

Warminster Neighbourhood Plan 2

Draft Modification Proposal Statement

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

DATE: January 2026

Introduction

- 1.1. As the 'Qualifying Body', responsible for the Warminster Neighbourhood Development Plan (WNP), Warminster Town Council proposes to modify the 'made' WNP ("the Made Plan") of November 2016.
- 1.2. This Statement is published as **part of the 'Pre-submission' Regulation 14 consultation on the proposed modified Neighbourhood Development Plan – WNP 2 ("the Modified Plan")**. Following this Regulation 14 consultation, the Modified Plan and this Statement will be finalised and submitted for examination alongside a Basic Conditions Statement and a Consultation Statement, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.3. The Town and Parish Councils 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. It is therefore considered that modifications change the nature of the 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 to this modification, sets out what the modification is and will set out the reasons as to why the Town Council believe that this modification of the plan is significant enough as to change the nature of the Made Plan.

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

² <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan> Paragraph: 085 Reference ID: 41-085-20180222

Background

- 2.1. The Made Neighbourhood Development Plan covers the period up to 2026. The designated neighbourhood area covers the same area as the Town Council area. Following an Independent Examination and a positive referendum result, Wiltshire Council decided on 23 November 2016 pursuant to section 38A(4) of the Planning and Compulsory Purchase Act 2004, to 'make' the Warminster Neighbourhood Plan.
- 2.2. The Made Neighbourhood Development Plan – which is termed Neighbourhood Plan 1, or WNP1 – focuses on a number of key policy areas relevant to the Plan area as a whole. It was one of the first Neighbourhood Development Plans in Wiltshire. It is now at the end of the period of time it covers (2026) and is close to the ten years old.
- 2.3. The Neighbourhood Development Plan Steering Group was reconvened by the Town Council with the reasons behind the intention to review and update the Neighbourhood Development Plan being summarised as including:
 - Responding to the review of the Wiltshire Local Plan;
 - The existing Neighbourhood Development Plan becoming out of date and not reflecting current aspiration / issues;
 - Concern over the lack of 5 Year land supply in Wiltshire.
 - To take account of the impacts of COVID and climate change.
- 2.4. The Government requires every Local Plan to be reviewed at least once every five years. Wiltshire's Local Plan, the Wiltshire Core Strategy³, was adopted in 2015, and is therefore being reviewed. This review is termed the 'Local Plan review'. The Wiltshire Local Plan reached a stage termed (Regulation 19⁴) with a consultation period of eight weeks which ran from Wednesday 27 September to Wednesday 22 November 2023. Wiltshire Council submitted the Wiltshire Local Plan to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. The Wiltshire Local Plan Examination is currently paused to allow Wiltshire Council to gather further required evidence⁵.
- 2.5. The Local Plan Review period currently looks ahead to 2038, and the Modified Neighbourhood Development Plan (Warminster Neighbourhood Plan 2 or WNP2) period aligns to the same time period. The proposed modifications are the result of updated evidence base, including local consultation, which will ensure the Modified Plan retains the primacy of an up to date, plan-led development management framework for decision making that represents the community of the neighbourhood area.
- 2.6. The Made Plan (WNP1) refers to the Core Strategy, and this continues to form part of the current Wiltshire Development Plan until such time that the Local Plan Review has completed all necessary stages. However, as it has reached the advanced stage of examination, the Modification Plan references the Local Plan as the emerging policy framework for the updated Neighbourhood Plan.

