

STOKE CLIMSLAND PARISH NEIGHBOURHOOD PLAN

Basic Conditions Statement Addendum - May 2026

1. The Stoke Climsland Parish Neighbourhood Plan was submitted to Cornwall Council early in 2026 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).
2. 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, these 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.
3. In summary, the further legal compliance requirements, so far as the qualifying body considers appropriate, and having regard to the subject matter of the Plan, are:
 - 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.
4. 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.
5. 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.
6. 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.
7. There is also a new basic condition requiring that NDPs must not be inconsistent with or (in substance) repeat any national development management policy. However the NDMPs have not at this time been issued nor adopted and, therefore, compliance with this Basic Condition cannot be assessed.
8. NPIERS has issued a note to Local Planning Authorities referring to transitional amendments mentioned in connection with Developments Plans, and stated that as an interim measure, Examiners are working on the basis that the former provisions of the Planning and Compulsory Purchase Act 2004 (and therefore the existing basic conditions) will apply to any neighbourhood development plan submitted before 31 December 2026 (as set out in part 4(4) of the Regulations). However, this is an interim position that may be reviewed and it is understood that independent Examiners may request an addendum or proactive text addressing Sections 98 and 99 to ensure the plan remains robust upon being "made".
9. Because of this uncertainty the Stoke Climsland Parish Council, as the Qualifying Body has prepared this addendum to the submitted Basic Conditions Statement. It identifies how the policies in the draft Neighbourhood Plan satisfy Sections 98 and 99 of the LURA and the amended Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 provisions.

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 the development plan for the local planning authority area proposing less housing than would be provided if the neighbourhood plan were not made.
CC 1 Sustainable Design and Low Carbon Heat	Yes. It directly supports mitigation and adaptation by encouraging sustainable design, energy efficiency, low carbon heating and cooling, water efficiency, waste minimisation and compliance with CEDPD Policy SEC1.	Indirectly. Its focus is mainly carbon, resource and water efficiency, but sustainable design and water management can support wider ecological resilience where integrated with green infrastructure and biodiversity policies.	No. It applies design and performance criteria to development and does not restrict the amount or location of housing provided through the development plan.
CC 2 Local Energy Storage	Yes. It supports renewable and low carbon energy storage, helping balance generation and demand, improve energy resilience and reduce reliance on fossil-fuel electricity.	Yes, where relevant. It requires ecological and tree surveys and mitigation in accordance with NEL2 and NEL3, helping avoid harm to habitats, trees, Cornish hedges and hedgerows.	No. It concerns energy storage infrastructure and does not reduce housing supply or constrain sites needed for housing.
CC 3 Community Led Renewable Energy	Yes. It supports community-led renewable energy schemes, direct local supply and community ownership, reducing greenhouse gas emissions and improving local energy resilience.	Indirectly. The policy is primarily energy-related, but schemes must comply with other NDP policies, including those protecting habitats, landscape and green infrastructure.	No. It enables renewable energy development and has no effect on the level of housing proposed for the area.
CC 4 Wind Energy	Yes. It supports appropriately scaled wind energy in suitable locations, contributing to renewable generation and local decarbonisation.	Yes, where relevant. The policy uses locational and environmental safeguards, including landscape sensitivity criteria and protection of public rights of way, and works alongside biodiversity and green infrastructure policies.	No. It relates to wind energy infrastructure and does not prevent or reduce housing delivery.
CC 5 Ground Mounted Solar Panels	Yes. It supports appropriately located ground-mounted solar arrays, contributing to renewable electricity generation and climate change mitigation.	Yes, where relevant. By requiring compliance with CEDPD Policy RE1, landscape sensitivity guidance, protection of agricultural land and continued productive use, it supports nature recovery and avoids unnecessary environmental harm.	No. It concerns solar energy development and does not reduce the amount of housing proposed or supported by the development plan.
CC 5A Renewable and Low Carbon Energy Diversification	Yes. It supports a wider mix of renewable and low carbon technologies, including water power, biomass, heat pumps, geothermal energy, anaerobic digestion and farm waste-to-energy schemes.	Yes, where relevant. It requires proposals to avoid unacceptable harm to the natural, historic and landscape character of the Parish, with particular safeguards for traffic, amenity and local environmental impacts.	No. It supports energy diversification and does not restrict housing supply.
CC 5B: Carbon Sequestration through Agriculture and Land Management	Yes. It directly supports carbon storage through tree planting, hedgerow enhancement, soil improvement, agroforestry, wetland creation and	Yes. It strongly aligns with nature recovery by supporting habitat creation, hedgerows, wetlands, soil improvement, water retention and wider	No. It supports land management proposals requiring planning permission and does not reduce planned housing provision.

