

Benchmark

Benchmark Development Planning Ltd
Chartered Town Planners & Development Advisers

BUNDLE 2: Draft Neighbourhood Plan –

The proposal (July 2025) accords with draft Policy see below and also set out in full, later in this Bundle.

“Draft Policy AS1: Allocated Site - The Old Vicarage”

		Benchmark comment 15/07/25
	“The site indicated in Figure 12 is allocated for residential purposes provided that the following criteria are met:	
	Housing mix:	
1)	A maximum of four dwellings will be permitted on the site which could be delivered by a combination of the following possible design options:	✓ Accord – one replacement dwelling proposed.
a)	The retention of the existing building (in whole or part).	✓ Not a viable or reasonable option see Bundle 6.
b)	Partial or total demolition of the existing building.	✓ Demolition justified – again see Bundle 6.
c)	The construction of new buildings within the plot.	✓ See proposal plans.
	Ecology and Landscaping:	
2)	Development must contribute to the ecology of the NA (Policy EDH4) with measures to support Biodiversity Net Gain as detailed in the Wiltshire Local Plan, or national policy (whichever is higher).	✓ See Bundle 4.
3)	A landscaping scheme should be implemented to improve onsite ecological conditions, protect the residential amenities of neighbouring properties and minimise the impact of noise and disturbance of traffic including:	✓ See Bundles 3 (Sustainable design), 4 (Ecology), 5 (CEMP), 7 (Design), 8 (Access), 9 (trees) and 10 (Planning).
a)	The retention of important trees (including the mature trees at the entrance to the site) and hedgerows.	✓ See Bundle 9 - Trees
b)	Additional planting along the boundaries of the site and other measures deemed necessary to enhance the biodiversity value of the site	✓ See Bundles 4 (Ecology) and 9 (Trees).
	Habitats, protected sites, drainage and flooding:	
4)	Demonstrate compliance with Habitat Regulations to ensure nutrient neutrality and avoid adverse impacts on the River Avon SAC (Policy FDM2) and mitigate adverse impacts on New Forest Protected Sites Policy EDH4).	✓ See Bundles 4 (Ecology) and 10 (Planning balance).
5)	Ensure potential flood risk from all sources is addressed, both on site and for surrounding properties (Policy FDM1).	✓ See Bundles 7 (Design) and 10 (Planning balance).
	Design	
6)	Dwelling design is in accordance with Coombe Bissett and Homington Design Guide (Appendix A to the Plan).	✓ See Bundle 7 (Design).
7)	Design should be complementary to the character of the Conservation Area.	✓ Bundle 6 (Heritage).
8)	A heritage assessment is required to identify impacts on the Conservation Area, the setting of nearby listed buildings and local non-designated heritage assets (see policy EDH8) and any necessary mitigation measures.	✓ Bundle 6 (Heritage).
9.	The provision and design of housing suited to the needs of older persons seeking to downsize should be prioritised.	✓ Bundle 7 – Design.
10.	The density of any development should be sensitive to the character of the existing setting of a large house in generous gardens.	✓ Bundle 7 – Design.
	Highways and access:	
11.	There should be pedestrian egress from the grounds of the Old Vicarage on to the pavement that leads to the centre of Coombe Bissett.	✓ Bundle 8 – Highways, access and parking.
12.	Development must meet Wiltshire Council Highways requirements to ensure safe access/egress.	✓ Bundles 5 – CEMP and 8 Highways.
13.	Any highways improvements associated with the scheme would be supported where they improve road safety for pedestrians.”	✓ Bundles 5 – CEMP and 8 Highways.

Draft Coombe Bissett and Homington Neighbourhood Plan (2023 – 2038) Consultation Response Form

Ref:

(For official use only)

Please return to Wiltshire Council, by 5pm on Wednesday 11th June 2025.

By post to: Neighbourhood Planning, Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

By e-mail to: neighbourhoodplanning@wiltshire.gov.uk

Via the council's website at: <http://consult.wiltshire.gov.uk/portal>

Documents viewed via the consultation portal may not be available to view with Internet Explorer. Please use an alternative internet web browser such as Google Chrome or Microsoft Edge.

This form has two parts:

Part A – Personal details

Part B – Your representation(s). Please use a separate sheet for each representation.

