



MS Audrey Lo
Wiltshire Council
Development Management
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8 JN

Dear Ms Lo

22nd February 2026

Land adj. Chivers, High Street Winterbourne Bassett SN4 9QB
Erection of 2No. 3-bed dwellings (Class 3) and associated works
Planning Application PL/2026/00509

We submit this formal representation objecting to the above application. The proposal for two dwellings on this site is contrary to the Development Plan when read as a whole and fails to comply with national policy. The harm arising significantly and demonstrably outweighs any limited benefit of two additional market dwellings.

Our objection is structured under the principal policy tests relevant to determination.

□

1. Flood Risk – Incorrect Flood Zone classification and Failure to Satisfy Core Policy 67 and the NPPF Sequential Approach

This locality is known to experience surface water flooding. Most recently, on 20th October 2023 (named storm Babet) when the bourne (seasonal drainage watercourse) on the eastern side of the application site overflowed. We attach pictures of the event, and a copy of the plan showing the extent of the flooding on that day as submitted to Wiltshire Council (via the Parish Council) shortly afterwards.

The Flood Risk Report submitted in support of this application, however, makes no mention of this event, and incorrectly states that the last recorded flooding incident in the village occurred in 2007, some 200m west, i.e. at the site of the eastern bourne, next to the pub.

You will be aware, having reviewed the Planning History of this and the adjoining site in the same applicant's ownership, that the subject land was previously classified as being

within Flood Zones 2 & 3. For that reason, the previous application for 3 dwellings was withdrawn and reconfigured to a single dwelling (recently completed).

Subsequently, it has since been reclassified as Zone 1. This clearly cannot be correct, given that the significant flooding event of October 2023 appears to have been omitted from consideration in making that reclassification. Whatever the reason for the absence of this event in the Environment Agency record, its reality cannot be ignored.

If the Flood Risk Report as submitted on behalf of the application is accepted by the Planning Authority, and the site is treated as Zone 1 flood –risk land, in the knowledge that it is based on patently flawed and incomplete data, that would surely constitute a significant breach of common sense, process and natural justice .

Where doubt exists in relation to flood safety, national policy is clear that development should not proceed.

Given the known flooding issues in this locality, this matter attracts substantial weight in the planning balance, we would submit.

Core Policy 67 of the Wiltshire Core Strategy requires development to avoid areas at risk of flooding and to demonstrate that flood risk will not be increased elsewhere. The NPPF requires application of the sequential approach and, where necessary, the exception test.

The introduction of two substantial dwellings with associated hardstanding would materially increase impermeable coverage and runoff.

There is insufficient evidence within the submitted documentation to demonstrate:

- That a robust sequential test has been undertaken;
- That there are no reasonably available sites at lower flood risk;
- That flood risk will not be increased to neighbouring land and property;
- That sustainable drainage measures are viable, deliverable, and effective for the lifetime of the development.

In the absence of clear and convincing evidence, the proposal fails to meet the requirements of Core Policy 67 and national policy. The risk to existing residential amenity and property is a matter of significant weight.

□

2. Overdevelopment and Harm to Character – Conflict with Core Policies 57 & 2

Core Policy 57 requires development to respond positively to local distinctiveness and to be compatible with the scale, density, form and character of its surroundings.

The proposal represents an over-intensification of the site. Two large dwellings on a constrained plot would result in a cramped and visually incongruous form of development, at odds with the prevailing pattern of modest, well-spaced rural housing in Winterbourne Bassett.

In addition it is clear from the plans and “artist’s impressions” submitted that the front first floor window of the dwelling proposed for Plot 1 will look directly into our own first floor windows. This clearly constitutes an unacceptable intrusion and loss of privacy.

The scale, footprint and massing fail to respect the established grain of development. This is not a matter of subjective preference but of objective incompatibility with the existing character of the settlement.

The harm to character and visual amenity attracts substantial weight.

Core Policy 2 - so far as “infill” is concerned, for the purposes of Core Policy 2, infill is defined as “the filling of a small gap within the village that is only large enough for not more than a few dwellings, **generally only one dwelling**” .

The application site cannot reasonably be described as “a small gap”, and clearly contravenes the presumption in favour of single dwelling consents, under this criteria.

□

3. Development in the Countryside – Conflict with Core Policy 50

Winterbourne Bassett is a small rural settlement where development must protect the intrinsic character of the countryside. Core Policy 50 seeks to limit inappropriate development and ensure proposals are proportionate to their setting.

The proposed scheme introduces an urbanising form of development that is disproportionate in scale and density. It erodes rural character and would set an undesirable precedent for further incremental intensification of village plots.

□

4. Planning Balance

The benefits of the scheme are limited to the delivery of two dwellings. These benefits attract only modest weight.

By contrast, the harms include:

- Significant and fundamental flaws in the Flood Risk Assessment of the site, based on a demonstrably incorrect and outdated data set;
- Failure to demonstrate policy compliance on flood risk;
- Increased risk of surface water runoff affecting neighbouring land;
- Overdevelopment of a constrained site, in excess of the guidance in the Core strategy for “infill development” in a Small Village settlement of this type ;
- Harm to rural character and local distinctiveness;
- Erosion of the established settlement pattern.

