



Supplement for

**DEPUTY LEADER AND CABINET MEMBER FOR HOUSING AND PLANNING DECISION MEETING
- TUESDAY, 31 MARCH 2026**

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Note to Local Planning Authorities

The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026

The Context

These Regulations come into force on 25 March 2026. Amongst other things, they implement section 98 (contents of a neighbourhood development plan) and section 99 (neighbourhood development plans and orders: basic conditions) of the Levelling-up and Regeneration Act 2023. A link to the Regulations is provided below:

[The Levelling-up and Regeneration Act 2023 \(Commencement No. 11 and Saving and Transitional Provisions\) Regulations 2026](#)

The details

The implications of section 98 are minor. The implications of section 99 are more significant as they revise the basic conditions. Furthermore, the revised basic conditions are absolute rather than a matter of judgement.

A link to the Act (and to the details of sections 98 and 99) is provided below:

[Levelling-up and Regeneration Act 2023](#)

The transitional arrangements

The Regulations include transitional arrangements. As examiners we are looking to come to terms with the details of these arrangements as they do not refer directly to neighbourhood development plans and comment more generally about development plan documents (in the Interpretations). As such they are not as clear as the arrangements which were included in the last two updates of the NPPF which specifically mentioned neighbourhood development plans.

Plainly there is a pressing need to take a view on how to progress neighbourhood development plans currently at examination. As an interim measure, we 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).

The way forward

If necessary, we can refine this interim approach if further information on the transitional arrangements arises in the lead-up to the availability of the fact-check report and/or within the fact-check period. In this context there may be merit in you seeking advice from your legal colleagues on this matter given that the Council will need to make its own judgement in due course about the extent to which a Plan meets the basic conditions.

Plainly in the medium term, the implementation of sections 98 and 99 of the Levelling-up and Regeneration Act 2023 will have an impact on the submission of neighbourhood plans (and their examinations) from 1 January 2027.

Andrew Ashcroft

Independent Examiner

20 March 2026

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Moreton-in-Marsh Neighbourhood Plan

2018 - 2043

Appendix D

Policy 16

Non-Designated Heritage Assets



MORETON-IN-MARSH
NEIGHBOURHOOD PLAN

Non-Designated Heritage Assets – Listing and Maps

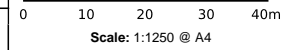
1. Blenheim Farm outbuildings, Stratford Road
2. The Old Curiosity Shop, Corders Lane
3. New Cottage and attached, Corders Lane
4. The Jessamine, Hospital Road
5. Garden Hurst, Hospital Road
6. Flower House, Hospital Road
7. Fosse Barn, High Street
8. Bowling Green Court converted farm buildings, Hospital Road
9. Barn at Meadow House, Hospital Road
10. Veterinary Surgery, Hospital Road
11. Three Ways, Bourton Road
12. The Old Rectory & Moreton Lodge, Bourton Road
13. The Inn on the Marsh, Stow Road
14. Cotswold Carpets, New Road
15. Washbourne House, New Road
16. Post Office New Road
17. Sunset, New Road
18. Acacia B&B, New Road
19. Grafton House, New Road
20. Milton House, New Road
21. The Manse (Organic Hair Company), Oxford Street North
22. Star Cottage, Oxford Street South
23. Peony Cottage (North View), Oxford Street South
24. Corner Cottage, Oxford Street South
25. Arthurs Cottage, Old Town
26. Little Cottage and Mellow Stone Cottages, East Street
27. Mitford Villas, 1-7, London Road
28. Ivy Lodge, London Road
29. Charlton Villa, Evenlode Road

30. Railway Station Building
31. Signal Box Built, Railway Station
32. Mortuary Chapel, (Bier House) Church of England Cemetery, London Road (West)
33. Coldicote Farm Farmhouse, Evenlode Road
34. Cider Press, Fossey Avenue
35. Pond House, Parkers Lane
36. The Horsepool, Parkers Lane & Stowe Rd