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	other nature-based solutions.	ecological resilience.	
CC 6 Transition from Oil and Gas Heating	Yes. It supports energy efficiency improvements and transition away from oil and gas heating, reducing carbon emissions from existing and future buildings.	Indirectly. The policy is primarily concerned with carbon reduction, but reducing fossil fuel use and improving building performance supports wider environmental resilience.	No. It supports retrofit and low carbon heating measures and does not constrain housing supply.
CC 7 Window Replacement	Yes. It supports energy efficiency improvements to windows, while balancing retrofit with heritage and local character considerations.	Limited relevance. The policy is mainly concerned with heritage-sensitive retrofit and does not materially affect LNRS priorities, although it contributes to resource efficiency and reduced carbon emissions.	No. It relates to alteration and retrofit of buildings and does not affect the amount of housing delivered.
CC 8 Sustainable Drainage	Yes. It supports adaptation to climate change by managing surface water, reducing flood risk, promoting water efficiency and using natural SuDS features.	Yes. Natural SuDS, rain gardens, ponds, wetlands, green roofs, tree planting and wildlife-friendly maintenance can deliver habitat and biodiversity gains consistent with nature recovery objectives.	No. It applies drainage design criteria and does not reduce housing numbers or undermine housing delivery.
CC 9 Natural Flood Management Solutions	Yes. It supports climate adaptation by encouraging natural flood management, slowing flows, reducing runoff and improving resilience to more intense rainfall.	Yes. It explicitly encourages flood management methods that provide biodiversity and recreational benefits and refers to LNRS priorities, including nature-based water and habitat measures.	No. It supports flood management measures and does not reduce housing provision.
HCD 1: The World Heritage Site	Indirectly. It does not primarily address climate change, but it supports the sustainable reuse, conservation and sensitive management of heritage assets, which can avoid unnecessary resource use.	Limited relevance. Its primary purpose is heritage protection, although protection of the WHS landscape setting may also help safeguard landscape features that contribute to ecological networks.	No. It manages heritage impacts within the WHS and its setting but does not delete allocations or prevent housing that can satisfy heritage requirements.
HCD 2: Heritage, Cornish Distinctiveness and Design	Yes, indirectly. It supports sustainable design, use of local context, reuse and enhancement of existing character, and design choices that can respond to climate and resource efficiency.	Indirectly. By requiring development to respond to landscape context, trees, boundaries and settlement character, it can help retain features that support local ecological networks.	No. It establishes design and heritage criteria rather than restricting the amount of housing.
HCD 3 General Design Principles	Yes. It supports sustainable development, design that withstands Cornwall's climate and climate change effects, adequate green space, permeability and appropriate lighting.	Yes, where relevant. It encourages garden space, communal green areas, biodiversity contributions and sensitive lighting, complementing green infrastructure and habitat policies.	No. It applies general design criteria and does not prevent housing development that is otherwise acceptable.
NEL 1 Green Infrastructure	Yes. It supports climate mitigation and adaptation through green infrastructure, biodiversity, carbon	Yes. It directly reflects the LNRS approach by identifying a green infrastructure network and	No. It guides how development should relate to the green infrastructure network and does not reduce

