



For and on behalf of
Royal Wootton Bassett Town Council

BASIC CONDITIONS STATEMENT ADDENDUM

ROYAL WOOTTON BASSETT NEIGHBOURHOOD PLAN

**Prepared by
DLP Planning Ltd
Research and Analysis
Sheffield**

researchandanalysis@dlpconsultants.co.uk

August 2026

Established in 1991

Employee Owned Trust

Prepared by:		Rebecca Neely BA (Hons) Planner	
Checked by:		Dr Kirsten Ward BSc (Hons) MA PhD MRTPI Director	
Approved by:		Dr Kirsten Ward BSc (Hons) MA PhD MRTPI Director	
Date:		Office:	
August 2026		Sheffield	

**V1 Velocity Building
Ground Floor
Tenter Street
Sheffield
S1 4BY**

Tel: 01142 289190

**4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH**

Tel: 01234 832740

DLP Consulting Group disclaims any responsibility to the client and others in respect of matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence. This report is confidential to the client and DLP Planning Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

CONTENTS	PAGE
1.0 Introduction	4
2.0 Climate Change and Nature Recovery Strategy	5
3.0 Housing Supply Basic Condition	8

1.0 INTRODUCTION

- 1.1 This Basic Conditions Statement Addendum has been prepared in order to address the updated Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 that came into force on 25th March 2026. This Addendum explains, further to the original April 2026 statement, how the proposed Royal Wootton Bassett Neighbourhood Plan meets the Basic Conditions of neighbourhood planning and other considerations, as prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004).
- 1.2 The new legal compliance requirements set out in Section 98 of the Levelling-up and Regeneration Act 2023 (and applied to sections 38B(2B)(a) and (b) of the Planning and Compulsory Purchase Act 2004) specify details of the policies a Neighbourhood Plan may include. These are as follows:

So far as the qualifying body considers appropriate, having regard to the subject matter of the neighbourhood development plan, the plan must—

(a) 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

(b) 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 area, including in particular—

(I) the areas identified in the strategy as areas which—

(A) are, or could become, of particular importance for biodiversity, or

(B) are areas where the recovery or enhancement of biodiversity could make a particular contribution to other environmental benefits,

(ii) the priorities set out in the strategy for recovering or enhancing biodiversity, and

(iii) the proposals set out in the strategy as to potential measures relating to those priorities.

- 1.3 In addition, there is a new Basic Condition requirement as set out in Section 99 of the Levelling-up and Regeneration Act 2023 and applied to section 38C(5) of the Planning and Compulsory Purchase Act 2004 which states:

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.

- 1.4 It should be noted that the above Basic Condition replaces the previous Condition that stated that the development plan should be in general conformity with the strategic policies contained in the development plan for the area.
- 1.5 In summary, Section 4 within the April 2026 Basic Conditions Statement is no longer applicable and this Addendum explains how the Royal Wootton Bassett Neighbourhood Plan is compliant with the new legal compliance requirements and the new Basic Condition requirement.

