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## Material considerations

### Old Vicarage PL/2025/06872 to be uploaded onto LPA PORTAL 29/10/25

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**Appendix 1:** Emails between Applicant's agent and Planning Case Officer  
03/10/25 to 28/10/25.

**Appendix 2:** Unilateral Undertaking to mitigate ecology and Wiltshire Wildlife  
Trust: Coombe Bissett Down Project etc.

**Appendix 3:** Draft ecology conditions.

**Appendix 4:** Unilateral Undertaking to confirm self-build for CIL and BNG  
purposes.

## Appendix 1:

Emails between Applicant's  
agent and Planning Case Officer

03/10/25 to 28/10/25

Richard

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From: Richard  
Sent: 28 October 2025 14:40  
To: Richardson, Joe  
Cc: fiona walker; 'Walker, David'  
Subject: RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House  
Attachments: BEN 0020 Coombe Bissett Down Project relative to The Old Vicarage 28.10.25-Model.pdf; ECOLOGY MITIGATION Unilateral\_Undertaking\_WalkerFamily\_WiltshireCouncil\_PL2025\_06872 v.2 23.10.25 COMPLETED.pdf

Dear Joe

Been thinking about the Ecology Unilateral Undertaking and ensuring the UU is: necessary to make the development acceptable; directly related to the development; and, fairly and reasonably related in scale and kind and thought I should share – jfyi – the linkage with Wiltshire Wildlife Trust and the close by Coombe Bissett Down Project (see For Information Only: BEN 0020).

Yours sincerely

**Richard Greenwood** BA(Hons) BPI MRTPI  
Director

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**From:** Walker, David [REDACTED]  
**Sent:** 26 October 2025 11:16  
**To:** Richardson, Joe <Joe.Richardson@wiltshire.gov.uk>; [REDACTED]  
**Subject:** Re: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Dear Mr Richardson

Fiona and I have followed the e-mail discussions between you and Mr Greenwood intently.  
2 things:

1. If called in for the 13<sup>th</sup> of Nov. committee, Fiona and I need to plan time off work - is it possible to give us a steer on this, and with it, the format (who might attend etc).

2. In one of the previous e-mails, Mr Greenwood had suggested inviting Council members to visit the site ahead of the planning meeting. This does sound useful to us, although we do recognise that logistically this may not be achievable, If it is, we would indeed extend that invitation and would like to give busy councillors as much notice as possible.

Thank you for your help with this.

David

**UCL Professor David Walker**

Honorary Consultant in Anaesthesia, Perioperative & Critical Care Medicine  
University College London Hospitals



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**From:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>

**Sent:** Friday, October 24, 2025 16:13

**To:** Richard [REDACTED]

**Cc:** Walker, David [REDACTED] fiona walker [REDACTED]

**Subject:** RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

⚠ Caution: External sender

Richard,

Thank you for your email that I acknowledge receipt of. At this time, I do not require paper copies.

Kind regards,

**Joe Richardson**  
Senior Planning Officer (South)

**Wiltshire Council**

Tel: 01722 434583

Email: [joe.richardson@wiltshire.gov.uk](mailto:joe.richardson@wiltshire.gov.uk)

Website: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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**From:** Richard [REDACTED]  
**Sent:** 23 October 2025 15:47  
**To:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>  
**Cc:** Walker, David <[REDACTED]> fiona walker [REDACTED]  
**Subject:** RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House  
**Importance:** High

Dear Joe

As promised x 2 different UUs completed (Ecology and Self-Build) – do you need the paper versions, at this stage?

Please can you acknowledge safe receipt, by return?

Kind regards

**Richard Greenwood** BA(Hons) BPI MRTPI  
Director  
[REDACTED]

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---

**From:** Richard  
**Sent:** 22 October 2025 14:19

To: 'Richardson, Joe' <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>

Subject: RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Dear Joe

OK this is that email.

Counting the bats and reptiles, does not either record accurately their numbers or save them – it just puts off the – now - inevitable - by a year.

Why wait when by February 2026 we should have discharged pre-commencement conditions and bat licensing and we will be fulfilling the mandatory:

- on site fingertip dismantlement of the roof by qualified ecologists – resulting in an accurate count and the saving of all the bats;
- likewise – the fingertip search of the garden by qualified ecologists counts all, and saves all, of the reptiles.

If you are really saying – you can't demolish the house for a year and maybe never, then you need to say that explicitly now, because the planning application, The Neighbourhood Plan and Core Strategy, all support this application – not to mention the ringing endorsement of The PC and neighbours and now all the consultees (bar-ecology).

The two UUs – self build and ecological mitigation – should be in place by Friday 24/10/25.

The only obstacle seems to be this storm in a teacup.

Don't want to escalate but it means: Chief Executive, Head of Planning, Chair and Deputy of SAPC and a request for a pre-SAPC site meeting + Officers + PC.

Yours sincerely

**Richard Greenwood** BA(Hons) BPI MRTPI  
Director  
mobile [REDACTED]

**Benchmark Development Planning Ltd**  
chartered town planners + development advisers

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**Richard will be on annual leave from Monday 16<sup>th</sup> June to the end of Friday 20<sup>th</sup> June, returning 09.00 on Monday 23<sup>rd</sup> June.**

**If urgent, text 0 [REDACTED] and a reply will be made within 24 hours.**

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---

**From:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>  
**Sent:** 22 October 2025 13:23

**To:** Richard [REDACTED]

**Subject:** RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Richard,

I am not sure what you mean by escalation because I do not think anything more can be said as we have both confirmed our positions on this application. So, I am not sure what any further email from you will provide. However, if you do feel it necessary, please do send a further email.

Kind regards,

**Joe Richardson**

Senior Planning Officer (South)

**Wiltshire Council**

Tel: 01722 434583

Email: [joe.richardson@wiltshire.gov.uk](mailto:joe.richardson@wiltshire.gov.uk)

Website: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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**From:** Richard [REDACTED]

**Sent:** 22 October 2025 13:08

**To:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>

**Subject:** RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Dear Joe

Am I allowed one last short email, to change your mind, before I escalate and before you fix The Planning Department's position?

NB This is not personal.

Kind regards

R

---

**From:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>

**Sent:** 22 October 2025 12:31

**To:** Richard [REDACTED]

**Subject:** RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Richard,

Thank you for your emails. If Members of the SAPC were minded to approve this scheme, only then would conditions be considered and discussed. At this time, I do not have a list of conditions available but am proceeding based on a recommendation of refusal in that you/your clients are not prepared to extend the deadline of the application to undertake the necessary surveys.

In terms of the self-build requirement, thank you for confirmation/acceptance of this. However, instruction to commence with this legal agreement would only occur if approval of the scheme was granted. I cannot therefore instruct our legal team currently.

Whilst other LPAs may have used pre-commencement conditions to secure ecological enhancements, I cannot comment on this as I do not have details of the reasoning/circumstances related to that application. Each application must be treated on its own merits and re-iterate, that it has been made clear by the Council's Ecologist that any type of pre-commencement condition for additional survey work on this site will not be accepted.

Considering the above and the fact that your clients would like a decision, I have to proceed with recommending refusal of this application.