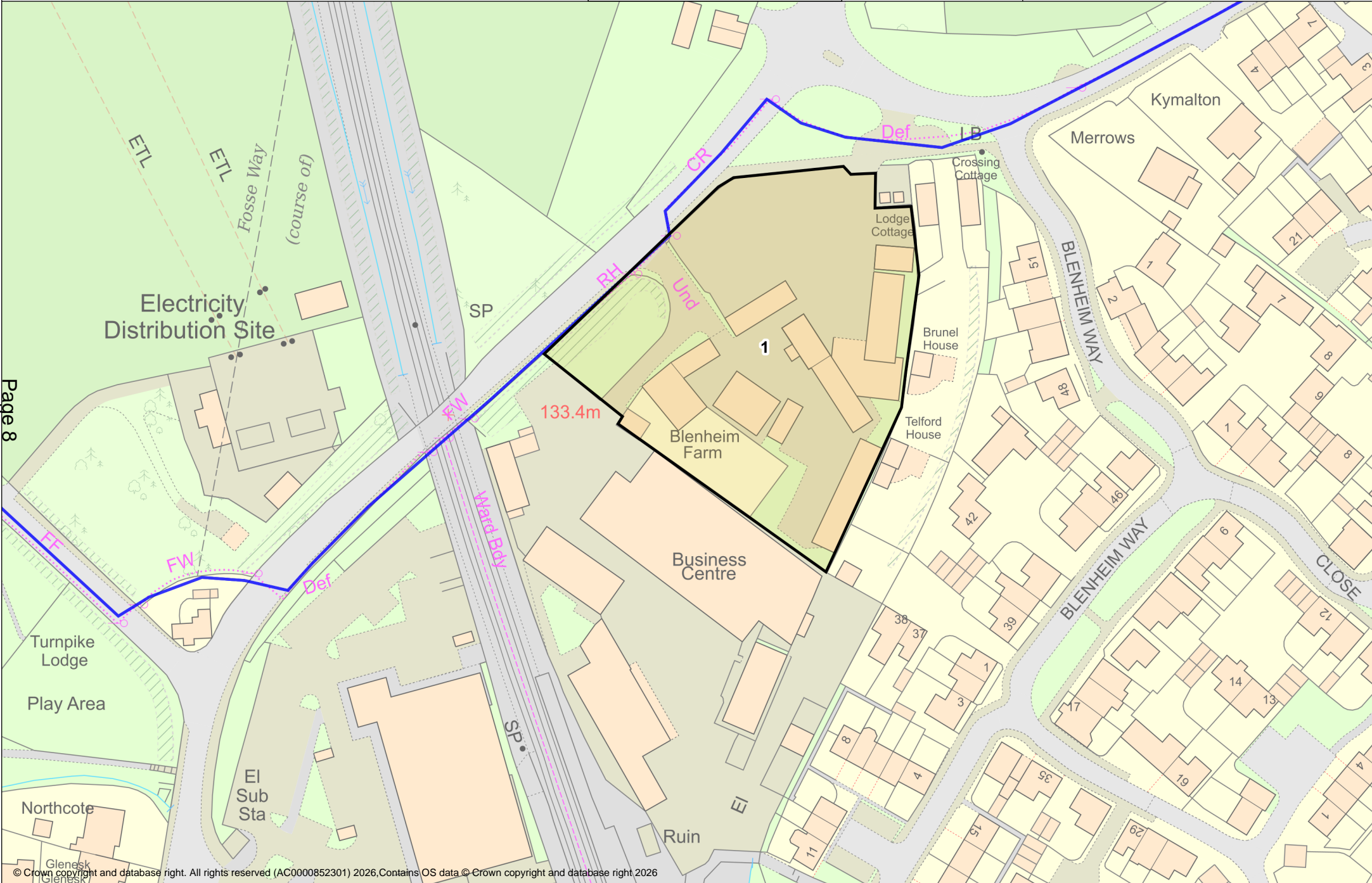
The non-designated heritage assets can be located on the maps below. The number against each one is the key to its location on the map. Please note that while the curtilages of each asset has been plotted as accurately as possible, the purpose of the maps is to identify where the assets are located rather than being the definitive source for their boundaries.

