

For the Minutes Record

Re: 14/07/2026 Coombe Bissett and Homington Parish Council Meeting (Public Session)

Dear Chairman Boxall, all Parish Councillors, and our Unitary Councillor: Richard Clewer,

Thank you for the reference to my serious concerns and formal request for moratorium on all planning applications that increase the built-out area of Coombe Bissett, re: the Agenda? /unconfirmed Minutes, (Public Session) also published in the Coombe Bissett Homington Express, Issue no: 288 August/September 2026.

For the public record, and for transparency, I ask that it is made clear in the finalised 14/07/2026 PC Minutes, that my Statement followed on from a more detailed presentation to the Parish Council and Unitary Councillor Richard Clewer, submitted on 18/06/2026, that included aerial photographs at the time of the latest flood.* Given its recurring vulnerability to flooding due to the complex combination of influences, it is clear that Coombe Bissett cannot sustain 'Made Coombe Bissett and Homington Neighbourhood Plan' *indicative*, or otherwise, development pressures. Add to that: planning chaos and climate change. In these cumulative adverse circumstances 'Precautionary and Prevention' planning-policy principles should prevail to prioritise the health and well-being of the existing local community and fragile sustainability of the Conservation village settlement.

I also draw your attention to the absence of any mention of my concern regarding the required alignment of the 'made' CB&H Neighbourhood Plan to the 'New Wiltshire Plan*' now in preparation – subject to a strict 30-month timeline to achieve positive examination. A live 'Call for Sites' is now operating until September, with Wiltshire Council desperate to increase housing numbers – and Neighbourhood Plans primarily a development-enabling device. Quite possibly Coombe Bissett will experience a re-run of the SHLAA years? It is advisable, given the Parish Council's various roles, to consult the Lead Local Flood Authority (re: 'WC Drainage and Betterment Strategy'), the Environment Agency, Public Health and Well-being (communities), and Historic England Statutory Consultees without delay to explain Coombe Bissett's dilemma and request their pre-emptive protective involvement – in justifiable circumstances?

For transparency, and without the opportunity to fully express my views, I trust you will consider the above reasonable amendments* to the unconfirmed Minutes re: 14/07/2026 Coombe Bissett and Homington Parish Council Meeting.

Could you please confirm that my 18/06/2026 detailed presentation to CB&H Parish Council and our Unitary Councillor, Richard Clewer, is on the Parish Council Record, in full, for future reference?

In connection to the above concerns, with reference to 'Discussion/ Minute Item no: 38.2026 Urgent Items'

In the roles of: CB&H Parish Council, CB&H NP Qualifying Body, and Statutory Consultee, with reference to all Neighbourhood Plan updates, Parish Councillors must realise that clarity is of critical importance in the planning chaos that pressures Coombe Bissett's sustainability.

How, in the most unpredictable circumstances, is the '**CPBC (?) Coombe Bissett and Homington neighbourhood plan. *Likely to be protected in the short-term***'? For clarity, in contractual terms, Coombe Bissett has already been loaded with an indicative and unsustainable 18 additional dwellings in the 'Made Coombe Bissett and Homington Neighbourhood Plan'. Therefore, please be specific about what housing figure is '***likely to be protected.***' And what exactly is the '***short-term***'?

What is clearly evident: any additional area of development would heighten adverse effects on the health and well-being of the local community without a Mains Sewerage System, and the fabric of the Conservation area settlement within the Avon SAC catchment, and Cranborne Chase National Landscape.

The Parish Council, in all its guises, seems to operate in slow-motion in a detached realm, with the belief that it is above accountability for its actions and decisions. There is no mention of how Coombe Bissett, under severe stress, can safely and sustainably accommodate another one or two dwellings, let alone 18, when much is evidently at stake.

In the increasingly harsh reality Coombe Bissett parishioners inhabit, sustainability – a primary NPPF principle - is the foremost priority. There has to be a more dynamic approach than a new parish pump, high viz jackets and quickly depleted stock of gel-sacs.

