

## COMMUNITY SURVEY JULY 2020 SUMMARY FINDINGS

### Introduction

A Neighbourhood Plan On-line Community Survey was undertaken in July 2020. The Survey was part of a wider programme of community consultation to provide opportunities for our Parish's residents to shape the content of the Plan and ensure that it reflects the needs and priorities of local people.

Earlier work has established that the Parish has a housing need figure of 13-15 dwellings over the Plan period (up to 2036). For further details see the Neighbourhood Plan Housing Topic Paper which can be found on the Village Website - [Evidence Base - Coombe Bissett & Homington](#). The Survey specifically sought residents' views on five short-listed potential housing development sites. It also asked for people's views on proposed Local Green Spaces.

This document summarises the findings of the Survey.

### Next Steps

The Survey results have been analysed by the Neighbourhood Plan Steering Group (NPSG) and details provided to the Parish Council for their consideration. The Survey findings have also been incorporated in a first Draft of the Neighbourhood Development Plan, which has been shared with Wiltshire Council for their initial comments.

The draft Plan will now be further refined and then sent back to Wiltshire Council to decide whether it requires a formal environmental screening. Given the Parish's rural location, mostly within an AONB, with a number of protected environmental sites, it is likely that a Strategic Environmental Assessment will be required. Once this is completed, the Plan will then be circulated for a local six-week consultation (known as 'Reg-14'). All members of the community, together with other stakeholders (AONB, Environment Agency, Wiltshire Council etc) will be invited to provide their comments.

Following any necessary amendments to the draft Plan it will then be submitted for independent examination to ensure that all relevant processes and regulations for Neighbourhood Plans have been completed. Finally, the Neighbourhood Plan will be subject to a community referendum. If it is supported by the community it will then become a formal part of Wiltshire Council's planning policies (its Local Development Framework).

### Survey Findings

Following an independent technical assessment by AECOM<sup>1</sup> of possible sites that are available for residential allocation in the Parish five were shortlisted as being suitable or potentially suitable (i.e. if appropriate design measures were put in place).

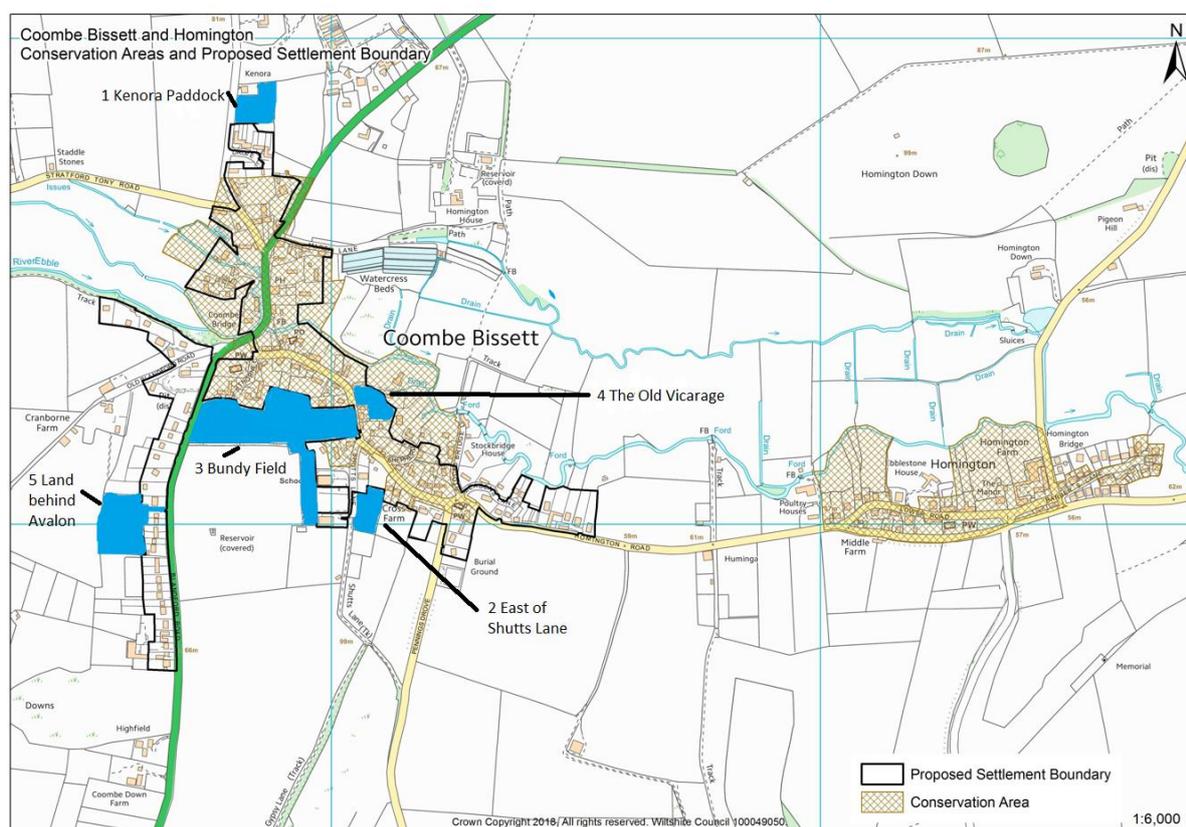
The five short-listed sites are shown on the map below. The map also shows the Conservation Areas in the Parish and the Settlement Boundary in Coombe Bissett. Under current Wiltshire Council