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Date: 24/03/2026

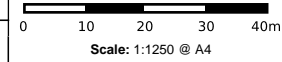


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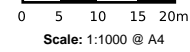
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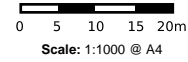
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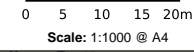
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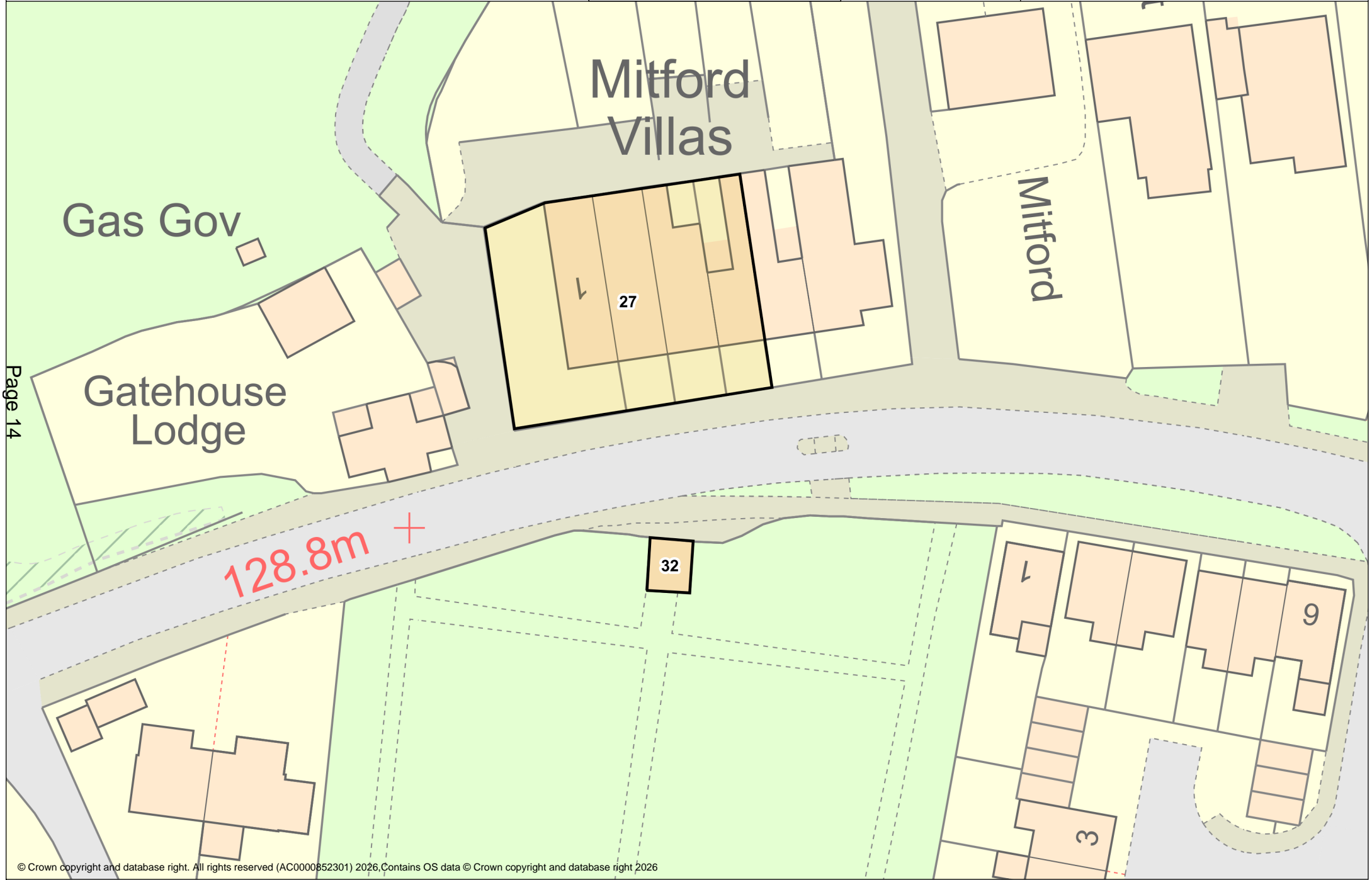
