

Great Bardfield Neighbourhood Plan

Basic Conditions Statement Addendum

August 2026

The Great Bardfield Neighbourhood Plan was submitted to Braintree District Council on July 2025 and was accompanied by a Basic Conditions Statement. That document assessed the policies of the draft Neighbourhood Plan against the Basic Conditions as set out in the Town & Country Planning Act 1990 (as amended).

On 25 March 2026, Sections 98 and 99 of the Levelling-up and Regeneration Act (LURA) 2023 came into force. In relation to neighbourhood plans, sections 98 and 99 amend the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 in respect of the legal compliance and the Basic Conditions requirements.

In summary, the further legal compliance requires, so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan:

- that 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; and
- that the plan must be designed to 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 plan area.

In addition, there is a new Basic Condition requirement that:

- 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 to be made.

This replaces the former Basic Condition that the neighbourhood plan be in general conformity with the strategic policies contained in the development plan for the area.

A further Basic Condition related to the new environmental assessment framework commenced but, at this time a completed framework for the implementation of Environmental Assessment Reports is not in place and, therefore, compliance with this Basic Condition cannot be assessed.

There was no transitional arrangement for the introduction of Sections 98 and 99 and, therefore, the Great Bardfield Neighbourhood Plan will additionally have to be examined against these matters.

This addendum to the Great Bardfield Basic Conditions Statement identifies how the policies in the draft Neighbourhood Plan satisfy Sections 98 and 99 of the LURA.

Policy	Does the policy contribute to the mitigation of, and adaptation to, climate change?	Does the policy 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 plan area?	Would the policy result in less housing taking place in the area than if the Plan were not to be made?
Policy GBD 1 - Bridge End Development Boundary	Neutral – it defines a Development Boundary for Bridge End in the village and does not specifically address matters relating to climate change.	Neutral – the Essex Local Nature Recovery Strategy does not identify any “areas of particular importance for biodiversity” that will be impacted by this designation.	No – the policy positively supports the principle of development within the Development Boundary subject to satisfactory impacts.
Policy GBD 2 - Maintaining and Improving Great Bardfield’s Landscape Character	Neutral – it does not contain matters relating to climate change.	Yes – it requires development proposals to conserve the essential landscape, heritage and rural character of the parish which could include “areas of particular importance for biodiversity”.	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan.
Policy GBD 3 - Protection of Important Views	Neutral – it does not contain matters relating to climate change.	Yes – the policy requires development proposals to have regard to the key landscape features of identified important views, that include views across “areas of particular importance	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan.

Policy	Does the policy contribute to the mitigation of, and adaptation to, climate change?	Does the policy 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 plan area?	Would the policy result in less housing taking place in the area than if the Plan were not to be made?
		for biodiversity" identified in the Essex LNRS.	
Policy GBD 4 - Protection of Trees, Hedgerows and other Natural Features	Neutral - it does not contain matters relating to climate change.	Yes – the policy requires proposals to deliver biodiversity net gain in accordance with current regulations.	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan.
Policy GBD 5 – Local Green Spaces	Yes – it maintains green spaces.	Yes – it maintains green spaces	No – the green spaces identified are not considered suitable for housing development.
Policy GBD 6 - Great Bardfield Conservation Area	Neutral - it does not contain matters relating to climate change.	Neutral – it does not contain matters relating to the content of the nature recovery strategy.	No – any development proposals in or within the setting of the conservation area would be required to have consider the potential harm to the special qualities of the conservation area.
Policy GBD 7 – Design Considerations	Yes – the policy requires proposals to create and contribute to a high quality, safe and sustainable environment, and references the Great Bardfield Design Guidelines and Codes. The Design Guidelines	Neutral – it does not contain matters relating to the content of the nature recovery strategy.	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan.

Policy	Does the policy contribute to the mitigation of, and adaptation to, climate change?	Does the policy 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 plan area?	Would the policy result in less housing taking place in the area than if the Plan were not to be made?
	and Codes address design matters to improve energy efficiency, solar gain and minimising over-heating on new properties.		
Policy GBD 8 – Protecting Existing Services and Facilities	Neutral - it does not contain matters relating to climate change.	Neutral – it does not contain matters relating to the content of the nature recovery strategy.	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan.
Policy GBD 9 - Off-street parking in the Conservation Area	Neutral - it does not contain matters relating to climate change.	Neutral – it does not contain matters relating to the content of the nature recovery strategy.	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan.

* The Local Nature Recovery Strategy (LNRS) for the area that includes the Neighbourhood Area is the Essex LNRS that was published by Environment and Climate Action at Essex County Council in June 2025.

Prepared by Places4People Planning Consultancy for Great Bardfield Parish Council. August 2026