Kind regards,

**Joe Richardson**  
Senior Planning Officer (South)

**Wiltshire Council**

Tel: 01722 434583

Email: [joe.richardson@wiltshire.gov.uk](mailto:joe.richardson@wiltshire.gov.uk)

Website: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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**From:** Richard [REDACTED]

**Sent:** 22 October 2025 11:05

**To:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>

**Subject:** RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Dear Joe

Apologies another email.

I would really like to see your proposed conditions, if this is delegated or a SAPC Report (in the alternative that Cllrs want to approve against Officer recommendation).

I am just reading + checking / due diligence - for clients - an opp in Uckfield – and there is this POWERFUL Wealden DC pre-commencement ecology condition (WD/2024/2955/MAO). Of course – substitute GCN for bats and reptiles ... thoughts?

My thinking – FULL control retained by Jessica Cracknell / County Ecologist – full linkage with NE – and a “return to Jessica condition” – so nothing can start without her FINAL OK.

Prior to the commencement of development hereby permitted, the Local Planning Authority shall be provided with either:

- a) A ~~great-crested newts (GCN)~~ mitigation licence issued by Natural England pursuant to the Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
- b) A statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a ~~great-crested newts~~ mitigation licence.

The development shall be carried out in strict accordance with the recommendations and ~~GCN~~ mitigation strategy contained in any licence issued by Natural England, with the mitigation and enhancement measures in place prior to first occupation of the dwellings and thereafter retained.

**REASON:** To safeguard protected species which could otherwise be adversely affected by the development and to provide biodiversity enhancement having regard to ~~Spatial Planning Objective SPO1 and Policies WCS12 and WCS14 of the Wealden District Core Strategy Local Plan 2013~~ coupled with the requirements of the National Planning Policy Framework.

Sorry, again.

R

---

**From:** Richard  
**Sent:** 21 October 2025 18:41  
**To:** 'Richardson, Joe' <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>  
**Cc:** Walker, David <[REDACTED]>; fiona walker <[REDACTED]> 'Clewer, Richard' <[Richard.Clewer@wiltshire.gov.uk](mailto:Richard.Clewer@wiltshire.gov.uk)>; 'Parish Clerk CBPC' <[parishclerkcoombebissett@gmail.com](mailto:parishclerkcoombebissett@gmail.com)>; 'John & Jan Jarvis' <[REDACTED]>  
**Subject:** RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Dear Mr Richardson

Further to your email, I completely understand your concerns about **ecology and self-build**. We are on the same page.

-----

The applicant is happy to confirm **self-build** by way of a UU. Please do send over the template, by return.

-----  
Might I ask how your concern about ecology could be resolved before the SAPC?

Rightly or wrongly, it seems that you are beginning to set your mind against, us, and in favour of the protection of bats and reptiles.

The applicant, as you know, holds the bats and reptiles in the highest regard and in that sense, we are ALL exactly the same.

The Applicants want to do their utmost to protect the reptiles and bats, not by over-surveying, but real and deliverable measures, set out in the mitigation proposals and the Ecology Mitigation UU.

Make no mistake, if approved by SAPC on 13<sup>th</sup> November or in the Autumn of 2026, the outcomes for the bats and reptiles, will be the same.

**By qualified ecologists, they will be saved and relocated.**

Over-surveying, in this case isn't required because there is no clear ecological risk (see 1, 2 and 3 below).

The Old Vicarage is not an exceptionally high value ecology site – it's a house and a garden, in the middle of a village.

**The process and outcomes now, or, as you suggest, next Autumn 2026, are the same:**

1. After conditional planning permission is granted say today, or next Autumn, then pre-commencement conditions have to be discharged.
2. The discharge of **pre-commencement ecology conditions** usually takes say 2 to 3 months to be approved or refused.
3. The **low impact bat licence** usually takes 10-days to be approved or refused.

If either 2. and/or 3. are refused, no development can commence; these are two significant ecology safety nets, after SAPC.

If all is approved ...

Work on site begins – in February 2026, or your way, say February 2027, subject to 2. and 3. above.

**The longer the site is left, the greater the risk of vandalism, accidents (kids breaking in and getting hurt), fire and the site becoming an even bigger eyesore.**

I therefore ask you respectfully, to please add these material considerations to the planning balance, before you write the recommendation.

Yours sincerely

**Richard Greenwood** BA(Hons) BPI MRTPI  
Director  
mobile [REDACTED]

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---

**From:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>

**Sent:** 21 October 2025 15:54

**To:** Richard [REDACTED]

**Cc:** Walker, David <[REDACTED]> fiona walke [REDACTED]

**Subject:** RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Richard,

Thank you for your email. I cannot agree to the Unilateral Undertaking (UU) because I am recommending refusal of this planning application since you/your clients are not prepared to provide any further updated bat/reptile surveys. I have attempted to work proactively with you during this application by offering a time extension to allow the undertaking of the requested ecological surveys, but you have not accepted this based on the proviso that your clients want the application determined. Therefore, I am progressing the application with a recommendation of refusal for the Southern Area Planning Committee (SAPC) to opine upon.

I also note the application is for a self-build replacement dwelling. Please note, the Council now require all self-build proposals to be secured via a legal agreement/UU and so, a legal agreement will need to be secured for this proposal. This matter was previously secured by the LPA via planning condition. Currently, your application is not supported by this and so, there could be a further recommended reason for refusal of this planning application. Please confirm that your clients are prepared to enter into a UU agreement to secure this matter should members of the SAPC be minded to approve this scheme. Whilst I appreciate that your clients want a decision, work could commence on the UU to secure the scheme as a self-build (which is a requirement and could take some time to resolve) and in this time, with an agreed time extension, the required surveys could be undertaken and provided. Thus, negating the need for this scheme to be determined by the SAPC. Please let me know your thoughts on this.

Kind regards,

**Joe Richardson**

Senior Planning Officer (South)

**Wiltshire Council**

Tel: 01722 434583

Email: [joe.richardson@wiltshire.gov.uk](mailto:joe.richardson@wiltshire.gov.uk)

Website: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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**From:** Richard [REDACTED] [\[REDACTED\]@wiltshire.gov.uk](mailto:[REDACTED]@wiltshire.gov.uk)

**Sent:** 20 October 2025 10:53

**To:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>

**Cc:** Walker, David [REDACTED] fiona walker [REDACTED] Clewer, Richard <[Richard.Clewer@wiltshire.gov.uk](mailto:Richard.Clewer@wiltshire.gov.uk)>; Parish Clerk CBPC <[parishclerkcoombebissett@gmail.com](mailto:parishclerkcoombebissett@gmail.com)>; John & Jan Jarvis [REDACTED]

**Subject:** RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Dear Joe

The applicants bought the property in April 2024 and submitted a valid application to replace The Old Vicarage on 21<sup>st</sup> October 2024.

There will be a perception at SAPC that this worthy and much needed proposal has been stuck in planning, for a year, despite almost 100% local support.

The palpable local support is based on firm foundations because it will improve the economic, social and environmental conditions of the village – more vitality for the school, shop and pub, and by replacing an ugly failing empty house – this is an exemplar of sensitive sustainable green development. Housing is much needed.

I note you say: “The undertaking of a legal agreement would only be required if both parties agree to the need for this.”