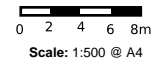
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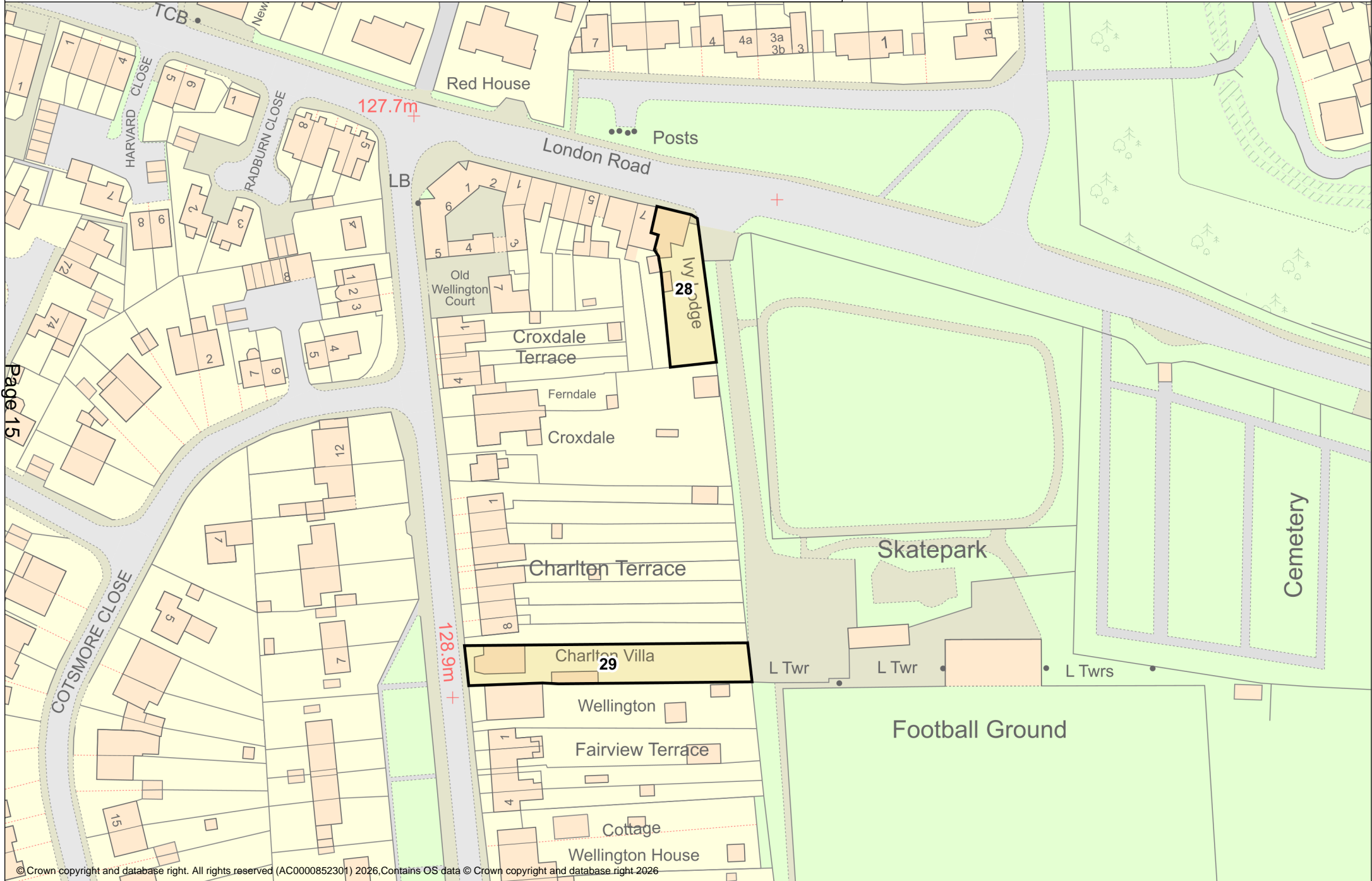
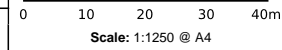
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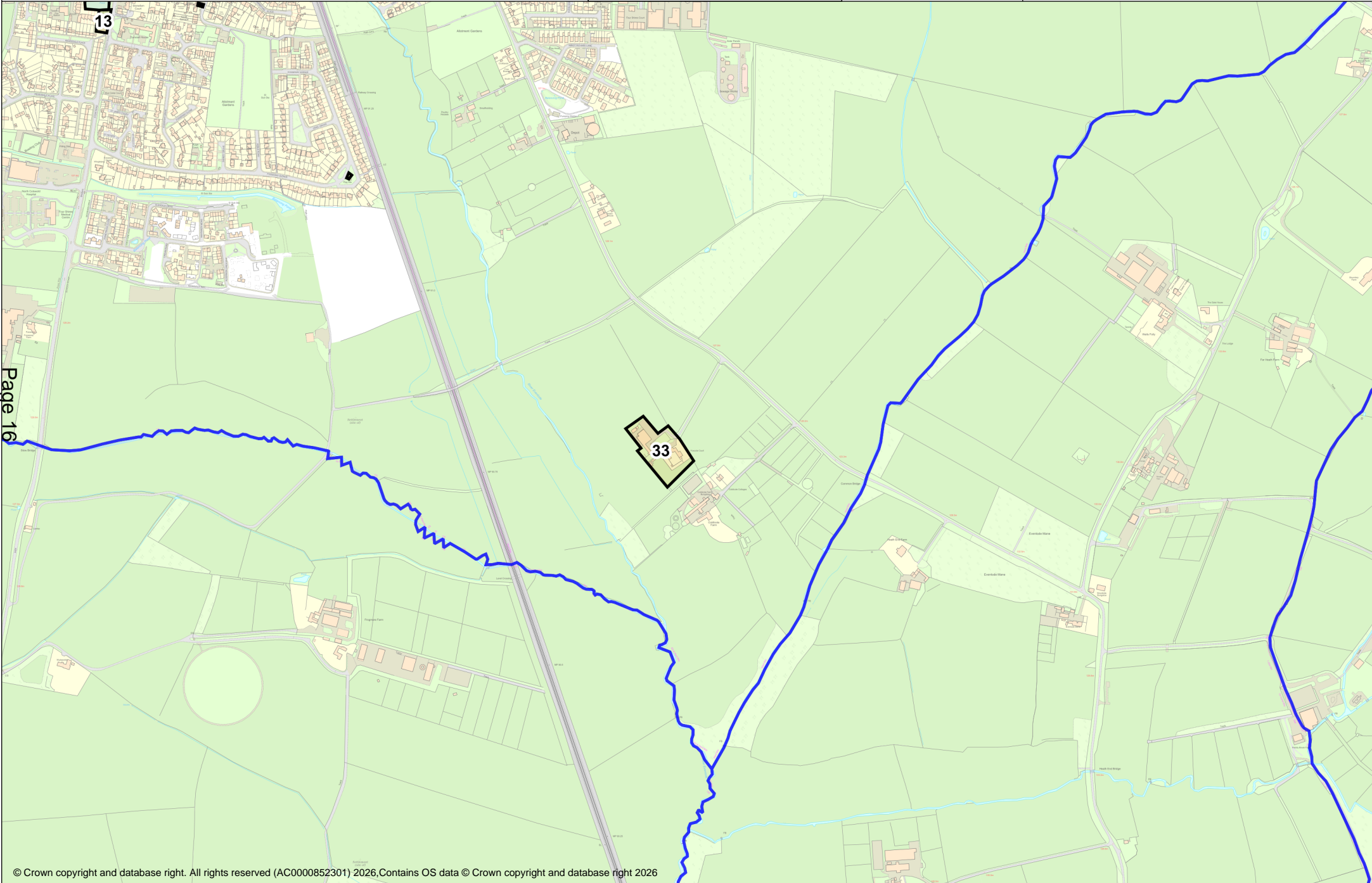