Part A – Personal details

*if an agent is appointed, please fill in your Title, Name and Organisation but the full contact details of the agent must be completed.

	1. Personal details	2. Agent's details (if applicable)*
Title		
First name		
Last name		Benchmark Developm't Planning Ltd
Job title (where relevant)		
Organisation (where relevant)		
Address Line 1		Benchmark House
Address Line 2		3 Harnwood Rd
Address Line 3		Salisbury
Address Line 4		
Postcode		SP2 8DD
Telephone Number		07770 643 243

Email Address		richard@benchmarkplanning.co.uk
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Part B – Please use a separate sheet for each part of the draft plan you wish to comment on

To which part of the draft Coombe Bissett and Homington Neighbourhood Plan (2023 – 2038) do your comments relate?

Page: Paragraph: Other:

Comment:

We write in support of Chapter 9: Housing and Appropriate Siting of Development.

We wish to be part of The Neighbourhood Plan process and can/will participate as necessary and support the Parish Council.

Future notification

I wish to be notified of the decision on the draft

Coombe Bissett and Homington Neighbourhood Plan:

YES: ☒

NO: ☐

Signature:

Richard Greenwood

Date:

10/06/25

Thank you for completing this form.

Data Protection

Wiltshire Council has a duty to protect personal information and will process personal data in accordance with Data Protection legislation. The personal data you provide on this form will only be used for the purpose of the Wiltshire Development Framework. It may also be used for the prevention or detection of fraud or crime and in an anonymised form for statistical purposes. The data will be stored on computer and/or manual files. You have a right to a copy of your information held by any organisation, with some exemptions. To gain access to your personal data held by Wiltshire Council or if you have any Data Protection concerns please contact Wiltshire Council's Data Protection Officer on 01225 713000 (switchboard) or e-mail to dataprotection@wiltshire.gov.uk ."

Coombe Bissett and Homington Neighbourhood Plan 2023-2038 Submission Version

March 2025



Figure 1: View from Coombe Bissett Down onto Coombe Bissett Village



**COOMBE BISSETT AND HOMINGTON
NEIGHBOURHOOD PLAN**

Brownfield Site	No	No	No	Yes	Yes
AECOM Assessment	Potentially Suitable Access constraints & Visual sensitivity for neighbours	Potentially Suitable Landscape, Visual, Heritage & Access constraints	Potentially Suitable Landscape, Visual, Heritage & Flood risk constraints	Suitable Surface water run off	Suitable Highways safety, Surface water flood risk
Public Support (Survey Jul 20)	75% Yes/Maybe 52% Yes 23% Maybe	36% Yes/Maybe 26% Yes 10% Maybe	49% Yes/Maybe 42% Yes 7% Maybe	83% Yes/Maybe 75% Yes 8% Maybe	71% Yes/Maybe 56% Yes 15% Maybe
Included in the Draft NP	Allocated Site	No	No	Allocated Site	No Site withdrawn by owners

Based on an analysis of these various factors and feedback from the Regulation 14 consultation, two sites will be taken forward as allocated sites in the CB&HNP:

- **The Old Vicarage:** The AECOM assessment found the Old Vicarage site to be suitable for development. It also received strong support in the Community Survey (83% Yes or Maybe). It was also considered to be particularly suitable for retirement or downsizing properties due to its proximity and easy pedestrian access to Coombe Bissett village centre and its amenities.
- **Kenora Paddock:** The AECOM assessment found the site to be potentially suitable for development providing access constraints and visual sensitivity to neighbours was addressed through suitable planning. It also received strong support in the Community Survey (75% Yes or Maybe).

Allocations AS1: The Old Vicarage

The AECOM site assessment found the site suitable for residential allocation providing that: the design positively contributes to the setting of the Coombe Bissett Conservation Area and nearby heritage features; retains the mature trees at the site entrance; delivers biodiversity net gain and incorporates sustainable drainage techniques and permeable materials to alleviate surface water flood risk (AECOM Site Assessment Report, p.13).