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	reduction, landscape resilience and connected ecological networks.	requiring development to maintain, enhance and connect that network.	the housing requirement or delete housing opportunities.
NEL 2 Habitat and Biodiversity	Yes. It contributes to climate resilience by protecting and enhancing habitats and ecological networks, which support adaptation and environmental recovery.	Yes. It directly supports nature recovery by requiring biodiversity net gain and directing local off-site gains to the Green Infrastructure Network and Local Nature Recovery Network.	No. It requires biodiversity protection and gain but does not reduce planned housing provision.
NEL 3 Trees, Cornish Hedges and Hedgerows	Yes. Trees, hedges and hedgerows store carbon, provide shade, manage runoff and improve resilience to climate change.	Yes. It protects and extends trees, Cornish hedges, hedgerows, ancient woodland, veteran trees and habitats, supporting ecological connectivity and nature recovery.	No. It requires retention, protection and replacement planting where relevant, but does not reduce housing numbers.
NEL 4 Landscape	Yes, indirectly. It safeguards landscape character, tranquillity, dark skies and rural features that contribute to climate resilience and discourage carbon-intensive, poorly sited development.	Yes, where relevant. Protecting distinctive landscape features, valleys, hedgerows, field patterns and ecological networks helps maintain the natural framework within which nature recovery can occur.	No. It manages landscape impact and visual effects but does not prevent housing where proposals are suitably located and designed.
NEL 5 Dark Skies	Yes. It reduces unnecessary lighting and energy use and helps protect tranquillity and climate-conscious design.	Yes, where relevant. Limiting light pollution protects nocturnal wildlife and helps maintain darker habitats and ecological corridors.	No. It controls lighting design and does not affect the quantum of housing provision.
CF 1 Protection and Enhancement of Community Facilities	Yes, indirectly. Retaining and improving local facilities can reduce the need to travel outside the Parish and support more sustainable patterns of daily life.	Limited relevance. The policy is mainly social infrastructure focused, though public realm and active travel improvements can complement green infrastructure objectives where designed appropriately.	No. It protects community facilities and supports improvements, but does not reduce housing supply.
CF 2 Local Green Spaces	Yes, indirectly. Local green spaces can contribute to carbon storage, local cooling, surface water management and climate resilience.	Yes. Protection of locally valued green spaces helps retain habitats, wildlife richness, landscape features and potential stepping stones within the wider nature recovery network.	No. The designated spaces are local in character and limited in extent. The policy does not remove strategic housing allocations or prevent the NDP's housing requirement being met.
CF 3 Key Recreation Spaces and Sports Pitches	Yes, indirectly. Retaining recreation spaces preserves open land that can contribute to local cooling, drainage and reduced need to travel for recreation.	Yes, where relevant. Recreation spaces can form part of green infrastructure and may provide biodiversity opportunities through improved management and inclusive enhancements.	No. It protects existing recreation provision and does not reduce planned housing supply.
CF 4 Transport and Highways	Yes. It supports active travel, public transport access, traffic calming, air quality and reduced car	Indirectly. Better active travel networks and reduced traffic impacts can support healthier	No. It sets transport and access criteria for major residential and non-residential development and

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	dependency, contributing to mitigation and adaptation.	environments, although the policy is not primarily nature recovery focused.	does not reduce housing provision.
CF5 Development Layout, Parking and Links	Yes. It encourages safe walking and cycling links, low-emission vehicle infrastructure and layouts that support sustainable movement.	Indirectly. Improved links and layouts can be integrated with landscaped routes and green infrastructure, but the main focus is access and parking.	No. It guides layout, connectivity and parking provision and does not reduce housing delivery.
CF 6 Footpaths, and Bridle-Ways	Yes. It protects and improves walking, cycling and bridleway routes, helping reduce vehicle use and supporting low-carbon recreation and access.	Yes, where relevant. The policy encourages routes to be incorporated as landscaped wildlife corridors rather than simply highway pavements.	No. It requires appropriate treatment of routes affected by development and does not reduce housing supply.
CF 7 Digital Infrastructure, Resilience and Investment	Yes. Improved broadband, digital signal and power resilience can reduce travel needs, support home working and improve resilience during outages and emergencies.	Limited relevance. It is mainly digital infrastructure policy, but reduced travel and resilient infrastructure support wider environmental sustainability.	No. It supports infrastructure provision for new housing and business premises and does not reduce housing numbers.
CF8 Mobile Signal Infrastructure	Yes, indirectly. Improved mobile infrastructure can reduce travel needs and support resilient rural communications, while requiring visual impact minimisation.	Limited relevance. The policy is mainly communications and landscape focused, although sensitive siting can avoid harm to habitats and landscape features.	No. It concerns communications infrastructure and does not affect housing provision.
H1 Infill, Rounding-Off and Brownfield Land Development	Yes. It directs housing to the more sustainable settlements, supports reuse of previously developed land and requires safe walking and cycling connectivity to local services.	Yes, where relevant. It requires proposals to respect the natural environment and comply with the NDP's heritage, landscape, biodiversity and green infrastructure policies.	No. The housing targets set in the Cornwall Local Plan for the wider Community Network Area have already been exceeded. No specific Local Plan housing target was set for Stoke Climsland Parish. However, the NDP sets its own housing requirement of 45 dwellings by 2030, based on indicative figures provided by the LPA and a local issues assessment. The relevant policies positively support residential development at Stoke Climsland, Venterdon, Luckett and Downgate through infill, rounding-off, brownfield development and other justified forms, while also allowing rural exception housing and other countryside exceptions in line with the parameters set by the Development Plan. This strategy is expected to deliver the NDP housing requirement and would not result in less housing being provided than would be the case if the NDP were not made.

