

Coombe Bissett and Homington Neighbourhood Plan 2023-2038

Made January 2026



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



**COOMBE BISSETT AND HOMINGTON
NEIGHBOURHOOD PLAN**

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In compliance with the Neighbourhood Planning (General) Regulations 2012

Qualifying body: Coombe Bissett Parish Council

The Coombe Bissett and Homington Neighbourhood Plan has been produced by local residents for the benefit of the whole Parish, for the present and in the future.

The Plan has been developed on behalf of the Coombe Bissett Parish Council by the Coombe Bissett and Homington Neighbourhood Plan (CB&HNP) Steering Group.

Technical support: AECOM¹

Advisory support: Development in Transition² (DinT)

Financial support: Coombe Bissett Parish Council and Locality³

Base map credit (where not stated otherwise):

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¹ <https://aecom.com/uk/>

² <https://www.developmentintransition.co/>

³ <https://locality.org.uk/>

Acronyms

AA	Appropriate Assessment	LHFIG	Local Highway and Footway Improvement Group
AECOM	Architecture, Engineering, Consulting, Operations and Maintenance Technology Corporation	LPA	Local Planning Authority
AH	Affordable Housing (NPPF (December 2023 Definition))	LPR	Local Plan Review
BREEAM	Building Research Establishment Assessment Method	LSE	Likely Significant Effect
CB&HNP	Coombe Bissett and Homington Neighbourhood Plan	MHCLG	Ministry for Housing, Communities and Local Government
CCNL	Cranborne Chase National Landscape (Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty)	NMP	Nutrient Management Plan
CAA	Conservation Area Appraisal	NP	Neighbourhood Plan
CIL	Community Infrastructure Levy	NPPG	National Planning Policy Guidance
DinT	Development in Transition	NPPF (Dec 23)	National Planning Policy Framework (December 2023) ⁴
DLUHC	Department for Levelling Up, Housing and Communities	ONS	Office for National Statistics
EV	Electric Vehicle	Reg 14	Regulation 14 (of the 2012 Neighbourhood Planning Regulations)
HGVs	Heavy Goods Vehicles	SAC	Special Area of Conservation
HMA	Housing Market Area	SEA	Strategic Environmental Assessment
HNA	Housing Needs Assessment	SOA	Strategic Options Assessment
IDSR	International Dark Skies Reserve	SSSI	Site of Specific Scientific Interest
LGS	Local Green Space	SPA	Special Protection Area

⁴ The NPPF (Dec 23) has been superseded by NPPF (Dec 24). However, in accordance with paragraph 239 of NPPF (Dec 24) this neighbourhood plan proposal has been submitted to the local planning authority under Regulation 15 on or before the 12 March 2025 and was examined against the policies of NPPF (Dec 23) .

i. Foreword to the Neighbourhood Plan

The Wiltshire Parish of Coombe Bissett and Homington is a rather special place. It is set in the beautiful Chalke Valley surrounded by the rolling chalk downland of the Cranborne Chase Natural Landscape (CCNL) (previously the Cranborne Chase and West Wiltshire Area of Outstanding Natural Beauty (AONB)) and yet is only 3 miles from the medieval cathedral city of Salisbury. Both villages are of ancient origin with designated conservation areas and a number of listed buildings. However, more importantly it is a flourishing community with some excellent facilities including two lovely churches, a village store, village school, village hall, village pub and cricket and tennis clubs.

Neighbourhood Plans provide a significant opportunity for local communities to influence and guide planning decisions. Once the Plan is formally agreed (or 'Made' in planning terminology) it has legal standing alongside the Wiltshire Local Plan and planning applications are determined in accordance with the Plan.

The Coombe Bissett and Homington Neighbourhood Plan (CB&HNP, the Plan) is the product of extensive input from the community, careful analysis of local issues and detailed liaison with Wiltshire Council and other stakeholders that have responsibilities for, or an interest in the development and future of our Parish.

Development of the CB&HNP has been driven by a strong evidence-led approach based on extensive research and analysis. This research has been distilled into a number of subject Topic Papers and other supporting documents, that set out the rationale and evidence for the policies in the Plan. All these documents and additional sources of information are available on the Neighbourhood Plan Evidence Base on the Parish website.⁵

The Plan aims to conserve and enhance our rich heritage and thriving community, whilst at the same time ensuring that development to sustain the future health of our community takes place in a way that reflects the Parish's distinctive character.

In 2023 the Parish Council conducted a 'Regulation 14' consultation on the draft Plan. This gave the community and other interested stakeholders opportunity to comment on the draft. Many excellent observations were received, carefully considered and where appropriate

⁵ Available from: <http://www.coombebissett.com/evidence-base.html>

incorporated into the Plan. It should also be noted that a Habitats Regulations Assessment (HRA), environmental screening and Strategic Environmental Assessment (SEA)⁶ were carried out on the draft Plan.

The amended Submission Version of the Plan was submitted to Wiltshire Council in March 2025. It was accompanied by: an updated Design Guide⁷ (Appendix A to the Plan); a Consultation Statement detailing how the community and interested parties were consulted in drafting the Plan; and a Basic Conditions Statement to demonstrate that the Plan is in accordance with national policies, Wiltshire Council's policies and contributes to sustainable development⁸.

Wiltshire Council conducted a Regulation 16 consultation on the NP between April and June 2025 to allow interested parties to submit further comments on the Plan. In June 2025, Wiltshire Council appointed an independent examiner to consider whether the draft plan should proceed to referendum. The examiner's report was received in September 2025 and concluded that subject to making modifications recommended in the report, the Plan meets the Basic Conditions and should proceed to referendum.

Following consideration of the Examiner's Report, Wiltshire Council issued a Decision Statement (Proceeding to Referendum) on 3rd November 2025 stating that it is satisfied that the draft Neighbourhood Plan, as modified, complies with the legal requirements and can proceed to referendum.

If the Plan is supported at Referendum, it will be adopted (Made) and become part of Wiltshire Council's statutory planning framework, alongside its Local Plan⁹.

⁶ The HRA, screening report and the SEA can be found in the NP Evidence Base on the village website.

⁷ The Design Guide is Appendix A to the Plan and has been amended to include design guidance related to climate change.

⁸ All these documents can be found in the NP Evidence Base on the Village Website. [EVIDENCE BASE - COOMBE BISSETT & HOMINGTON](#)

⁹ Once 'Made' the NP will be subject to five yearly reviews to allow the evidence base to be updated and policies amended as necessary.

ii. How to Use the CB&HNP

Each section of the Plan provides an overview of the key issues which affect the community of Coombe Bissett and Homington. These issues have corresponding objectives and policies to support the overall sustainability of the area over the 2023 – 2038 time period (to reflect the period of the Wiltshire Council Local Plan Review).

This Plan should be read alongside the policies of the current Wiltshire Council Core Strategy 2006-2026¹⁰ (or the Wiltshire Council Local Plan Review when adopted¹¹), since the two documents together will consist of the Development Plan for the Parish of Coombe Bissett and Homington.

All assessments, surveys and other supporting analyses used to develop the Plan's policies are available on the Neighbourhood Plan Evidence Base page of the Parish website.¹²

CB&HNP has identified several short and longer-term Action Points. These do not form part of the land-use Neighbourhood Plan and the Parish Council will address and prioritise these actions. Some actions are a 'quick fix'; others may depend on obligations from Section 106 agreements (where these are required), or through the apportionment of Community Infrastructure Levy. See Policy LWCF2 - Community Facilities, for a schedule of community preferences for such investment.

Details of these Action Points can be found at Appendix B.

¹⁰ Available from: <https://www.wiltshire.gov.uk/planning-policy-core-strategy>

¹¹ If the NP is made prior to the Wiltshire Local Plan Review being adopted it will be necessary to review the NP to ensure conformity with the new Local Plan.

¹² Available from: <http://www.coombebissett.com/evidence-base.html>

1. The Coombe Bissett and Homington Neighbourhood Area

A Neighbourhood Area must be formally designated by the Local Planning Authority (LPA). In this case, Wiltshire Council approved a request by Coombe Bissett Parish Council for the communities of Coombe Bissett and Homington (both within the civil parish of Coombe Bissett) to be a Neighbourhood Area (NA) on 7 December 2017.¹³

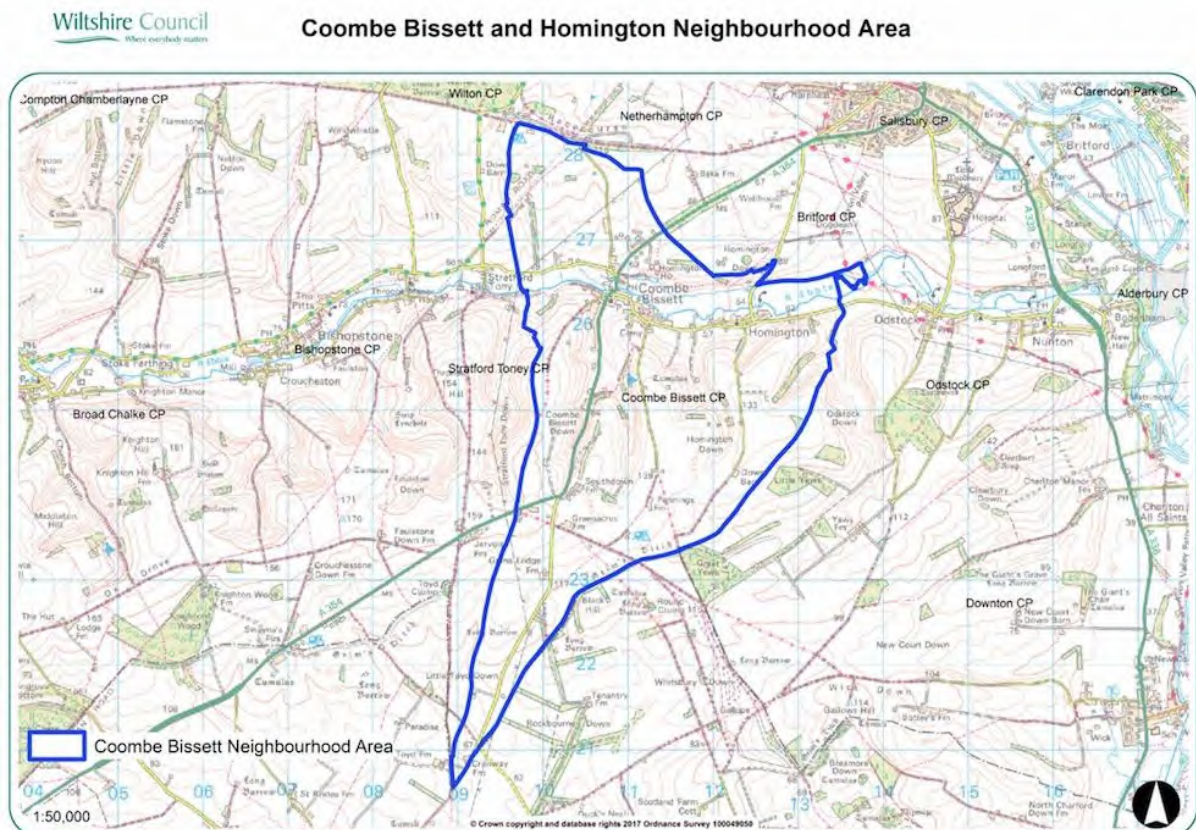


Figure 2: Map of the CB&HNP Neighbourhood Area (Wiltshire Council, 2017)

¹³ The designation documents can be found in the Neighbourhood Plan Evidence Base on the Parish website.

2. Introducing Coombe Bissett and Homington

The Wiltshire Parish of Coombe Bissett and Homington lies approximately 3 miles south of Salisbury, 4 miles south east of Wilton, and 18 miles north east of Blandford Forum. The Parish is rural in nature with the northern section lying within the valley of the River Ebble. It contains the large village of Coombe Bissett and the small village of Homington¹⁴. For many centuries Coombe Bissett and Homington were separate ecclesiastical parishes until they were united in a joint benefice in 1885. Civil parish councils were established in 1894 with the two parishes combining into a single civil parish in 1934.

With the exception of a small area on the northern edge, the NA falls within the CCNL¹⁵. The CCNL Management Plan 2019-2024 was adopted by Wiltshire Council in 2019 and forms part of the Council's planning framework¹⁶. The CCNL was recently awarded International Dark Skies Reserve status, reflecting the area's low levels of light pollution.



Figure 3: Coombe Bissett Stores

¹⁴ Wiltshire Council planning policy definitions.

¹⁵ The Cranborne Chase and West Wiltshire Downs AONB was established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles two Counties, two county scale Unitary, and three District councils. See: <https://cranbornechase.org.uk/>

¹⁶ The follow-on CCNL Partnership Plan 2025-2030 is currently under-going consultation.

There are several local community services in Coombe Bissett, including the Fox and Goose pub, Coombe Bissett Stores (shop with Post Office), the Village Hall, the Coombe Bissett & Homington Tennis Club, the Coombe Bissett & Homington Cricket Club and Coombe Bissett CE VA Primary School.



Figure 4: St Mary's Church, Homington

There are two churches in the Parish. The Grade I listed St Michael and All Angels in Coombe Bissett, which dates back to 1100 and the Grade II* listed St Mary the Virgin in Homington, which dates back to 1250.

The Parish had a population of 657 (324 male and 333 female, in 290 households, as of the 2021 census¹⁷). As a rural parish, there is a low density of residents (0.5 persons per hectare). The Parish Plan, the 2018 CB&HNP Questionnaire and the Wiltshire Council Housing Needs Survey¹⁸ found that most people have lived in the villages for a significant amount of time with a low number of people moving into or out of the area each year.

Relatively high house prices and a lack of smaller properties may influence the number of younger families that can afford to live in the NA. Also, the high quality CCNL landscape

¹⁷ <https://www.censusdata.uk/e04011688-coombe-bissett>

¹⁸ All three documents are available in the Neighbourhood Plan Evidence Base.

contributes to community well-being and may also attract people with resources, contributing to the relatively high proportion of older people in the villages.

As with many Wiltshire villages, the population is older than both the national and Wiltshire average (Wiltshire's has 25% aged 65 and over, whilst the NA has 33% aged 65 and over). In addition, Office of National Statistics (ONS) figures¹⁹ suggest that the percentage of those over 65 in Wiltshire will increase to 30% by 2038 (the period of the next Local Plan). Projections also indicate that in the same time period the percentage of over 85s will rise to 6%.



Figure 5: Coombe Bissett Down

¹⁹ Available from:
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/articles/overviewoftheukpopulation/2020>

3. The Value of a Neighbourhood Plan

Land-use policies in the Local Plan are used to determine planning applications made for development proposals, establishing the principles for retaining or changing the use of land in settlements and the countryside.

Under the Localism Act 2011, parish and town councils can develop a Neighbourhood Plan to reflect community priorities to complement their local authority's Local Plan and other national policies. Neighbourhood Plans can also set out the conditions against which development proposals will be judged in terms of their design, access and other considerations relevant to individual sites. They are not a tool to prevent development, but to plan positively for the future.

Neighbourhood Plans can help to:

- Foster a shared community vision for a local area.
- Identify where new development and facilities should be located.
- Identify green spaces to be protected.
- Influence the design of new buildings that reflects local character.
- Ensure they contribute to a range of housing stock that caters for a variety of needs, including those who may struggle to get onto the housing ladder.
- Conserve heritage and environmental assets.
- Protect and enhance community assets, such as village halls.

Neighbourhood Plans can also include policies to help address climate change and play an important part in delivering Wiltshire Council's Climate Strategy (February 2022). CB&HNP aims to create a forward-thinking vision for our community which celebrates and protects the most important aspects of our landscape and heritage.

Once made, following consultation, examination by an independent inspector and support in a local referendum (50% majority of those who vote), the Plan will become part of the Wiltshire Council's development plan. Neighbourhood Plans must be in 'general conformity' with national planning policy and Wiltshire Council's local plan (currently the 2015 Core Strategy, with a Local Plan review in process). The 'plan period' of CB&HNP is 2023 - 2038, which is in line with the next Local Plan period. The Parish Council is required under the NPPF (Dec 23) to review and update the Plan every five years.

4. Community Engagement

CB&HNP has been developed to be relevant, forward-thinking and effective, based on the needs of the community identified through extensive consultation.

A 2018 Community Questionnaire gathered structured feedback on key issues, together with a preliminary understanding of the potential housing sites which might be supported by the local community²⁰. A follow-up survey in July 2020 gathered community views on potential housing sites, Local Green Spaces (LGS), vistas, and footpath improvements. The Steering Group also engaged with local stakeholders including the CCNL, Coombe Bissett Primary School, Coombe Bissett Stores, the Village Hall, Wiltshire Wildlife Trust and local landowners.

In 2023 a pre-submission Regulation 14 Consultation was conducted on the draft NP. The comments received from the local community, statutory consultees and other stakeholders have been used to further refine the Plan, its objectives and policies. For full details see the Consultation Statement²¹ available on the NP Evidence base on the village website.

In addition, regular NP updates have been provided on the village website, the local bi-monthly newspaper (CB&H Express²²) and the community Facebook page.

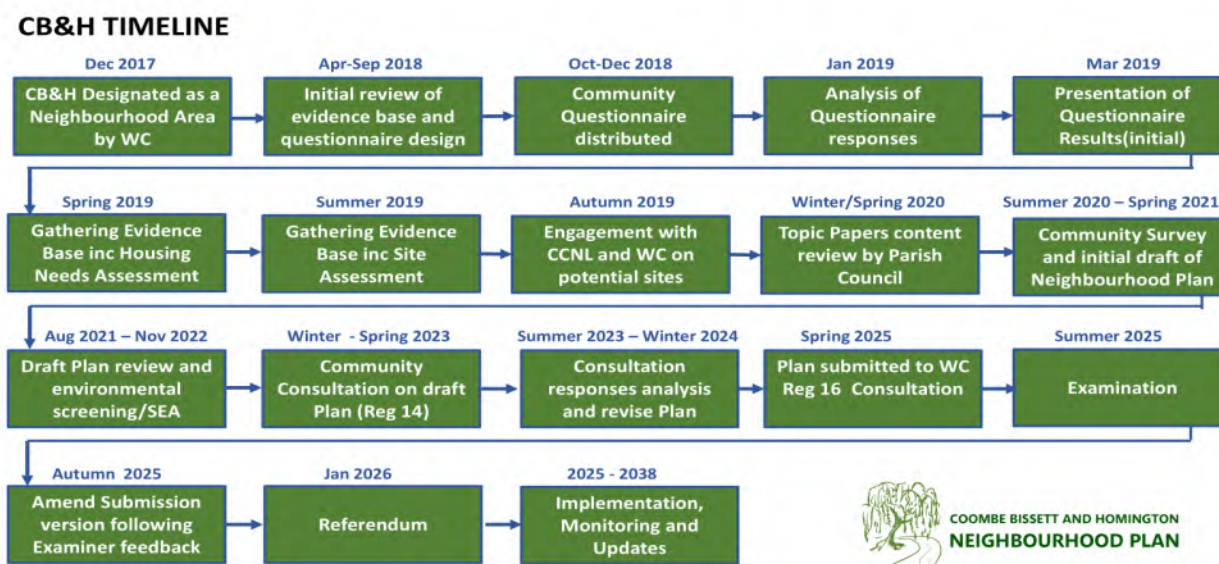


Figure 6: CB&HNP Timeline.