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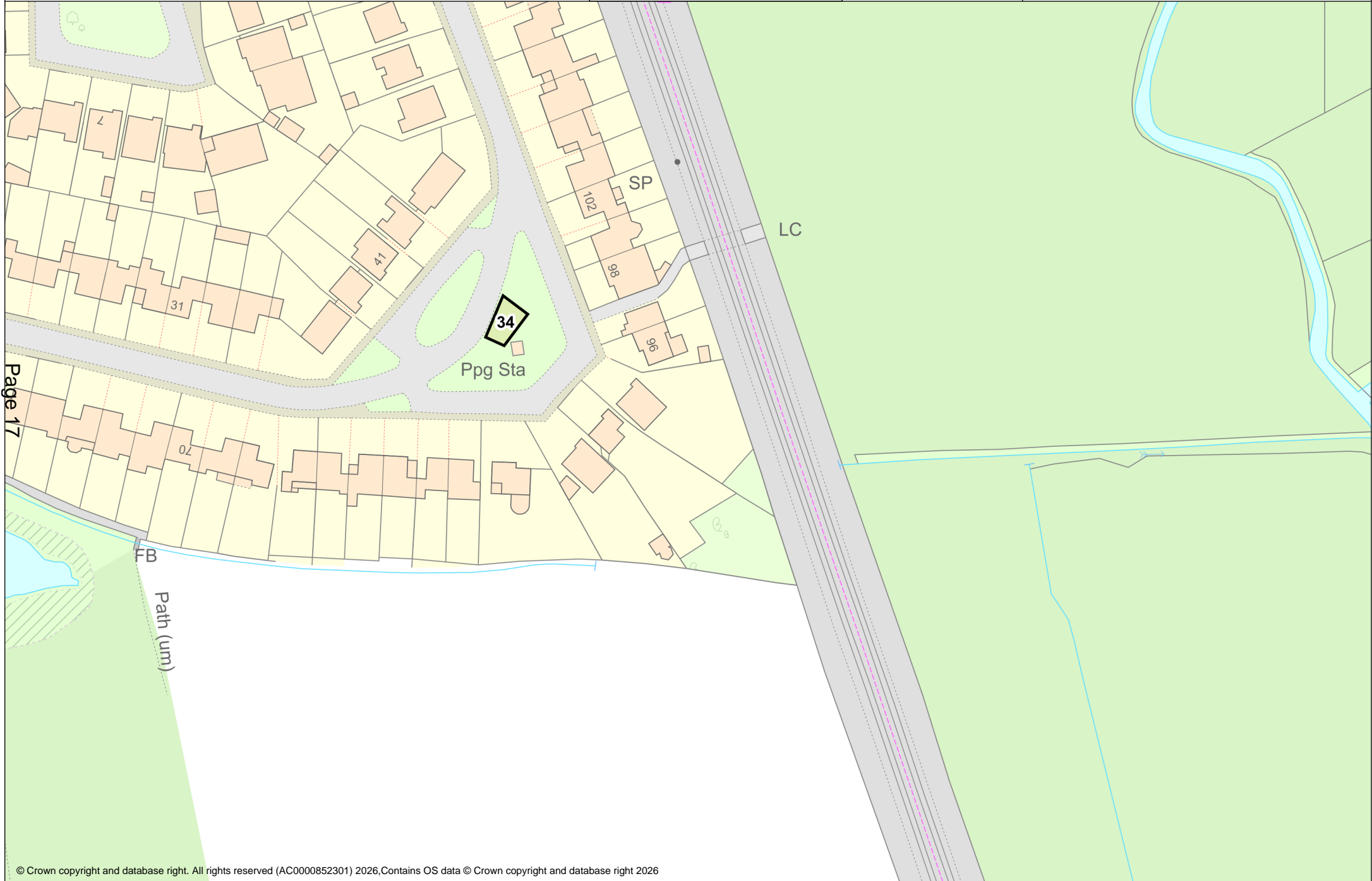
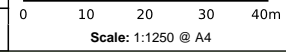
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