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<sup>1</sup> AECOM is a leading infrastructure consulting firm, widely used by central and local Government.

planning policies, Homington as a small village does not have a Settlement Boundary. The numbers on the map show the location of the five potential sites.

It will also be noted that in order to fulfil the agreed housing need of 13-15 properties over the Plan period, not all sites need to be allocated<sup>2</sup>. This is one of the main reasons why the On-Line Survey has asked the community for their views on the different potential sites. In deciding which sites will go forward into the Plan, other significant issues need to be considered, including: location within the AONB; inclusion within the settlement boundary and flood and access issues.



*Coombe Bissett Settlement Boundary and the Conservation Areas in Coombe Bissett and Homington, with the location of potential development sites marked up*

### Summary of AECOM Site Assessment - List of sites assessed, size, capacity and status

It should be noted that Column (d) in the table below shows the maximum number of properties which the Parish Council believes could be built on each site if the rural and low-density nature of the Parish is to be maintained.

<sup>2</sup> It is also possible for a percentage of the required properties not to be allocated in the Plan, but be earmarked as 'windfall' or infill over the Plan period.

Site No./Name	Size in hectares	Landowners' suggestion for development	Parish Council Proposed Maximum Development Potential	AECOM Status
(a)	(b)	(c)	(d)	(e)
1. Kenora Paddock	0.52	N/A	6	Potentially suitable - some constraints
2. East of Shutts Lane	0.45	9	5	Potentially suitable - some constraints
3. The Bundy Field (off Thorne Close) - Western half of site	1.33*	Min 8-10. Originally proposed 17	6	Potentially suitable - some constraints
4. The Old Vicarage	0.35	5	4	Suitable
5. Rear of Avalon - Eastern half of site	0.55*	N/A	6	Suitable

\* Estimated size and number as AECOM not able to provide a split between east and west

### Summary of responses in the Community Survey (July 2020): potential development sites

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

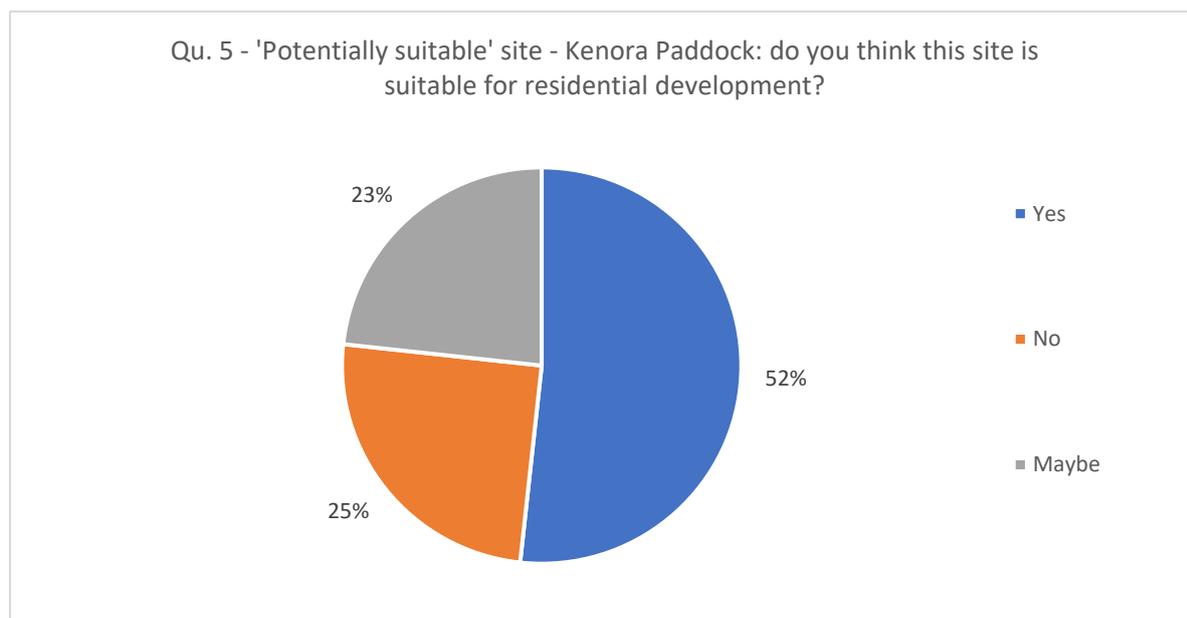
Please refer to the site assessment summary document for further details on each site which includes a site-by-site comparison table showing land type, proximity to the Coombe Bissett settlement boundary, visual impact, potential agricultural land loss, proximity to a Conservation Area, flood zone and potential for biodiversity loss. The AECOM site assessment also provides information on the sites proposed above. NB: those in the table above were deemed by AECOM to be either suitable or potentially suitable for allocation in the Draft Plan. AECOM's report also includes assessed sites deemed unsuitable; these have not been taken forward for consideration in the Plan).<sup>3</sup>