We are asking you to agree to the UU (enc). Please.

We will have to be saying to the Cllrs of The SAPC: Wiltshire Council should be approaching The Old Vicarage decision in a positive and creative way and the Planning Officers should have been working more proactively with the applicants to secure this worthy development because it will improve the economic, social and environmental conditions of the area. (Para 39 NPPF.)

If you are able to move towards this sustainable proposal, a step further, by accepting the wholly necessary UU to offset our bat surveys becoming during the planning application year, a little out of date, then this should be a delegated approval without the need for SAPC time and effort, for this – that word again – worthy scheme that will deliver a significant but proportionate basket of ecological mitigation benefits.

Of course, yes, if this has to go to SAPC we would then agree to an EoT until 14/10/25.

The delegated target is 29/10/25.

Yours sincerely

**Richard Greenwood** BA(Hons) BPI MRTPI  
Director  
mobile [REDACTED]

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chartered town planners + development advisers

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**From:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>

**Sent:** 20 October 2025 09:48

**To:** Richard [REDACTED]

**Cc:** Walker, David [REDACTED] fiona walker [REDACTED]

**Subject:** RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Richard,

Thank you for your emails and time in our telephone conversation.

As discussed, the LPA cannot favourably determine this application based on the out-of-date ecological surveys provided. As per CIEEM guidance and Government standing advice on protected species and development, ecological survey data is generally considered valid for 18 months to 2 years, depending on the site and species involved. Beyond this timeframe, conditions on site can change, meaning that the baseline used to inform the assessment and mitigation strategy may no longer be accurate. The submitted ecological surveys for this site are now over three years old and vegetation clearance has been undertaken since the undertaking of the original survey work. This means from an ecological viewpoint that the status of the site and its suitability for protected species, particularly bats, may have changed. Updated surveys are therefore required to confirm whether the roosts identified in earlier surveys remain active and to ensure that the proposed mitigation remains appropriate and sufficient for the current conditions. In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The mitigation measures proposed must therefore be based on up-to-date evidence that accurately reflects the current ecological baseline. Therefore, pre-commencement conditions as you have suggested cannot be considered. At the time of the previous application, PL/2024/09412, there was no requirement to mention the out-of-date surveys because these surveys were within the 18 months to 2 year timeframe as outlined.

You have confirmed that your clients are not prepared to undertake additional surveys under the proviso of extending the deadline of this application to allow this to happen. Therefore, I have no option but to recommend refusal of this planning application. Consequently, given the call-in of Cllr Clewer, the application will need to be heard and determined by the Southern Area Planning Committee. I note though, your clients are prepared to enter into a legal agreement at their own expense and pay the necessary fees? The undertaking of a legal agreement would only be required if both parties agree to the need for this.

I will liaise with Shane Verrion regarding the recently submitted arboricultural information to see if his concerns around this scheme can be addressed. The next Southern Area Planning Committee meeting is set for the 13<sup>th</sup> November 2025. Providing a response is received to the arboricultural information, I will aim to have this application ready for this November committee meeting. Therefore, I request a time extension to the 14<sup>th</sup> November 2025 to allow the application to be heard and determined. Please confirm this time extension is acceptable.

Kind regards,

**Joe Richardson**

Senior Planning Officer (South)

**Wiltshire Council**

Tel: 01722 434583

Email: [joe.richardson@wiltshire.gov.uk](mailto:joe.richardson@wiltshire.gov.uk)

Website: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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**From:** Richard <[REDACTED]>  
**Sent:** 17 October 2025 18:29  
**To:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>  
**Cc:** [REDACTED] Walker, David <[REDACTED]>; fiona walker <[REDACTED]> Clewer, Richard <[Richard.Clewer@wiltshire.gov.uk](mailto:Richard.Clewer@wiltshire.gov.uk)>; Parish Clerk CBPC <[parishclerkcoombebisett@gmail.com](mailto:parishclerkcoombebisett@gmail.com)>; John & Jan Jarvis <[REDACTED]>  
**Subject:** RE: PL/2025/06872 (PL/2024/09412): The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Dear Joe

Thank you for the call, I have set out a note, that I would be grateful if you could consider.

Yours sincerely

**Richard Greenwood** BA(Hons) BPI MRTPI  
Director  
mobile t [REDACTED]

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**From:** Richard  
**Sent:** 17 October 2025 14:11  
**To:** 'Richardson, Joe' <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>; 'Verrion, Shane' <[Shane.Verrion@wiltshire.gov.uk](mailto:Shane.Verrion@wiltshire.gov.uk)>  
**Cc:** 'rmttreeconsultancy@gmail.com' <[REDACTED]> 'Walker, David' <[REDACTED]>

'fiona walker' [REDACTED]; 'Clewer, Richard' <[Richard.Clewer@wiltshire.gov.uk](mailto:Richard.Clewer@wiltshire.gov.uk)>; 'Parish Clerk CBPC' <[parishclerkcoombebisett@gmail.com](mailto:parishclerkcoombebisett@gmail.com)>; 'John & Jan Jarvis' [REDACTED]  
[REDACTED] Ian Roberts

**Subject:** RE: PL/2025/06872: The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Dear Joe

Just trying to catch up after a few days away, from the front line.

I think you will be very familiar with the building and site – and setting etc – the neighbours and PC - but if you want to meet on site, no problem.

The Wiltshire Planning Portal says that the comments can still be submitted until 27<sup>th</sup> October – a week on Monday – with then the target for a delegated decision is at the end of the 8-week period, on the **Wednesday 29<sup>th</sup> October**, 2 days later.

I think, all the consultees have already commented, and there is of course, a Cllr call-in.

Here if you want to talk this through, or happy with emails, etc.

Yours sincerely

**Richard Greenwood** BA(Hons) BPI MRTPI  
Director  
mobile [REDACTED]

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chartered town planners + development advisers

**Salisbury Civic Society – Conservation Scheme 2024 Award Winners:**  
**Manor Farm, Sutton Mandeville**

[www.benchmarkplanning.co.uk](http://www.benchmarkplanning.co.uk)

---

**From:** Richard

**Sent:** 10 October 2025 18:05

**To:** 'Richardson, Joe' <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>; 'Verrion, Shane' <[Shane.Verrion@wiltshire.gov.uk](mailto:Shane.Verrion@wiltshire.gov.uk)>

**Cc:** [REDACTED] 'Walker, David' <[REDACTED]>  
'fiona walker' [REDACTED] 'Clewer, Richard' <[Richard.Clewer@wiltshire.gov.uk](mailto:Richard.Clewer@wiltshire.gov.uk)>; 'Parish Clerk CBPC' <[parishclerkcoombebisett@gmail.com](mailto:parishclerkcoombebisett@gmail.com)>; 'John & Jan Jarvis' [REDACTED]  
[REDACTED] Ian Roberts

**Subject:** PL/2025/06872: The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House & TREE PROTECTION  
**Importance:** High

Dear Joe and Shane

As promised, here are the finely detailed re-tuning of the tree protection plans and overlays, thanks to Shane's guidance.

The information accords with the submitted evidence and continues to demonstrate that while being tight, smaller construction vehicles such as the small tipper lorry, and similar, can get 'in' and 'out' between the tree protection barriers.

