



COOMBE BISSETT AND HOMINGTON NEIGHBOURHOOD PLAN

‘Shape the Future of our Community’

Why a Neighbourhood Plan?



COOMBE BISSETT AND HOMINGTON
NEIGHBOURHOOD PLAN

The Neighbourhood Planning (General) Regulations 2012

UK Statutory Instruments ▶ 2012 No. 637 ▶ Table of contents

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Content

Explanatory Memorandum ?

Impact Assessments ?

M

What Version ?

Latest available (Revised)

Original (As made)

Opening Options ▼ ?

More Resources ▼

Status: This is the original version (as it was originally made).

Collapse all -

Introductory Text

PART 1 General

1. Citation and commencement
2. Review
3. Interpretation
4. Electronic communications

PART 2 Neighbourhood Areas

5. Application for designation of a neighbour

Collapse -

Collapse -



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Parish 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 location, design, access and other considerations relevant to individual sites. They are not a tool to prevent development, but to plan positively for the future

The aim of our Plan is to support the sustainability of our community over the period 2023 to 2036



Neighbourhood Plan Vision (Abridged)

By 2036, the NP will have helped maintain a thriving community and protect our rural landscapes.

More young families will move to the area and the requirements of older people will have been met, through the provision and siting of appropriate housing.

More people will be able to walk around and between the villages through the provision of improved pedestrian road safety measures and footpaths.

The local community will have become stronger through the continued provision of community amenities and facilities and the Village Stores and the Fox and Goose thrive as community hubs.

Flood risk will be appropriately mitigated. Development will address potential flood risks and encourage the introduction of effective and sustainable water management.

Important historic and iconic views are protected through the sensitive siting of development.

Local heritage is conserved and new buildings reflect our Parish's historic character



Evidence Led – Key Research

Community Questionnaire	- Oct 2018
Community Survey	- Jul 2020
Housing Needs Assessment	- Jun 2019 (AECOM)
Call for Sites	- Oct 2018
Site Assessment Report	- Nov 2019 (AECOM)
Site Assessment Consolidated Evidence	- Jul 2020
Design Guidelines	- Nov 2019 (AECOM)
Heritage and Community Assets List	- Oct 2019
Sustainable Transport Topic Paper	- Jul 2020
Local Green Spaces Topic Paper	- Jul 2020
Environment, Views and Vistas Topic Paper	- Jul 2020
Flooding Topic Paper	- Jun 2022
Strategic Environmental Assessment	- Dec 2022 (AECOM)

*All Evidence can be
found on the Village
Website*



Content of the Neighbourhood Plan

- Employment
- Environment, Design and Heritage
- Flooding, Drainage and Water Management
- Sustainable Transport and Road Safety
- Leisure Well Being and Community Facilities
- Housing

Each issue has corresponding objectives and policies to support the Plan.



Employment

Objective: To support the local economy

Objective EM1: To enable local residents to work from home

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



Environment, Design & Heritage

Objective: To enhance and conserve the environment and local heritage for future generations

Objective EDH1: To ensure all development complies with the Design Guide and is sensitive to local character and vernacular

Objective EDH2: To ensure development does not impact local views

Objective EDH3: To ensure development enhances local biodiversity

Objective EDH 4: To ensure that new development supports a low-carbon future that is sensitive to the natural environment

Objective EDH5: To ensure local heritage assets are conserved



Flooding, Drainage and Water Management

Objective: To mitigate flood risk, alleviate flood damage and improve water quality in the Parish

Objective FDM1: To ensure that new development and extensions to existing properties that require planning permission, consider and address potential flood risk from all sources both on-site and for surrounding buildings and the wider environment, including mitigating adverse impacts on water quality in the River Ebble



Sustainable Transport and Road Safety

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

Objective STRS1: To encourage road safety in the Parish

Objective STRS2: To encourage 'a walkable village' through linked footpaths and pavements

Objective STRS3: To encourage the use of sustainable transport



Leisure, Wellbeing and Community Facilities

Objective: To maintain and improve amenity areas and community facilities in the Parish

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

Objective LWCF2: To improve community facilities and recreational and amenity areas in the Parish



Housing



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Objective – To ensure the Housing Needs of the Local Population are met

What is the Need for Housing?