Please note: In the 'Made CB&H NP 2023 – 2038,' key point, page 8, reduced to footnote 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.***

Minute: 38.2026 (continued), Urgent Items

'.....with more development demand in 5 years'.

This conflicts with the indicative additional 18 dwellings at staggered development, up to 2038? In the here and now reality, the overriding priority should be the safety, resilience and long-term sustainability of Coombe Bissett and its residents.

At the 12/12/2025 Extra Ordinary Parish Council meeting, the Parish Council/ Qualifying Body fully understood that the requirement to align with a new Local Plan is clear across Neighbourhood Planning discipline. Government rules require Neighbourhood Plans to conform with the strategic policies of the Local Development Plan. If a policy-conflict arises between a Neighbourhood Plan and newly adopted Local Plan, the conflict must be resolved in favour of the policy contained in the most recent document to become part of the development plan (Gov.uk). At that meeting, the Parish Council insisted on accepting the flawed final version of the CB&H NP, even though its legal compliance was formally called

into doubt by two separate specialists fully up-to-speed on the evolution of the CB&H NP. Their Comments are on record. The Parish Council voted to accept the flawed final version of the substantially rewritten CB&H NP and proceed to Referendum, refusing a programme of all-inclusive community debate, and before the adoption of the draft Wiltshire Local Plan - then faltering at Examination Stage before it was formally withdrawn.

The Parish Council is compromised following the questionable 12/12/2025 Extra-Ordinary Parish Council vote. In effect Coombe Bissett has been set up to fail its housing allocation policies, thus determinedly exposing it to turmoil; and any illusion of the Made CB&H NP providing ***'an additional stop for inappropriate development'*** is disingenuous. There is no convincing CB&H NP Allocation Site. Local Planners, demonstrably, work against Coombe Bissett's sustainability. There are no guarantees whatsoever in this planning chaos. With government funding axed for Neighbourhood Plans, how will the Parish Council finance an independent planning consultant and up-to-date Environmental Impact Assessments to protect existing residents? Coombe Bissett is a live experiment, without due diligence and community debate, in weighted conditions. Coombe Bissett's exceptional vulnerability should override the contractual terms of the questionable CB&H Neighbourhood Plan.

Neighbourhood Plans are primarily development-enabling devices. Therefore, they are likely to be Reviewed early in the New Wiltshire Plan scoping exercises, **that is now**. The Made CB&H NP starts with 18 additional dwellings. Other than a worse than useless deferment position, what urgent strategy will Parish Councillors design to genuinely safeguard Coombe Bissett?

Approximately 170 Homington residents are ***'fortunate'*** to have a ***'CB&H Neighbourhood Plan in place'***. In its various re-writes over the year preceding Referendum, Homington Conservation village was re-cast as ***'open countryside.'*** In contrast, the contractual terms of the 'Made CB&H Neighbourhood Plan' would likely drive development-targeted Coombe Bissett (approximately 490 residents) into sudden decline. Further stress should not fall on residents to prove future harm after it has repeatedly occurred and is well-documented in the Neighbourhood Plan Evidence Base. Time is precious.

Given the gravity of the Neighbourhood Plan pressures on Coombe Bissett in an escalating situation, it is vital that the former database that appeared on the Parish Council Record prior to website shutdown, is fully re-instated in its original form and easily accessible, on the 'new' Parish website at its earliest operational stage. **(Re: Minute no: 45.2026 Policies)** The long absence of this key facility continues through the most turbulent period: i.e. immediately following the controversial CB&H NP Referendum, during the latest Coombe Bissett flood episode; and while the draft Wiltshire Local Plan collapsed through to its withdrawal procedure; and the replacement New Wiltshire Plan - now at scoping stage.

Yours sincerely

Linda Buckley (27/07/2026)