



Crudwell Neighbourhood Plan 2 April 2026

Submission Modification Proposal Statement

Prepared in accordance with Regulation 14(a)(v) of the Neighbourhood Planning (General) Regulations 2012 (as amended) in respect of the Modification Proposal to the Crudwell Neighbourhood Plan made in May 2021.

April 2026

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1. Introduction

- 1.1. As the 'Qualifying Body', responsible for the Crudwell Neighbourhood Plan (CNP), Crudwell Parish Council propose to modify the 'made' CNP ("the Made Plan") of May 2021.
- 1.2. This Statement is published as part of the regulation 14 consultation of the modified Neighbourhood Plan – CNP2 ("the Modified Plan"). It is published alongside the CNP2, a Consultation Statement and an Evidence Base. When the CNP2 is submitted for examination later, these documents will be updated as necessary, and a Basic Conditions Statement will be prepared.
- 1.3. The Parish Council consider that the proposals represent material and significant modifications to the Made Plan and are considered so significant or substantial as to change the nature of the Made Plan and require examination and a referendum. Regulation 14v of the amended 2012 Regulations¹ requires:

"in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion".

- 1.4. This Statement serves this purpose and notes the following additional requirements in the Planning Practice Guidance (PPG)². This document is therefore setting out the background reason for the modifications, sets out what individual modifications are and sets out the reasons as to why the Parish Council believe that these modifications are material and significant, and therefore change the nature of the Plan.

¹ <https://www.legislation.gov.uk/uksi/2012/637/regulation/14>

² <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan> Paragraph: 085 Reference

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2. Background

- 2.1. The Made Plan covers the period up to 2026. The designated neighbourhood area covers the same area as the Parish Council area. On 19th of May 2021, Wiltshire Council agreed to 'make' the CNP following a referendum which took place on Thursday the 6th May 2021. The results showed 84% of those who voted were in favour of the plan.
- 2.2. The Made Plan – which is referred to as CNP focuses on a number of key policy areas relevant to the Plan area as a whole, including an allocation of housing in the village that contributed to meeting local housing need. The Made Plan can be accessed on the Crudwell parish website³.
- 2.3. The Parish Council have also been mindful of the housing land supply position in Wiltshire and of how this has led to significant unplanned development proposals being granted planning permission if the weight of the relevant development plan is weakened. As a result, it has examined how a first review of CNP may continue to engage paragraph 14 of the National Planning Policy Framework (NPPF)⁴.
- 2.4. The Neighbourhood Plan Steering Group was authorised by the Parish Councils on the 27th September 2022 to prepare modifications to the Neighbourhood Plan (referred to as CNP).
- 2.5. A pre-submission Regulation 14 consultation into the draft CNP2 was commenced on the 1st of March 2026. However, Wiltshire Council stated that it was necessary to prepare a Modification Statement at Regulation 14. It is now proposed to distribute this document as part of Regulation 14 with an extended timetable to be agreed with Wiltshire Council.

³ <https://www.my-crudwell.org/content/uploads/2021/05/Crudwell-Neighbourhood-Plan-2019-2026-Made-May-2021.pdf>

⁴ National Planning Policy Framework (2023), MHCLG



3. The Proposed Modifications

3.1. The purpose of the Statement is to explain the reasons why the Parish Council consider the proposed modifications to the Made Plan ‘changes the nature’ of the Plan. It should be read alongside the separate Modified Plan document – CNP2.

3.2. The following table, Table A, provides a summary of the modifications – comprising the modified and new policies – and explains why the Parish Council considers that they change the nature of the plan.

Table A: Modifications Summary

Policy Title	Summary of Modifications	The Change of Nature of the Plan Test
Policy HOU1: Ridgeway Farm – housing allocation for up to 24 homes, 50% of which are proposed to be affordable.	This is a new policy which is introduced to partly accommodate the forecast of the likely housing requirement in Crudwell (39 new homes) needed to meet the new government targets by 2038.	This is a new policy allocating additional homes to those allocated in Tuners Lane in the made 2021 CNP. This is a material change to the made 2021 CNP.
Policy HOU2: Carpenters Yard – housing allocation for up to 16 homes, 50% of which are proposed to be affordable.	This is a new policy which is introduced to partly accommodate the forecast of the likely housing requirement in Crudwell (39 new homes) needed to meet the new government targets by 2038.	This is a new policy allocating additional homes to those allocated in Tuners Lane in the made 2021 CNP. This is a material change to the made 2021 CNP.
Policy LB1: Cotswold Airport	This is a new policy to support and protect local business based in the part of Cotswold Airport within Crudwell Parish	This policy further develops the support for local businesses; this is an area which was deferred for further work during development of the 2021 made CNP. This is a material change to the made 2021 CNP.
Policy LB2:Kemble Business Park	This is a new policy to support and protect local business based in Kemble Business Park which is situated within Crudwell Parish.	This policy further develops the support for local businesses; this is an area which was deferred for further work during development of the 2021 made CNP. This is a material change to the made 2021 CNP.
Policy DC1; Design:	This replacement policy seeks to ensure that development proposals must be of a design quality that respects the character and distinctive appearance of Crudwell Parish, having regard to the Crudwell Design Guidance and Codes document (Appendix 1 of the new CNP)	This policy is a replacement for Policy DD2 in the made 2021 CNP. DC1 introduces the Crudwell Design Guidance and Codes Appendix to the Plan. This is a material change as the new Design Guidance was developed to ensure adherence to new Government design best practice.



Policy Title	Summary of Modifications	The Change of Nature of the Plan Test
Policy DAF1: Surface water and foul water drainage	This policy replaces Policy IT1 in the 2021 made CNP in order to refer to current best practice needed for flood prevention and drainage in the development of new properties.	Policy DAF1 rewords and restructures policy IT1 in order to make it easier to understand, but the changes do not alter the policy materially.
Policy HS1 Highway Safety	This policy replaces Policy IT2 in the 2021 Made CNP which is designed to support the maintenance and enhancement of public rights of way.	Policy HS1 replaces policy IT2, but does not alter the policy wording so the change is not material.
Policy CPS1: Crudwell Primary School.	This policy, which replaces Policy CL1 is designed to ensure that the Crudwell Primary School site is safeguarded for community use.	Policy CPS1 replaces policy CL1, but does not alter the policy wording so the change is not material.

4. Strategic Environmental Assessment

- 4.1. Wiltshire Council considered that, in relation to the modifications, a Strategic Environmental Assessment (SEA) will be required under the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). The SEA Screening decision is Document 1 in the Regulation 14 draft Evidence Base and the SEA itself is at Document 3 of the draft Evidence Base.

5. Conclusion

- 5.2. The analysis set out in Table A indicates that a significant number of modified or new policies have the potential to change the nature of the Made Plan in terms of key spatial or design principles. Whilst the modifications are in conformity with the spirit and stated intentions of the original principles of the Plan, the modifications are considered to change the nature of the Plan.
- 5.3. As a result, the Parish Council consider that the modifications are material and significant and therefore change the nature of the Plan.
- 5.4. In summary the Modified Plan proposes the modification of policies in the Made Plan and the addition of new policies. The Plan period now runs to 2038 to align with the Local Plan Review. The proposed modifications will ensure the Modified Plan retains the primacy of an up to date, plan-led development management framework for decision making in the neighbourhood area. The modifications are material, beneficial and change the nature of the Made Plan.