³ <https://www.wiltshire.gov.uk/planning-policy-core-strategy>

⁴ <https://www.wiltshire.gov.uk/article/8048/Current-consultation-Reg-19-autumn-2023#FAQs>

⁵ As set out in the **31st December 2025** published. - [ID12 - Inspectors' Detailed Stage 2 Post Hearings Letter](#)

Proposed Modifications

- 3.1. The purpose of the Statement is to explain the reasons why the Town Council considers the second edition of the Warminster Neighbourhood Development Plan to be '*a significant and substantial change so as to change the nature*' of the made Warminster Neighbourhood Development Plan. It should be read alongside the made Neighbourhood Plan WNP1 (November 2016) and the separate Modified Pre-submission draft Modified Neighbourhood Plan WNP2 (January 2026) document.
- 3.2. There were 13 policies in WNP1. To begin the process of modifying and updating WNP1 an independent review of the made Plan⁶ was the initial starting point of the process. This review recommended redrafting of all policies 'to make the Plan more effective'.
- 3.3. A Steering Group was then formed to oversee the whole process of Plan preparation. Topic Groups were also formed of local people who were keen to shape various topic areas. Each Topic Group had at least one member of the Steering Group included. Informal consultation with the wider community enabled the Steering Group to review the vision and objectives to set the scope of the modifications to WNP2. The consultation also feed into the Topic Group work of collecting evidence to underpin the Plan and its policies.
- 3.4. The Vision and Objectives have therefore been updated to reflect the recent community feedback. Updated evidence has underpinned a near complete set of new policies have been added into WNP2 which now includes 31 policies. On the next pages, there are two tables to set out an overview of the modifications to the policies, and an overview of the new set of policies in WNP2.
- 3.5. In summary, it is considered that the Neighbourhood Development Plan review results in a significantly updated Plan with updated vision, objectives and policies.

Table 1: Modifications Summary – Overview of WNP1 Policies and Status from the Neighbourhood Plan Review

No.	Policy Title	Status
A Place to Live		
1.	Policy L1 - DESIGN	Deleted (but topic addressed more comprehensively in new Draft Policy EHD2 – High-Quality Sustainable Design)
A Place to work		
2.	Policy W1 – EXISTING EMPLOYMENT SITES	Updated (Draft Policy ETC5 – Protecting and Supporting the Existing Economy and businesses)
A Place to enjoy		
3.	Policy E1 – EXISTING LEISURE FACILITIES	Deleted (but topic addressed in new Draft Policy HC4 – Protection of Existing Valued Community Facilities)
4.	Policy E2 – NEW LEISURE FACILITIES	Deleted (but topic addressed in new Draft Policy HC5 – New Community Infrastructure)
5.	Policy E3 – YOUTH-RELATED AMENITIES	Deleted (but topic addressed in new Draft Policy HC5 – New Community Infrastructure)
6.	Policy E4 – ATHENAEUM CENTRE	Deleted (but topic addressed in new Draft Policy HC5 – New Community Infrastructure)
7.	Policy E5 - SURROUNDING ENVIRONMENT	Deleted (but intent addressed in new Draft Policy EHD8 – Landscape and Views)
8.	Policy E6 - DESIGNATION OF LOCAL GREEN SPACES	Updated (see Draft Policy EHD7 – Local Green Space – 2016 Local Green Space designations are carried over)

⁶ Evidence and Policy Review Warminster Neighbourhood Plan. April 2022. Urban Vision CIC

		from WNP1, with more designations are proposed in WNP2).
Town Centre		
9.	Policy TC1 – TOWN CENTRE REGENERATION	Deleted (but topic addressed across 4 new policies: Draft Policy ETC1 – Town Centre Vitality and Uses. Draft Policy ETC2 – Town Centre Heritage, Character & Design Draft Policy ETC3 – Town Centre Housing Draft Policy ETC4 – Town Centre Shopfronts)
Getting Around		
10.	Policy GA1 – CENTRAL CAR PARK	Deleted (see Draft Policy ETC1 – Town Centre Vitality and Uses and Draft Policy ETC2 – Town Centre Heritage, Character & Design – the central car park is a key opportunity site in the Town Centre Masterplan)
11.	Policy GA 2 – WEST URBAN EXTENSION INTEGRATION	Deleted (but topic addressed in new Draft Policy GA1 – Sustainable and Active Travel)
12.	Policy GA 3 – PEDESTRIAN LINKS	Deleted (but topic addressed in new Draft Policy GA1 – Sustainable and Active Travel)
13.	Policy GA 4 – RIGHTS OF WAY	Deleted (but topic addressed in new Draft Policy GA1 – Sustainable and Active Travel)