Taken together, these harms significantly and demonstrably outweigh the limited benefits of the proposal.

□

Conclusion

For the reasons set out above, the proposal conflicts with:

- Core Policy 67 (Flood Risk)
- Core Policy 57 (High Quality Design and Place Shaping)
- Core Policy 2 (Development in Small Villages)
- Core Policy 50 (Development in the Countryside)
- The flood risk and design objectives of the National Planning Policy Framework

The development is therefore contrary to the Development Plan and should be refused

We respectfully request that this representation be given full weight in the determination of the application and, if necessary, at appeal.

Yours sincerely

Peter G Cole

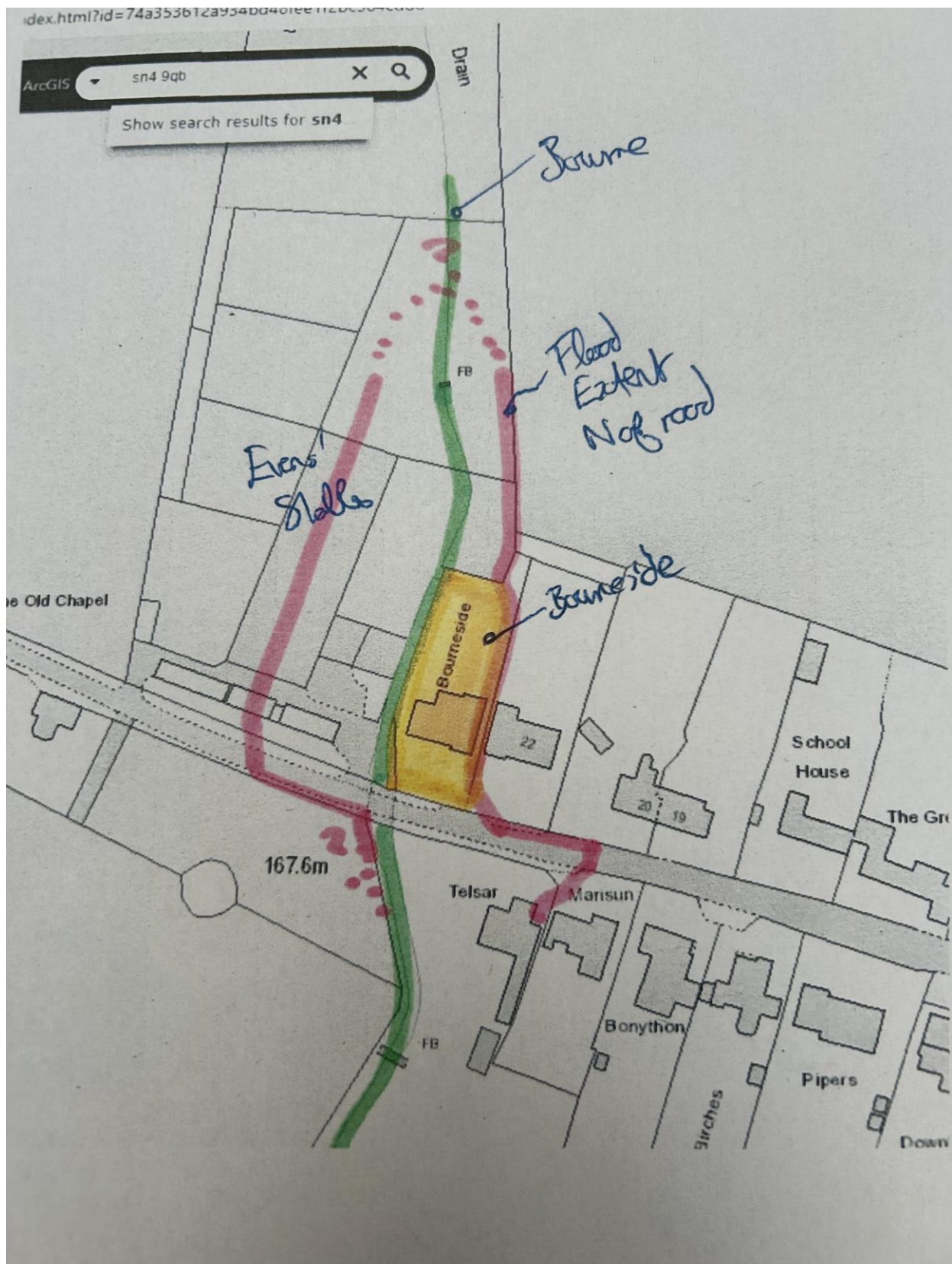
Alison J Cole



20th October 2023 – from Bourneside entrance looking west



20th October 2023 – looking east from Stables gate (immediately opposite Plot 1)



Plan of extent of flooding on 20th October 2023 sent to Parish Council [& Wilshire Council]
- showing road flooding to the front of proposed Plots 1 & 2