2.0 CLIMATE CHANGE AND NATURE RECOVERY STRATEGY

a) Climate Change Mitigation and Adaptation

- 2.1 The Royal Wootton Bassett Neighbourhood Plan includes a range of policies that seek to ensure that development within the neighbourhood plan area contributes to both the mitigation of, and adaptation to, climate change.
- 2.2 Policy 5 (Net Zero Carbon Development) makes a direct contribution to climate change mitigation by requiring major development proposals to demonstrate whether they can achieve an annual operational net zero carbon emissions balance. This policy requires development to prioritise fabric energy efficiency and, where this does not achieve net zero carbon emissions, to consider renewable and low-carbon heat, on-site renewable electricity generation and, as a last resort, approved off-site renewable energy or carbon offsetting. The policy also requires development to be designed, where possible, to enable future occupiers to adopt low-carbon technologies.
- 2.3 Policy 6 (Sustainable Design and Construction) complements Policy 5 by requiring major developments to demonstrate optimised sustainability credentials through consideration of design, construction materials and methods, with all major non-residential development required to meet BREEAM 'Excellent' standards. This supports the reduction of emissions and other environmental impacts associated with development.
- 2.4 Policy 7 (Renewable Energy Generation and Storage) supports renewable energy development, including wind, solar and battery storage, where it can be demonstrated that the wider benefits of renewable energy, including its contribution to carbon reduction objectives, outweigh any clearly adverse impacts. The policy also strongly supports community energy projects, thereby supporting the transition towards renewable and low-carbon energy generation.
- 2.5 Policy 8 (Sustainable Transport) contributes to climate change mitigation by promoting walking, cycling and public transport and seeking to reduce the need to travel through the location and mix of development. The policy requires development to integrate with existing active travel networks and supports improvements to public transport provision. It also requires electric vehicle charging infrastructure in accordance with national or local standards, supporting the transition to lower-carbon transport.
- 2.6 The Plan also addresses climate change adaptation through its green and blue infrastructure and biodiversity policies. Policy 10 (Blue-Green Infrastructure and Biodiversity) requires development to deliver green infrastructure enhancements and habitat linkages, and to protect and enhance natural and semi-natural green spaces and the water environment. The policy specifically recognises the role of Green Corridors in providing flood protection, as well as supporting wildlife, biodiversity, visual amenity, recreation and movement. Policy 9 (Biodiversity) further supports climate resilience through the protection and enhancement of green spaces, freshwater features, river corridors and other water bodies, and through the promotion of Sustainable Urban Drainage Systems (SuDS).
- 2.7 Taken together, these policies provide a strong policy framework for reducing carbon emissions associated with development, promoting renewable and low-carbon energy, supporting sustainable forms of transport and improving the resilience of the natural and built environment to the effects of climate change. The Neighbourhood Plan is therefore considered to satisfy the requirement outlined in Section 38B(2B)(a) of the Planning and Compulsory Purchase Act 2004 (as amended by Section 98 of the Levelling-up and

Regeneration Act 2023).

b) Local Nature Recovery Strategy

- 2.8 The Neighbourhood Plan also takes account of the Wiltshire and Swindon Local Nature Recovery Strategy (LNRS).
- 2.9 The LNRS does not explicitly refer to Royal Wootton Bassett within its written text, however, the Swindon Ridge and Clay Lowlands – Area 2 is identified within the LNRS mapping. The mapping identifies a range of habitats and opportunities relevant to the neighbourhood area, including woodland and scrub, hedgerows and trees, flower-rich meadows, urban greening and amphibians, as well as priority habitats including lowland meadow, rivers and lowland mixed deciduous woodland.
- 2.10 The Neighbourhood Plan contains policies that respond to these priorities. Policy 9 (Biodiversity) provides a direct link to the LNRS by requiring development proposals to promote the enhancement, preservation, restoration and recreation of wildlife habitats in line with the Wiltshire and Swindon Local Nature Recovery Strategy, together with the protection and recovery of priority species. The policy also requires the protection and enhancement of designated sites, green corridors, protected species, ancient or species-rich hedgerows and grasslands, and the preservation of ecological networks and the movement of flora and fauna between the urban area and surrounding countryside.
- 2.11 In addition, Policy 10 (Blue-Green Infrastructure and Biodiversity) supports the creation and preservation of habitat linkages between existing wildlife sites and important habitats and protects and enhances natural and semi-natural green spaces and the water environment, including the Wilts & Berks Canal. The policy also identifies Green Corridors and requires development within or adjacent to them to protect and enhance their integrity and function for wildlife and biodiversity.
- 2.12 Policy 11 (Trees, Woodlands and Hedgerows) provides further support for the LNRS priorities relating to woodland, trees and hedgerows. The policy seeks to protect existing trees, woodland and hedgerows, with particular emphasis on ancient, veteran and mature trees and trees and hedgerows of ecological value. It also requires increased tree canopy cover on larger development sites and states that tree planting should support the objectives of the Great Western Community Forest and relevant national and community forest initiatives. These provisions complement the LNRS priorities identified for woodland, scrub, hedgerows and trees.
- 2.13 Overall, the Neighbourhood Plan demonstrates that the LNRS has been considered through the preparation of its biodiversity, blue-green infrastructure, tree and woodland policies. In particular, the explicit reference to the Wiltshire and Swindon LNRS in Policy 9(e) provides a clear mechanism for ensuring that future development proposals take account of the strategy's objectives and priorities. The Neighbourhood Plan is therefore considered to satisfy the requirement outlined in Section 38B(2B)(b) of the Planning and Compulsory Purchase Act 2004 (as amended by Section 98 of the Levelling-up and Regeneration Act 2023).

c) Conclusions

- 2.14 Overall, the Neighbourhood Plan is considered to be compliant with both of the new legal compliance requirements set out in Section 38B(2B)(b) of the Planning and Compulsory Purchase Act 2004 (as amended by Section 98 of the Levelling-up and Regeneration Act 2023). The Plan contains a comprehensive range of policies that address both the mitigation

of, and adaptation to, climate change, including measures relating to net zero carbon development, sustainable design and construction, renewable energy, sustainable transport, blue-green infrastructure, biodiversity, trees and woodland.

