



Elstree and Borehamwood Neighbourhood Plan

2025 to 2040



**Basic Conditions Statement - Addendum
March 2026**

**Prepared by the Neighbourhood Plan Steering Group on behalf
of Elstree and Borehamwood Town Council**

Update to the Elstree and Borehamwood Neighbourhood Plan Basic Conditions Statement

- 1.1. This document has been prepared as an Addendum to the Elstree and Borehamwood Neighbourhood Plan Basic Conditions Statement, published in January 2026 alongside the Submission Version Plan.
- 1.2. The relevant legal framework for the preparation and making of Neighbourhood Plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:
 - Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (as amended)
- 1.3. On 25th of March 2026, Sections [98](#) and [99](#) of the Levelling-up and Regeneration Act 2023 came into force. This is by virtue of [The Levelling-up and Regeneration Act 2023 \(Commencement No. 11 and Saving and Transitional Provisions\) Regulations 2026](#).
- 1.4. 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.
- 1.5. In summary, the further legal compliance requirements are as follows:
 - so far as the qualifying body considers appropriate, and having regard to the subject matter of the 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; and
 - so far as the qualifying body considers appropriate and having regard to the subject matter of the plan, 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.
- 1.6. In addition, there is a new Basic Condition requirement:
 - 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.

Note: 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.

- 1.7. A further basic condition related to the new environmental assessment framework is commenced albeit, until such time as a completed framework for the implementation of Environmental Assessment Reports is in place, compliance with this Basic Condition cannot be assessed.
- 1.8. The Elstree and Borehamwood Neighbourhood Plan has been reviewed in light of these changes.

Key statements

- 1.9. **It is confirmed that the Elstree and Borehamwood Neighbourhood Plan has been designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.**
- 1.10. **It is confirmed that the Elstree and Borehamwood Neighbourhood Plan has been designed to take account of the Surrey Local Nature Recovery Strategy under section 104 of the Environment Act 2021 that relates to all of the neighbourhood plan area.**
- 1.11. **It is confirmed that the making of the Elstree and Borehamwood Neighbourhood Plan policies 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.**
- 1.12. **It is confirmed that compliance with the new environmental assessment framework cannot be assessed until such time as a completed framework for the implementation of Environmental Assessment Reports is in place.**