### Summary of Results for Individual Sites

<sup>3</sup> Both of these documents are available from the Parish website: [www.coombebissett.com/evidence-base](http://www.coombebissett.com/evidence-base)

A summary of the results of the Community Survey are detailed below for each site, together with a recommendation as to whether they should be considered in the Draft Plan. The basis for these decisions was whether or not sites met a threshold of 51% or more indicating support for development on the site (51% is the percentage of people needing to vote in favour of the Plan in a local referendum for it to be adopted, or 'made').<sup>4</sup>

### Kenora Paddock



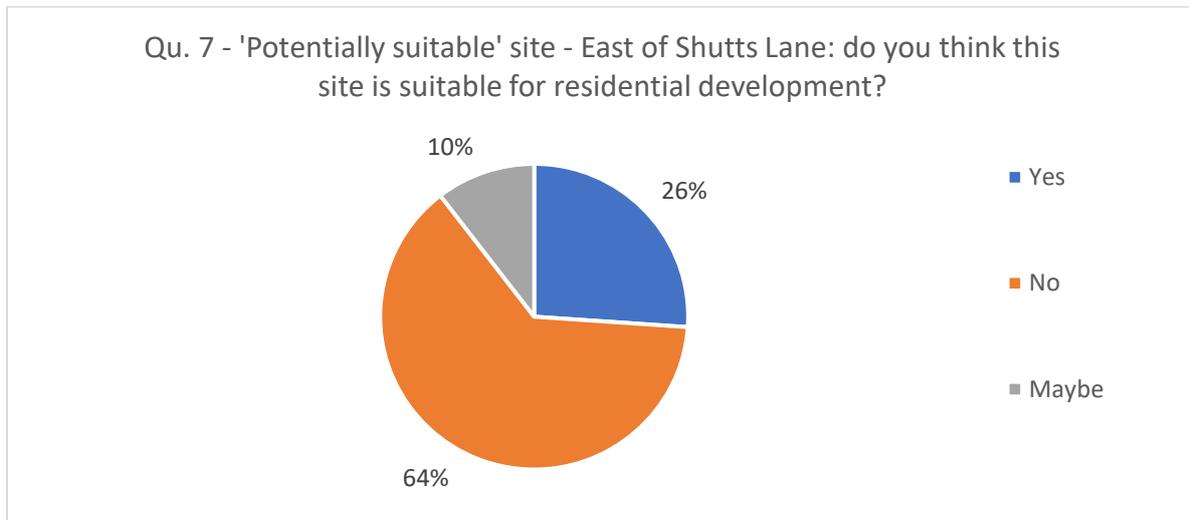
- 52% of respondents stated yes, and 23% responded maybe supportive of development.
- 25% of respondents stated no to development.
- Outside the Settlement Boundary and outside the AONB.
- AECOM view is that it is suitable for development subject to access and traffic issues being addressed.
- There were few additional freeform comments on this site.
- Main positive comments – quiet and not in a prominent setting in the village, outside the AONB.
- Main negative comments – accessibility relating to pedestrian access to the village centre and traffic when crossing the A354.