²⁰ A full version of the Community Questionnaire and a Summary of its findings can be found in the Neighbourhood Plan Evidence base.

²¹ See Village website [Neighbourhood Plan](#)

²² <https://www.coombebissett.com/cb--h-express.html>

5. Development Needs and Priorities

Coombe Bissett is defined as a 'Large Village' by the Wiltshire Core Strategy, which means that a limited amount of development is permitted, such as small housing or employment sites within the settlement boundary. Homington is classified as a 'Small Village' and as such is considered as open countryside. This means that development proposals must meet one of the 'exceptions policies' set out within the Wiltshire Core Strategy.²³



Figure 7: Homington Village

A 'settlement boundary' is the dividing line between areas of built development (the settlement) and non-urban or rural development – the open countryside. The settlement boundary for Coombe Bissett was recently amended as part of the Wiltshire Housing Site Allocations Plan and the associated settlement boundary review (see Figure 8 below).²⁴

²³ See Wiltshire Council Core Strategy Core Policy (CP) 1, Settlement Strategy available from: <https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wcs.pdf?m=637099399373530000>

²⁴ Sites outside the settlement boundary can be allocated in a Neighbourhood Plan which can also define a moderation to, or extension of, the settlement boundary defined by the Local Planning Authority (Wiltshire Council), if there is sufficient supporting evidence and the community also endorses such an approach.

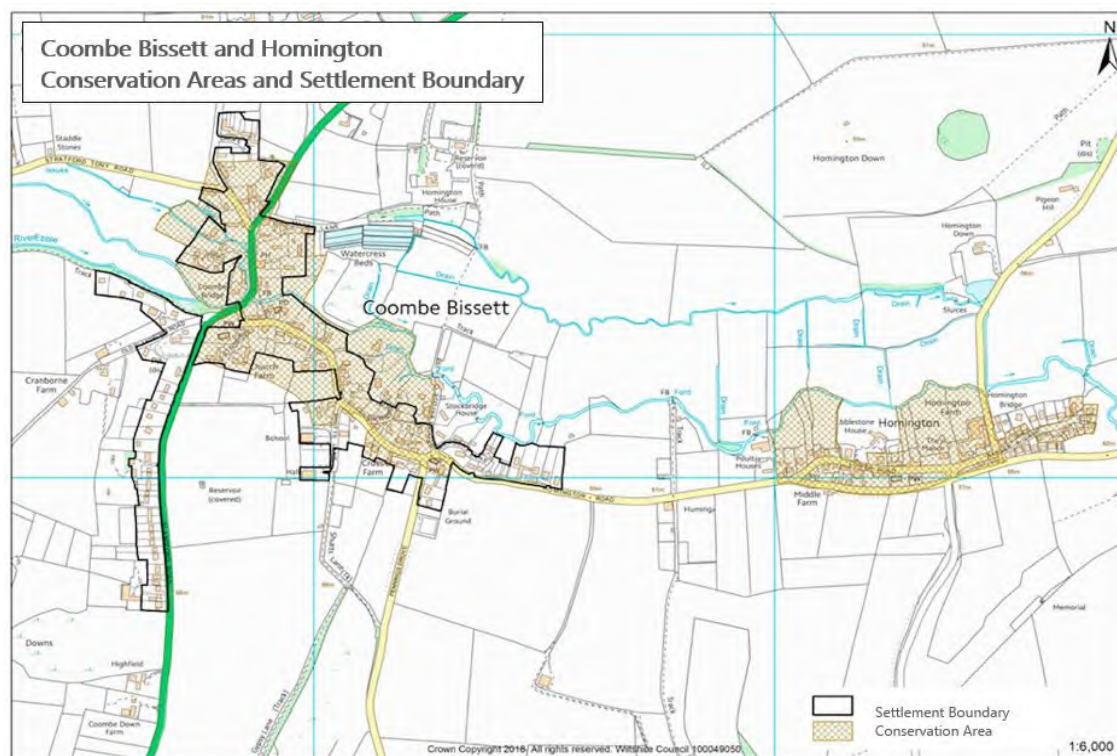


Figure 8: Coombe Bissett and Homington Conservation Areas and Settlement Boundary

There are currently no strategic development allocations in the Parish set by Wiltshire Council, i.e., sites identified for development under the Council's housing delivery strategy. However, under NPPF (Dec 23), paragraph 67, Wiltshire Council is required to set a housing requirement for NAs which reflects the overall strategy for the area's pattern and scale of development. This requirement is to be met through the Local Plan review, which has completed its Regulation 19 consultation and been submitted to the Secretary of State for examination. The draft Local Plan (paragraph 4.214) has a 2020-2038 housing growth requirement for Coombe Bissett of 18 dwellings.²⁵

To meet this housing requirement, two allocations are proposed in this Plan which are expected to provide between 9 and 12 new dwellings. The remainder can reasonably be expected to come forward through windfall completions (i.e. from infill on unallocated sites) over the Plan period. Details on past rates of housing delivery in Coombe Bissett can be found in Wiltshire Council Rural Housing Requirement September 2023 page 119²⁶.

²⁵ The Local Plan revise notes that the requirement is expected to be delivered towards the end of the plan period, due to identified NHS capacity constraints.

²⁶ [Wiltshire Local Plan - Rural Housing Requirement September 2023](#)

Table 1: Housing allocations and delivery of housing need

Policy number	Policy name/site	Anticipate requirement met through allocation
H2 & AS1	The Old Vicarage	1 to 4
H2 & AS2	Kenora Paddock	8 (3 of which are to be Affordable Housing)
H2	Windfall (Infill)	6 to 9
TOTAL		18

More than 90% of the Parish lies within the CCNL. The CCNL's priorities for housing development are reflected in the CB&HNP²⁷:

- To address a shortfall of affordable housing in the CCNL.
- Consider low-rise dwellings that have a minimal visual impact on the CCNL.
- To direct development within existing settlements.
- Not to cause undue harm to biodiversity, heritage, views and landscape in the area.
- In addition, as valley villages, the CCNL has stated that development which extends up the sides of valleys and coombes should be avoided.
- Ensure the Plan and the Parish Council work to uphold the CCNL's Dark Sky status.



Figure 9: Coombe Bissett Nature Reserve facing North towards the Blandford Road (AECOM, 2019)

²⁷ AECOM site-specific conclusions and comments from Wiltshire Council and the CCNL Assessed Sites, can be found in the Neighbourhood Plan Evidence Base.

6. Achieving Sustainable Development - CB&HNP's Compliance with the Basic Conditions

This Plan has sought to ensure that its policies have a strong evidence base, whilst also complying with national policies, the Wiltshire Core Strategy (and Local Plan Review)²⁸ and CCNL guidance. This compliance is formally set out in the Basic Conditions Statement²⁹ which accompanied the Submission version of the Plan. It also demonstrates how the NP's policies, individually and in combination, address the requirements for sustainable development considering the following impacts, as defined by the NPPF (Dec 23) in Para 8:

- **Economic** - contributing to building a strong economy: ensuring that sufficient land is available in the right place and at the right time.
- **Social** - providing homes that will meet the needs of future generations, and supporting the community's health, social and cultural well-being.
- **Environmental** - protecting the environment: using natural resources prudently, minimising waste and pollution and mitigating climate change.

Wiltshire Council advised that the NP required a Strategic Environmental Assessment (SEA) due to possible environmental effects from development of site AS1 [The Old Vicarage] within the Coombe Bissett Conservation Area, individual listed buildings and their settings. This was conducted by AECOM in Oct 22 and can be found on the village website NP evidence base.

A Habitats Regulation Assessment (HRA) is a requirement of the Conservation of Habitats and Species Regulations 2010 (as amended in 2012). Wiltshire Council prepared an HRA screening and appropriate assessment of the Regulation 14 version of the Plan in February 2023. This found that a number of policies had the potential to have a likely significant effect on the River Avon SAC and New Forest SPA/SAC/RAMSAR Zone of Influence. As a consequence, new and amended policies were added to the submission version of the Plan. A further HRA screening and appropriate assessment was conducted in May 2025. It concluded beyond reasonable scientific doubt that there would be no adverse effects on the integrity of the River Avon SAC, or on the integrity of the New Forest SPA/SAC, alone or in-combination with other plans and projects as a result of policies in the CB&HNP.

²⁸ NPs have to be in general conformity with the strategic adopted policies of the development plan (i.e. Wiltshire Core Strategy), but in addition the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a NP is tested. (PPG NP ID: 41-009-20190509).

²⁹ See Village website [Neighbourhood Plan](#)

7. Coombe Bissett & Homington Neighbourhood Plan Vision

Our Vision is to conserve and enhance the rich heritage of our natural and built environment, diversity of architectural styles, strong community spirit and sense of place, which makes the villages of Coombe Bissett and Homington special.

This Vision is delivered through the Objectives and Policies of the Neighbourhood Plan. These seek to balance housing and community development, design and character, with the need to protect and enhance the environment and our National Landscape setting whilst addressing climate change, in a way which ensures we remain a sustainable, caring and thriving community into the future.

8. Neighbourhood Plan Objectives and Policies

Table 2: Plan Policies

Theme and objective	Policy objective	Policy name and number
Housing and Appropriate Siting of Development - To ensure the housing needs of the local population are met, whilst conserving the rural character of our villages.	To ensure a mix of housing stock by prioritising 2 and 3-bedroom properties for new development.	Policy H1: Promoting a more balanced housing stock
	To allow for limited development to encourage the future vitality of our Parish.	Policy H2: Promoting limited development on allocated and windfall (infill) sites.
	To support residential development on allocated sites which contribute to a sense of local character and a village community through the sensitive and appropriate siting of new development.	Allocated Sites: Policy AS1: Allocated Site - The Old Vicarage. Policy AS2: Allocated Site Kenora Paddock.
Employment - To support the local economy.	To enable local residents to work from home.	Policy EM1: Working from Home.
	To enable small-scale local businesses to support a rural economy.	Policy EM2: Business in the Countryside.
Environment, Design and Heritage - To enhance and conserve the environment and local heritage for future generations.	To ensure development does not adversely impact on local views and vistas.	Policy EDH1: Views and Landscape Character.
	To preserve the distinct identity of the settlements of Coombe Bissett and Homington.	Policy EDH2: Maintaining a settlement gap between Coombe Bissett and Homington.
	To ensure development (including extensions and conversions) comply with the NP Design Guide (Appendix A) and are	Policy EDH3: Design.

	sensitive to local character and vernacular.	
	To ensure development protects habitats and enhances local biodiversity and ecosystems.	Policy EDH4: The Environment, Habitats and Biodiversity.
	To ensure that development supports tree growth, carbon sequestration and resilient habitats.	Policy EDH5: Providing for the right tree in the right place.
	To ensure that new development supports a low-carbon future that is sensitive to the natural environment.	Policy EDH6: Energy.
	To ensure that new development protects the CCNL from light pollution.	Policy EDH7: Maintaining the CCNL's Dark Sky Reserve status.
	To ensure local non-designated heritage assets are conserved and enhanced.	Policy EDH8: Non-Designated Heritage Assets.
Flooding, Drainage and Water Management - To mitigate flood risk, alleviate flood damage and improve water quality in the Parish.	To ensure that new development and extensions to existing properties consider and address potential flood risk from all sources both on-site and for surrounding buildings.	Policy FDM1: Flooding and Water Management.
	To ensure that new development, including extensions to existing properties, mitigate adverse impacts on water quality in the River Ebble, and have no adverse impacts on the River Avon SAC.	Policy FDM2: Drainage, nutrient management and compliance with Habitats Regulations on SAC and its Zones of Influence.

Sustainable Transport and Road Safety - To encourage sustainable transport links and improve road safety for pedestrians to enable a 'walkable village'.	To encourage road safety in the Parish.	Policy STRF1: Road Safety.
	To encourage 'a walkable village' through linked footpaths and pavements.	Policy STRF2: Enabling a 'Walkable Village'.
	To encourage the use of sustainable transport.	Policy STRF3: Sustainable Transport.
Leisure, Well-being and Community Facilities - To maintain and improve amenity areas and community facilities in the Parish.	To protect and promote recreational and amenity areas through the allocation of Local Green Spaces.	Policy LWCF1: Local Green Spaces.
	To improve community facilities and recreational and amenity areas in the Parish.	Policy LWCF2: Community facilities.



Figure 10: View from Homington Down looking South East to Homington Village

9. Housing and Appropriate Siting of Development

Thematic objective: To ensure the housing needs of the local population are met, whilst conserving the rural character of our villages.

Several sources have provided the evidence base for the Housing section of the Plan³⁰. These include:

- Wiltshire Council Housing Needs Survey (2018).
- CB&HNP Community Questionnaire (2018/19).
- The AECOM Housing Needs Assessment (2020).

Taken together they demonstrate that small-scale development in the NA is needed to: ensure the vitality of the community; enable existing residents to find housing suited to their changing needs; and support the sustainable use and provision of local services in the future. An analysis in the Housing Topic Paper (2020)³¹ indicated that to achieve this an indicative housing figure of 13-15 new dwellings were required in the Parish in the period up to 2036.

However, the CB&HNP also recognises that it sits within a wider planning policy framework and that Wiltshire Council (as the strategic policy-making authority) is required to set a housing requirement for designated NAs. As detailed in Section 5 above, Wiltshire Council's Local Plan review (Regulation 20) submission draft, includes a growth requirement of 18 dwellings in Coombe Bissett over the 2020-2038 plan period³². This level of development, when delivered in conjunction with the Plan's policies, can help to balance local housing requirements with the need to protect the rural village character of the Parish.

In addition, the evidence indicates that the current housing mix does not meet the needs of older people wishing to downsize³³ or provide sufficient suitable homes for young families requiring smaller/less expensive properties. There is therefore a particular need for additional 2-3 bed dwellings in the Parish, rather than 4 bed+ dwellings to balance the existing over-supply of larger properties.

³⁰ The evidence to support the housing policies can be found on the village website NP Evidence Base.

³¹ The evidence and methodology to support the housing figure can be found in the Housing Needs Topic Paper.

³² The Local Plan revise also notes that the requirement is expected to be delivered towards the end of the plan period, due to identified NHS capacity constraints.

³³ Due to the modest scale of community facilities and amenities in the villages and limited public transport, the provision of supported accommodation for older people may be more suitable in Salisbury or other local service centres.

The Plan also supports the provision of Affordable Housing³⁴. The need for Affordable Housing is identified in the CCNL's Management Plan (Policy PT23)³⁵ and Position Statement Number 10 on Housing³⁶. NPPF (2023) policies on affordable housing are not applicable to the sites identified in the Neighbourhood Plan due to their size, scale and for one site its location not in a designated rural area. The proposed Wiltshire Local Plan (review) which has been submitted to the Secretary of State for examination, requires provision of Affordable Housing of at least 40% on sites of 0.5ha or more (Policy 76)³⁷. Conditional policies with regards to Affordable Housing are included in this Plan which will only come into effect if the Local Plan with the relevant policy is adopted. In addition, there was a modest demand for self-build sites in the Community Questionnaire which should be considered in the Plan³⁸.

Policy H1 - Promoting a More Balanced Housing Stock

Objective H1: To ensure a mix of housing stock by prioritising 2 and 3-bedroom properties for new development.

As appropriate to their scale and nature proposals for new housing development should demonstrate how they contribute to maintaining an appropriate mix of tenures, types and size of dwellings for the Parish and address unmet dwelling needs.

New residential development should contribute to the requirement for 2- and 3-bedroom houses to meet the needs of young families or older people seeking to downsize.

Housing development which would have a concentration of similar types and tenures of homes will not be supported (Appendix A Design Guide).

The overall strategic housing requirement of 18 homes at Coombe Bissett in the Plan period can be met through site allocation policies and through windfall (infill) sites; that is, dwellings that come through the planning application process that have not been allocated in the Neighbourhood Plan³⁹.

³⁴ Affordable Housing is defined in the NPPF (Dec 23) at Annex 2.

³⁵ The requirement for affordable housing is retained in the draft CCNL Partnership Plan 2025-2030 which is currently undergoing consultation.

³⁶ Position Statement 10 requires LPAs to consider that Affordable Housing in and around the threshold of the CCNL delivers Affordable Housing on sites of five or more dwellings https://cranbornechase.org.uk/wp-content/uploads/2020/04/Pos10_Housing.pdf

³⁷ This policy could change before the Local Plan is made.

³⁸ Self-build is a potentially lower-cost option that could be actively encouraged on allocated and windfall sites.

³⁹ Wiltshire Local Plan Rural Housing Requirement (Sep 2022) noted net new dwellings in Coombe Bissett 2007/8 to 2021/22 was 0.5 per annum and between 2017/18 and 2021/22 was 0.8 per annum.

The site options reviewed for this Plan have been identified and considered through the Screening Options Assessment and Strategic Environmental Assessment process. Allocated sites are those found to be in the most appropriate locations in a site assessment analysis conducted by AECOM and also supported by the community (see Table 3 below). These allocations are also consistent with the CCNL Position Statement Number 10 on Housing.

Policy H2 - Promoting limited development on allocated and windfall (infill) sites

Objective H2: To allow for limited development to encourage the future vitality of our Parish.

Development of allocated or infill sites in Coombe Bissett will be supported to fulfil a housing need of 18 dwellings over the Plan period. Infill sites should be surrounded by or be adjacent to existing development within the settlement boundary, unless they are otherwise allocated in this Plan.

Proposals for infill development should:

- 1) 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).*
- 2) Address potential flood risk, drainage and nutrient management issues in accordance with Policies FDM1 and FDM2.*

Allocated Sites

Objective: To support residential development on allocated sites which contribute to a sense of local character and a village community through the sensitive and appropriate siting of new development.

A 'Call for Sites' process was undertaken in October 2018 to identify potential sites within the Parish. A Community Questionnaire was conducted at the same time to obtain views on potential sites. Nine sites were initially taken forward for consideration within the site assessment process. The site assessment was conducted by AECOM and their report was submitted in November 2019. In the process of the assessment two of the sites (Bundy Field and Rear of Avalon) were sub-divided into two parts, producing a total of eleven possible

sites⁴⁰. The key findings of the site assessment, together with other available evidence are detailed in the Site Assessment Topic Paper. Details of land type, proximity to the settlement, visual impact, agricultural loss, proximity to a Conservation Area, flood zone and biodiversity, by site are also contained in a comparison table in the Site Assessment Topic Paper⁴¹.

Overall, the site assessment found that: two sites were suitable; three sites were potentially suitable (provided appropriate planning and mitigation measures were in place); and that the remainder were unsuitable for development. The two suitable sites (Old Vicarage and the eastern half of the Rear of Avalon Site) and three potentially suitable sites (Kenora Paddock, East of Shutts Lane and the western half of the Bundy Field) were shortlisted for more detailed assessment. This included: ascertaining community support for development on these sites; seeking advice from Wiltshire Council on managing environmental and heritage impacts from each potential site; and assessing specific development constraints on each site.

As part of the wider programme of NP community consultation, an on-line Community Survey was conducted in July 2020. It provided an opportunity for the community to express preferences in regard to the five shortlisted suitable or potentially suitable sites⁴².

⁴⁰ An additional site, 'Churchill Place' on Old Blandford Road was previously screened out of the site assessment process as an original indication of the number of dwellings (Pre App advice from Wiltshire Council, shared by applicant with the Parish Council) was below the AECOM's threshold (5 dwellings or more) for assessment. After the site assessment had been completed, the developer put forward a planning application with an increased number of dwellings. Any such proposal will be judged against the proposed policies in this Plan, once adopted.