We are suggesting these details still be subject to pre-commencement conditions (see below).

Yours sincerely

**Richard Greenwood** BA(Hons) BPI MRTPI  
Director

**Benchmark Development Planning Ltd**  
chartered town planners + development advisers

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---

**From:** Richard  
**Sent:** 10 October 2025 10:46  
**To:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>; Verrion, Shane <[Shane.Verrion@wiltshire.gov.uk](mailto:Shane.Verrion@wiltshire.gov.uk)>  
**Cc:** [REDACTED] Walker, David <[REDACTED]>; fiona walker <[REDACTED]> Clewer, Richard <[Richard.Clewer@wiltshire.gov.uk](mailto:Richard.Clewer@wiltshire.gov.uk)>; Parish Clerk CBPC <[parishclerkcoombebisett@gmail.com](mailto:parishclerkcoombebisett@gmail.com)>; John & Jan Jarvis [REDACTED]  
**Subject:** RE: PL/2025/06872: The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Dear Joe (Richardson – Senior PO) and Shane (Verrion – Tree Officer)

There have been 26 responses to date.

21 are local/neighbour third party – ALL ARE SUPPORTERS (see enclosed list – with an allowance for 'double counting')

There are 5 consultees. All have now responded – see table below.

There are no outright objections\*\*.

GREEN means x4 Support or No Objection.

Orange – x1 neutral - more information required.

Red – OBJECTION. Zero. None.

## LIST OF CONSULTEEES

Highways Department

Arboricultural Officer - Shane Verrion

Ecology

Conservation Consultation - Jocelyn Sage

Coombe Bissett and Homington Parish Council

-----

**\*\*Trees:** Shane's "COMMENT" cannot be classed as either a holding objection or an outright objection because we are re-using an existing lawful access to a replacement house.

Delivery and commercial vehicles already use the access.

However, our Tree Expert, accepts that Shane has flagged up areas for improvement with the design of the Tree Protection. Good.

We are finalising that today.

Nevertheless, if you are (hopefully) minded to recommend approval we would readily accept a ROBUST AND ENFORCEABLE TREE **Pre-Commencement** Planning Condition, possibly along the lines of:

**"No development (including site clearance and any other preparatory works) shall take place until a scheme detailing how on-site trees are to be protected has been submitted to and approved in writing by the Local Planning Authority.**

Such a scheme shall include a plan showing the location and specification of any protective fencing, ground protection or other precautionary measures as informed by British Standard 5837:2012. Such protection measures shall be installed prior to any other site operations and at least 2 working days' notice shall be given to the Local Planning Authority.

Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority.

No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Reason: Details are required prior to commencement to ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy ... "

-----

**\*\*Ecology:** There is a holding objection. However, should you be minded to approve, there are several reasonable and enforceable ecology planning conditions, that will fully protect and mitigate for the bats at the property.

Just a thought, with the latest planning application PL/2025/06872 - we submitted "BUNDLE 4: Full ecological mitigation".

This 55-page BUNDLE included an up to date ecology walkover survey that was conducted on 2<sup>nd</sup> July 2025 and reported thereafter, by our ecologists.

At page 9 of the BUNDLE our ecologists propose a **Pre-Commencement ECOLOGICAL MITIGATION STRATEGY (EMS)** Planning Condition.

This condition would require detailed and robust mitigation measures for all protected species to be submitted and approved, before any work can begin to the building and its gardens.

In this way, the Authority retains full control, with an enforceable and wholly reasonable planning condition, such as:

"No development shall commence on site (including demolition, ground works and vegetation clearance) until an **ECOLOGICAL MITIGATION STRATEGY (EMS)** has been submitted to and approved in writing by the local planning authority.

The EMS shall include full details for the measures set out in the Mitigation Strategy (Bundle 9), as updated by any **EUROPEAN PROTECTED SPECIES LICENCE** (EPSL).

The approved EMS shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

**Reason:** To ensure that the development is undertaken in an acceptable manner, in the interests of the protection of species."

-----  
In these particular and unusual circumstances, including the:

- pressing need to resolve this long running planning saga (2009 – 2025 – see Planning History at Bundle 10 – App 1)
- the 100% groundswell of support
- no heritage objection to replacement
- there are now strong grounds for recommending the grant of a conditional planning permission
- please deploy the most powerful and entirely enforceable **Pre-Commencement Conditions regarding trees and ecology**, known to Wiltshire Council.

We willingly accept such NPPF compliant conditions, as we wish to move forward, on site, after satisfying all these necessary conditions.

Kind regards

**Richard Greenwood** BA(Hons) BPI MRTPI  
Director

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---

**From:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>  
**Sent:** 09 October 2025 11:43  
**To:** Richard [REDACTED] Verrion, Shane <[Shane.Verrion@wiltshire.gov.uk](mailto:Shane.Verrion@wiltshire.gov.uk)>  
**Co:** [REDACTED] Walker, David <[REDACTED]>; fiona walker [REDACTED]  
**Subject:** RE: PL/2025/06872: The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Richard,

Thank you for your email which is noted. Attached are comments from the Council's Ecologist that have a 'holding objection' based on the out-of-date bat emergence surveys and reptile surveys. I also note that further surveys are advised/recommended in the submitted covering letter with this application from Kingfisher Ecology Ltd. This information is not something that can be conditioned to any consent because it cannot be confirmed with any authority that further changes have taken place on site from a habitat perspective. The Council's ecologist has expanded on this in her comments. The additional surveys required should have been undertaken prior to the submission of this application and noting that these types of surveys can only be undertaken between May and September, this does leave me with an issue on this site. Given that we are in October now, the earliest likely date that the required surveys can be required is late May 2026. The Local Planning Authority are required to assess applications on the level of detail provided and on the ecological matter raised, there are grounds to recommend refusal. Alternatively, you may wish to reconsider withdrawing this application and resubmitting once the required surveys have been completed. Please advise me of how you wish to proceed.

Kind regards,

**Joe Richardson**  
Senior Planning Officer (South)

**Wiltshire Council**

Tel: 01722 434583

Email: [joe.richardson@wiltshire.gov.uk](mailto:joe.richardson@wiltshire.gov.uk)

Website: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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---

**From:** Richard [REDACTED]  
**Sent:** 09 October 2025 10:45  
**To:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>; Verrion, Shane <[Shane.Verrion@wiltshire.gov.uk](mailto:Shane.Verrion@wiltshire.gov.uk)>

Cc: [REDACTED] Walker, David [REDACTED]; fiona walker [REDACTED]  
Subject: RE: PL/2025/06872: The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Dear Shane and Joe

We are just about to respond on the tree protection design, any moment now.

In the meantime, Joe, I think you may be awaiting a response from your ecologists?

Kind regards

**Richard Greenwood** BA(Hons) BPI MRTPI  
Director  
mobile [REDACTED]

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chartered town planners + development advisers

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---

**From:** Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>  
**Sent:** 03 October 2025 09:56  
**To:** Richard [REDACTED] Verrion, Shane <[Shane.Verrion@wiltshire.gov.uk](mailto:Shane.Verrion@wiltshire.gov.uk)>  
**Cc:** [REDACTED] Walker, David <[REDACTED]>; fiona walker [REDACTED]  
**Subject:** RE: PL/2025/06872: The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Richard,

As per my attached email, I would be grateful if you could address the comments raised by Shane at your earliest convenience.