Note – Policy Statements would need to be included in the Plan regarding how the negative aspects should be addressed i.e. footway to Drove Close and improved pedestrian crossing facilities on the A354.

**Recommendation: Suitable to potentially allocate in the Draft plan for community consideration.**

<sup>4</sup> A number of duplicate responses to the Survey were identified. These were carefully scrutinised and are not included in the figures.

## Shutts Lane

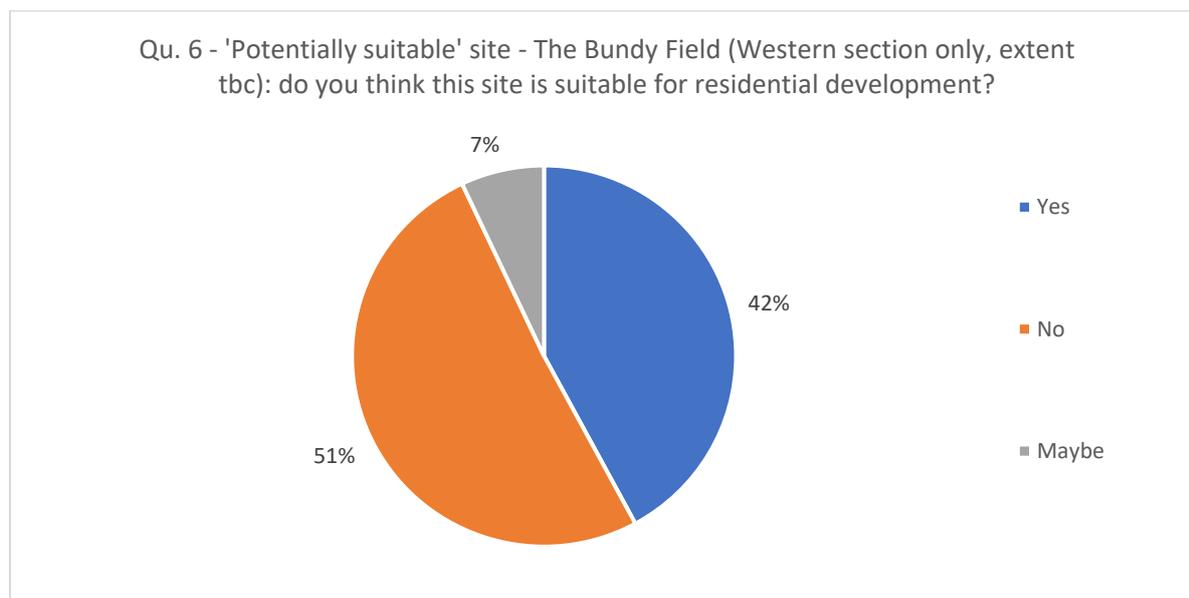


- 26% of respondents stated yes, and 10% responded maybe supportive of development.
- 64% of respondents stated no to development.
- Outside the Settlement Boundary and inside the AONB,
- AECOM's view is that it is possibly suitable for development.
- Main positive comments – accessibility to village centre.
- Main negative comments – proximity to Coombe Bissett Down, poor access on Shutts Lane which may exacerbate existing parking issues at the School and Village Hall.

This site was not supported by the required 51% of the respondents to the Survey and does not seem suitable to go in the draft Plan.