⁴¹ The AECOM Site Assessment and Site Assessment Topic Paper are available in the Neighbourhood Plan Evidence Base on the village website.

⁴² A Summary of the July 2020 Community Survey Analysis is available in the Neighbourhood Plan Evidence Base on the village website.

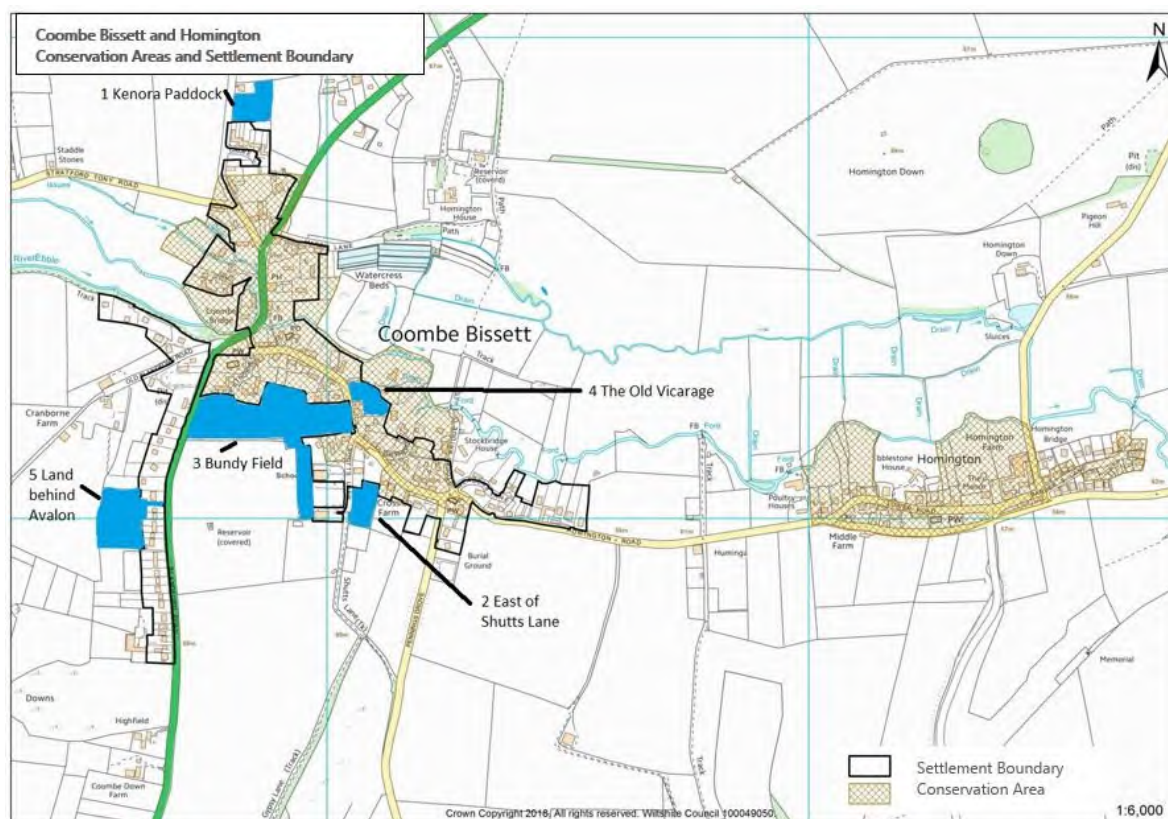


Figure 11: The shortlisted suitable or potentially suitable sites

The following Table provides a summary of the shortlisted sites including the AECOM assessment and the results of the on-line survey of community views:

Table 3: Shortlisted sites including the AECOM assessment and the on-line survey of community views

Potential Site	Kenora Paddock	East of Shutts Lane	Bundy Field (W Half)	Old Vicarage	Rear of Avalon (E Half)
Size	0.52ha	0.45ha	1.33ha	0.35ha	0.55ha
Development Potential ⁴³	8	5	6	4	6
Within Settlement Boundary	No	No	No	Yes	No
Conservation Area	No	No	Partial	Yes	No
CCNL	No	Yes	Yes	Yes	Yes
Agricultural Land	Yes	Yes	Yes	No	No

⁴³ This is the maximum number of properties which the Parish Council judges should be built on the site if the rural and open nature of the built environment of the Parish is to be maintained.

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).

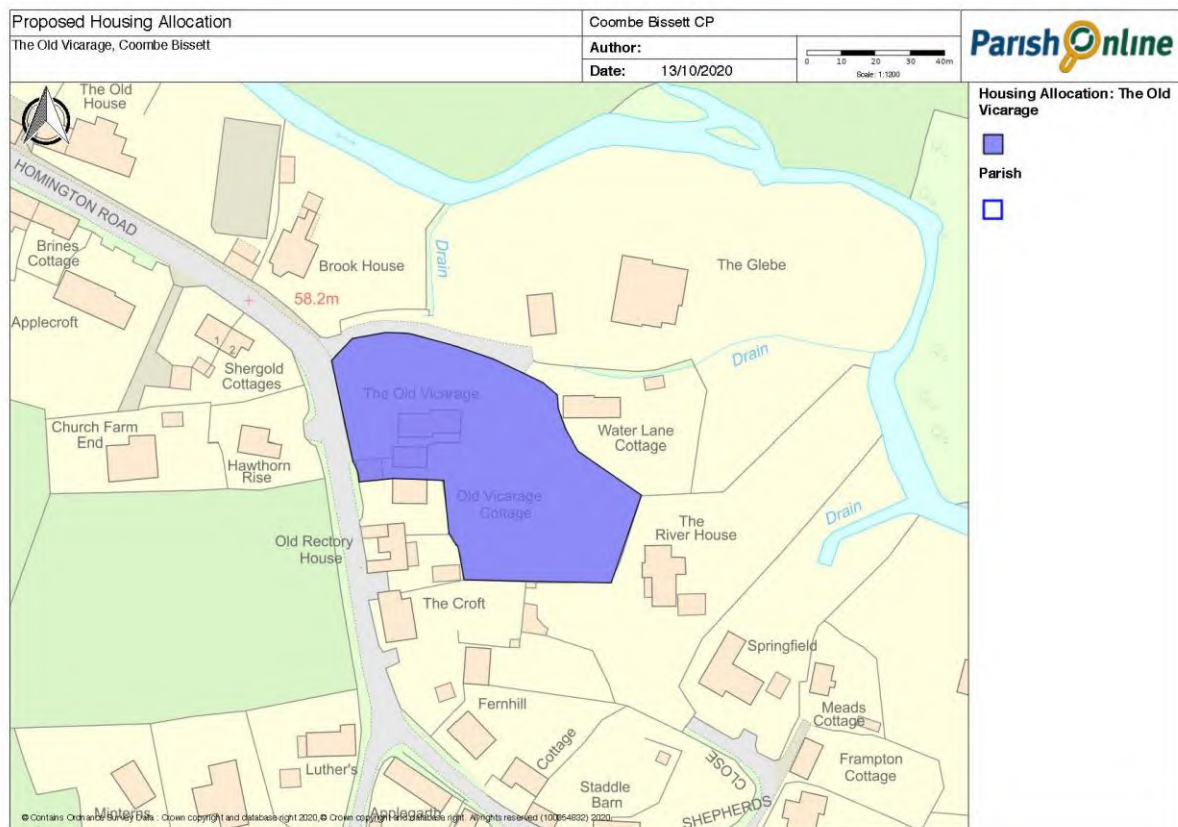


Figure 12: The Old Vicarage Site Outline

The site is in the Coombe Bissett Conservation Area and is within the setting of adjacent listed properties. At present the site has a single large house (with associated out-buildings) on a generous plot. Although in need of some attention the property is an historic building dating from the mid-late 18th century with 19th century remodelling, which has a positive impact on the Conservation Area. As such it has been identified as a non-designated heritage asset by Wiltshire Council. In this context future development should ensure retention of the existing building (or those parts of it identified of being of heritage value). The site is suitable for the development of approximately four dwellings through a combination of single or multiple dwellings in the existing property and new buildings within the plot. In addition, 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

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) The existing building should be retained. Approximately four homes will be supported on the site through a combination of single or multiple dwellings in the existing building and 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 conserve and enhance 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.*

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>

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.

Habitats, protected sites, drainage and flooding:

- 4) Demonstrate compliance with the Conservation of Habitats and Species Regulations (2017) as amended to ensure nutrient neutrality and avoid adverse impacts on the River Avon SAC (Policy FDM2) and mitigate adverse recreational impacts on New Forest Protected Sites (Policy EDH4).*
- 5) Ensure potential flood risk from all sources is addressed, both on site and for surrounding properties, including the incorporation of sustainable drainage systems and natural flood management into the overall design (Policy FDM1).*

Design:

- 6) The design of any new buildings within the plot should be in accordance with the Coombe Bissett and Homington Design Guide (Appendix A to the Plan) and complement its setting both within the curtilage of a non-designated heritage asset and the Conservation Area.*
- 7) 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.*
- 8) The provision and design of housing suited to the needs of older persons seeking to downsize should be prioritised.*
- 9) 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:

- 10) There should be pedestrian egress from the grounds of the Old Vicarage on to the pavement that leads to the centre of Coombe Bissett.*
- 11) Development must meet Wiltshire Council Highways requirements to ensure safe access/egress.*
- 12) 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 3).

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, both in terms of wider landscape impacts and for neighbouring properties. Wiltshire Council considered the highways and landscape mitigation for Kenora Paddock to be achievable⁴⁸.

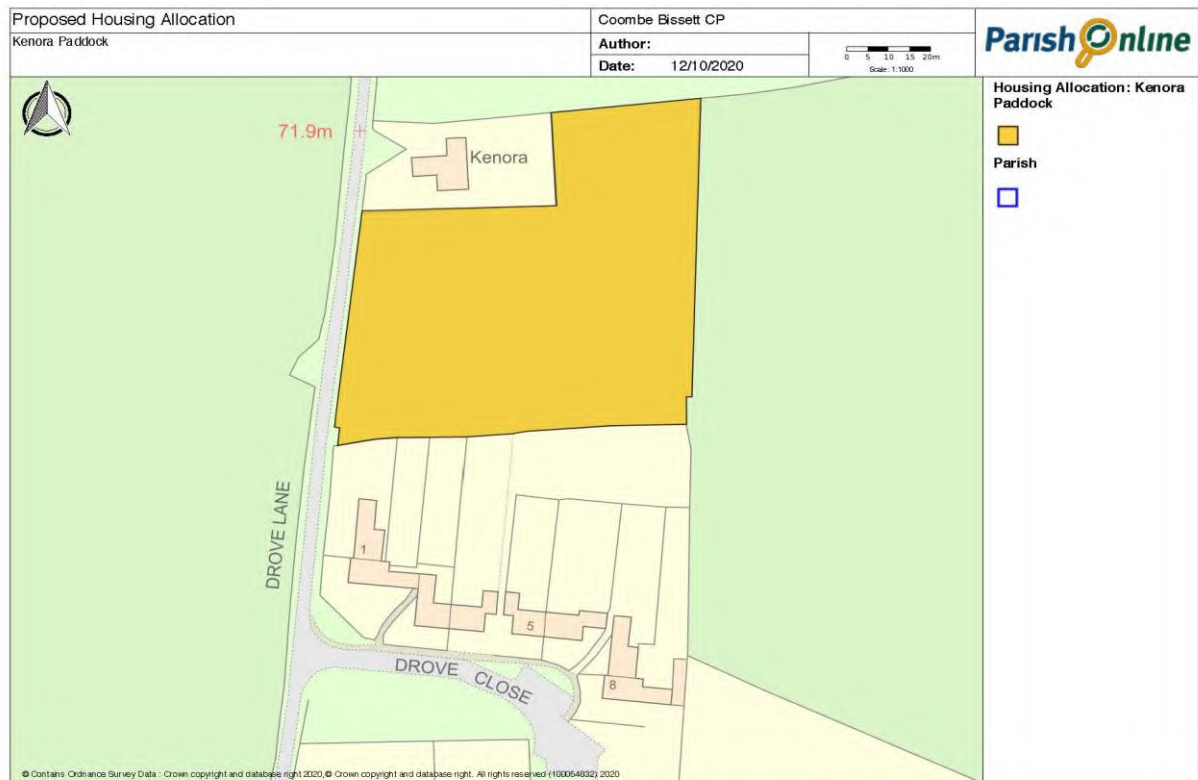


Figure 13: Kenora Paddock Site Outline

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 developments⁴⁹ including those in Neighbourhood Plans such as the Kenora Paddock site⁵⁰.

⁴⁸ For detailed highways comments, please refer to AECOM site-specific conclusions and indicative comments from Wiltshire Council and CCNL Views on Assessed Sites, available from the Parish website.

⁴⁹ 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.

⁵⁰ <https://www.wiltshire.gov.uk/article/6209/Phosphorus-and-nitrogen-mitigation>

The possible visual sensitivity and access issues associated with the site entrance, can be appropriately mitigated through high-quality design which integrates with the neighbouring properties at Drove Close and retains and enhances existing trees and hedgerows. As such, the site is considered suitable to take forward in the NP.

To improve road safety, the Parish Council should work with Wiltshire Council to investigate provision of a safe pedestrian crossing of the A354 and the extension of the 30mph speed limit to the north of the proposed site. This could potentially be funded from any development gain arising from the site.

Policy AS2: Allocated Site - Kenora Paddock

The site indicated in Figure 13 above is allocated for residential purposes provided that the following criteria are met:

Housing Mix:

- 1) Approximately eight dwellings will be supported on the site.*
- 2) At least 40% of the dwellings provided should be affordable housing (conditional on the adoption of relevant policies in the Wiltshire Council Local Plan review), with the exact split between rented and purchased properties to be determined at the time of development based upon the most up-to-date evidence.*

Ecology and Landscaping:

- 3) Development should contribute positively to the ecology of the neighbourhood area (as identified in Policy EDH4) with measures to support biodiversity net gain as detailed in national policy.*
- 4) A landscaping scheme is implemented to conserve and enhance onsite ecology, protect the amenity of neighbours and minimise the impact of noise and traffic including:*
 - a) The retention of important trees and enhancement of hedgerows.*
 - b) Additional planting along the boundaries of the site.*

Habitats, protected sites, drainage and flooding:

- 5) Demonstrate compliance with Conservation of Habitats and Species Regulations (2017) as amended to ensure nutrient neutrality and avoid adverse impacts on the River Avon SAC (Policy FDM2) and mitigate adverse recreational impacts on New Forest Protected Sites (Policy EDH4).*
- 6) Ensure potential flood risk from all sources is addressed, both on site and for surrounding properties including the incorporation of sustainable drainage systems and natural flood management into the overall design (Policy FDM1).*

Design:

- 7) Dwelling design is to be in accordance with the Coombe Bissett and Homington Design Guide (Appendix A to the Plan).*
- 8) The dwellings on the site should be capable of meeting the needs of younger families and provide both private gardens within the curtilage of each dwelling and shared common areas.*

Highways and Access:

- 9) Development must meet the requirements of Wiltshire Council Highways to ensure safe access.*
- 10) Highways improvements associated with the scheme would be supported where they improve road safety for pedestrians.*

10. Employment

Thematic Objective: To support the local economy.

Whilst there are relatively few employers in the NA and a higher proportion than average of the population is retired, this Plan aims to attract younger families and enable flexible working practices. Respondents to the employment section in the 2018 Community Questionnaire tended to be self-employed and were not actively seeking new premises.

The Covid 19 pandemic led to a significant increase in home working. In many cases this has now evolved into hybrid-working, a form of flexible working where workers spend some of their time working remotely and some in the employer's workspace⁵¹. The CB&HNP supports the provision of space to enable hybrid working from home.

In addition, there may be opportunities to expand local facilities for tourism or rural-based economies, which this Plan supports. Local businesses and 'start-ups' could support greener construction and supply chains which could be encouraged through new or repurposed extant employment buildings in the NA.

Policy EM1 - Working from Home

Objective EM1: To enable local residents to work from home.

Development proposals for extensions to current dwellings and outbuildings within the curtilage of the main building requiring planning authority and which include space to facilitate home working, will be supported where:

- 1) the residential character of the dwelling will not be adversely affected.*
- 2) they are in keeping with the scale, form and character of its surroundings.*
- 3) they comply with the CB&HNP Design Guide (Appendix A to the Plan).*
- 4) they demonstrate compliance with Habitats Regulations in accordance with relevant regulations and Policies FDM2 and EDH4.*

Proposals to enhance telecommunications and digital infrastructure (including superfast broadband) will be supported, including those that enable and support local business and home working where they are balanced against the impact of the development on the CCNL, the rural and village character of the NA and residential amenity.

⁵¹ Chartered Institute of Personnel and Development (CIPD) definition.

Policy EM2 - Business in the Countryside

Objective EM2: To enable small-scale local enterprise to support a rural economy.

Development proposals that would support businesses, particularly where this would be achieved through the conversion or re-use and repurposing of existing agricultural and other non-residential buildings, will be supported where the development is for:

- 1) Farm shops, restaurant/café etc, or other rural or small businesses.*
- 2) The diversification of agricultural or other land-based rural businesses.*
- 3) The provision or expansion of tourist and visitor facilities of a scale and location that responds positively to their immediate area.*
- 4) The modification or extension of shops and leisure uses (including public houses) which are designed to improve their viability.*
- 5) Other appropriate small-scale businesses.*

Furthermore, and as appropriate to their scale, nature and location, business development proposals in the countryside should:

- Ensure that the repurposing of existing buildings or the development of new buildings is in accordance with the CB&HNP Design Guide and in keeping with the scale, form and character of its surroundings (see Policy EDH3: Design) and does not adversely impact residential amenity.*
- Ensure that there is no detrimental impact on the wider highways network, particularly adverse road traffic impacts on Coombe Bissett or Homington villages.*
- Encourage sustainable transport to enable a 'walkable village' in accordance with Policies STRF2 and STRF3.*
- Demonstrate compliance with Habitat Regulations in accordance with relevant regulations and Policies FDM2 and EDH4.*
- Address potential flood risk and mitigate adverse impact on water quality in the River Ebble in accordance with Policies FDM1 and FDM2.*
- Be without detriment to the visual qualities of the CCNL's landscape character.*

11. Environment, Design and Heritage

Thematic objective: To enhance and conserve the environment and local heritage for future generations.

Neighbourhood Plans offer an ideal opportunity to identify and protect natural landscapes and the built environment, that contribute to local distinctiveness and ‘sense of place’. This section gives an overview of the area’s rich historic and natural assets and considers how best the CB&HNP can provide for their conservation. The plan also provides an opportunity to protect and enhance biodiversity and mitigate climate change.

