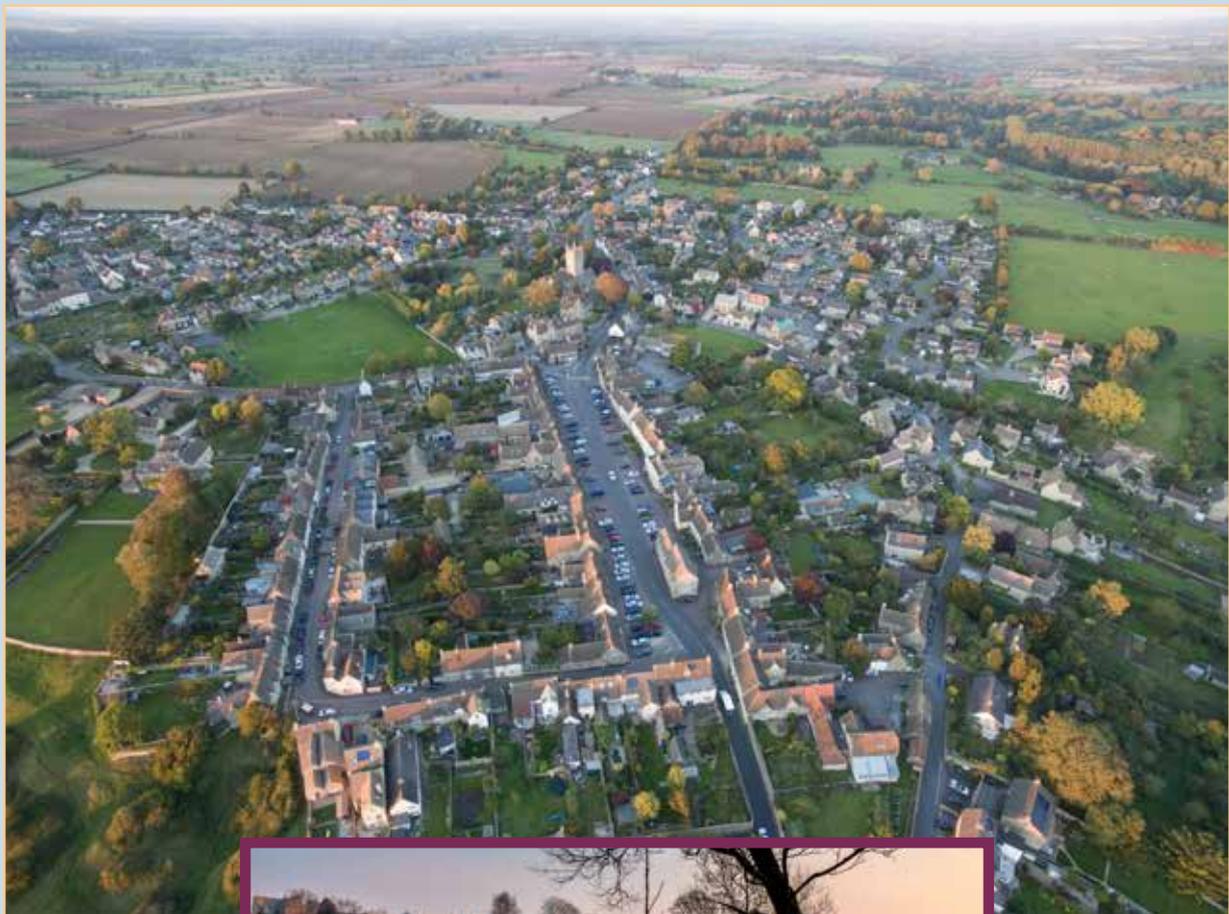




Sherston Neighbourhood Plan Basic Conditions Statement August 2018





Sherston Neighbourhood Plan
Basic Conditions Statement
August 2018

I. Legal requirements

- 1.1 This statement has been prepared to accompany the publication of the Sherston Neighbourhood Plan (SNP) under Regulation 15 of the Neighbourhood Planning Regulations 2012.
- 1.2 The SNP has been prepared by the Neighbourhood Plan Steering Group on behalf of Sherston Parish Council, the qualifying body for the area covering the entire parish of Sherston. The neighbourhood plan area was formally designated by Wiltshire Council on 28th February 2013.
- 1.3 The SNP relates to planning matters (the use and development of land) in the designated neighbourhood plan area. Proposals relating to planning matters have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012. The SNP covers the period from 2006 to 2026. The period has been chosen to align with the dates of the Wiltshire Core Strategy.
- 1.4 The SNP does not contain any policies relating to excluded development as laid out in the Regulations. It does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 1.5 The SNP does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the designated neighbourhood area. This neighbourhood plan relates solely to the Sherston Neighbourhood Area and to no other area.
- 1.6 The following statement will address each of the four 'basic conditions' required of the Regulations and explains how the SNP meets the requirement of paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act.
- 1.7 The Regulations state that a neighbourhood plan will have met the basic conditions if it:
 - Has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - Contributes to the achievement of sustainable development;
 - Is in general conformity with the strategic policies of the development plan for the area;
 - Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.

2. Introduction and Background

- 2.1 The decision was made by Sherston Parish Council in June 2011 to prepare a Neighbourhood Plan as a means of future-proofing the village. This proposition was supported by Wiltshire Council. In September 2011 Wiltshire Council advised the Parish Council that it had been successful in its bid for Sherston to be chosen as a Front Runner under the scheme. A Steering Group was set up in February 2012. The Steering Group comprised a mixture of local councillors, residents and other community stakeholders.
- 2.2 The policies and proposals contained in the SNP are the result of considerable interaction and consultation with the community and businesses within the parish. This work has involved making contact with various community groups over the last six years, as well as undertaking a number of surveys, public exhibitions and workshop events. The views expressed and feedback received from these different types of contact led to the identification of the Vision and Objectives set out in Sections 5 and 7 of the SNP and subsequently formed the basis of the Policies and Proposals set out in Section 8 of the SNP. Full details of this entire process are set out in the SNP Consultation Statement.