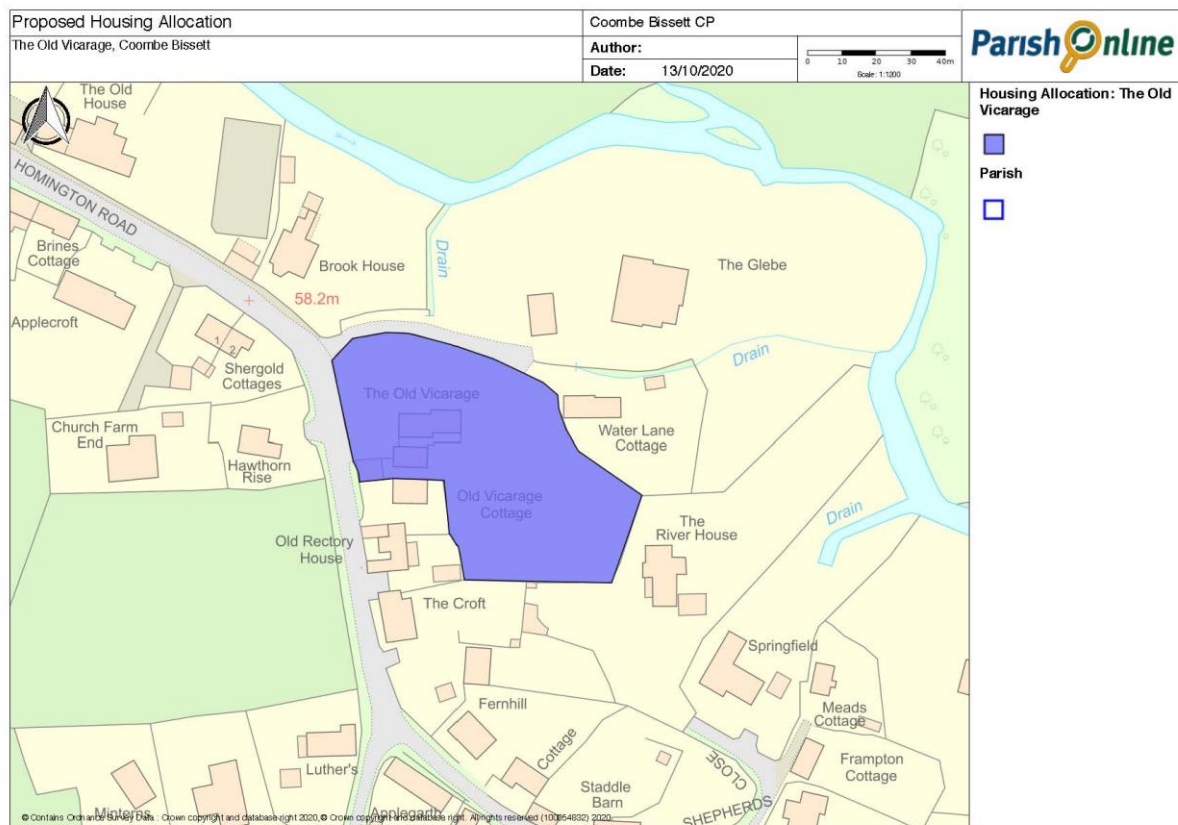


Figure 12: The Old Vicarage Site Outline

Sensitively designed development with use of materials in keeping with the local vernacular, presents an opportunity to positively contribute to the Conservation Area and setting of listed buildings through the demolition or regeneration of the currently vacant building. At present, the site has a single dilapidated building occupying a generous plot. Development on the site should be limited to a maximum of four dwellings, through a combination of either new dwellings or retention of the existing building (or elements of it). The conservation of the mature trees on the site will be an important element in sustaining biodiversity and appearance.

Wiltshire Council has adopted a strategic approach to mitigate the effect of development on habitats and protected sites. This approach includes the possible use of a Wiltshire Council mitigation scheme to ensure nutrient neutrality. This is potentially available to planned developments⁴⁴ including those in Neighbourhood Plans such as the Old Vicarage site.⁴⁵

⁴⁴ Applications that comply with housing site allocation policies (Appendix D, Wiltshire Core Strategy) and or Core Policy 2 (Delivery Strategy) of the Wiltshire Core Strategy.