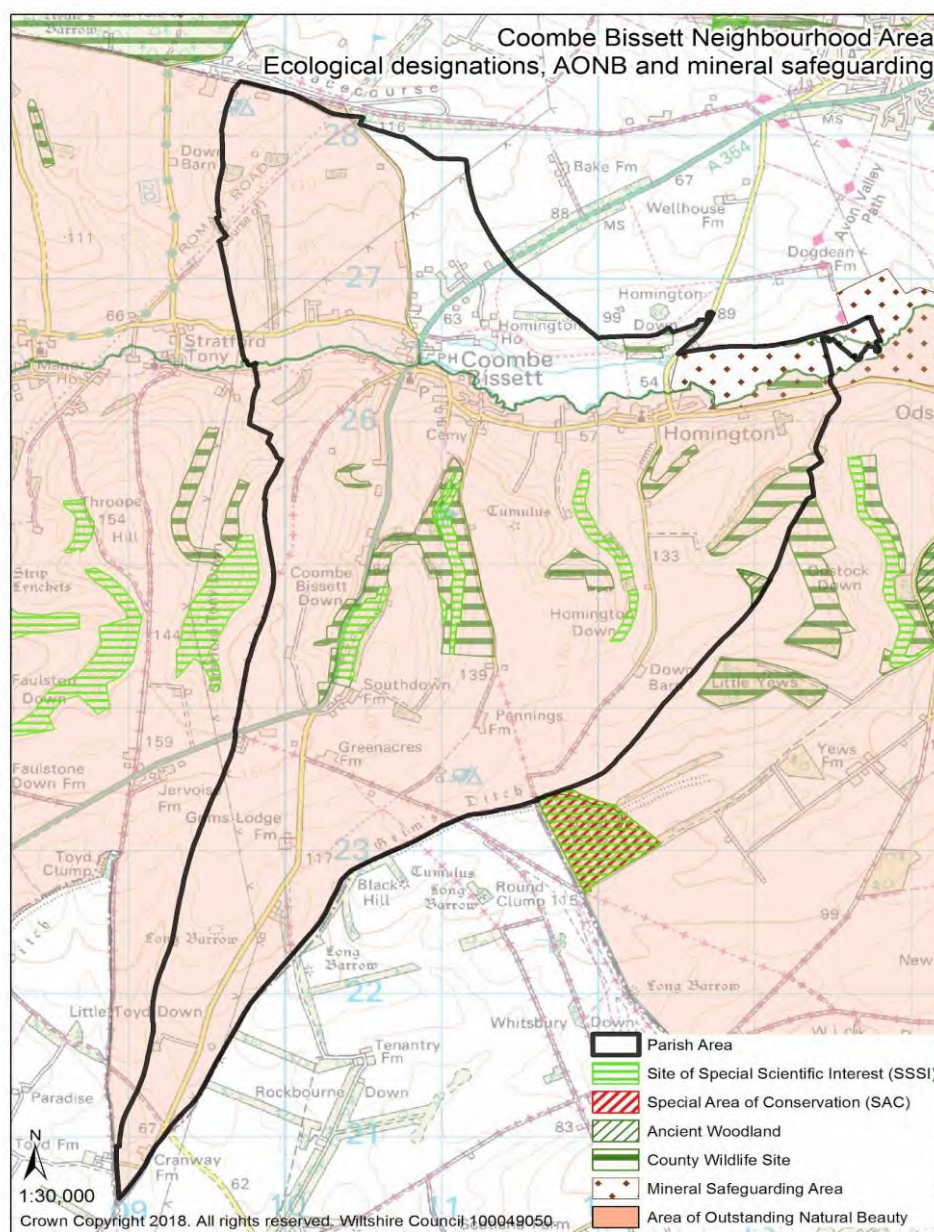


Figure 14: Environmental Designations in the Parish and the CCNL (AONB) boundary

With the exception of a small area on the northern edge, the NA falls within the CCNL. In relation to their landscape characteristics and quality, National Parks and National Landscapes are equally important aspects of the nation's heritage assets and environmental capital. National Landscapes have the highest status of landscape protection and great weight should be given to conserving and enhancing landscape and scenic beauty (NPPF (Dec 23), para 182). It should also be noted that the NPPF's 'presumption in favour of sustainable development' does not automatically apply within National Landscapes (para 11 and footnote 7 of the NPPF, (Dec 2023)); and that National Landscapes provide 'a strong reason for restricting the overall scale, type or distribution of development' (paragraph 11(b)). Development should also not exceed the threshold for 'major' development⁵², with development less than this at the discretion of the decision-maker, (i.e. Wiltshire Council), unless in exceptional circumstances.

The CCNL's Management Plan 2019-2024⁵³ (and any replacement document) is a statutory document that sets local Authorities' policies for the management of this nationally important area⁵⁴ and is a material consideration in planning decisions (Planning Practice Guidance, 040, 21.7.2019). The Plan sets out positions on development impacts, including housing, energy and scale of development. Several CCNL position statements elaborate on these points, together with specific policies relating to landscape, wildlife, dark night skies and sustaining rural communities⁵⁵.

The CCNL's landscape character assessment finds that the NA covers two landscape character types: the Ebbles Chalk River Valley landscape character area; and the Southern Downland landscape character area of open chalk downland⁵⁶.

The 70.6ha Coombe Bissett Down Nature Reserve⁵⁷ significantly contributes to the setting of the village. It is also a Site of Special Scientific Interest (SSSI). Insensitive development outside

⁵² Development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more - see NPPF (Dec 23) Glossary - 'major development' (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)

⁵³ <https://cranbornechase.org.uk/publications/aonb-management-plan/>

⁵⁴ As required by section 89 (2) of the Countryside and Rights of Way Act.

⁵⁵ <https://cranbornechase.org.uk/publications/landscapes-and-planning-publications/>

⁵⁶ Greater details of the landscape, buildings and settlement characteristics can be found in the Landscape Character Assessment 2003 (https://cranbornechase.org.uk/wp-content/uploads/2020/04/LandscapeCharacterAssessment_FULL.pdf) or viewed on the CCNL website (<https://cranbornechase.org.uk/>).

⁵⁷ See <https://www.wiltshirewildlife.org/coombe-bissett-down-salisbury>

the Reserve's boundaries could have a harmful impact on its landscape setting and through light pollution and noise.

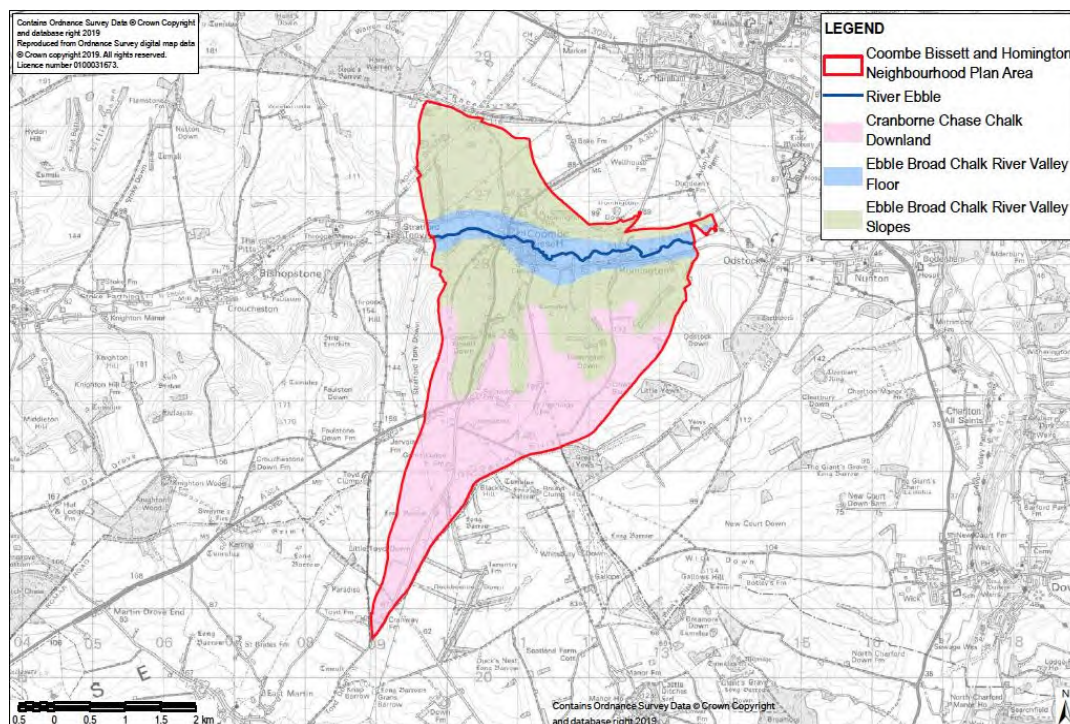


Figure 15: Landscape Character Areas (AECOM, 2019)

In addition, much of the Parish is set within 'good to moderate' agricultural land.

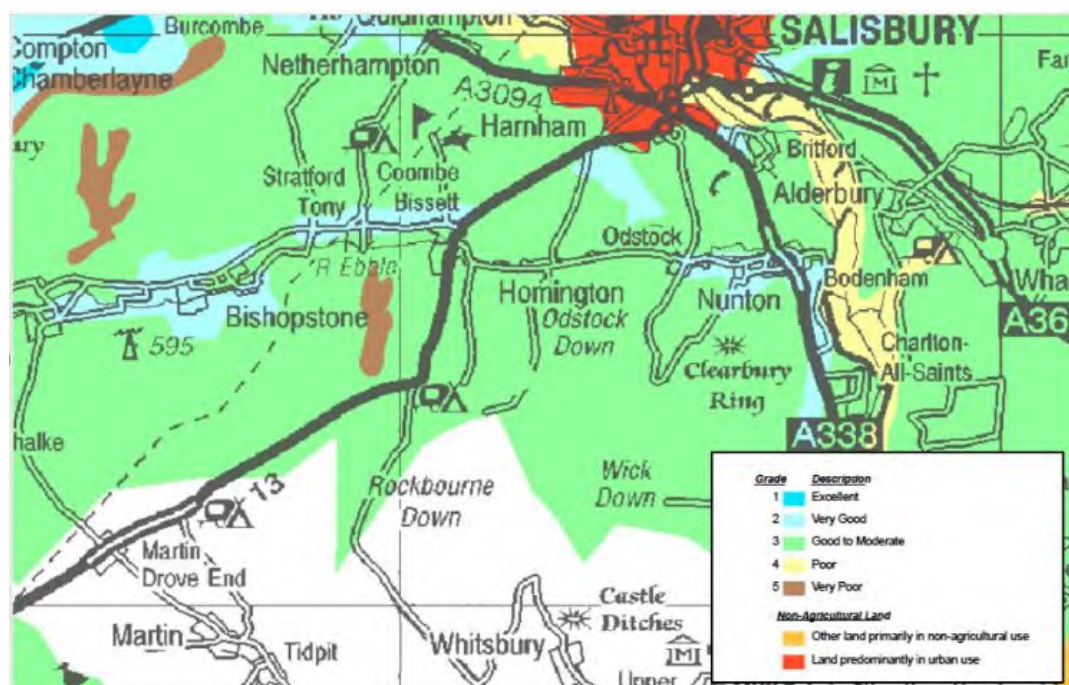


Figure 16: Agricultural Classification Map (Natural England)⁵⁸

⁵⁸ See <http://publications.naturalengland.org.uk/publication/144017?category=5954148537204736> NB: this map is not intended to be used at a scale that could inform individual site assessment.

Views and Landscapes

The Plan has therefore considered potential landscape impacts on the neighbourhood area and CCNL, including materials and roof lines (in conjunction with design/landscape policies) as well as the CCNL's policy position statements.

Policy EDH1 - Views and Landscape Character

Objective EDH1: To ensure development does not adversely impact on local views/vistas.

Development proposals should give the highest priority to conservation and enhancement of the scenic beauty of the parish in terms of its visual quality, natural beauty, amenity, wildlife and cultural heritage. This means that development proposals should:

- 1) Be in keeping with existing settlement patterns and protect their distinctive identity and landscape character.*
- 2) Safeguard open countryside and locally important public views and vistas from inside and outside of the Parish in particular those identified in Figure 17 and Table 4 below⁵⁹.*
- 3) Safeguard views looking onto and from Local Green Spaces identified in Policy LWCF1.*
- 4) Safeguard the gap between Coombe Bissett and Homington which maintains the distinct character of the two villages.*
- 5) Be in accordance with the requirements of the CB&HNP Design Guide (Appendix A).*
- 6) Conserve and enhance landscape features such as hedgerows, trees, woodlands, and watercourses (see Policy EDH4: The Environment and Biodiversity).*

⁵⁹ Further details are in the Environment and Landscape Topic Paper - see Village Website NP Evidence Base.

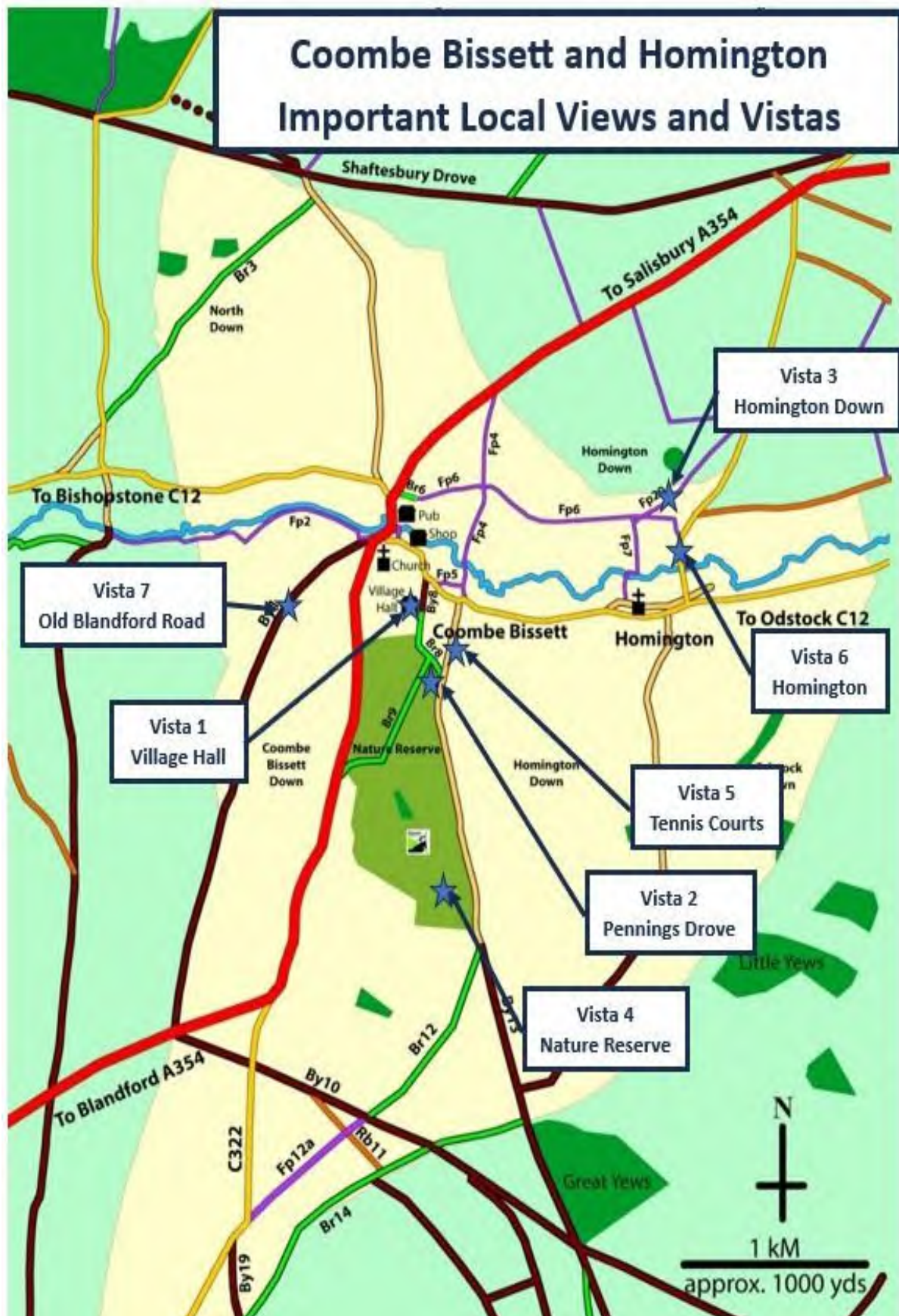
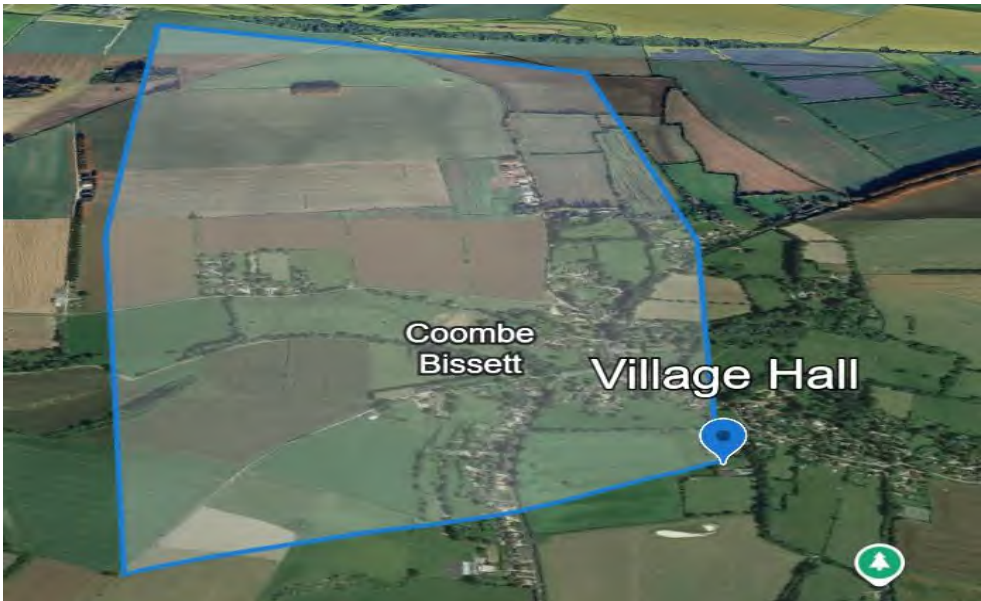
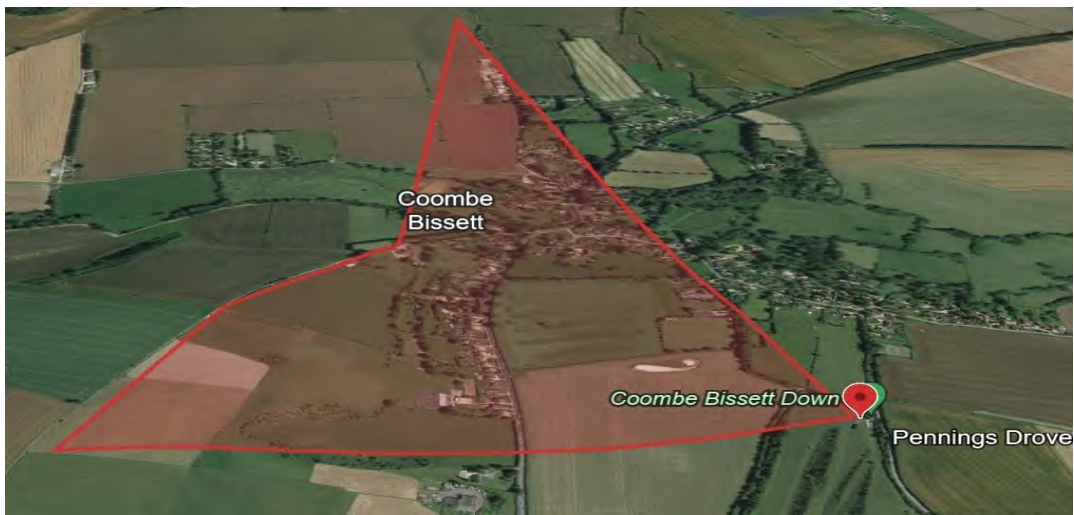
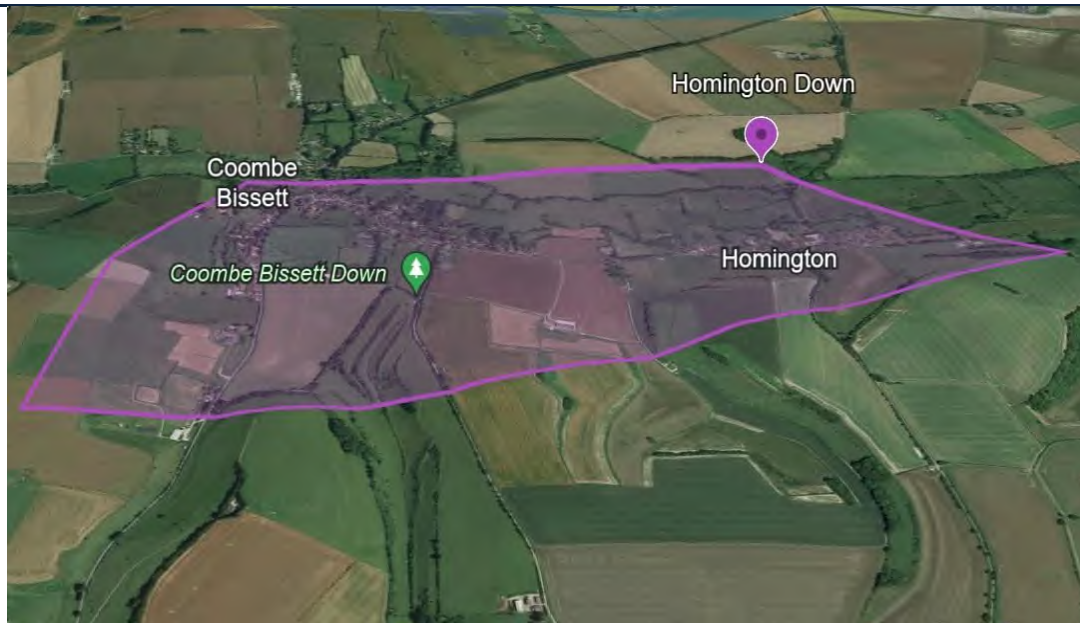