- 2.3 As noted above, the SNP presents a plan for the parish of Sherston for the period to 2026. Prepared to be in conformity with the Wiltshire Core Strategy, the SNP sets out a vision, objectives and a range of policies

for the parish. These relate to a range of topics, including, but not limited to housing, community facilities, local character and distinctiveness and sports facilities.

3. Having regard to National Planning Policy

- 3.1 The Neighbourhood Plan has been prepared having regard to the policies set out in the National Planning Policy Framework (NPPF) of April 2012. It also has regard to the 12 core planning principles contained in paragraph 17 of the NPPF, alongside the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in relation to the formation of Neighbourhood Plans.
- 3.2 A revised NPPF was published by the Government in July 2018. Para 214 of that guidance however states that:

“The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.”
- 3.3 Whilst the new NPPF does not therefore impact directly on the SNP a brief review confirms that there is no material difference.
- 3.4 Table 1 below summarises how the national policies and guidance have been taken into account for each planning policy in the SNP. (This approach follows the format employed by Arundel District Council in their Basic Conditions Statement, as referenced in recent Planning Aid Guidance).

TABLE 1 Policies in SNP – relationship to NPPF

SNP Policy Reference Number	SNP Policy Title	Key NPPF Cross reference	Commentary
Policy 1	Protection of community services and facilities and business premises	NPPF Paras 28 and 70	<p>Policy 1 specifically promotes “the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.” It is considered to be entirely in accordance with Paras 28 and 70 of the NPPF.</p> <p>Evidence: most of the sites incorporated in this policy were identified at a series of workshops and public meetings held in the village between July 2012 and May 2014 (see Consultation Report for further details). Some additional sites were added following the public meeting held in January 2017.</p>
Policy 2	Protection of open spaces and open areas	NPPF Paras 76 and 77	<p>This Policy seeks to protect a number of specific areas identified by the community as being of local significance. This is considered to be entirely in accordance with Paras 76 and 77 of the NPPF.</p> <p>Evidence: most of the sites incorporated in this policy were identified at a series of workshops and public meetings held in the village between July 2012 and May 2014 (see Consultation Report for further details).</p>
Policy 3	High Speed Broadband	NPPF Chapter 5	<p>This policy reflects the general principles of NPPF Chapter 5 which supports the provision of high quality communications infrastructure and more recent government advice contained in the draft revised NPPF (Section 10) which states that “planning policies and decisions should support the expansion of electronic communications networks, including</p>