Kind regards,

**Joe Richardson**  
Senior Planning Officer (South)

**Wiltshire Council**

Tel: 01722 434583

Email: [joe.richardson@wiltshire.gov.uk](mailto:joe.richardson@wiltshire.gov.uk)

Website: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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---

**From:** Richard [REDACTED]  
**Sent:** 03 October 2025 09:52  
**To:** Verrion, Shane <[Shane.Verrion@wiltshire.gov.uk](mailto:Shane.Verrion@wiltshire.gov.uk)>; Richardson, Joe <[Joe.Richardson@wiltshire.gov.uk](mailto:Joe.Richardson@wiltshire.gov.uk)>  
**Cc:** [REDACTED] Walker, David [REDACTED]; fiona walker <[REDACTED]>  
**Subject:** PL/2025/06872: The Old Vicarage, Coombe Bissett, SP5 4LR - Replacement House

Dear Shane

Thank you for your consultation response, all noted.

We have really tried hard to submit sufficient information to protect those much appreciated important trees, and yet, I can see, that we should have chosen our words and the details shown on plans more carefully, given your comments.

Might we have the opportunity of fine tuning our position, for you to comment again, on, please?

Yours sincerely

**Richard Greenwood** BA(Hons) BPI MRTPI  
Director

**Benchmark Development Planning Ltd**  
chartered town planners + development advisers

**Salisbury Civic Society – Conservation Scheme 2024 Award Winners:**  
**Manor Farm, Sutton Mandeville**

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Appendix 2:  
Unilateral Undertaking  
to mitigate ecology  
and  
Wiltshire Wildlife Trust: Coombe  
Bissett Down Project etc

## **DEED OF UNILATERAL UNDERTAKING (Ecological Mitigation) (v.2)**

(Under Section 106 of the Town and Country Planning Act 1990 (as amended))

THIS DEED OF UNILATERAL UNDERTAKING is made the 20th day of October 2025

BY:

(1) The Walker Family who own of The Old Vicarage, Coombe Bissett, Wiltshire  
SP5 4LR ('the Owner')

(2) WILTSHIRE COUNCIL of County Hall, Bythesea Road, Trowbridge, Wiltshire BA14  
8JN ('the Council')

## **RECITALS**

A. The Owner is the freehold owner of the land known as The Old Vicarage, Coombe Bissett, Wiltshire SP5 4LR shown edged red on the plans annexed hereto ('the Land').

B. The Owner has submitted to the Council a planning application, reference PL/2025/06872 ('the Application'), seeking planning permission for: "Demolition of the existing dwelling and garage and replacement with a new dwelling (self-build) with other associated works including landscape treatment, infrastructure and vehicle parking."

C. The Owner gives this Undertaking to the Council to secure appropriate ecological mitigation, including measures for bats and reptiles.

## **OPERATIVE PROVISIONS**

### **1. DEFINITIONS AND INTERPRETATION**

- 'the Act' means the Town and Country Planning Act 1990 (as amended);
- 'Commencement of Development' means the carrying out of a material operation as defined in section 56(4) of the Act in relation to the Development;
- 'Development' means the development permitted by the Planning Permission pursuant to the Application;
- 'Plan' means the plan annexed to this Deed and marked 'Plan referred to in the Unilateral Undertaking relating to The Old Vicarage, Coombe Bissett.'

## **2. STATUTORY PROVISIONS**

This Undertaking is given pursuant to Section 106 of the Act and all other enabling powers and is enforceable by the Council as a local planning authority.

## **3. OWNER'S COVENANTS**

3.1 Ecological Mitigation Contribution – The Owner shall pay to the Council the sum of £5,000 (five thousand pounds) ('the Contribution') as a financial contribution towards ecological mitigation, including but not limited to the protection and enhancement of habitats for bats and reptiles.

3.2 Timing of Payment – The Contribution shall be paid to the Council on or before the due date, meaning on or before seven (7) days of the Commencement of Development.

3.3 Interest for Late Payment – If the Contribution is not paid by the due date, the Owner shall pay to the Council interest at 4% above the Bank of England base rate, calculated daily, from the due date until payment is made in full.

3.4 The Undertaking includes an obligation to pay the Council's costs in assessing the adequacy of the Undertaking (which will include checking the title to the land) and registering the Undertaking as a local land charge. The Council's costs are limited to £500. This charge is, however, subject to review and actual costs will be assessed by reference to the operating rates.

## **4. MISCELLANEOUS**

4.1 This Undertaking shall come into effect upon the grant of the Planning Permission.

4.2 No person shall be liable for any breach of this Undertaking after they have parted with their entire interest in the Land or the part of it in respect of which such breach occurs.

4.3 The obligations contained in this Undertaking shall not be enforceable if the Planning Permission (a) expires without implementation, (b) is revoked, or (c) is quashed following a successful legal challenge.

4.4 Nothing in this Undertaking shall prejudice or affect the rights, powers, duties and obligations of the Council in its statutory capacities.

4.5 No provision of this Undertaking shall be enforceable under the Contracts (Rights of Third Parties) Act 1999 by any person who is not a party to this Deed.

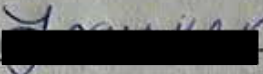
## **5. JURISDICTION**

This Deed shall be governed by and construed in accordance with the laws of England.

## EXECUTED AS A DEED

Executed as a Deed by:

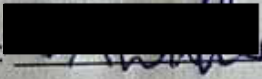
Dr Fiona Walker of The Old Vicarage, Coombe Bissett, Wiltshire SP5 4LR

Signature: 

Name: \_\_\_\_\_

Date: 22/10/25

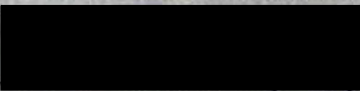
Professor David Walker of The Old Vicarage, Coombe Bissett, Wiltshire SP5 4LR

Signature: 

Name: WALKER DA

Date: 22/10/25

In the presence of:

Witness signature: 