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H2 Open Areas of Local Significance	Yes, indirectly. Protecting open areas around and between settlements helps retain landscape openness, green infrastructure, local cooling, drainage and carbon storage functions.	Yes, where relevant. The protected open areas contribute to settlement setting, landscape character and, where vegetated or connected, the wider green infrastructure network.	No. The policy manages development in specific open areas for character and identity reasons. It does not alter the NDP housing requirement or prevent housing delivery in appropriate settlement locations under H1, H4 and H5.
H3 Housing Mix	Yes, indirectly. Providing appropriately sized homes can make more efficient use of land and resources and support compact, sustainable communities.	Limited relevance. The policy is primarily concerned with housing size, tenure and local need, not habitat delivery, though suitable mix can reduce pressure for unnecessary larger dwellings.	No. It supports housing delivery that better meets local need, particularly smaller and affordable homes, and does not reduce the amount of housing proposed.
H4 Rural Exception Affordable Housing Sites	Yes, indirectly. It supports local affordable housing in locations related to settlements, reducing displacement and unnecessary travel while requiring appropriate design.	Yes, where relevant. Schemes must comply with natural environment, landscape and biodiversity policies, allowing local need to be met without unacceptable environmental harm.	No. It positively supports rural exception affordable housing sites, including affordable-led schemes, and therefore helps rather than reduces housing delivery, in line with the parameters set in the Development Plan.
H5 Infill Within Hamlets and Small Groups of Dwellings	Yes, indirectly. It limits isolated and unsustainable development while allowing very small-scale infill in defined hamlets, and recognises regenerative low impact development where appropriate.	Yes, where relevant. It avoids loss of open land important to character and requires compliance with design and environmental policies, helping protect landscape and ecological features.	No. It allows appropriate small-scale infill and countryside exceptions while directing most housing to more sustainable locations. It does not reduce the development plan's housing provision.
EE1 New Commercial Space and Business Expansions	Yes. It supports local employment, reuse of buildings and previously developed land, live/work opportunities and sustainable business activity, reducing commuting and supporting a low-carbon rural economy.	Yes, where relevant. It requires business development to be environmentally appropriate and sensitive to landscape, heritage and local character, with compliance with NDP environmental policies.	No. It relates to employment and commercial development and does not reduce housing provision.
EE2 Rural Business Diversification	Yes. It supports sustainable farm and rural diversification, long-term farm viability, water efficiency and sustainable drainage, helping rural businesses adapt to climate and economic change.	Yes. By supporting land-based businesses while protecting tranquillity, wildlife, landscape and environmental quality, it helps sustain the land management that underpins nature recovery.	No. It supports farm and rural business diversification and does not reduce housing supply.
EE3 Rural Tourism Development	Yes, indirectly. It supports sustainable tourism, walking, cycling, public transport use, renewable energy, recycling, local sourcing and small-scale sustainability improvements.	Yes. It requires tourism proposals to enhance local biodiversity by creating or supporting new habitats and to protect landscape, river, heritage, geodiversity and biodiversity assets.	No. It concerns tourism facilities and accommodation and does not reduce the amount of housing proposed.
EE4 Working from Home [WHF] and Home Based Businesses	Yes. It supports home-based working and local enterprise, reducing commuting and supporting	Limited relevance. The policy is mainly concerned with managing the impacts of home businesses, although lower travel demand supports wider	No. It supports home working and home-based businesses and does not constrain housing

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	lower-carbon patterns of employment.	environmental objectives.	delivery.

* The Local Nature Recovery Strategy (LNRS) for the area that includes the Neighbourhood Area is the Cornwall and Isles of Scilly LNRS that was approved by local authorities in March 2025.

Overall Conclusions

The Plan has been reviewed in light of the amended Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 provisions.

- It contains land-use planning policies that relate to the development and use of land within the neighbourhood area. It does not include matters outside the statutory scope of a neighbourhood development plan.
- The Plan has also been prepared having regard to climate change mitigation and adaptation. This is reflected in policies addressing sustainable design, landscape and green infrastructure, biodiversity, flood risk, active travel and the efficient use of resources.
- The Plan has taken account of relevant nature recovery considerations, including the role of local habitats, green infrastructure and ecological networks. Where the Local Nature Recovery Strategy is relevant to the neighbourhood area, the Plan’s natural environment policies should be read as supporting the delivery of nature recovery at the local level.
- The Plan would not result in the development plan proposing less housing for the neighbourhood area than would be provided if the Plan were not made. It does not delete or undermine any housing allocation in the adopted development plan and does not prevent housing development that would otherwise be proposed through the development plan.
- The SEA and HRA requirements have been addressed through the screening process. No additional Environmental Outcomes Report requirement is understood to apply to this Plan at this stage.