			<p>next generation mobile technology and full fibre broadband connections”. The SNP seeks to ensure that all new development has access to such infrastructure. Where new development is proposed requiring planning permission this policy will come into play.</p> <p>Evidence: the need for the creation of this policy was identified during the series of workshops and public meetings held in the village between July 2012 and May 2014 (see the Consultation Report for further details).</p>
Policy 4	Allocation of land for mixed use development (GP Surgery, Education and Housing). Sopworth Lane.	<p>NPPF Para 28 Section 6 - Paras 50, 54 and 55 Section 11 - Paras 115 and 116 Section 12 - Paras 126 to 141 and NPPG Health and Wellbeing and Rural Housing.</p>	<p>This allocation will help secure the future of the local GP surgery, make land available for future educational requirements (including both a pre-school facility and setting aside land for the future expansion of the local primary school) and provide a mixture of housing types and tenures capable of meeting the general and affordable housing needs of the village over the remaining plan period. Whilst it extends the current built edge of the village, it is considered to be an entirely sustainable location for development (see the Sustainability Appraisal for further details). There is no suitable land available within the existing village development boundary that could meet these identified needs.</p> <p>The entire village lies within the designated Cotswold AONB. The allocation of this site for mixed use development has to be considered in this context.</p> <p>No other site has been identified within or elsewhere around the village that is considered capable of meeting any or all of the identified “community” needs as set out in the SNP. The “do nothing” option – which would mean simply not identifying land capable of accommodating a new GP surgery or land for the future expansion of the primary school and/or a pre-school facility – is not an acceptable option as</p>

			<p>far as the village is concerned. The likelihood instead is that: the GP surgery would close within a relatively short period of time; the pre-school proposals would fade away; and the possibility of expanding the existing pre-school at some future date would be lost. It would also likely as not mean that the identified affordable housing requirements in the village would simply not be met. The impact of this on the village would be serious. There is no scope to meet any of these requirements on land falling outside of the designated AONB. No alternative means of meeting these needs have been identified elsewhere – other than perhaps by providing a housing only scheme in a less sustainable location (which would also lie within the AONB).</p> <p>Whilst development on this site will inevitably have an impact on the AONB it is considered that in the absence of any suitable alternatives and with appropriate mitigation (in terms of appropriate design and landscaping) the Steering Group consider that this development is in general conformity with these elements of the NPPF.</p> <p>The need for affordable homes in Sherston is supported by evidence. The existing GP surgery in the village is no longer fit for purpose. There is a need to safeguard land for the future expansion of the existing Primary School and/or to accommodate a new purpose-built pre-school. Without a new purpose-designed building, the existing surgery may be closed within a relatively short timescale. The provision of new affordable homes, the retention of the GP surgery, and the provision of additional land to accommodate current and future educational needs are clearly very important and key issues for the community.</p> <p>The development proposed by the neighbourhood plan will address these key issues. This demonstrates that there</p>
--	--	--	---

			<p>are exceptional circumstances to warrant the development that is proposed within the AONB. The development will result in clear benefits to the community and is in the public interest.</p> <p>Paragraph 116 provides the critical ‘tests’ of any application within an AONB. Taking each of these tests in turn:</p> <p>1. <i>“The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy.”</i></p> <p>The Sherston Neighbourhood Plan sets out a clear vision for the area. This aims to support the existing vibrant community, manage development in order to meet the continuing and future needs of the community and provide and maintain an outstanding quality of life for current and future generations. The neighbourhood plan process, through detailed analysis and assessment, along with extensive community engagement, has identified a need for a range of new build development requirements, including a GP surgery, pre-school provision and housing which will help deliver the vision. The plan is supported by a range of evidence, including a Housing Needs Survey which identifies a need for affordable housing in the area. If the proposed development were not to take place then the needs identified in the Plan would not be met.</p> <p>2. <i>“The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way.”</i></p> <p>The Village of Sherston is wholly located within the AONB. A number of potential development sites were considered through the neighbourhood plan process, all of which, of necessity, were located within this designated area. Given its location, the development that</p>
--	--	--	--