**Recommendation: Unsuitable to allocate in the Draft plan.**

## Bundy Field

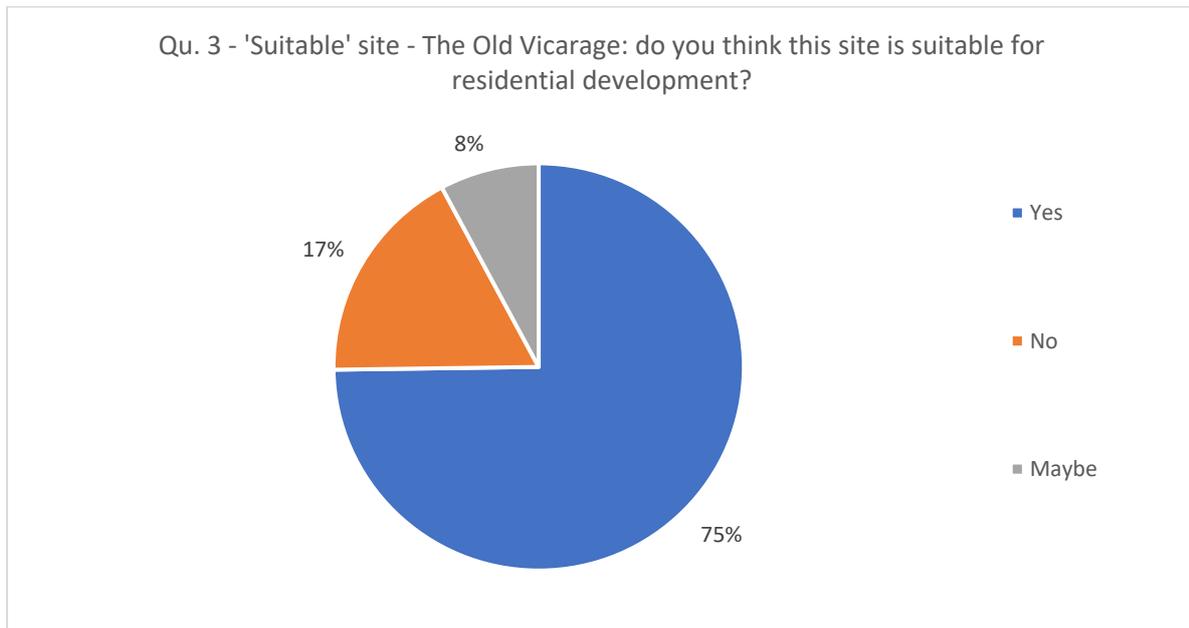


- 42% of respondents stated yes, and 7% responded maybe supportive of development.
- 51% of respondents stated no to development.
- Outside the Settlement Boundary and inside the AONB.
- AECOM's view is that the Western side is possibly suitable for development.
- Main positive comments – accessibility to local amenities.
- Main negative comments – flooding, visual impact.
  - Flood risk on the site and on other areas of CB seen as a significant issue.
  - The visual impact is seen as an issue which may affect the character of the village.
  - Within the AONB.

This site was not supported by the required 51% of respondents to the Survey and does not seem suitable to go in the draft Plan.

**Recommendation: Unsuitable to allocate in the Draft plan.**

## The Old Vicarage

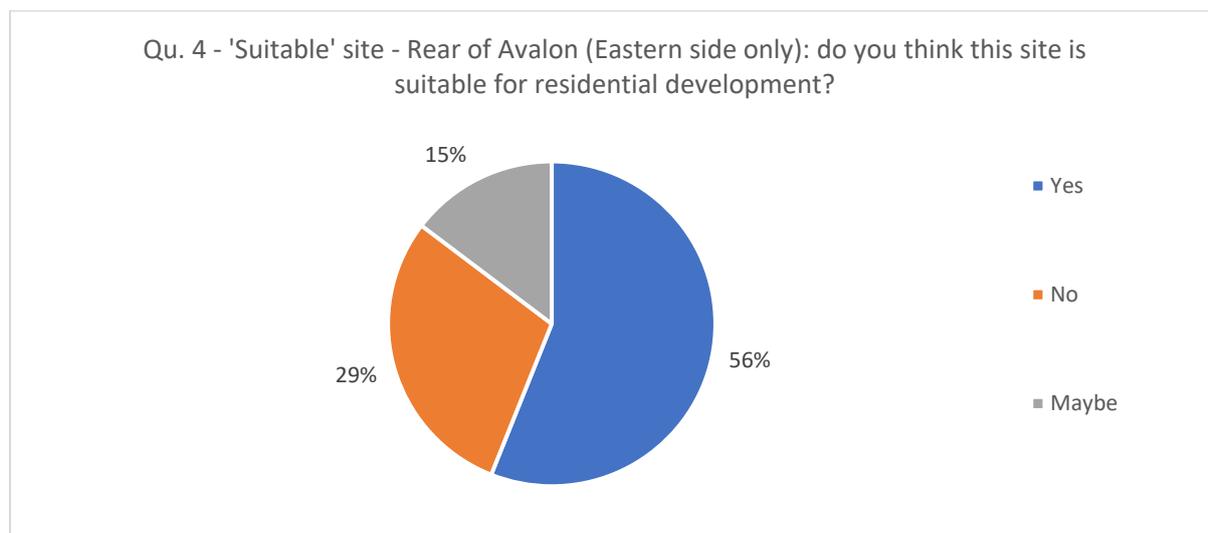


- 75% of respondents responded yes, and 8% responded maybe supportive of development.
- 17% of respondents stated no to development.
- Inside the Settlement Boundary and inside the AONB.
- AECOM view is that it is suitable for development.
- Main positive comments – accessibility to local amenities, especially for older residents.
- Main negative comments – access to site – trees, flooding/sewage.