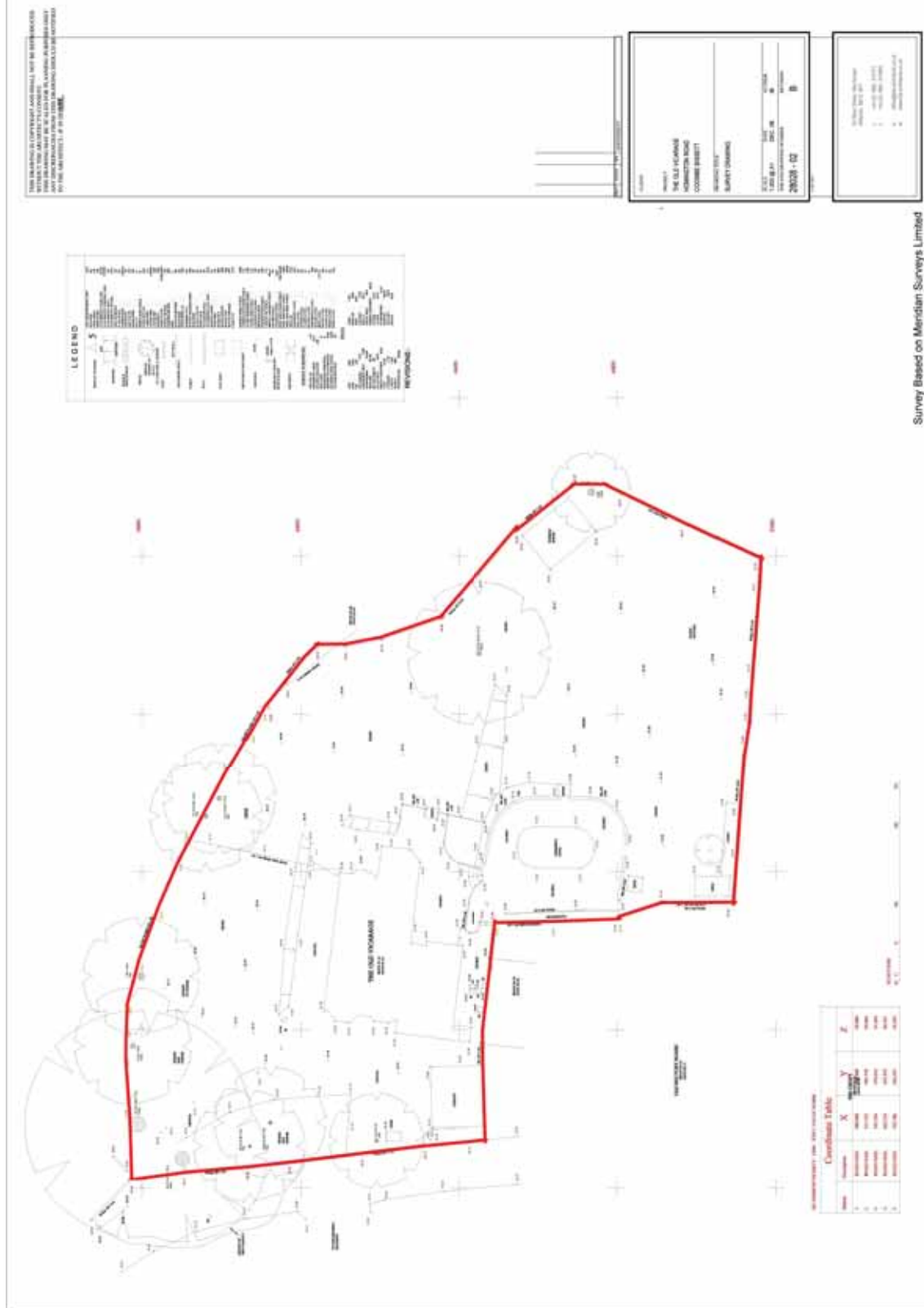
Name of Witness: BETAL PANDYA

Address: 78 SELWYN AVE TW9 2HD

Occupation: DOCTOR

SCHEDULE

(Plans of The Old Vicarage, Coombe Bissett – edged red)



A3

**Notes**  
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|         |                                                                      |          |
|---------|----------------------------------------------------------------------|----------|
| A       | First Issue                                                          | 20.04.24 |
| Rev     | Description                                                          | Date     |
| Client  | Dr & Dr Waller                                                       |          |
| Project | The Old Vicarage, Homington Road, Coombe Bissett, Salisbury, SP5 4LR |          |
| Drawing | Location plan                                                        |          |

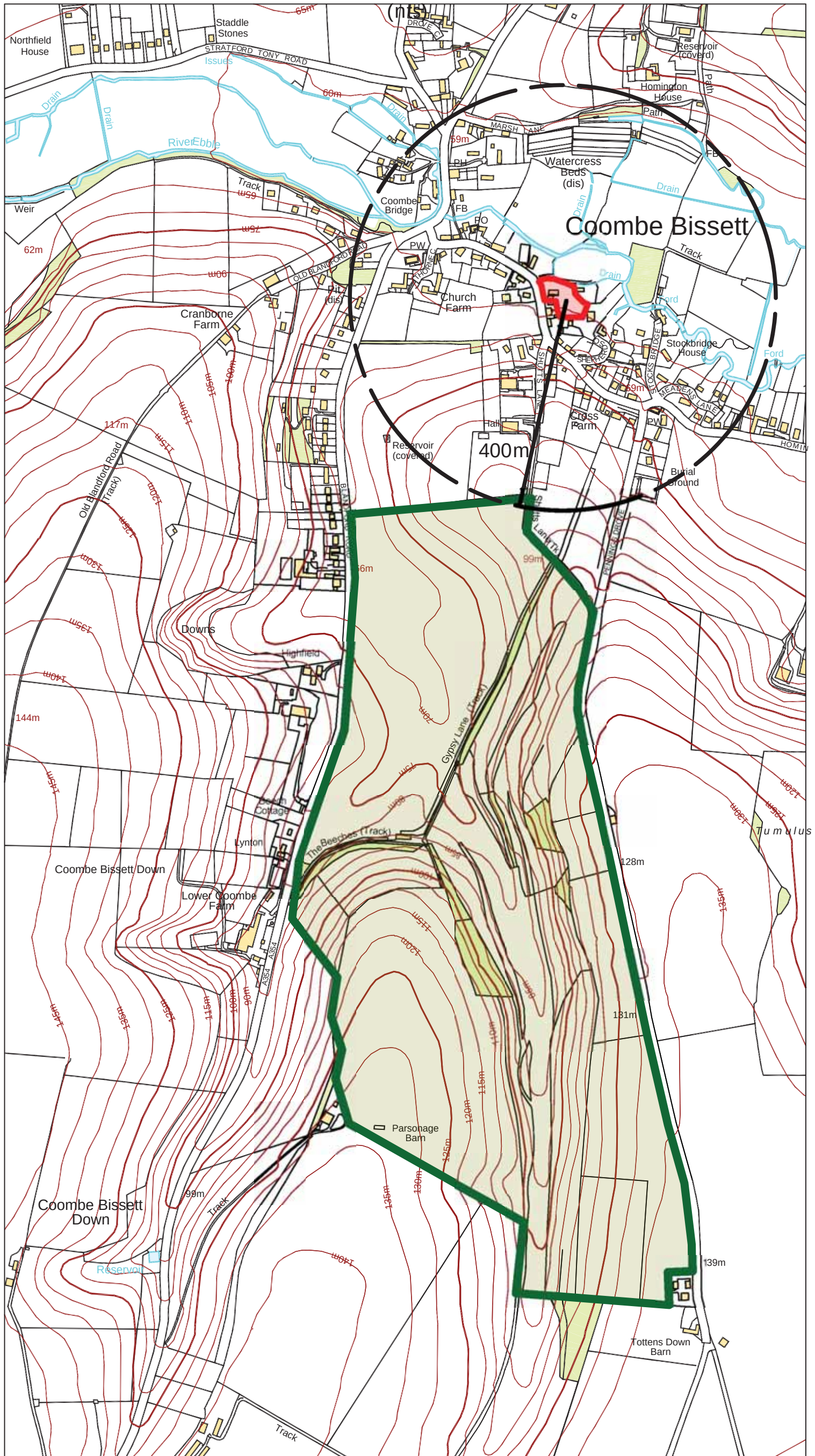
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architecture

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|            |           |
|------------|-----------|
| Scale @ A2 | Date      |
| 1 : 1250   | April '23 |

|            |            |     |
|------------|------------|-----|
| Project No | Drawing No | Rev |
| 672        | P01        | A   |

BEN 0020: Wiltshire Wildlife Trust's Coombe Bissett Down Project (green) is 400m and therefore "directly related" (see S106 UU) to The Old Vicarage (red) 28/10/25



Walk through wildlife  
and enjoy the sweeping  
views from this historic  
site at any time of year.