Figure 17: Identified important local Views and Vistas

Table 4: Locally important vista and view reference and description

Locally Important Vistas and Views
Vista 1 – Coombe Bissett & Homington Village Hall

<u>Vista Location:</u> Village Hall off Shutts Lane. <u>View Direction:</u> WSW through NW to N. Wide panoramic view down to the Ebbles River valley and across Coombe Bissett village, including the Conservation Area and St Michael and All Angels Church. In the further distance to the W are chalk downs with the Old Blandford Road Byway and to the NW is agricultural land leading up to Old Shaftesbury Drove and Salisbury Racecourse.
Vista 2 – Pennings Drove

<u>Vista Location:</u> Coombe Bissett Down Nature Reserve car park on Pennings Drove ¼ Mile south of junction Pennings Drove/Homington Road in Coombe Bissett Village. <u>View Direction:</u> W through WNW to NW. View across the historic centre of Coombe Bissett (including the Church) to chalk downs beyond. To the W, view onto the Blandford Road (A354) as it climbs south through the coombe.

Vista 3 – Homington Down



Vista Location: Homington Down, ½ mile south of Homington Village.

View Direction: SE through SW to W.

A locally iconic wide panoramic view of both Homington (S) and Coombe Bissett (WSW), with extensive views of chalk downs beyond (including Coombe Bissett Down Nature Reserve).

Vista 4 – Nature Reserve

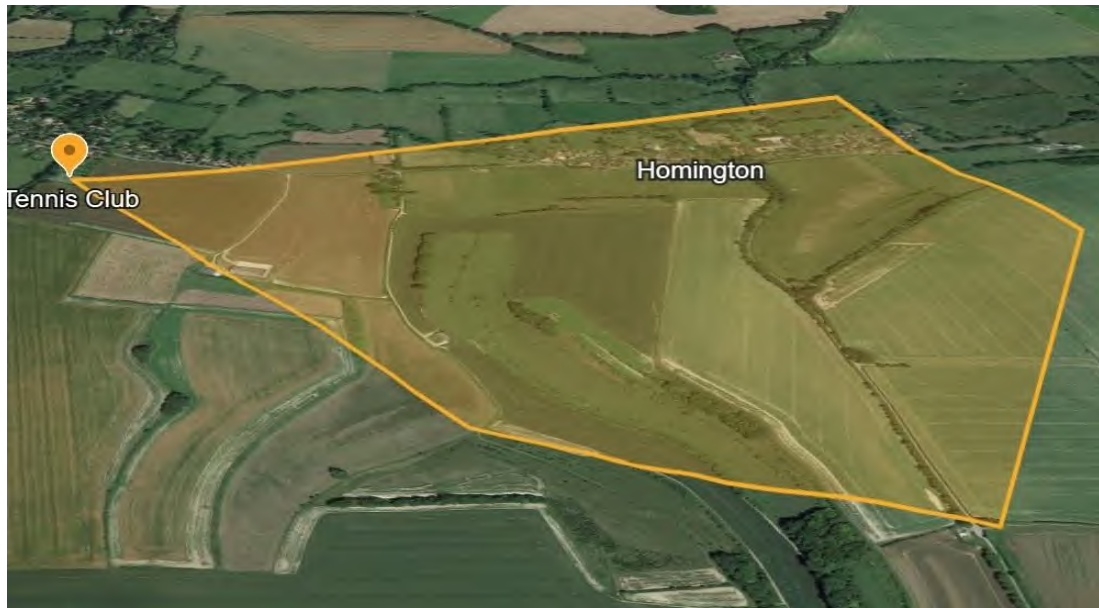


Vista Location: SE area of Coombe Bissett Down Nature Reserve.

View Direction: SW through W to NNW.

View across expansive chalk downland with the Nature Reserve coombe in the immediate foreground, the Blandford Road (A354) climbing south through the coombe in the midground and downland beyond. Southern end of Coombe Bissett village to the NW.

Vista 5 – Tennis Club



Vista Location: Tennis Club on Pennings Drove on SW edge of Coombe Bissett village.

View Direction: ENE through E to SE.

View across extensive farmland on chalk downs south of Homington. Valley of the River Ebble and Homington village is visible to the E. Also visible is part of the settlement gap between Coombe Bissett and Homington – see Policy EDH2.

Vista 6a - Homington 'Town Path' East



Vista Location: 50m N of Homington Bridge on Homington Road ("the Town Path").

View Direction: NE through E to ESE.

Focussed view across water meadows (see EDH8 Table 5 Homington Water Meadows (East) edged by hedges in the River Ebble valley.

Vista 6b – Homington ‘Town Path’ West



Vista Location: 50m N of Homington Bridge on Homington Road (“the Town Path”).

View Direction: WSW through W to NW.

Focussed view across water meadows (see EDH8 Table 5 Homington Water Meadows (West) edged by hedges/tree line in the bottom of the valley of the River Ebble with chalk downland to the NW. Homington village to the SW and the edge of Coombe Bissett village in further distance W.

Vista 7 – Old Blandford Road Byway



Vista Location: Old Blandford Road Byway ½ mile SW of Coombe Bissett centre.

View Direction: NE through E to SE.

View to the NE of part of Coombe Bissett with Homington in the further distance. Extensive view of agricultural land, including the River Ebble water meadows and chalk downs rising to the N and S of the valley. Also visible in the mid to far distance is the settlement gap between Coombe Bissett and Homington – see Policy EDH2.

Coombe Bissett and Homington

The neighbourhood area includes two distinct villages: Coombe Bissett and Homington. Although they share aspects of common heritage and several local services, they differ markedly in character. Coombe Bissett is a larger 'crossroad' village with several amenities (shop, pub etc). As well as its historic centre it includes twentieth century linear development along both the A354 and the C12. Homington is much smaller, is largely clustered around its historic heart and its agricultural heritage is more evident. The villages are distinct communities.

The physical separation between the two villages is a significant factor in defining their character and distinctiveness. It features the valley of the River Ebble and associated water meadows, and surrounding chalk downland. Policy EDH2 sets out to safeguard the separate nature of the villages of Coombe Bissett and Homington. In this context it advises that development proposals that would unacceptably detract from the open rural character of the land between Coombe Bissett and Homington or reduce the existing visual separation between the two settlements will not be supported. Wiltshire Council will be able to implement this policy through the development management process alongside other relevant development plan policies.

Policy EDH2 - Maintaining a settlement gap between Coombe Bissett and Homington

Objective EDH2: To preserve the distinct identity of the settlements of Coombe Bissett and Homington.

Development proposals should safeguard the separate nature of the villages of Coombe Bissett and Homington.

Development proposals that would unacceptably detract from the open rural character of the land between Coombe Bissett and Homington or reduce the existing visual separation between the two settlements will not be supported.



Figure 18: The settlement gap between Coombe Bissett and Homington

Design

The built environment in the neighbourhood area is predominantly 1 or 2 storeys high, with roof height change contributing to visual interest in both villages. Materials also contribute to local distinctiveness and sense of place. The traditional materials palette in the neighbourhood area comprises predominantly clay tiles/pantiles, red brick, and some cob, flintwork and thatch. Materials used in proposed development should be of a high quality and reinforce local distinctiveness. The need for strong design guidelines was also supported by the community⁶⁰. The Design Guide at Appendix A indicates that development needs to be in keeping with existing designs and character. The relationship of assessed sites to the Conservation Area was used as a specific criterion in site selection⁶¹. At a national level, the 2021 National Model Design Code sets out design parameters for locally applicable design codes⁶². In addition, a Wiltshire Council Design Guide has been agreed to provide planning authority level design guidance⁶³.

⁶⁰ See: Community Questionnaire analysis, Qu. 11 Design, available in the Neighbourhood Plan Evidence Base.

⁶¹ See: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

⁶² See: <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

⁶³ See: <https://www.wiltshire.gov.uk/article/6110/Wiltshire-Design-Guide>

Policy EDH3 - Design

Objective EDH3: To ensure development (including extensions and conversions) comply with the NP Design Guide (Appendix A) and are sensitive to local character & vernacular.

Development proposals should achieve high quality design. Development proposals should also contribute to local character by retaining a sense of place appropriate to their location and actively demonstrate how they meet the requirements of the Design Guide (Appendix A), the Wiltshire Council Design Guide and the Cranborne Chase National Landscape Management Plan.

Wherever practicable, development proposals should enhance liveability and healthy lifestyles including being based on the Building for Healthy Life standards (BHL).

Building materials should reflect the local vernacular and historic character and where appropriate promote recycling of local materials with minimal embodied carbon. Development proposals should protect traditional boundary features (such as cob & flint walls and hedgerows). Boundaries associated with new developments should be sympathetic to traditional styles, materials and tree/hedge species.

Development proposals should be in keeping with the rural character of the neighbourhood area and respect the scale and massing of existing buildings in the immediate locality. Development proposals (including extensions) should not exceed two storeys in height (excluding dormers) to prevent an urbanising effect on the landscape.

Development proposals for residential development should incorporate well-designed and reasonably sized gardens to reflect the rural setting of the neighbourhood area in accordance with the Wiltshire Design Guide. In addition, and where practicable, gardens should be of a size to support family lifestyles and to meet the needs of older residents who have downsized. Car parking should be sensitive to the rural and historic character of the neighbourhood area and use permeable surfaces to alleviate potential future flood impacts.

The Environment, Habitats and Biodiversity

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a measurable positive impact ('net gain') on biodiversity. What this means in practice is that development should leave biodiversity in a better state than before development. In accordance with the Environment Act 2021 biodiversity net gain came into force for major

applications in February 2024, and for minor applications in April 2024⁶⁴. The Wiltshire Council Local Plan review which has now completed its Regulation 19 public consultation and been submitted for examination under Regulation 20 would require 20% biodiversity net gain if the relevant policy is adopted.

Examples of how Biodiversity Net Gain could be achieved:

- Creating a new pond as an attractive feature on a development site.
- Planting native trees.
- Restoring and enhancing hedgerows.
- Using native plants in landscaping schemes for better nectar and seed sources for plants and insects.
- Providing wildlife corridors.

In addition, the Parish is within the zone of influence of the New Forest Special Protection Area (SPA), New Forest Special Area of Conservation (SAC) and New Forest Ramsar site. Under the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations), adverse impacts arising from development on these protected sites must be appropriately and adequately mitigated. These include additional recreational impacts arising from new residential accommodation development within the zone of influence.

Wiltshire Council have recently adopted a revised strategy to manage recreational pressures on New Forest Protected Sites⁶⁵. Under it, allocations in the draft Local Plan (including neighbourhood plans) and windfall development of new residential and tourism development will need to adhere to revised mitigation requirements, in respect of Suitable Alternative Greenspace (SANG) / Green Infrastructure (GI) and a contribution to Strategic Access Management and Monitoring (SAMM) measures.

Policy EDH4 - The Environment, Habitats and Biodiversity

Objective EDH4: To ensure development protects habitats and enhances local biodiversity and ecosystems.

All new development must demonstrate compliance with the Habitat Regulations to avoid and mitigate adverse impacts on the New Forest Protected Sites in

⁶⁴ Natural England's Biodiversity Metric 3.x is used to calculate biodiversity losses and gains and can be used to inform any development project. For small development sites the Small Sites Metric may be used.

⁶⁵ [Revised New Forest Mitigation Strategy Master Report.pdf \(wiltshire.gov.uk\)](#) dated 7 May 24.

accordance with Wiltshire Council's Mitigation Strategy to manage recreational pressures on the New Forest Protected Sites (or any successor schemes).

Development proposals should contribute positively to the ecology of the neighbourhood area with measures to support biodiversity net gain as detailed in the adopted Local Plan, or national policy (whichever is higher).

Development that has an adverse impact upon biodiversity, including local nature conservation sites, priority habitats and protected species should prioritise avoidance measures, or where these are not practicable, provide appropriate mitigation/compensation measures.

Measures to support net gain must consider the behaviour and use patterns of particular species (including but not limited to the relevant species-specific BSI standard (BSI 8683)).

Any decision relating to biodiversity and the environment must consider the wider ecosystem impact of land-use change on water quality and related biodiversity in the River Ebble (see FDM1 and FDM2), particularly the need for development to deliver phosphorous neutrality on the River Avon SAC.

All development should comply with the Defra Construction Code of Practice for the Sustainable Use of Soils (2009).

Right Tree Right Place

Over the past 50 years, the Parish has lost a significant number of mature native trees. This has included Elm trees killed by Dutch Elm Disease (*Ophiostoma novo-ulmi*) in the 1970s & 80s; and more recently, ongoing losses to Ash Dieback (*Hymenoscyphus fraxineus*). This loss of tree cover has a negative impact on biodiversity within the local environment. The Parish Council has adopted a policy to promote the planting of native trees to redress this loss and to contribute to the Government's wider policy of achieving net-zero carbon emissions by 2050⁶⁶. Landscaping and tree planting should support identified landscape character and avoid blocking views. The CCNL has produced 'Right Tree Right Place' guidance.

EDH5 - Providing for the Right Tree in the Right Place

Objective EDH5: To ensure that development supports tree growth, carbon sequestration and resilient habitats.

⁶⁶ The Parish Council adopted a policy to promote the planting of native trees in order to enhance the local environment and contribute to achieving carbon emission neutrality at its meeting on 19th July 2019.

Where appropriate development proposals should consider how trees can be incorporated as part of site-specific landscape design and positively contribute to the visual aesthetics and habitat of the surrounding area.

To protect and support trees, development should:

- 1) Maintain and where appropriate extend tree planting.*
- 2) Avoid felling of trees, especially mature ones.*
- 3) Where removal is proposed, due consideration shall be made of the Hedgerows Regulations, and in particular hedges' historic value.*
- 4) Where development will affect trees and/or hedgerows, proposals should be accompanied by a survey which establishes the health and longevity of affected trees and/or hedgerows and an appropriate management plan.*
- 5) Where removal is justified, the impact of removal shall be mitigated by the provision of additional appropriate planting.*
- 6) Tree and woodland management must be sensitive to other ecological considerations, such as protecting chalk downland and ensuring planting supports carbon sequestration, biodiversity gain and habitat provision.*
- 7) Consider the visual impact on neighbouring properties and the setting of the landscape.*
- 8) Development proposals that involve the felling or planting of trees should respond positively to the CCNL's guidance⁶⁷.*

Energy

Climate change is one of the most important issues of our time. Coombe Bissett and Homington are heavily dependent upon oil and electricity for heating, as there is no connection to mains gas. The planning system can help alleviate this situation by encouraging low-carbon development opportunities which seek to reduce greenhouse gas emissions⁶⁸. Starting from the design stage, strategies can be incorporated to encourage installation of heat pumps, passive solar heating, cooling and energy-efficient landscaping. Timber frame construction can act as a carbon store and offset the impact of other construction materials. There are also several voluntary low-carbon building initiatives, such as BREEAM⁶⁹ (for commercial uses) that is already supported by the Wiltshire Core Strategy for non-residential development which can support low-energy design and development. Provided that there are

⁶⁷ [RTRP-Guidance-WEB-JUNE-2022.pdf \(cranbornechase.org.uk\)](#)

⁶⁸ Local requirements for the sustainability of buildings should reflect Government policy for national technical standards (NPPF (Dec 2023) paragraph 159b)

⁶⁹ BREEAM is the world's leading science-based suite of validation and certification systems for sustainable built environment: <https://bregroup.com/products/breeam/>

no Listed Building or Conservation Area issues, the CCNL encourages the use of PV panels on domestic and business/agricultural roofs (but not where field scale PVs take land out of agriculture production). This Plan encourages development that strives for the maximum energy efficiency.

Community-led standalone renewable energy generation can bring benefit to the local community through climate mitigation and help to address fuel poverty in a volatile energy market. Future renewable energy sites may also be identified - see Appendix B Action Points.

EDH6 - Energy

Objective EDH6: To ensure that new development supports a low-carbon future that is sensitive to the natural environment.

Development proposals should be designed to have a minimal environmental impact in its use of natural resources such as energy and water; and to ensure that they will have a positive environmental impact.

Where compatible with the CB&H Design Code, the incorporation of rain harvesting, greywater recycling, high standards of insulation and renewable energy systems in new and existing development will be supported.

To reduce the embodied carbon of construction materials, developers should avoid, where possible, carbon intensive materials.

Proposals for extensions or adaptations to homes that achieve improved levels of thermal efficiency and utilise low carbon renewable technologies to reduce operational carbon impacts, such as appropriately placed heat pumps and solar PV, will be supported.

Roof designs should seek to include solar PV unless it adversely affects local character or the setting of a conservation area or listed building.

Materials and visual impact of energy and other infrastructure should be mitigated by concealment or cladding in complementary materials.