- Wiltshire Council Housing Needs Survey (2018)
- CB&HNP Community Questionnaire (2018/19)
- AECOM Housing Needs Assessment (2019)

Based on this evidence there is an indicative housing need for 15 additional dwellings by 2036



Objective – To ensure the Housing Needs of the Local Population are met

However we are required to take into account the emerging findings of the Wiltshire Council Local Plan Review

This proposes a baseline requirement of 25 new dwellings between 2016 and 2036. However since 2016 six new dwellings have either been completed or committed. Leaving a residual requirement of 19 dwellings out to 2036

Therefore based on our need and Wiltshire Council's Plan we have a requirement for 19 additional dwellings in the period out to 2036



Objective – To ensure the Housing Needs of the Local Population are met

So if we have established how many houses are needed, we also need to know what type and size of houses

The evidence from the Survey, Questionnaire and Assessment was very clear:

- Need 2 & 3 Bedroom properties for young families and ‘downsizing’ older residents
- Modest requirement for affordable housing
- No requirement for 4+ Bedroom properties



Objective – To ensure the Housing Needs of the Local Population are met

How is this to be achieved?

Through limited development on a small number of allocated and windfall (infill) sites



The Site Selection Process

First step was to identify possible development sites:

- Community Questionnaire (2018)
- CB&HNP Call for Sites (Nov-Dec 2018)
- Wiltshire Council Strategic Housing and Economic Land Availability Assessment (SHELAA)

This produced a total of 28 possible development sites

Next step to ensure the sites were realistic and available

This reduced the possibles to 9 sites

(Two of these were split making 11 Possible)



The Site Selection Process

These 11 sites were then subject to a detailed technical assessment which was conducted by AECOM