Note – Policy Statements would need to be included in the Plan regarding how potential negative aspects should be addressed i.e. required constraints/actions to ensure access and flooding/sewage are suitably managed.

**Recommendation: Suitable to potentially allocate in the Draft plan for community comment.**

## Rear of Avalon (Eastern side only)



- 56% of respondents stated yes, and 15% responded maybe supportive of development.
- 29% of respondents stated no to development.
- Outside the Settlement Boundary and Inside the AONB.
- AECOM view is that the Eastern side is suitable for development subject to visual impact and surface water run-off issues being addressed.
- Main positive comments – accessibility to A354, Eastern side already is used for storage and is not agricultural land.
- Main negative comments – biodiversity loss, traffic, visual impact and surface water flooding.
  - Biodiversity and visual impact issues mitigated if only eastern side of site used are currently has old sheds etc.

Note – Policy Statements would need to be included in the Plan regarding how potential negative aspects should be addressed i.e. required constraints/actions to ensure traffic and surface water issues are suitably managed.

**Recommendation: Suitable to potentially allocate in the Draft plan for community comment.**

## Summary of proposed sites against identified housing need:

Based on the finding of the Survey, together with AECOM's assessment, two sites didn't meet the required 51% support and were found unsuitable to allocate in the draft Plan (Shutts Lane and the Bundy Field). Three sites were found to be potentially suitable to allocate in the Draft Plan (Kenora Paddock, the Old Vicarage and the Rear of Avalon).

As explained above, the requirement for additional housing over the Neighbourhood Plan period is 13-15, a proportion of which could be found through windfall/infill and therefore it is not necessary to allocate the entire housing need through sites allocated in the Plan. This means that there is only a requirement for two of the three potentially suitable sites to meet the housing need.

The Old Vicarage site was supported by 75% of respondents to the Survey and therefore should go forward as an allocated site in the Plan.

The other two sites had broadly similar support (Kenora Paddock 52% Yes and 23% Maybe, Avalon 56% Yes and 15% Maybe). The NPSG therefore sought further advice from Wiltshire Council. They drew attention to Clause 172 of the National Planning Framework which states that:

*“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection.....development within these designated areas should be limited”*

Based on this advice, the Parish Council therefore decided that Kenora Paddock (which is outside the AONB) should be included as a potential allocated site in the Draft Plan rather than land behind Avalon – Eastern site (which is inside the AONB).

### **The Draft Plan will therefore include the following allocations:**

- **The Old Vicarage Site – a maximum of 4 properties.**
- **Kenora Paddock Site – a maximum of 6 properties.**

**The balance to meet the housing need of a further 3 to 5 properties will be met through windfall/infill over the Plan period up to 2036.**

### Local Green Spaces (Community Survey, July 2020):

In a Neighbourhood Plan, green and recreational spaces that meet certain conditions set out in national planning policy – the National Planning Policy Framework (NPPF, 2019) can be allocated as Local Green Spaces (LGS) to protect them from development.

There are stringent conditions on the types of land that can qualify; they cannot be extensive tracts of land or parts of the open countryside, they should be close to the community and demonstrate special characteristics such as recreational, tranquillity, wildlife, beauty or historic functions.

The steering group reviewed the many suggestions from the 2018 Community Questionnaire and several sites were identified. Criteria for designation, site outlines and images of each potential site are detailed in the LGS Topic Paper on the Parish website. Although there is no requirement for landowner consent to designate an LGS, the landowner would still be responsible for the management of the designated site. There is no obligation on them to allow public access if it is private land and there are no existing public rights of way.

Following comments received from the Online Survey the potential Local Green Spaces which will be put in the Draft Plan are:

- The Donkey Field
- Recreation/Cricket Field
- Green Triangle, Homington
- Coombe Bissett Cemetery (Pennings Drove)
- Tennis Courts
- Green space on A354 (CB side, Hopkins Way)
- The Spinney, Homngton<sup>5</sup>

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<sup>5</sup> The Spinney was identified from the Community Questionnaire and meets the criteria for designation. However currently this designation is not supported by the landowner.