Field-scale, stand-alone Solar PV will be supported where:

- 1) It does not adversely impact on the setting of listed buildings, conservation areas or the CCNL.*
- 2) There is no loss of Excellent, Very Good or Good to Moderate quality (grades 1, 2 and 3) agricultural land needed for agricultural production.*
- 3) The installation of renewable energy does not preclude the multi-functional use of land for crop production or livestock management, where appropriate.*

CCNL Dark Sky Reserve

The CCNL is one of the darkest parts of Southern England and hence the visibility of stars and, in particular, the Milky Way, is a key attribute of this National Landscape. In October 2019, the CCNL was designated the 14th International Dark Sky Reserve (IDSR)⁷⁰ and as such falls within Environmental Lighting Zone E1 (intrinsically dark landscapes).⁷¹ Dark skies are important for maintaining the circadian rhythms of both wildlife and people. There are minimal streetlights in Coombe Bissett and none in Homington.

Development must take account of the CCNL's status as an International Dark Sky Reserve and avoid contributing to artificial light pollution. Such pollution can come from light spill from buildings, particularly floor to ceiling glazing, as well as non-compliant external lighting. Therefore, lighting must be modified within the CCNL so that such impacts are eliminated. Lighting, and visibility of sites, doesn't end sharply at a line on a map, so it is important that site criteria and design characteristics apply across the whole of the neighbourhood area. This will support the rural character of the Parish, enhance tranquillity, support well-being, facilitate energy efficiency and limit impacts on wildlife. There are obligations under IDSR designation to reduce, and not simply limit, the levels and extent of light pollution. This means that policies and actions to reduce light pollution should apply to all properties, not just new ones, that require controls through the planning process to uphold these obligations. In September 2023, the Parish Council decided to decommission a number of existing streetlights in Coombe Bissett in order to support the IDSR designation. The CCNL has produced guidance on external lighting and fittings which contains important information for developers.

Policy EDH7 - Maintaining the CCNL's Dark Sky Reserve Status

Objective EDH7: To ensure that new development protects the CCNL from light pollution.

Development proposals (including those for new buildings, extensions or reuse of buildings) should respond positively to the CCNL's IDSR status, and identify how the status of dark skies will be protected.

Development should be designed to conserve and enhance the intrinsic quality of dark night skies. Outside lighting which is proposed to be installed should be fully shielded and not exceed a correlated colour temperature (CCT) of 2700K.

⁷⁰ See <https://cranbornechase.org.uk/our-work/dark-night-skies/>

⁷¹ All lighting complying with E1 certification is defined by the Institute of Lighting Professionals 2011.

Any lighting in or adjacent to the buffer zone of the CCNL International Dark Sky Reserve should meet or exceed the level of protection appropriate to Environmental Zone E1 (as defined by the Institution of Lighting Professionals). This includes a presumption against street lighting for new developments.

Non-Designated Heritage Assets

As well as an attractive natural environment, the neighbourhood area has a rich local history. Coombe Bissett and Homington are classed as an ancient parish. Distinctive features connect the Parish to its past, such as the Coombe Bissett Packhorse Bridge (scheduled monument), and 'droves' from the river to surrounding chalk downs. Archaeological heritage also reflects how human activity has shaped the landscape. For example, there are several ancient field systems and some survive as earthworks and are an important visual feature. There are also distinctive features relating to past management of the River Ebble floodplain, including the water meadows (see Chris Blandford Associates/AONB, 2018).

There are two Conservation Areas within the Parish, which seek to preserve or enhance the character or appearance of the area. The Chalke Valley Landscape Character Area landscape assessment⁷² points to positive re-use of historic buildings which could enhance historic properties "for modern and creative purposes [that] creates a feeling of connection to the history of the area" (Chris Blandford Associates/AONB, 2018, p.98).

There are several listed heritage buildings and structures in the neighbourhood area that are protected under national regulations and the Wiltshire Core Strategy (Policies 57 and 58). It is also a statutory requirement to ensure that planning proposals which affect a conservation area, pay special attention to preserving or enhancing the character/appearance of the conservation area.

A NP can identify non-designated heritage assets that are important to the community but do not meet the criteria for a Designated Heritage Asset⁷³. Such assets do not enjoy the statutory protection afforded to listed buildings. However, the heritage importance of assets identified

⁷² <https://cranbornechase.org.uk/wp-content/uploads/2020/04/Cranborne-Chase-Chalke-Valley-Landscape-Character-Assessment.pdf>

⁷³ Designated Heritage Assets include: World Heritage Sites, Scheduled Monuments, Listed Buildings and Conservation Areas which are designated under relevant legislation. See also Historic England guidance: <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-historic-environment-advice-note-11/heag264-neighbourhood-planning-and-historic-environment-2nded/>

in NPs will be a material consideration in determining planning applications and strengthens the case for their retention. Following consultation with the community and using the criteria and methodology below the NP has identified several non-designated heritage assets.

The Criteria:

Evaluated against the following criteria following guidance provided by Historic England for assessing non-designated heritage assets⁷⁴:

- Historic interest and/or association (including social history).
- Archaeological interest.
- Architectural/design interest.
- Age and rarity.
- Aesthetic interest.
- Landscape interest (Including patterns of settlement and activity).
- Landmark interest.
- Contribution to the neighbourhood area's sense of place and the villages' character.
- Importance to the community as representative of local heritage.

Methodology:

- Consulted with the community to identify important potential local non-designated heritage assets, including cultural and historic assets as well as natural/green spaces.
- Checked Historic Environment Records (HER) ⁷⁵ to confirm potential local non-designated heritage assets are not already Listed (cross-referencing Historic England records).
- Scrutinised identified potential non-designated heritage assets against criteria and wrote descriptive text to explain their significance and how they meet the criteria.

Policy EDH8 - Non-Designated Heritage Assets

Objective EDH8: To ensure Non-Designated Heritage Assets are conserved and enhanced⁷⁶.

⁷⁴ Historic England Local Heritage Listing: Advice Note 7.

⁷⁵ <https://historicengland.org.uk/advice/technical-advice/information-management/hers/>

⁷⁶ Wiltshire Council as the Local Planning Authority could maintain a Local Heritage List, though currently it does not do so. If in the future it decided to create such List, it is recommended that the locally valued heritage assets identified in this Plan are included in such a list.

Development within Conservation Areas or which would affect their setting should be supported by a heritage impact statement or assessment (proportionate to the scale of the development). This should give a full understanding of the heritage constraints, and mitigation that can minimise or avoid adverse impacts, as well as the need to consider and protect key views and the settings of heritage assets.

The retrofitting of heritage assets (e.g. listed and non-designated heritage assets) is welcome wherever practicable, and providing that it does not have an adverse impact on the heritage values of the asset that outweigh the positive gains⁷⁷.

For land identified as of archaeological importance or of archaeological potential, development proposals should undertake appropriate assessment and evaluation and, where necessary further investigation, including the appropriate analysis, reporting, publication and archiving of the results, in order to make this evidence publicly accessible.

In addition to designated heritage assets, the following non-designated heritage assets should be conserved in a manner appropriate to their significance.

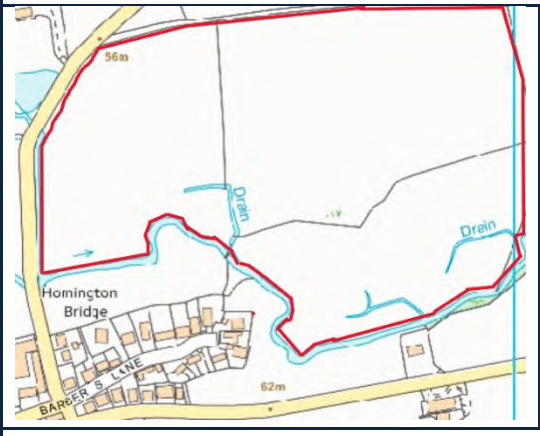
Table 5: Non-Designated Heritage Assets⁷⁸

1.	The 'Plague' Stone. Location: Homington Road, Coombe Bissett. Plague stones are found across England, relics of the medieval plagues. Hollowed-out depressions were filled with vinegar in the hope that the community could buy food without fear of contagion. The stone in Coombe Bissett has such a 'vinegar' depression. However, the stone is located in the heart of the village rather than its edge which is more usual for plague stones. Alternatively, the stone could be the base of a market or preaching cross located close to the ancient packhorse bridge across the River Ebble. Either way the Stone is evidence of past human activity which is worthy of expert investigation. The Stone is also an integral part of the street scene and sense of place in the centre of Coombe Bissett village. Criteria: archaeological interest, historic interest, age and rarity, landmark interest, importance to the community and representative of local heritage.
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⁶² See: <https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/>

⁷⁸ See: <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=coombe+bissett> and <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=homington> for a list of existing scheduled monuments

		
2.	Old Mile Stone. Location: On the side of the A354 in Coombe Bissett close to the road bridge and by the side of the path which leads to the ancient packhorse bridge. The Mile Stone is probably post medieval in age. Its position suggests that it may have been put in place when the 'new' bridge was built probably in the mid-18th century. Alternatively, it could have originally been in place when the packhorse bridge was still the main crossing of the River Ebble. The stone reads: Sarum 5, Blandford 10. Either way the Stone is evidence of past human activity which is worthy of expert investigation at some point. The Stone is also an integral part of the street scene and sense of place in the centre of Coombe Bissett village. Criteria: historic interest, landmark interest, importance to the community and representative of local heritage.	 
3.	A354 Road Bridge. Location: Coombe Bissett. Stone Bridge of three arches carrying the A354 Salisbury to Blandford Forum Road. The origins of the bridge are probably associated with the building of the Salisbury to Blandford Forum turnpike road in the 1750s. Prior to this the only crossing of the River Ebble in Coombe Bissett other than at a number of fords, was probably the ancient Packhorse Bridge (Grade II Listed and a Scheduled Monument).	

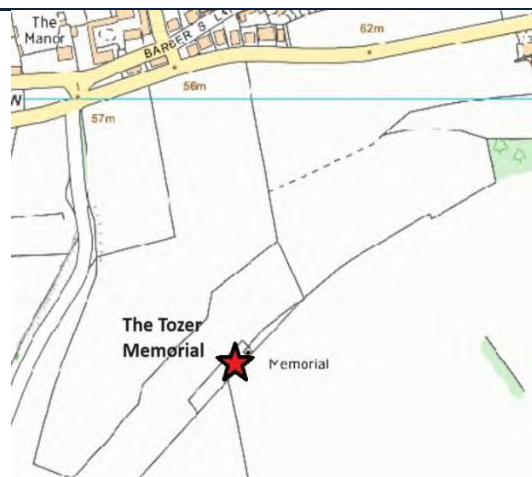
	The bridge appears to have been modified and strengthened over the years (presumably to take heavier traffic), but still retains its stone three arch/two pier basic design. It is of historic interest reflecting the development of the road network in south Wiltshire and is worthy of expert investigation at some point. Criteria: historic interest, architectural/design interest, landscape interest (patterns of settlement and activity) and representative of local heritage.  
4.	Homington Water Meadows (East). Location: In the River Ebbel valley, to the east of Homington Road, north east of Homington village and the river. In common with other water meadows in the Ebbel valley⁷⁹ and more widely across Wessex, these are probably of post medieval construction. Water meadows were a pasture irrigation system intended to produce an earlier sward of grass pasture or 'early bite' for sheep and cattle in the spring. They also produced crops of hay. The water meadows in the Parish form an important part of the historic landscape. Criteria: historic interest, landscape interest (patterns of settlement and activity), contribute to the neighbourhood area's sense of place and are important to the community as representative of local heritage.  

⁷⁹ The Water Meadows South of the Stratford Tony Road in Coombe Bissett are already included in the Historic Environment Record (HER)⁷⁹ and are not included in the above local heritage listing table.

5.	Homington Water Meadows (West). Location: In the River Ebble valley, to the west of Homington Road, north of Homington village and the river. In common with other water meadows in the Ebble valley and more widely across Wessex, these are probably of post medieval construction. Water meadows were a pasture irrigation system intended to produce an earlier sward of grass pasture or 'early bite' for sheep and cattle in the spring. They also produced crops of hay. The water meadows in the Parish form an important part of the historic landscape. Criteria: historic interest, landscape interest (patterns of settlement and activity), contribute to the neighbourhood area's sense of place and are important to the community as representative of local heritage.
6.	K6 Red Telephone Kiosk. Location: Homington Road Coombe Bissett. The K6 (kiosk number six) was designed in 1935 by the architect Sir Giles Gilbert Scott to commemorate the Silver Jubilee of King George V. It was the first telephone box to be extensively used outside London. Many thousands were deployed across the United Kingdom and Commonwealth countries. The kiosk is 8ft 3in (2.51m) tall, weighs 13.5cwt (0.69 tonnes) and is painted 'currant red'. It is understood that the Coombe Bissett Red Telephone Box was installed shortly after the end of WW2 and was the first public telephone in the village. The Red Telephone Box is a British design icon and is an integral part of the street scene and sense of place in the centre of Coombe Bissett village. It is no longer in use as a telephone box, was bought from BT by the Parish Council and is now used as a childrens' book library. Criteria: historic interest, aesthetic interest, landmark interest, village character and importance to the community as representative of local character.

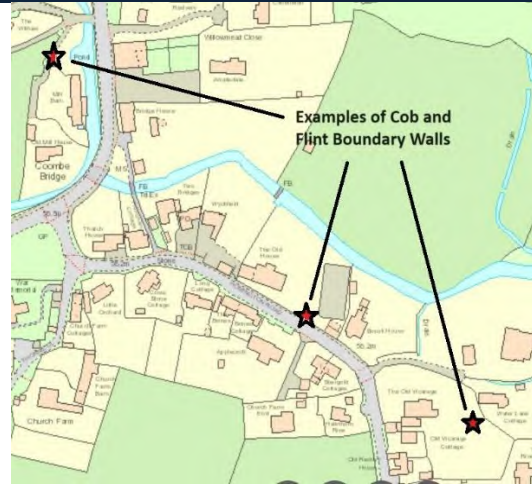
		
7.	K6 Red Telephone Kiosk. Location: Barbers Lane Homington. The K6 (kiosk number six) was designed in 1935 by the architect Sir Giles Gilbert Scott to commemorate the Silver Jubilee of King George V. It was the first red telephone box to be extensively used outside London. Many thousands were deployed across the United Kingdom and Commonwealth countries. The kiosk is 8ft 3in (2.51m) tall, weighs 13.5cwt (0.69 tonnes) and is painted 'currant red'. It is understood that the Homington Red Telephone Box was installed shortly after the end of WW2 and was the first public telephone in the village. The Red Telephone Box is a British design icon and is an integral part of the street scene and sense of place in Homington village. It is still in use as a public telephone box due to limited mobile phone coverage in the village. Criteria: historic interest, aesthetic interest, landmark interest, village character and importance to the community as representative of local character.	
		
8.	Commonwealth War Graves Commission Grave. Location: St Mary the Virgin Church Yard Homington. Commonwealth War Graves Commission Grave for Able Seaman F C Gould Royal Navy of HMS Challenger. AB Gould was killed in a German air raid on London on the 11th Jan 1942. Frederick Charles Gould was the younger of two sons of Arthur Henry and Ethel Gould of Totterdown Homington.	

	Commonwealth war graves are an important reminder of the sacrifice made by so many in both world wars and are of considerable historic significance to the community. Criteria: historic interest, landmark interest and importance to the community as representative of local heritage.
9.	The Tozer Memorial. Location: Strip lynchet on downs to the south of Homington overlooking the village. A memorial to a long-standing village family - '<i>CHRISTIAN JAMES TOZER BORN DEC 25th 1866 DIED SEP 30th 1930 AND HIS WIFE MARY LOUISA BORN JULY 17TH 1865 DIED APRIL 9TH 1961</i>'. Christian Tozer was responsible for the consolidation of several small village farms into one larger unit. A property in the village is known as Mary Louisa cottage. The memorial is of considerable historic interest to the village and is representative of a time when most families in Homington made their living from agriculture. Criteria: historic interest, landmark interest and importance to the community as representative of local heritage.
10	Cob and Flint Boundary Walls. Location: A number of locations throughout Coombe Bissett and Homington. Cob and flint are the most common vernacular boundary walls found at several locations throughout the neighbourhood area. They are associated with older



properties or the previous locations of traditional farms. They are often topped with either thatch or pantiles. They are a key element of the character of the villages and their historic settings.

Criteria: historic interest, architecture/design interest, landmark interest, neighbourhood area sense of place and importance to the community as representative of local heritage.



12. Flooding, Drainage and Water Management

Thematic objective: To mitigate flood risk, alleviate flood damage and improve water quality in the Parish.

The risk of flooding and the damage it causes has been a matter of considerable concern within the Parish for many years as shown in the 2012 Parish Plan⁸⁰. The Neighbourhood Plan's Community Questionnaire and Online Survey both received a number of responses which indicate concern that development could worsen the risk of flooding, particularly in the centre of Coombe Bissett. With climate change, the risk of flooding from a range of sources in the Parish may increase.

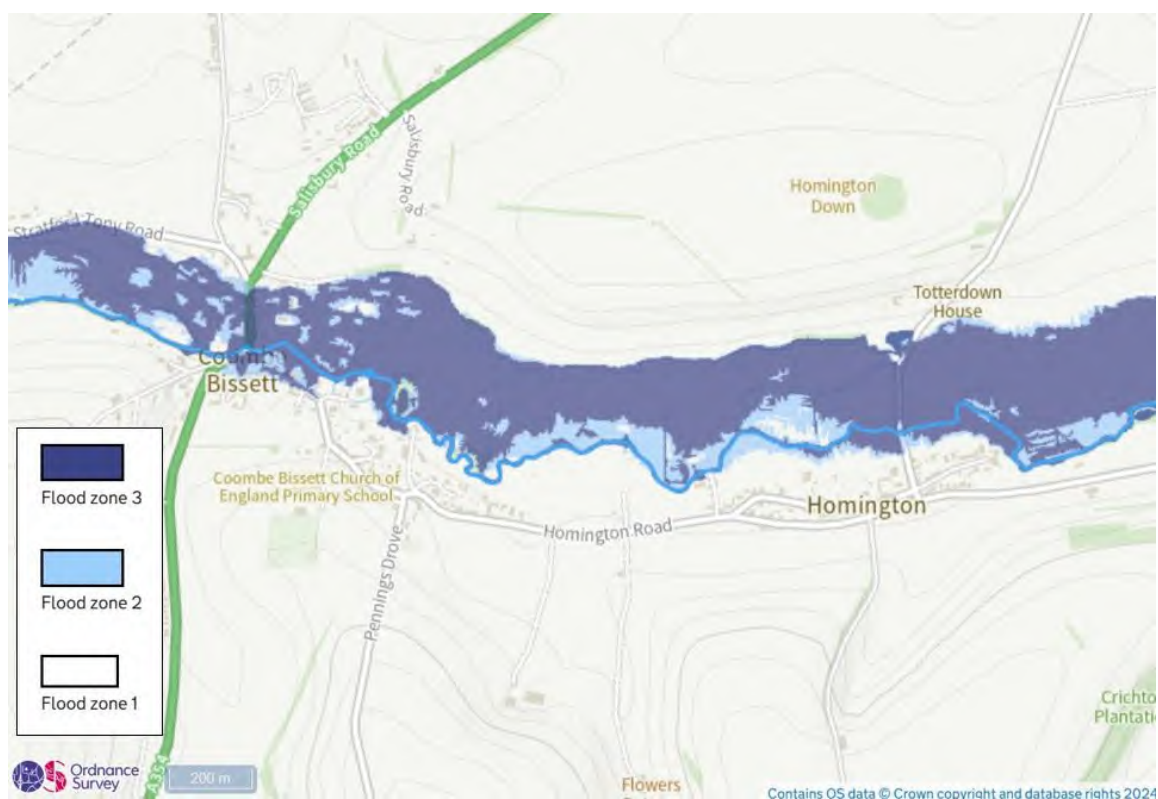


Figure 19: Designated Flood Zones 2 and 3 in Coombe Bissett and Homington

The central section of Coombe Bissett lies within a Flood Zone 3 area⁸¹. In recent years there have been several instances of flooding, resulting in the west end of the Homington Road becoming impassable. In addition, the A354 opposite the Fox and Goose Pub and surrounding

⁸⁰ Available in the Neighbourhood Plan Evidence Base.