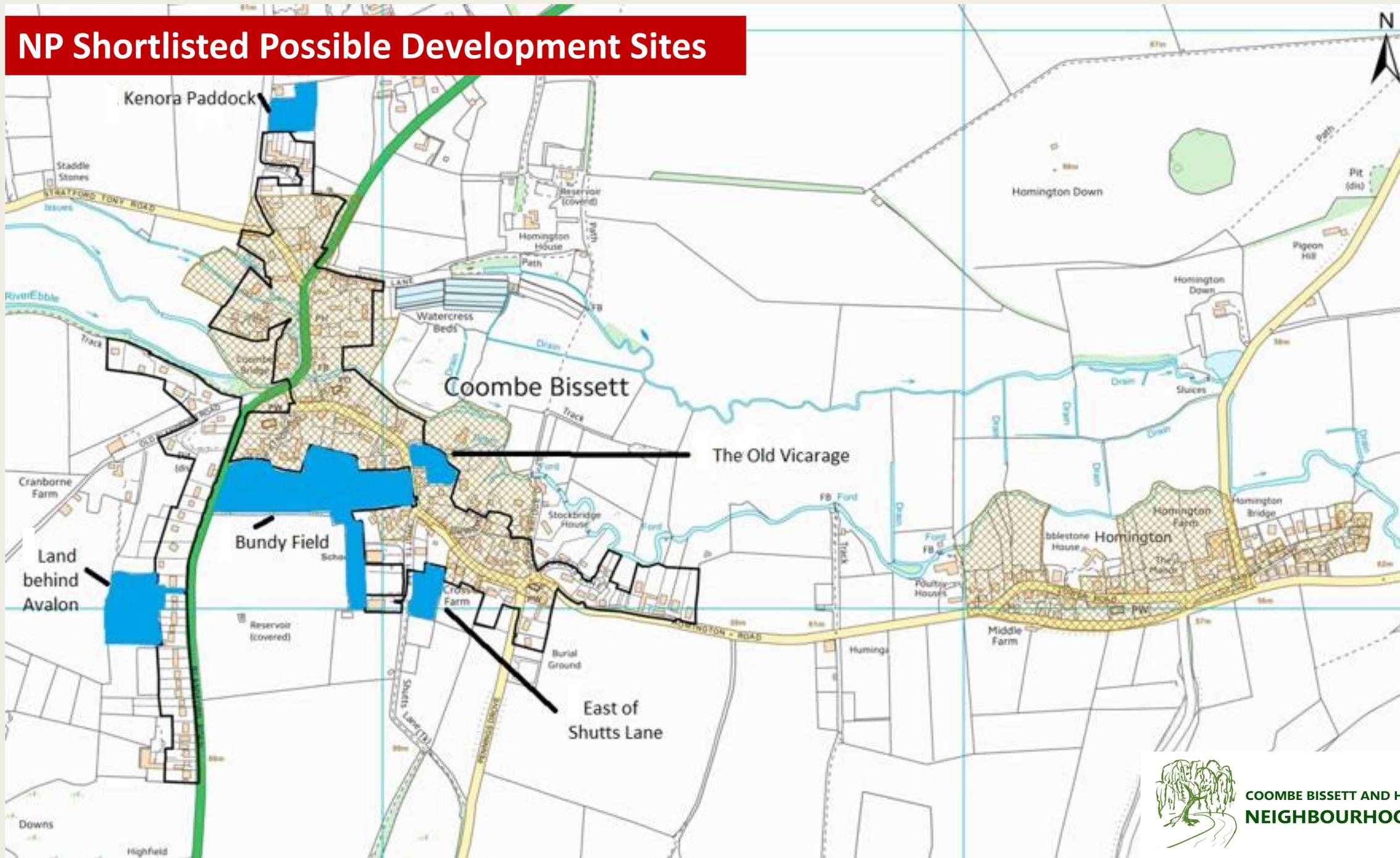
The Assessment found that:

- Two sites were suitable
- Three sites were suitable with some constraints
- 6 sites were not suitable

The 5 suitable or suitable with some constraints were:



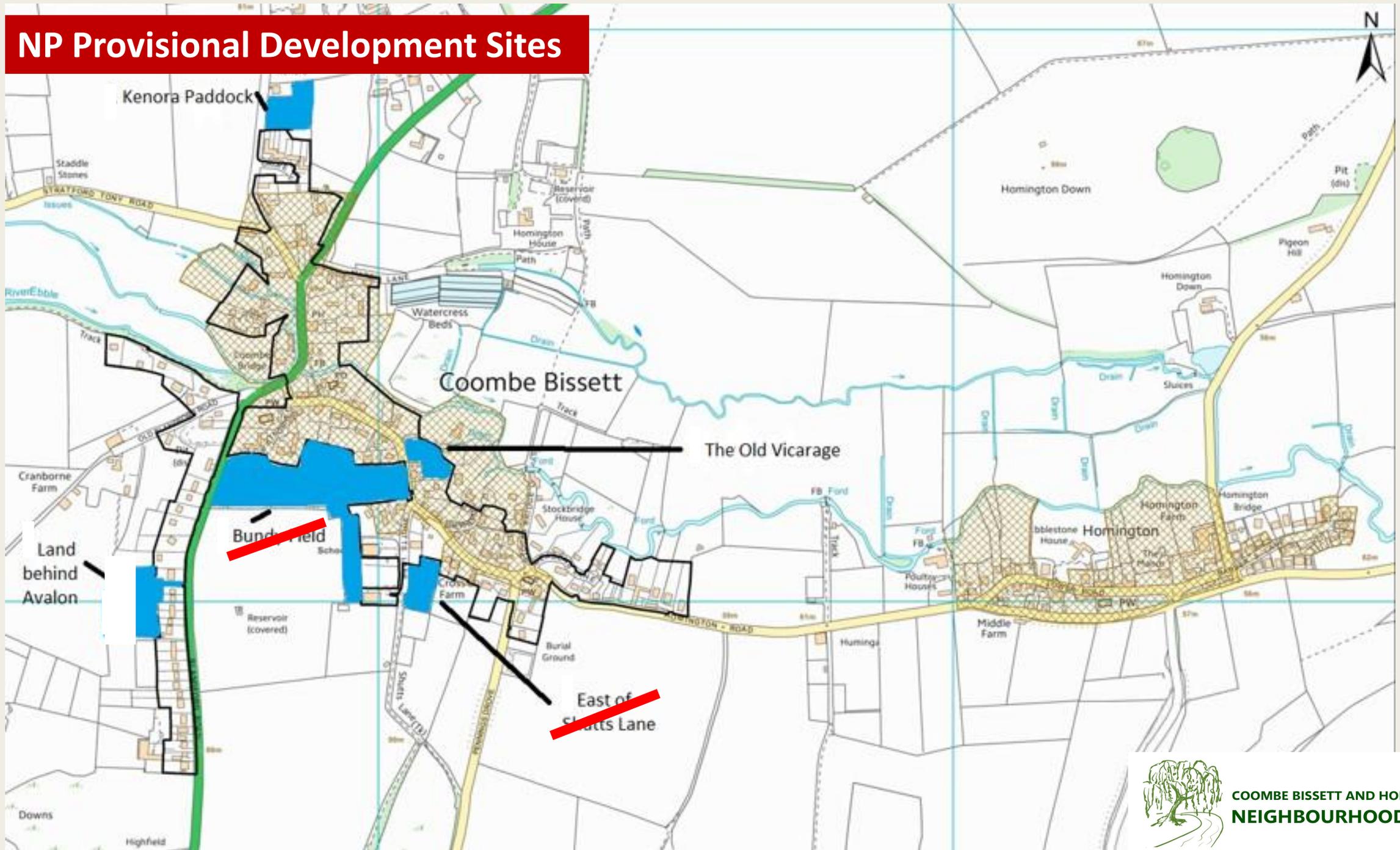
NP Shortlisted Possible Development Sites



Responses Community Survey (July 2020): Potential Development Sites

Site	Yes	No	Maybe	Total Yes/Maybe
The Old Vicarage	75%	17%	8%	83%
Kenora Paddock	52%	25%	23%	75%
Rear of Avalon (Eastern side only)	56%	29%	15%	71%
Bundy Field (Western side only)	42%	51%	7%	49%
Shutts Lane	26%	64%	10%	36%

NP Provisional Development Sites



Provisional Development Site Policies

Each Provisional Allocated Development Site has a number of policies which constrain how the site can be used:

- Design
- Landscaping
- Biodiversity
- Flooding and Drainage
- Highways and Access
- How Many Properties
- Size of Properties



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Property Numbers

Old Vicarage	max 3 or 4*
Kenora Paddock	max 6
Rear of Avalon	max 6
‘Windfall’	3 or 4

* Dependant on whether current building is retained



'Regulation 14' Consultation on the Pre-Submission Draft Plan - Sat 7th January to Sun 19th February 2023

- The Draft Plan and all supporting evidence is available on Village Website: www.coombebissett.com
(Paper Copies Available in both Churches)
- Comments – submit online via Village Website or download a comments sheet then email or drop into the shop
- All Comments welcome – aim to make the plan better!



Neighbourhood Plan - Next Steps

- Following 'Reg 14' – Review and amend Plan as appropriate
- Plan submitted to Wiltshire Council
- Wiltshire Council Consultation and independent examination
- Amend Plan if necessary then put to a Referendum
- If a majority at Referendum, Plan is 'made' and becomes formal planning policy



Questions