Coombe Bissett Down  
© Dianne Gale WWT



Become a Friend of  
Coombe Bissett Down and stay  
in touch with the  
project by emailing  
[CBDproject@  
wiltshirewildlife.org](mailto:CBDproject@wiltshirewildlife.org)

### Get involved!

- Become a Friend of Coombe Bissett Down
  - Volunteer to help the chalk downland habitat restoration
  - Join us at one of the downland events
  - Bring along your group or community club
  - Learn new skills and meet new people
  - Help record the wildlife found on site
- ... plus much more.



Visit [wiltshirewildlife.org/  
coombe-bissett-project](http://wiltshirewildlife.org/coombe-bissett-project)

### When visiting the site...



Please keep your dog on a  
lead at all times. Please clean  
up after your dog and dispose  
of bags at home.



Grazing animals  
may be present.  
Take care and  
keep your distance.

# Coombe Bissett Down Project



Clustered Bellflower © Beth Halski Plantlife

Wildflowers at  
Coombe Bissett Down  
© Stephen Davis WWT



Adonis Blue © Gary Mantle WWT



Herdwick sheep © Manuel Muñoz Sánchez



Yellowhammer © Fergus Gill/2020 VISION

Coombe Bissett Down is a 70 hectare chalk downland nature reserve located to the south west of Salisbury.

The Coombe Bissett Down Project (CBDP) is funded by the National Lottery Heritage Fund. The three year project has involved an initial land purchase that has doubled the size of the original reserve, and the start of a programme of work to revert one of the newly purchased arable fields back to species-rich chalk downland.

A key objective of the project is an enhanced visitor experience, with new opportunities for people to enjoy and learn about this spectacular site. Visitors will be able to follow the new signs, and waymarked routes around the reserve and enjoy the views from a series of new benches.

In addition we have a programme of events that will take place throughout the year, from lambing sessions to art classes, Walking for Health to searches for shieldbugs.

For more details of the project and what's on visit  
[wiltshirewildlife.org](http://wiltshirewildlife.org)  
 or email  
[CBDPproject@wiltshirewildlife.org](mailto:CBDPproject@wiltshirewildlife.org)

Share your visit with us

 @wiltswildlife  
 @wiltswild  
 @wiltswildlife

## Walking trails

### Easy access trail ●●●

Distance: 1.2km / 0.7 miles  
 Allow: 20 minutes

A flat route to a view point and bench with views across the reserve.

### Short loop ●●●

Distance: 2km / 1.2 miles  
 Allow: 30 minutes

This route encircles the Mediaeval strip lynchets.

### Hillside loop ●●●

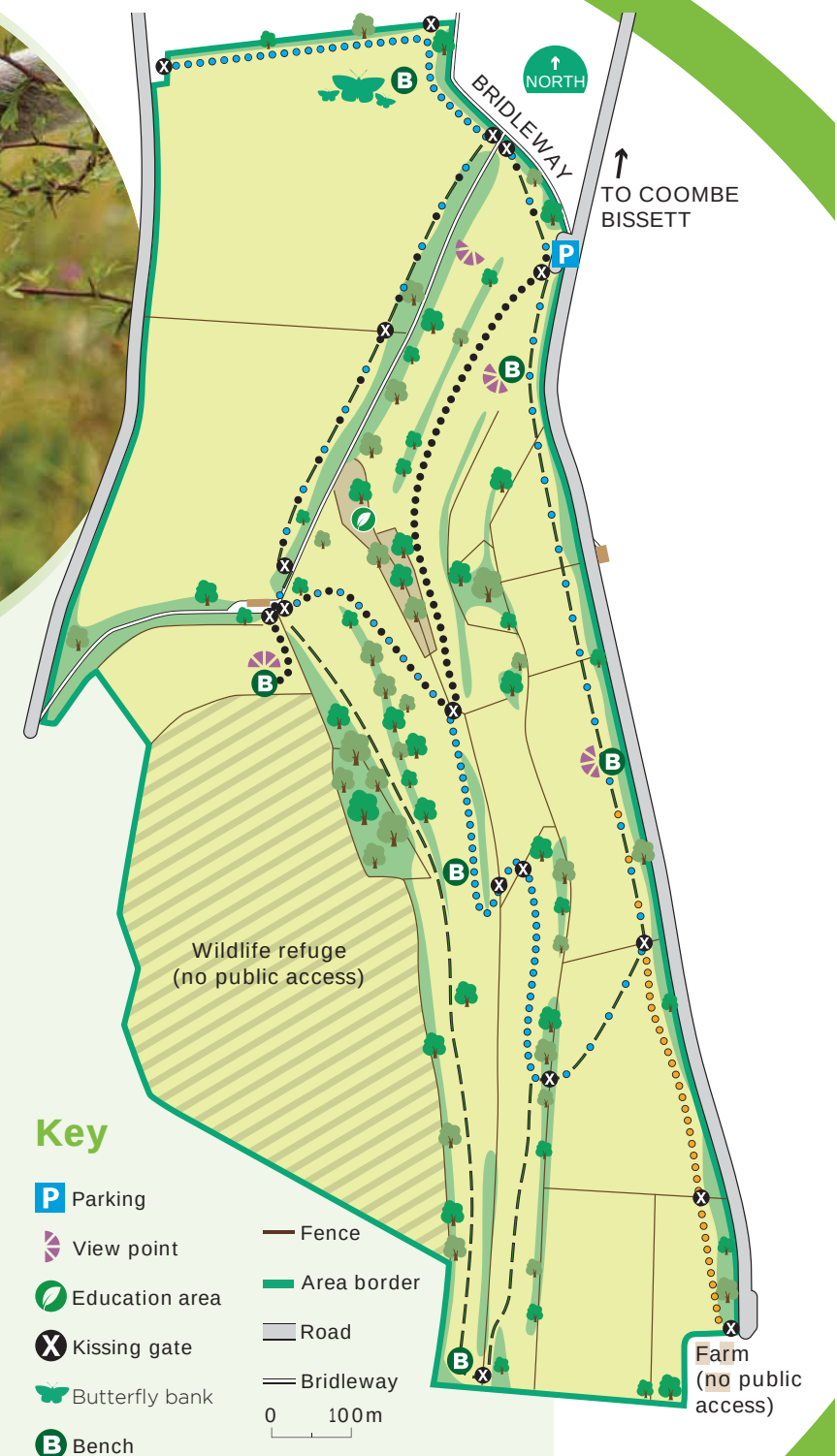
Distance: 3.2km / 2 miles  
 Allow: 1 hour

Enjoy sweeping views on this circular walk. There are some very steep sections to this route.