⁴⁵ <https://www.wiltshire.gov.uk/article/6209/Phosphorus-and-nitrogen-mitigation>

From a flood risk and drainage perspective, the site is in flood zone 1 with a low probability of surface water flooding. However, it adjoins Homington Road where there is a 1:100 and 1:1000 flood event risk from surface water. There is also a risk of groundwater flooding on the site, with levels indicated as being between 0.5 and 5m below the ground surface⁴⁶.

In terms of access, the site is on Homington Road with a footpath from the site to the village centre. Wiltshire Council have indicated that they consider highways and landscape mitigation for the Old Vicarage to be achievable and are included in the policy measures⁴⁷. Given its location and good access, the site would be suitable for older persons seeking to downsize.

Policy AS1: Allocated Site - The Old Vicarage

The site indicated in Figure 12 is allocated for residential purposes provided that the following criteria are met:

Housing mix:

- 1) *A maximum of four dwellings will be permitted on the site which could be delivered by a combination of the following possible design options:*
 - a) *The retention of the existing building (in whole or part).*
 - b) *Partial or total demolition of the existing building.*
 - c) *The construction of new buildings within the plot.*

Ecology and Landscaping:

- 2) *Development must contribute to the ecology of the NA (Policy EDH4) with measures to support Biodiversity Net Gain as detailed in the Wiltshire Local Plan, or national policy (whichever is higher).*
- 3) *A landscaping scheme should be implemented to improve onsite ecological conditions, protect the residential amenities of neighbouring properties and minimise the impact of noise and disturbance of traffic including:*
 - a) *The retention of important trees (including the mature trees at the entrance to the site) and hedgerows.*
 - b) *Additional planting along the boundaries of the site and other measures deemed necessary to enhance the biodiversity value of the site.*

Habitats, protected sites, drainage and flooding:

- 4) *Demonstrate compliance with Habitat Regulations to ensure nutrient neutrality and avoid adverse impacts on the River Avon SAC (Policy FDM2) and mitigate adverse impacts on New Forest Protected Sites (Policy EDH4).*

⁴⁶ The lowest part of the site which adjoins Homington Road has suffered from groundwater flooding in recent years following prolonged periods of heavy rain.

⁴⁷ AECOM site-specific finding comments from Wiltshire Council and CCNL Assessed Sites are available in the Neighbourhood Plan Evidence Base on the village website.

- 5) Ensure potential flood risk from all sources is addressed, both on site and for surrounding properties (Policy FDM1).*

Design:

- 6) Dwelling design is in accordance with Coombe Bissett and Homington Design Guide (Appendix A to the Plan).*
- 7) Design should be complementary to the character of the Conservation Area.*
- 8) A heritage assessment is required to identify impacts on the Conservation Area, the setting of nearby listed buildings and local non-designated heritage assets (see policy EDH8) and any necessary mitigation measures.*
- 9) The provision and design of housing suited to the needs of older persons seeking to downsize should be prioritised.*
- 10) The density of any development should be sensitive to the character of the existing setting of a large house in generous gardens.*

Highways and Access:

- 11) There should be pedestrian egress from the grounds of the Old Vicarage on to the pavement that leads to the centre of Coombe Bissett.*
- 12) Development must meet Wiltshire Council Highways requirements to ensure safe access/egress.*
- 13) Any highways improvements associated with the scheme would be supported where they improve road safety for pedestrians.*

Allocations AS2: Kenora Paddock

Kenora Paddock is adjacent to the settlement boundary. It borders but is not in the CCNL and is not in a flood risk area. From a heritage perspective, the site does not contain and is not within the setting of a nationally designated listed building or a scheduled monument. Furthermore, the site is not within the boundary of the Coombe Bissett Conservation Area.

The AECOM Site Assessment considered it to be a relatively unconstrained site, currently used for stock grazing, with relatively good connectivity to the village centre. It was assessed as being potentially suitable for development with possible access and visual sensitivity constraints for neighbouring properties. The site also has the potential to provide good-sized gardens suitable for young families. It would also be suitable for limited affordable housing. In addition, the site was supported by the community and Parish Council (see Table).

Feedback from the CCNL indicated that whilst the site would extend the settlement, the visual impact would be limited. With effective landscaping, the retention of existing hedgerows and additional planting on the southern boundary these views will be filtered,