⁸¹ Flood Zone 2: land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding. Flood Zone 3: land which has a 1 in 100 or greater annual probability of river flooding and/or land where water has to flow or be stored in times of flood.

area have been underwater. On occasion, the Homington Road has flooded from the A354 junction to Water Lane. The problem is worsened by inconsiderate drivers travelling too fast and displacing flood water, causing damage to properties adjacent to the road.

This high level of flood risk can be linked to several causes:

- River (fluvial) flooding, where the River Ebble and its carriers burst their banks as a result of sustained or intense rainfall.
- Groundwater inundation, when as the result of sustained heavy rainfall, the level of the water table exceeds normal ground level in the lower-lying parts of the Parish.
- Surface water (pluvial) run-off flooding. A significant proportion of the built area in the Parish is situated in a valley within chalk downland. In periods of intense rainfall this leads to rapid run-off which overwhelms the drainage system leading to 'flash flooding' in areas of both villages.
- The impact of chalk springs. During periods of high groundwater, springs appear leading to localised flooding. Currently Wiltshire Council do not have detailed records of the springs' locations. The confirmed presence of springs could influence the siting of new development if these are appropriately mapped and verified⁸².



Figure 20: Flooding of the River Ebble along the A354 in 2014

⁸² The Parish Council should work with relevant stakeholders to improve evidence of spring occurrence to inform future planning proposals and decisions.

The risk of flood damage is further exacerbated by:

- a) Inadequate provision, maintenance and clearance of road and verge drainage, which at times of intense rainfall fails to remove water sufficiently rapidly from affected areas.
- b) The lack of mains drainage in the Parish. Properties are dependent on septic tanks or sewage treatment systems and their associated soakaways. During recent flooding, some of these have been inundated, leading to the risk of effluent contaminating groundwater, which may pose a risk to the water quality of the River Ebble.
- c) Land use changes including no longer using historic water meadows and loss of mature trees (e.g. through Dutch Elm Disease and Ash Die-back).

In addition, the level of flood risk in the neighbourhood area may worsen in future years due to the effects of climate change.

The Local Authority's Strategic Flood Risk Assessment and Surface Water Management Plans form the evidence base to determine the level of flood risk. Any proposed development or allocations should be steered towards areas with the lowest risk of flooding. Any proposals within flood zones 2 and or 3 will need to pass the Sequential Test⁸³. The high risk of flooding in some areas of the Parish is, therefore, a key consideration in assessing the suitability and scale of potential development sites.

In addition, future development proposals should incorporate resistance and resilience measures against groundwater flooding, which can be more effectively achieved during construction rather than retrofitted.

Policy FDM1 - Flooding and Water Management

Objective FDM1: To ensure that new development and extensions to existing properties consider and address potential flood risk from all sources, both on-site and for surrounding buildings.

Where necessary development proposals should incorporate appropriate flood risk assessment and mitigation measures.

As appropriate to their scale, nature and location, and taking account of the Flood Risk Vulnerability Assessment in Annex 3 of the NPPF, development proposals should:

⁸³ To find out more about flood risk in the Parish, see [Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](https://www.gov.uk/guidance/flood-map-for-planning)

- 1) Apply the sequential test and if necessary, the exceptions test for new development⁸⁴ to demonstrate that flood risk will not be increased in the vicinity of the development or elsewhere in the Parish.*
- 2) Submit a flood-risk assessment, setting out how flooding and surface water run-off will be treated through effective and appropriate mitigation measures that are flood resilient and/or resistant for their lifetime.*
- 3) Consider how design and construction may affect the long-term hydrology of the site and the surrounding area, as well as the wider run-off and drainage to the River Ebble.*
- 4) Have considered any identified spring areas (determined by locally-informed evidence agreed with Wiltshire Council).*
- 5) Consider the use of reduced percolation systems to hold back groundwater and allow leaching away at a reasonable rate during times of heavy rainfall.*
- 6) Incorporate resistance & resilience measures against ground water flooding, which are more effectively achieved during construction rather than retrofitted.*

In addition, refer to Appendix B for further actions to help address flooding in the Parish.

Water course quality is a key environmental issue affecting ecological health and biodiversity, in particular the effect of nutrient pollution on protected rivers such as the River Avon SAC. Although the River Avon SAC does not flow through the Parish and is approximately 2.39km from the plan area at its closest point, in terms of hydrology/hydrogeology, the River Ebble and entire neighbourhood area lies within the catchment of the River Avon SAC. It should also be noted that the lack of mains drainage in the Parish requires developments to discharge through septic tanks or package treatment plants which can compound nutrient loading into the river.

To avoid such pollution, new development has to be phosphorous neutral^{85, 86}. Wiltshire Council has recently updated its strategic approach to securing phosphorus neutrality in the River Avon SAC catchment area⁸⁷ for planned development⁸⁸ including Neighbourhood Plans.

⁸⁴ The Sequential Test is a process that assesses the potential flood risk of a proposed development site. The test involves considering alternative sites with lower flood risk and demonstrating that a development in a higher flood risk area is justified, considering the benefits of the development and the availability of suitable alternative sites. If the Sequential Test is passed, the Exceptions Test must also be passed to show how flood risk will be appropriately managed (see NPPF (Dec 23) 161-168).

⁸⁵ Conservation of Habitats and Species (England and Wales) Regulations 2017 (as amended) (the Habitats Regulations).

⁸⁶ Nutrient neutrality involves the calculation of a nutrient burden from a development.

⁸⁷ <https://www.wiltshire.gov.uk/planning-bio-phosphorous-nitrogen-mitigation>

⁸⁸ Planned development includes Neighbourhood Plans - See Wiltshire Local Plan Review Policy 2.

It involves a scheme to supply mitigation projects in the catchment, funded by developer contributions via planning obligations. The scheme is one option developers can use to achieve phosphorous neutrality. Alternatively, they can secure mitigation through private providers or specific on-site solutions.

The Plan recognises the interdependencies of land-based and water-based habitats which must be considered in a wider biodiversity net gain approach in the Parish. The Plan includes policies that promote residential development thereby giving rise to a pathway for potential effects on the SAC. Consequently, any proposals for development will need to be phosphate neutral and demonstrate that they will not prevent the SAC conservation objectives from being met within timescales identified in the River Avon Nutrient Management Plan (NMP)⁸⁹.

Policy FDM 2 - Drainage, nutrient management and compliance with Habitats Regulations on the River Avon SAC and its Zones of Influence

Objective FDM2: To ensure that new development, including extensions to existing properties, mitigate adverse impacts on water quality in the River Ebble and have no adverse impacts on the River Avon SAC.

Development proposals should demonstrate compliance with the Habitat Regulations to avoid and mitigate any adverse impacts on the River Avon SAC.

To ensure water quality in the River Ebble and River Avon SAC, development proposals should demonstrate phosphate neutrality.

To deliver phosphate neutrality the promoters of planned development may utilise the Wiltshire Council strategic mitigation scheme (or any successor scheme) if available, provide on-site bespoke solutions or use approved private providers' mitigation programmes.

Given the lack of mains drainage in the neighbourhood area and risk of adverse nutrient loading into the River Ebble, development proposals should be accompanied by proportionate statements on drainage, waste water and sewage treatment which reflects their scale and nature.

As appropriate to their scale, nature and location development proposals should include an appropriately designed, constructed and maintained Sustainable Drainage System (SuD). These may include at least one or a combination of the following SuD design features:

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/429214/River_Avon_Nutrient_Management_Plan_FINAL_30th_April_2015.pdf

- *Permeable driveways and parking areas.*
- *Water harvesting and storage features.*
- *Green roofs and/or soak-aways.*

The designs and material for such development and infrastructure should respond positively to the character of the immediate locality and reflect the local scene.

13. Sustainable Transport and Road Safety

Thematic objective: To encourage sustainable transport links and improve road safety for pedestrians to enable a 'walkable village'.

As is often the case in rural areas', the car remains the essential mode of transport for our community. It is the primary means of travel both to work and to access the health, retail, leisure and other services found in the Salisbury area. As regards public transport, there is an infrequent bus service from Coombe Bissett and Homington to and from Salisbury, Shaftesbury and Blandford. The nearest railway station is in Salisbury.

The A354 (the primary Salisbury to Blandford Road) passes through Coombe Bissett. In addition to local traffic, it carries considerable through traffic including Heavy Goods Vehicles. The C12 Ebble Valley road, passes through both Coombe Bissett and Homington. In addition to local traffic, it is the main route for vehicles travelling from southwest Wiltshire and east Dorset to Salisbury District Hospital. West of Coombe Bissett the C12 is the main access to the Chalke Valley and its villages. In addition, it is used by some vehicles travelling from the A36 west of Salisbury to the A354 to avoid congestion in Salisbury. Coombe Bissett is, therefore, a crossroads village with a high proportion of traffic having nothing to do with the village. It is therefore essential that, where possible, the CB&HNP improve the flow of traffic through the village and that any development does not exacerbate existing traffic.



Figure 21: The A354, Salisbury Road, Coombe Bissett

The overall effect of the community's reliance on cars, together with the level of through traffic and limited public transport has led to congested roads, with fewer people walking or cycling. This has a negative impact on the environment. In addition, many local roads in both villages are narrow and do not have pavements. In several places, they do not allow residents to safely walk to and from the services available in the centre of Coombe Bissett village. This is compounded by the limitations of the current rights of way network, which have a number of connectivity gaps. In addition, the high level of traffic on the A354 and the narrowness of local lanes restrict the potential to enhance the local road network for cyclists.

There also are specific road safety issues related to the Village School. This is located on Shutts Lane, a short steep byway which leads south from Homington Road in the centre of Coombe Bissett. The majority of the school's pupils live outside the Parish and are taken to school by car. There is no dedicated school drop-off area and this directly leads to road safety problems both in Shutts Lane and on the narrower parts of Homington Road. There are also no safe footpath or pavement routes to the school through the village. Given the location of the school, the solution would likely require the acquisition of additional land by the Salisbury Diocese⁹⁰ or Wiltshire Council for a school drop-off area.

All public roads in the neighbourhood area (including the A354) are the responsibility of Wiltshire Council. Therefore, any proposals to improve traffic flow and safety in the Parish requires their approval and support. Wiltshire Council manages local traffic issues through the Local Highway and Footway Improvement Group (LHFIG). However, in most cases when road and safety enhancements are agreed by the LHFIG, the Parish Council is required to pay up to 25% of the costs. This can be challenging for a small rural parish with a limited precept. There is potential for development in the Parish to contribute to infrastructure improvements, such as pavements, signage and traffic calming measures through the Community Infrastructure Levy (CIL) or site-specific Section 106 agreements (or any successor schemes) that set out additional investment or conditions to make the development more amenable to the community.

⁹⁰ The primary school is a voluntary aided (VA) school, supported by the Salisbury Diocese.



Figure 22: Path to Packhorse Bridge, Coombe Bissett

Improving road safety and expanding footpaths was a key issue identified in the Community Questionnaire and were also reflected in the 2014 Parish Plan. The main issues relating to sustainable transport and road safety were as follows:

- The need for traffic calming and improved pedestrian safety particularly on the A354.
- Residents driving short distances because of (pedestrian) road safety issues.
- A sense of separation for some in Stratford Tony Road/Homington that could be improved with a better network of footpaths.
- Suggestions for pedestrian routes to be constructed or improved, subject to the agreement of the relevant landowners.
- The lack of accessibility for wheelchair users, mobility scooters and for pushchairs.

The NP has identified potential footpath and road safety enhancements as follows⁹¹:

- 1) Enhanced pedestrian safety measures on the Homington Road in Coombe Bissett between its junctions with Water Lane and Shutts Lane.

⁹¹ The Plan does not specify the exact location of these enhancements since they will require discussion and agreement with the responsible Wiltshire Council officers. Negotiations with landowners will be conducted over the course of the plan period; please refer to the Sustainable Transport Topic Paper for more information.

- 2) A new footpath to link the Stratford Tony Road with the existing CB1S2 footpath, as part of a safe pedestrian route from the Stratford Tony Road to the village centre
- 3) An enhanced pedestrian crossing area of the A354 in the vicinity of its junction with the Old Blandford Road, as part of safe pedestrian routes between the village centre and properties on the Blandford Road and Stratford Tony Road.
- 4) A new footpath to link properties on the Salisbury Road to Drove Lane, as part of a safe pedestrian route from the Salisbury Road to the village centre.
- 5) Enhanced pedestrian safety measures from the Drove Lane/Stratford Tony Road junction, to the A354 junction, as part of a safe pedestrian route between the village centre and Salisbury Road/Drove Lane properties (including the Kenora Paddock site).
- 6) An enhanced pedestrian crossing area of the A354 in the vicinity of its junction with the Stratford Tony Road, as part of a safe pedestrian route between the village centre and properties on the Salisbury Road and Drove Lane (including Kenora Paddock).
- 7) A new footpath to link the Blandford Road and Recreation Ground providing enhanced pedestrian access to and from the Village Hall and School.
- 8) A new footpath close to the C12 to provide a safe and convenient pedestrian route between Coombe Bissett and Homington.

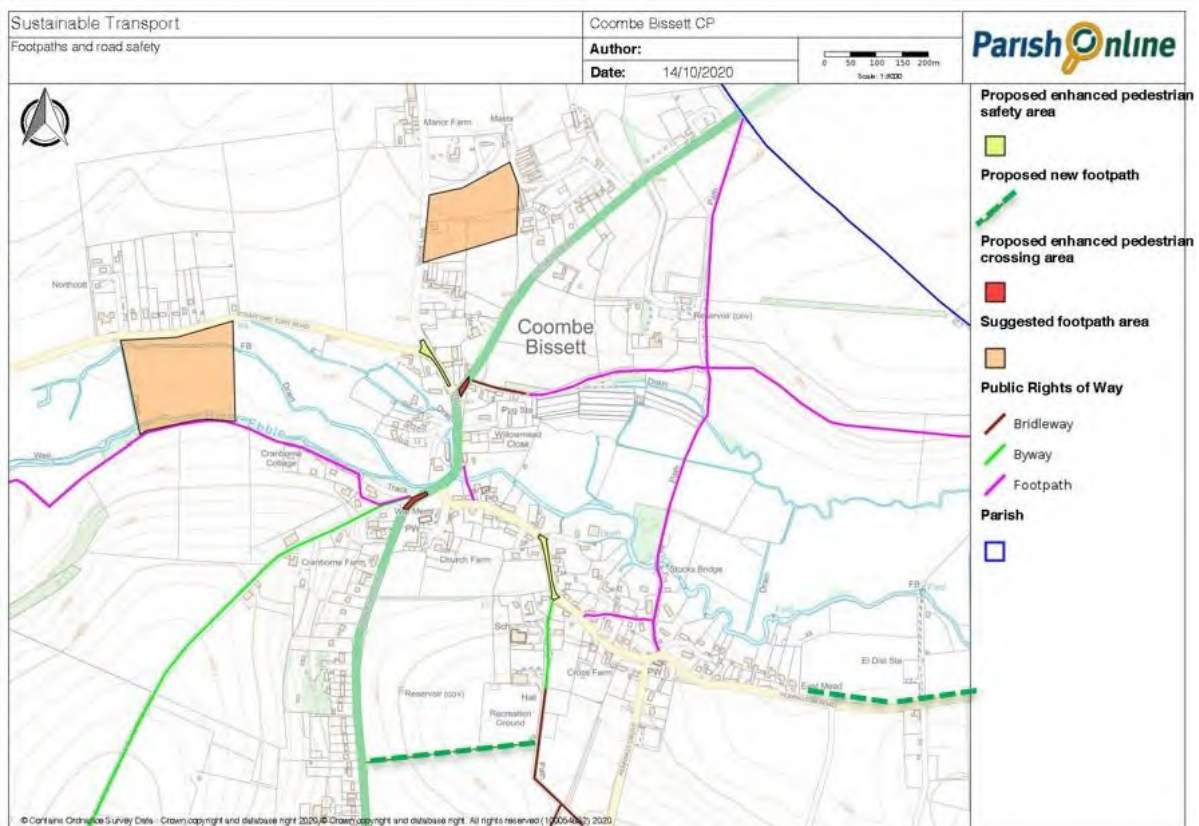


Figure 23: Proposed additional footpaths and road safety enhancements

Policy STRF1 - Road Safety

Objective STRF1: To encourage road safety in the Parish.

Development that will generate significant additional vehicle movements should include a Transport Statement to consider how traffic impacts will be mitigated to ensure that the rural character of the neighbourhood area and the CCNL will be conserved.

Through engagement with landowners and Wiltshire Council Highways, new development should seek to address, where feasible:

- 1) Enhancement of existing and/or provision of additional passing places to avoid damage to the roadside edges.*
- 2) Improvement to verges.*
- 3) Provision of appropriate traffic calming measures.*
- 4) Address road safety issues to prevent accidents.*

Where relevant, development proposals should integrate with the proposed road safety proposals shown in Figures 24 and 25.



Figure 24: Proposed Pedestrian Crossing Areas

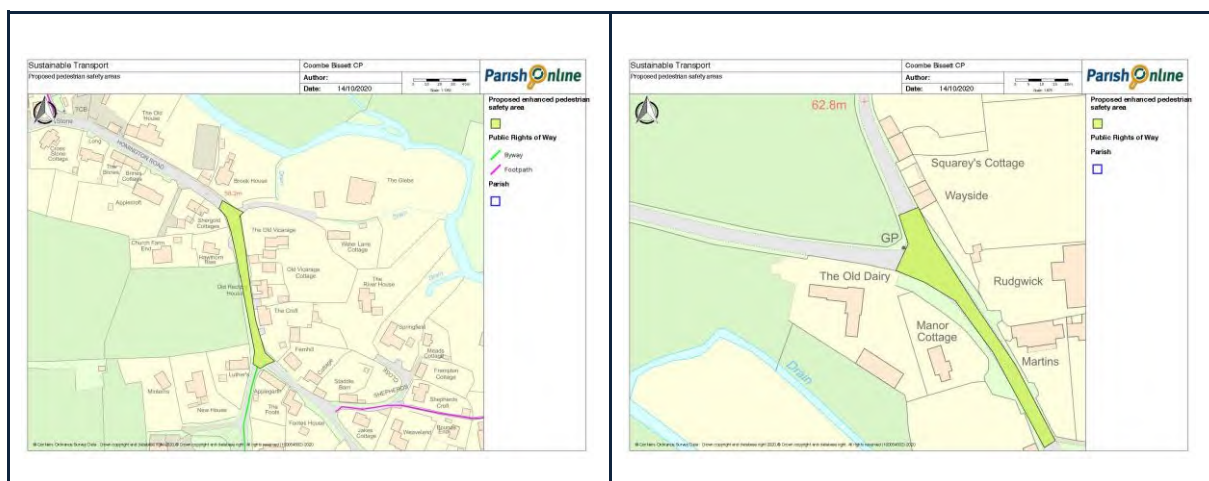


Figure 25: Proposed Pedestrian Safety Areas

Policy STRF2 - Enabling a 'Walkable Village'

Objective STRF2: To encourage 'a walkable village' through linked footpaths and pavements.