- 2.15 The Plan also takes account of the Wiltshire and Swindon Local Nature Recovery Strategy, with Policies 9, 10 and 11 responding to relevant LNRS priorities relating to habitats, ecological networks, green infrastructure, trees, woodland and hedgerows. In particular, Policy 9 provides a direct policy link to the LNRS by requiring the enhancement, preservation, restoration and recreation of wildlife habitats in line with the Strategy.

3.0 HOUSING SUPPLY BASIC CONDITION

- 3.1 The update to Section 99 of the Levelling-up and Regeneration Act 2023 introduces an additional Basic Condition requiring that the making of a Neighbourhood 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..
- 3.2 Wiltshire Council has provided a requirement of 150 dwellings for the Royal Wootton Bassett Neighbourhood Plan Area. The Neighbourhood Plan responds positively this requirement through the allocation of sites for residential and specialist older persons' accommodation.
- 3.3 Policy 25 (Site Allocation RWB1 – Land at Stoneover Lane) allocates land for approximately 42 dwellings, while Policy 27 (Site Allocation RWB3 – Land at Templars Way) allocates a site with planning permission for approximately 95 dwellings. Together these policies provide for approximately 137 dwellings.
- 3.4 In addition, Policy 26 (Site Allocation RWB2 – Garabrecan, Brinkworth Road) also allocates land for specialist older persons' accommodation, providing for either a residential care or nursing homes of approximately 64 beds, or approximately 36 dwellings of other specialist housing within the neighbourhood area. On the basis of the C3 specialist housing option, the three site allocations provide for approximately 173 dwellings in total. This exceeds the housing requirement of 150 dwellings provided by Wiltshire Council.
- 3.5 The Plan also contains policies which support the delivery of housing on appropriate sites more broadly. Policy 15 (Residential Development) supports new residential development within the identified settlement boundary and seeks to ensure that development provides an appropriate housing mix and responds to identified local housing needs. Policy 16 (Housing for Older People) supports the provision of specialist older persons' housing, including sheltered, extra care and residential care accommodation, subject to appropriate location, accessibility and design requirements.
- 3.6 Furthermore, Policy 14 (Affordable Housing and First Homes) supports the delivery of affordable housing by requiring affordable housing to be provided in accordance with the minimum requirements of the Wiltshire Core Strategy, while establishing a locally responsive approach to the mix and delivery of affordable housing.
- 3.7 The Neighbourhood Plan therefore makes positive provision for housing and does not seek to restrict housing delivery below the level that would otherwise be provided through the development plan. The allocation of approximately 173 dwellings exceeds the 150-dwelling requirement identified by Wiltshire Council and demonstrates that the Plan has sought to maintain and support housing delivery within the neighbourhood area.
- 3.8 It is therefore considered that the making of the Neighbourhood Plan would not result in the development plan proposing less housing to be provided through development in the area than would be the case if the Neighbourhood Plan were not made. The Neighbourhood Plan is consequently considered to satisfy the new Basic Condition as set out in Section 99 of the Levelling-up and Regeneration Act 2023 and applied to section 38C(5) of the Planning and Compulsory Purchase Act 2004.

Bedford

Planning | Research & Analysis | Transport & Infrastructure
bedford@dlpconsultants.co.uk

Bristol

Planning | Transport & Infrastructure
bristol@dlpconsultants.co.uk

Liverpool

Planning
liverpool@dlpconsultants.co.uk

London

Planning
london@dlpconsultants.co.uk

Nottingham

Planning | Transport & Infrastructure
nottingham@dlpconsultants.co.uk

Rugby

Planning
rugby@dlpconsultants.co.uk

Sheffield

Planning | Research & Analysis | Transport & Infrastructure
sheffield@dlpconsultants.co.uk