### Valley loop — —

Distance: 3.2km / 2 miles  
 Allow: 1 hour

This extended walk encompasses most of the reserve with benches along the way for a welcome rest. Be aware of some steep inclines.



# Appendix 3:

## Draft ecology conditions

Prior to the commencement of development hereby permitted, the Local Planning Authority shall be provided with either:

- a) A ~~great crested newts (GCN)~~ mitigation licence issued by Natural England pursuant to the Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
- b) A statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a ~~great crested newts~~ mitigation licence.

The development shall be carried out in strict accordance with the recommendations and ~~GCN~~ mitigation strategy contained in any licence issued by Natural England, with the mitigation and enhancement measures in place prior to first occupation of the dwellings and thereafter retained.

**REASON:** To safeguard protected species which could otherwise be adversely affected by the development and to provide biodiversity enhancement having regard to ~~Spatial Planning Objective SP01 and Policies WCS12 and WCS14 of the Wealden District Core Strategy Local Plan 2013~~ coupled with the requirements of the National Planning Policy Framework.

"No development shall commence on site (including demolition, ground works and vegetation clearance) until an **ECOLOGICAL MITIGATION STRATEGY (EMS)** has been submitted to and approved in writing by the local planning authority.

The EMS shall include full details for the measures set out in the Mitigation Strategy (Bundle 9), as updated by any **EUROPEAN PROTECTED SPECIES LICENCE (EPSL)**.

The approved EMS shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

**Reason:** To ensure that the development is undertaken in an acceptable manner, in the interests of the protection of species."

## Appendix 4:

Unilateral Undertaking to confirm  
self-build for CIL and BNG  
purposes

## DEED OF UNILATERAL UNDERTAKING (Self Build) (v.1)

(Under Section 106 of the Town and Country Planning Act 1990 (as amended))

THIS DEED OF UNILATERAL UNDERTAKING is made the 23rd day of October 2025

BY:

- (1) The Walker Family who own The Old Vicarage, Coombe Bissett, Wiltshire SP5 4LR ('the Owner')
- (2) WILTSHIRE COUNCIL of County Hall, Bythesea Road, Trowbridge, Wiltshire BA14 8JN ('the Council')

### RECITALS

- A. The Owner is the freehold owner of the land known as The Old Vicarage, Coombe Bissett, Wiltshire SP5 4LR shown edged red on the plans annexed hereto ('the Land').
- B. The Owner has submitted to the Council a planning application, reference PL/2025/06872 ('the Application'), seeking planning permission for: 'Replacement of existing dwellinghouse with a new self-build dwelling and associated works.'
- C. The Development qualifies for Self Build exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and for Biodiversity Net Gain (BNG) exemption under the Environment Act 2021 and associated secondary legislation.
- D. The Owner gives this Undertaking to confirm and secure their compliance with the conditions required for such exemptions, including occupation of the completed dwelling as their principal residence for a continuous three-year period.

### OPERATIVE PROVISIONS

#### 1. DEFINITIONS AND INTERPRETATION

- 'the Act' means the Town and Country Planning Act 1990 (as amended);
- 'the Application' means planning application PL/2025/06872 for the replacement dwelling at The Old Vicarage, Coombe Bissett;

- ‘the Council’ means Wiltshire Council, acting as the local planning authority and charging authority for Community Infrastructure Levy purposes and Biodiversity Net Gain (BNG);
- ‘the Development’ means the development permitted by the Planning Permission pursuant to the Application;
- ‘the Owner’ means the person or persons entering into this Undertaking and any successors in title to the Land;
- ‘Self Build’ means a home built or commissioned by individuals or groups of individuals for their own use, either by building the home themselves or working with builders (as defined in the Community Infrastructure Levy Regulations 2010 and associated guidance);
- ‘Completion’ means the issuing of a compliance certificate for the Development under either regulation 17 (completion certificates) of the Building Regulations 2010 or section 51 of the Building Act 1984 (final certificates);
- ‘Three Years’ means a continuous period of three consecutive fiscal years (the current financial year and the two preceding financial years);
- ‘Principal Residence’ means the main or sole residence of the Owner.

## **2. STATUTORY BASIS**

This Undertaking is made pursuant to Section 106 of the Town and Country Planning Act 1990 and all other enabling powers and is enforceable by the Council as a local planning authority.

## **3. OWNER’S COVENANTS**

**3.1 Self Build Occupation Requirement** – The Owner covenants with the Council that the dwelling permitted under the Planning Permission shall be constructed and completed as a Self Build dwelling and shall be occupied by the Owner as their sole or main residence for a period of not less than Three Years from the date of Completion.

**3.2 Compliance and Certification** – Within six (6) months of the date of Completion, the Owner shall submit to the Council: (a) a completed Part 2 of CIL Form 7 (Self Build Exemption Claim Form); and (b) documentary evidence confirming that the dwelling has been completed and occupied by the Owner as their sole or main residence.

**3.3 Notification of Non-Compliance** – The Owner shall notify the Council in writing within 28 days if, within the Three-Year Occupation Period, the Owner ceases to occupy the dwelling as their sole or main residence.

**3.4 Effect of Non-Compliance** – If the Owner fails to comply with any of the obligations in Clauses 3.1 to 3.3 above, the Council shall be entitled to take such enforcement action as is available to it under the relevant CIL or BNG regulations, including the recovery of any financial liability that would otherwise have been payable but for the exemptions claimed.

#### **4. MISCELLANEOUS**

4.1 This Undertaking shall come into effect upon the grant of the Planning Permission.

4.2 No person shall be liable for any breach of this Undertaking after they have parted with their entire interest in the Land or the part of it in respect of which such breach occurs.

4.3 The obligations contained in this Undertaking shall not be enforceable if the Planning Permission (a) expires without implementation, (b) is revoked, or (c) is quashed following a successful legal challenge.

4.4 Nothing in this Undertaking shall prejudice or affect the rights, powers, duties and obligations of the Council in its statutory capacities.

4.5 No provision of this Undertaking shall be enforceable under the Contracts (Rights of Third Parties) Act 1999 by any person who is not a party to this Deed.

#### **5. JURISDICTION**

This Deed shall be governed by and construed in accordance with the laws of England.

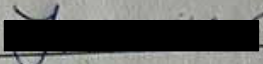
## EXECUTED AS A DEED

Executed as a Deed by:

Dr Fiona Walker of The Old Vicarage, Coombe Bissett, Wiltshire SP5 4LR

Executed as a Deed by:

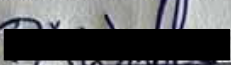
Dr Fiona Walker of The Old Vicarage, Coombe Bissett, Wiltshire SP5 4LR

Signature: 

Name: \_\_\_\_\_

Date: 22/10/25

Professor David Walker of The Old Vicarage, Coombe Bissett, Wiltshire SP5 4LR

Signature: 

Name: WALKER DA

Date: 22/10/25

In the presence of: 

Witness signature: 

Name of Witness: BETAL PANDYA

Address: 78 SELWYN AVE TW9 2HD

Occupation: DOCTOR

SCHEDULE

(Plans of The Old Vicarage, Coombe Bissett – edged red)