Proposals should avoid the loss of existing footpaths, bridleways and byways. New development should be built around the concept of a 'walkable village' with integrated pathways/footpaths and, wherever possible, enable safe and accessible walking routes that link to the village centres and amenities.

Where feasible and appropriate development should seek to improve access to footpaths, thereby improving the whole footway resource of the neighbourhood area. Developers must consider pedestrian access with neighbouring landowners and the planning authority before submitting any planning application. In particular, these should expand footpath provision in the following areas (see Figure 23):

- 1) South of the Stratford Tony Road and the connecting footpath (CBIS2/FP2).*
- 2) Land between the residential area along the Salisbury Road and Drove Lane.*
- 3) From the A354 to the Nature Reserve.*
- 4) Parallel and close to the C12 between Coombe Bissett and Homington.*

Roadside pavements/footpaths should be sensitive to design features in keeping with the Design Code (Appendix A) and the area's rural character. Wherever practicable, pavements and footpaths should be designed to be accessible to all.

Policy STRF3 - Sustainable Transport

Objective STRF3: To encourage the use of sustainable transport.

Where practicable development proposals, including extensions and the retrofitting/replacement of garages should:

- 1) Include charging points for EVs and mobility scooters.*
- 2) Consider the provision of infrastructure to support sustainable transport such as secure and weatherproof cycle racks, if appropriate.*
- 3) Consider and address the needs of those who have mobility issues.*

14. Leisure, Well-being and Community Facilities

Thematic objective: To maintain and improve amenity areas and community facilities in the Parish.

The planning system can play an important role in creating and maintaining healthy inclusive communities. Good planning and design can strengthen the provision of outdoor spaces and community facilities. This Plan seeks to protect and improve the amenities and natural spaces which enable healthier lifestyles and enhanced wellbeing.

Local Green Spaces

Under NPPF (Dec 23, para 105-6), NPs can designate Local Green Spaces (LGS). This enables communities to identify and protect green areas which are of particular importance to them. Designating such LGS should be consistent with sustainable development and complement provision of sufficient homes, jobs and other essential services.

There are stringent conditions on the types of land that can qualify for LGS designation; they cannot be extensive tracts of land or part of the open countryside, they should be reasonably close to the community they serve, and demonstrate special characteristics for the local community, such as recreational, tranquillity, wildlife, beauty or historic functions⁹².

The local community were asked to indicate their support for potential LGS in the July 2020 Community Survey. The Parish Council then further reviewed the potential LGS taking into account the detailed policy criteria for LGS, the analysis and justification for each possible site, the views of landowners and further informal consultation with the community.

The Parish Council concluded that seven sites (the Donkey Field, the Recreation Field, the Cemetery, the Tennis Courts, Hopkins Way, the Triangle in Homington and the Spinney in Homington) met the criteria, had community support and should be designated as LGS⁹³. Five sites are owned by the Parish Council and two are in private ownership. The Parish Council has agreed that its sites should be designated as LGS. As regards those in private ownership, the Tennis Club owner has indicated that they would support LGS designation.

⁹² For more information, see the Local Green Spaces Topic Paper, available in the Neighbourhood Plan Evidence Base.

⁹³ The Parish Council decided that an eighth possible LGS site, the Bundy Field in Coombe Bissett was essentially agricultural land and did not fulfil the criteria required of an LGS.

The landowner of the Spinney in Homington has indicated that they do not support LGS designation (the site has previously been the subject of a failed planning application and appeal). Wiltshire Council has advised that it is not a precondition for LGS designation that the landowner supports designation. The seven LGS are shown on the map at Figure 26 below, with detailed locations shown in Figures 27 to 33.

Policy LWCF1 takes the matter-of-fact approach towards LGS as set out in paragraph 107 of the NPPF. Nevertheless, the Plan recognises that development adjacent to LGS may have the potential to affect their character and attractiveness. In this context, and wherever practicable development proposals adjoining LGS should enhance their character by providing a positive interface (i.e. properties facing on to them to improve natural surveillance) or a soft landscaped edge to complement the character of these spaces. In addition, development adjacent to an LGS should seek to incorporate measures to help to facilitate access to the LGS.

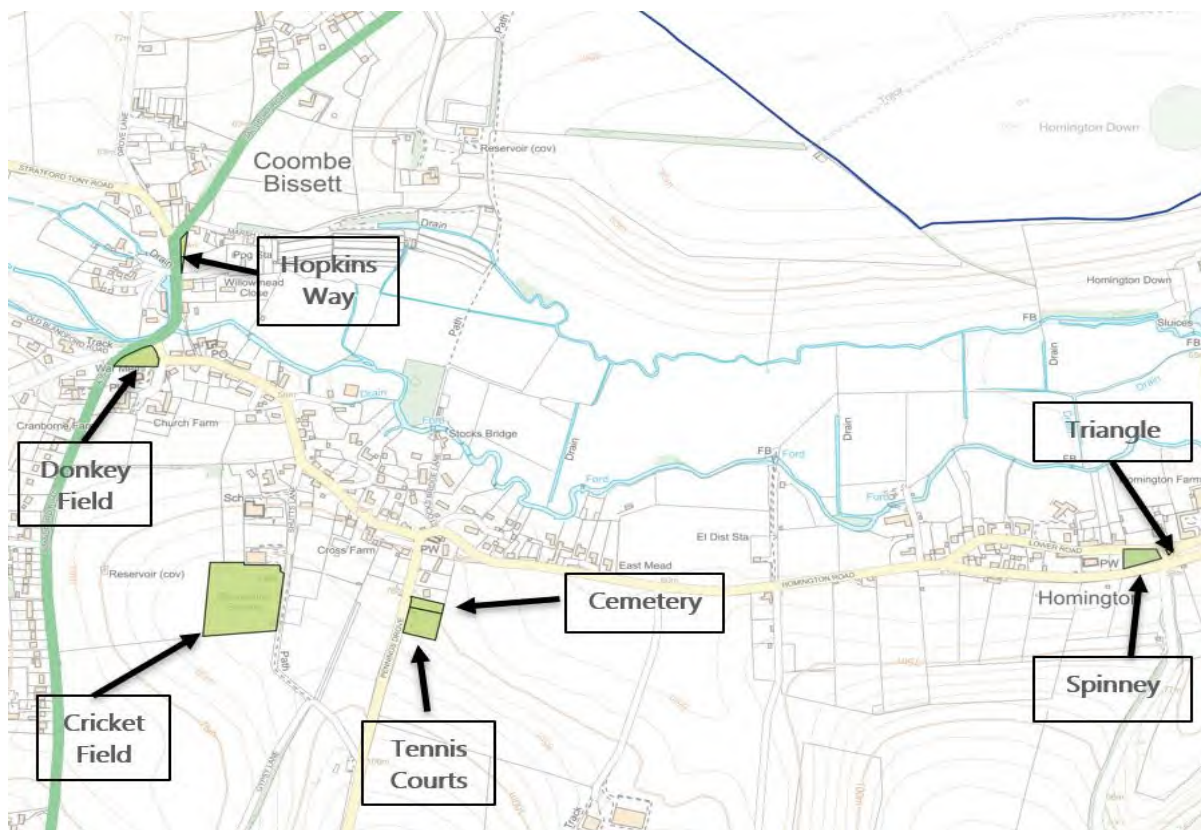


Figure 26: Local Green Spaces Allocations

The rationale for allocation is detailed in the LGS Topic Paper and summarised in the table below:

Table 6: Rationale for proposed LGS designation

Name of LGS	Donkey Field	Cricket/Recreation Field	The Cemetery	Tennis Courts	A354 Green Space (Hopkins Way)	The Triangle	The Spinney
Location	Coombe Bissett	Coombe Bissett	Coombe Bissett	Coombe Bissett	Coombe Bissett	Homington	Homington
Description	Green space between St Michael's Church, the A354 and Homington Road in the centre of the village.	Recreational green space.	Community burial grounds.	Tennis Courts.	Green space adjoining A354.	Green area under a copper beech tree at Homington Road, Barbers Lane and Lower Road Junction, in the centre of the village.	Green area with a number of mature trees adjacent to St. Mary's Church, Homington Conservation Area and The Triangle, Homington.
Landowner	Parish Council	Parish Council.	Parish Council.	Private owner. leased by Tennis Club.	Parish Council.	Parish Council.	Private owner.
Meets NPPF (Dec 23) criteria	Historic value, tranquil beautiful setting next to Church.	Tranquillity & recreation. Cricket Club, Children's play area, adult exercise equipment.	Community well-being & tranquillity. View to Homington.	CB&H Tennis Club. Recreation & well-being.	Rural character setting along A354. Mature tree and rich fauna.	Tranquillity and community value. Mature tree and bench, community.	Area of beauty & tranquillity in the heart of the village. Mature native trees and wildlife.
Public Support	Yes.	Yes.	Yes.	Yes.	Yes.	Yes.	Yes.

Policy LWCF1 - Local Green Spaces

Objective LWCF1: To protect and promote recreational and amenity areas through the allocation of Local Green Spaces.

The recreation and amenity areas on the LGS map (see Figure 26 above and LGS site maps below) are designated as Local Green Spaces due to their particular significance to the community and their recreational purposes that support well-being, amenity, historic and/or environmental value. These are:

- 1) *The Donkey Field, Coombe Bissett (1.5ha).*
- 2) *Coombe Bissett Recreation/Cricket Field (3.39ha).*
- 3) *Coombe Bissett Cemetery (Pennings Drove) (0.32ha).*
- 4) *The Tennis Courts, Coombe Bissett (0.92ha).*
- 5) *Hopkins Way (greenspace on A354, Coombe Bissett side) (0.7ha).*
- 6) *The Triangle, Homington (0.006ha).*
- 7) *The Spinney, Homington (0.23ha).*

The management of any development within these LGS should be consistent with those for Green Belts (NPPF (Dec 23)).



Figure 27: Donkey Field Coombe Bissett



Figure 28: Recreation/Cricket Field Coombe Bissett



Figure 29: Coombe Bissett Cemetery (Pennings Drove)





Community Assets

In order to protect the community assets that support Coombe Bissett and Homington, the Plan seeks to ensure that these are protected and where development or modernisation is required that these enhance existing assets in terms of access and visual setting.

Funding community infrastructure

The following off-site infrastructure requirements are identified as a priority for CIL (or future successor infrastructure funding schemes):

- 1) Road safety measures to provide pedestrian access along the Blandford Road and the Salisbury Road identified in Policy STRF1: Road Safety.
- 2) Pedestrian safety measures on the Homington Road Coombe Bissett between the Water Lane and Shutts Lane junctions.
- 3) Footpath enhancements, including identified footpath areas and the formal designation as a right of way across the boundary of the Coombe Bissett Down identified in the Figures in Policy STRF2: Enabling a 'Walkable Village'.

Contributions will be phased or pooled to ensure the timely delivery of infrastructure, services and facilities where necessary.



Figure 34: Coombe Bissett and Homington Village Hall, Coombe Bissett

Policy LWCF2 - Community Facilities

Objective LWCF2: To Improve community facilities and recreational and amenity areas In the Parish.

Community Facilities

The loss of a building or space that supports community interaction and wellbeing (including public buildings, places of education or worship, shops, public houses, open spaces and recreational and leisure facilities) will only be acceptable where:

- 1) It can be robustly demonstrated that all or part of a community building is no longer valued by the community in its present use or alternative community uses.*
- 2) Or an equivalent or better replacement building is provided at another suitable location within walking distance of either village and is accessible to those with additional mobility requirements and without the use of a car.*

New community facilities or upgrades to existing facilities should: promote natural features within the development; provide space for outside interaction whilst providing for wildlife habitats, including open spaces, gardens and trees and be sensitive to its setting within the CCNL.

Utilities infrastructure

The siting of any utilities infrastructure requiring planning permission, should identify and address any adverse impact on local character, conservation areas and the CCNL. All cabling should be underground where feasible, and pole-mounted transformers should be avoided.

15. Plan Review

Responsibility for the implementation of the Coombe Bissett and Homington Neighbourhood Plan will rest with Coombe Bissett Parish Council, in consultation with Wiltshire Council.

During the plan period to 2038, Coombe Bissett Parish Council will monitor and review the progress of the Neighbourhood Plan. Any new development will be monitored closely through the planning process to ensure that policies are adhered to.

A Plan review will also be considered if any of the following circumstances apply:

- Changes to national planning legislation, policy or guidance.
- Adoption of a new Local Plan by Wiltshire Council.
- The Plan's policies have achieved their intent and are no longer needed.
- Policies In the Plan are not being used as Intended in decision making.
- New evidence means that a policy needs to change or a new policy is needed.

Each Annual Parish Council Meeting after the Plan is made will include a report on progress with the Plan. This will monitor the progress of the Plan in the previous year and the likely implementation and impact of the Plan for the forthcoming year.

Appendix B: Action Points Identified in the Neighbourhood Plan

The CB&HNP has identified several Action Points. These do not form part of the land-use Neighbourhood Plan and the Parish Council will address and prioritise these actions. Some actions are a 'quick fix'; others may depend on funds accruing from Section 106 financial contributions (where these are required) arising from new development or through the apportionment of Community Infrastructure Levy that the Parish Council has responsibility for (see Policy LWCF2 Community Facilities) for a schedule of community preferences for such investment).

Table 8: Neighbourhood Plan Action Points

	Relating to Policy	Issue	Responsibilities
1.	H1.	The Parish Council will request an updated Housing Need Survey from Wiltshire Council at an appropriate time.	Parish Council and Wiltshire Council
2.	Policies to reduce light pollution should apply to all properties, not just new ones (which require controls through the planning process).	The Parish Council will undertake necessary actions to uphold the CCNL's dark skies reserve status and the obligations and actions to reduce light pollution that apply to all properties.	
3.	Environment, Design and Heritage.	Update the local non-designated heritage asset list over the plan period. NB: this may lead to a need to review policy EDH5.	Parish Council

	Policy EDH5: Non-Designated Heritage Assets.		
4.	Environment, Design and Heritage. Policy EDH5: Non-Designated Heritage Assets.	Liaise with WC Conservation Officer if any local non-designated heritage assets require listing.	Parish Council Wiltshire Council
5.	Environment, Design and Heritage. Policy EDH5: Non-designated Heritage Assets.	Investigate suggestions for improved management of local heritage spaces in the Community Questionnaire (2018) (Qu. 5, p.22-26 in the full report, April 2019). Update the local heritage asset list over the NP period	Parish Council
6.	Environment, Design and Heritage. Policy EDH6: Energy	Investigate and identify potential future renewable energy sites.	Parish Council with local landowners
7.	Flooding, Drainage and Water Management.	Maintain and strengthen engagement with the Environment Agency which has operational responsibility for managing the risk of flooding from the River Ebble. To include flood zone and flood alert information, including water table monitoring. Ensure community is informed of changes to the wider catchment area that will affect the River Ebble in the Parish.	Parish Council Environment Agency Wiltshire Council

8.	Flooding, Drainage and Water Management.	When required, provide data to the Environment Agency and Wiltshire Council to help understanding of the groundwater system and its interaction with surface water – particularly in relation to occasional springs, in order to improve the prediction of the timing and duration of groundwater flooding.	Parish Council Environment Agency Wiltshire Council
9.	Flooding, Drainage and Water Management.	Maintain and strengthen engagement with Wiltshire Council which has responsibility for managing the risk of flooding from surface water, groundwater and ordinary watercourses. In particular, press for improvement in the drainage systems within the Parish and also for improved ongoing maintenance of the current system.	Parish Council Wiltshire Council
10.	Flooding, Drainage and Water Management.	When required, provide data to Wiltshire Council to help understanding of the groundwater system and its interaction with surface water – particularly in relation to ad hoc springs, in order to improve the prediction of the timing and duration of groundwater flooding.	Parish Council Wiltshire Council
11.	Flooding, Drainage and Water Management.	Maintain and strengthen communication with the landowners/ property owners of those areas which are liable to flood or suffer from ad hoc spring inundation to ensure all mitigating actions can be taken, for example ditch condition assessments, prioritising drainage and ensuring the water flow is not hindered. This local mapping of springs should be appropriately assessed and verified by experts to inform development decisions taken by Wiltshire Council.	Parish Council Landowners and property owners Wiltshire Council
12.	Flooding, Drainage and Water Management.	Liaise with and lobby the Environment Agency and Wiltshire Council to conduct appropriate research into the flood risk caused by springs in order	Parish Council Environment Agency

		that effective mitigation measures can be put in place and the effects of such springs can be appropriately considered in the planning process.	Wiltshire Council
13.	Flooding, Drainage and Water Management.	Work with landowners to introduce positive nutrient neutral land management practices.	Parish Council Environment Agency Wiltshire Council
14.	Sustainable Transport and Road Safety. Policy STRF1: Road Safety.	Work with Wiltshire Council Highways to investigate extending the 30mph zone in Drove Lane to include the Kenora Paddock allocated site.	Parish Council Wiltshire Council
15.	Sustainable Transport and Road Safety. Policy STRF1: Road Safety.	Work with Wiltshire Council to investigate the potential for a roundabout or other alternative measures at the Drove Lane/Stratford Tony Road to A354 junction to slow through traffic and bring better sight lines and visibility. Engage with WC Highways team on the potential to improve road safety measures as suggested in STRF1. The Parish Council will request a Construction Environment Management Plan be provided on any approved planning application (Wiltshire Council Core Policy 62, Development impacts on the transport network).	Parish Council Wiltshire Council (Highways) Parish Council
16.	Sustainable Transport and Road Safety. Policy STRF 2: Enabling a 'Walkable Village'.	Work with the CCNL, Wiltshire Council Right of Way Officers and landowners to improve footpath maintenance and investigate potential improvements.	Parish Council Wiltshire Council (Rights of Way) CCNL

17.	Sustainable Transport and Road Safety. Policy STRF 2: Enabling a 'Walkable Village'.	Investigate the wider suggestions for footpath enhancements in the Community Questionnaire (2018) (Qu. x p.46-48 in the full report, April 2019).	Parish Council
18.	Sustainable Transport and Road Safety Policy STRF 3: Sustainable Transport	Engage with Wiltshire Council Highways and Sustrans to explore possible safe cycle routes both within the neighbourhood area and linking the Parish to Salisbury.	Parish Council
19.	Sustainable Transport and Road Safety Policy STRF 3: Sustainable Transport	Explore the possibility of providing public EV charging points with owners of existing car parks within the neighbourhood area.	Parish Council
20.	Leisure, Well-being and Community Facilities.	Conduct a periodic review of CIL monies against suggestions in the Community Questionnaire (2018) (Qu. 20a, in the full report, April 2019).	Parish Council
21.	Leisure, Well-being and Community Facilities	Conduct a survey to identify any potential 'Assets of Community Value'. If ones are identified work with Wiltshire Council to have them registered	Parish Council