Table 2: Modifications Summary – Updated and New Policies in WNP2

Policy Title	Modification to the Made Plan
Climate Change and Sustainable Development	
1. Draft Policy W1 – Sustainable Development in Warminster	This is a new policy. In light of this, the policy introduces a change to the nature of the Plan.
Housing and Communities	
2. Draft Policy HC1 – Housing and the Settlement Boundary	These policies are all new policies for WNP2 and therefore represent a change to the nature of the Plan.
3. Draft Policy HC2 – Housing Mix	
4. Draft Policy HC3 – Delivering Plan-Led, Affordable Homes at Warminster	
5. Draft Policy HC4 – Protection of Existing Valued Community Facilities	
6. Draft Policy HC5 – New Community Infrastructure	
Economy and Town Centre	
7. Draft Policy ETC1 – Town Centre Vitality and Uses	These policies are all new policies for WNP2 and therefore represent a change to the nature of the Plan.
8. Draft Policy ETC2 – Town Centre Heritage, Character & Design	
9. Draft Policy ETC3 – Town Centre Housing	
10. Draft Policy ETC4 – Town Centre Shopfronts	
11. Draft Policy ETC5 – Protecting and Supporting the Existing Economy and Businesses	
12. Draft Policy ETC6 – Supporting Business Investment and Start-Ups	
13. Draft Policy ETC7 – Warminster Visitor Economy	
14. Draft Policy ETC8 – Homeworking	

15. Draft Policy ETC9 – Low Carbon and Circular Economy	
16. Draft Policy ETC10 – Digital Infrastructure	
Environment, Heritage and Design	
17. Draft Policy EHD1 – The Habitats Regulations	
18. Draft Policy EHD2 – High-Quality Sustainable Design	
19. Draft Policy EHD3 – Renewable Energy	
20. Draft Policy EHD4 – Natural Environment and Biodiversity	
21. Draft Policy EHD5 – Green and Blue Infrastructure (GBI)	
22. Draft Policy EHD6 – Dark Skies	
23. Draft Policy EHD7 – Local Green Space (LGS) and Green Amenity Area	As this policy is updated to designate additional land as Local Green Space, and include an area as Green Amenity Area. The policy modifications are not considered to change the nature of the Plan, but the proposed designations are significant additions and updates to the Plan.
24. Draft Policy EHD8 – Landscape and Views	These policies are all new policies for WNP2 and therefore represent a change to the nature of the Plan.
25. Draft Policy EHD9 – Warminster's Heritage	
26. Draft Policy EHD10 – Managing Flood Risk	
27. Draft Policy EHD11 – Trees and Hedgerows	
Getting Around and Transport	
28. Draft Policy GA1 – Sustainable and Active Travel	These policies are all new policies for WNP2 and therefore represent a change to the nature of the Plan.
29. Draft Policy GA2 – Parking	
30. Draft Policy GA3 – Electric Vehicle Charging	
31. Draft Policy GA4 – Highway Impact and Safety	

4. Strategic Environmental Assessment

4.1. Wiltshire Council considered that, in relation to the draft WNP2, a Strategic Environmental Assessment (SEA) will be required under the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). A SEA and Scoping Report have therefore been prepared and are presented as part of Regulation 14 consultation and will be submitted to Wiltshire Council as part of the JMN2 documentation for the subsequent stages of consultation (Regulation 16) and examination.

5. Conclusion

5.1. The analysis set out in Table 1 and 2 indicates that the Neighbourhood Plan Review is a comprehensive update which reflects the changes circumstances of a Neighbourhood Plan being prepared 10 years on from the Made Plan WNP1.

5.2. The proposed modifications will ensure that WNP2 retains the primacy of an up to date, plan-led development management framework for decision making in the neighbourhood area. The modifications are material and beneficial resulting in a robust and updated Neighbourhood Plan.

5.3. As a result, the Town Council consider that the modifications are material and significant, and therefore change the nature of the Plan.