitional provisions were introduced alongside Sections 98 and 99, the Morland Neighbourhood Plan is required to be assessed against these revised legislative requirements.

This addendum to the Morland Basic Conditions Statement explains how the Neighbourhood Plan addresses and satisfies the requirements introduced through Sections 98 and 99 of the Levelling-up and Regeneration Act 2023.

2 POLICY TABLE

NP Policy Number and Title	Does the policy support the mitigation of, and adaptation to, climate change?	Does the policy account for any local nature recovery strategy under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area?	Would the policy lead to less housing being delivered in the area than would occur if the Plan were not made?
Policy MNP1: Design and Local Character	Yes. Table 1 explicitly requires that renewable energy apparatus and sustainability features (including those required to meet Nutrient Neutrality) are integrated into designs appropriately. It also mandates native planting to replace damaged trees.	Yes. The policy explicitly dictates that "wildlife corridors through gardens/ spaces should be enhanced or created" (giving the example of hedgehog holes in fencing) and requires native planting to support local biodiversity.	No. The policy sets out design criteria to ensure that windfall, infill and rounding-off developments match the local vernacular; it does not restrict or cap housing numbers.
Policy MNP2:	Yes. Protects 9 key open areas and "The Donkey Field". Keeping these spaces green preserves permeable ground, aiding natural drainage near the Morland Beck flood zones.	Yes. Directly guards critical local habitats, such as the Beckside (home to rare crayfish) and the Wildflower Area, which is deliberately left unmown in summer to allow native flora and fauna to develop.	No. Protecting these specific community assets does not hinder windfall delivery.
Policy MNP3: Parking Provision	Neutral. Focuses on keeping parking off-road and minimising the visual impact of private cars on the historic street scene.	Neutral. This is a transport and design management policy with limited direct ecological relevance.	No. It requires new developments to provide adequate off-road parking space to accommodate their own traffic impact; it does not constrain housing capacity.
Policy MNP4: Employment and Business	Yes. Promotes sustainable development by encouraging local live-work opportunities to reduce commuting. It also notes that proposals at Tuer's Garage must account for its proximity to local flood zones.	Yes. It identifies that the primary employment site (Tuer's Garage) is adjacent to an SSSI impact risk zone for nearby river tributaries and mandates that proposals avoid unacceptable environmental impacts.	No. The policy manages commercial uses, farm diversification and employment conversions; it places no restrictions on residential housing delivery.
Policy MNP5: Halmshaw's Garage Site	Yes. Supports the environmental remediation and cleanup of a contaminated brownfield site (a former petrol filling station) in the heart of the village.	Neutral. The policy addresses a highly visible brownfield site within the settlement boundary, indirectly protecting greenfields from development pressures.	No. It actively supports housing delivery by stating the site "lends itself to residential use" and noting that market housing is likely the only viable way to fund the site's decontamination.
Policy MNP6: Non-Designated Heritage Assets	Yes. Indirectly supports mitigation by protecting local structures, avoiding the demolition emissions and carbon expenditure of new builds.	Neutral. Primarily protects the historic built environment, though assets like the Mill race and stone bridges overlap with the local aquatic ecosystem.	No. Requires a balanced planning judgement where harm to an asset is weighed against development benefits; it does not cap or restrict housing supply.