			<p>has been identified through the neighbourhood plan process to meet the identified needs for housing and other facilities, cannot be delivered outside of the designated area. Put simply, Sherston has a clearly expressed need for such development and, given its location, this will inevitably happen within the AONB.</p> <p><i>3. "Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."</i></p> <p>The Landscape and Visual Impact (LVIA) Baseline assessment report prepared by EDP concluded that the location of the site within the AONB bestows a high degree of sensitivity, but that the site has a strong relationship with the existing settlement. A copy of this report has been placed on the SNP website.</p> <p>The LVIA acknowledges that there is potential for the western edge of any development of the site to become visible on the skyline in views from the wider landscape to the west, particularly around Sopworth. As such, care needs to be taken over the design of development in the north-western quadrant of the site in particular, and mitigation along the western edge should be significant and trees incorporated into the development parcels here to break down massing.</p> <p>Subject to the recommendations above being integrated into the scheme, it should be possible to develop a scheme which provides new housing and other village facilities while respecting the sensitivity of the site and thereby minimise adverse effects on landscape character and visual amenity, and on this basis the scheme would be considered acceptable in landscape policy terms.</p> <p>In essence, the LVIA baseline report</p>
--	--	--	--

		<p>broadly predicts that, despite acknowledging the sensitivity of the receiving environment due to its designation, the likely effects of an appropriately sensitive and responsive development of the site would not be perceived to cause harm to landscape character or visual amenity such that the test of Paragraph 116 bullet three would be breached.</p> <p>To ensure this continues to be the case, any future design process for the site's development should consider and adopt the recommendations set out within the LVIA baseline report and a full LVIA assessment should accompany any future planning application, demonstrating the acceptability of the scheme in landscape and visual terms.</p> <p>A Development Brief has been prepared for this site which forms part of the Neighbourhood Plan. This incorporates a range of site specific requirements, including all of those recommended by EPD in the above-mentioned LVIA baseline report.</p> <p>Heritage matters have been taken into account in the decision to propose the allocation of this site for mixed use development. There is little evidence of any known on- site archaeology. The scheduled ancient monument that lies to the south of the site (on the opposite side of Sopworth Lane) is unaffected by these proposals. The site lies on the edge of the designated Sherston Conservation Area – but it is not considered that the development of the proposal site will have a significant adverse impact on it's setting. The Design Brief that has been prepared for the site (see copy at Appendix 1 of the SNP) will help mitigate any potential impact.</p> <p>Your attention is drawn to the "Heritage Assessment "prepared by Cotswold Archaeology – a copy of which has been placed on the SNP website. This confirms</p>
--	--	---

			<p>our understanding of the situation in relation to heritage matters.</p> <p>This concluded that:</p> <ol style="list-style-type: none"> 1. The known archaeological resource identified in the area surrounding the Site is characterised largely by the known settlement in Sherston, which was established in the early medieval and expanded during the medieval period and through to the present day. In addition, a Scheduled earthwork is located a short distance to the south of the Site which existing interpretations suggest may be remnants of a Norman ringwork/castle, part of the medieval settlement, or an early medieval defensive earthwork associated with the suggested site of a Saxon battle nearby. 2. Historic aerial photography showing plough marks within part of the Site, as well as much of the land around the settlement, suggests that much of this area was farmland from at least the medieval period onwards. Any remnant agricultural features such as furrows or ditches would not be of more than low heritage significance. 3. The wider area contains evidence of prehistoric and Roman activity, although this is infrequent and largely untested, with none in close proximity to the Site. There is thus some limited potential for currently unrecorded remains of this date within the Site. 4. There is no specific evidence for remains associated with the Scheduled medieval earthwork to the south of the Site to extend to the north into the Site. The southernmost part of the Site has obviously a greater potential for any such possible associated features. 5. Further, it is advised that a stone access stile which marks the route of the historic footpath (still in use) on the southern boundary of the Site is retained (Fig. 14); while it is not of high heritage value, it does contribute positively to the setting of the Conservation Area. 6. It is suggested that further investigative work would be beneficial in
--	--	--	---

			<p>order to better understand the archaeological potential and significance within the Site boundary, in line with Core Policy 58 of the Wiltshire Core Strategy. This may initially comprise of a geophysical survey; the results of which can inform the need and extent of further proportionate and appropriate work.</p> <p>7. A settings assessment undertaken as part of this report has concluded that there will be no harm to the significance of heritage assets surrounding the Site as a result of the proposed development, including Sherston Conservation Area which runs along the southern boundary of the Site, and the Scheduled earthwork c. 40m south of the Site. The development would therefore be implemented in accordance with Core Policy 58 of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Paragraph 132 of the NPPF, with regard to the setting of heritage assets.</p> <p>The Senior Conservation Officer at Wiltshire Council, having seen the report prepared by Cotswold Archaeology and the Development Brief (DB) prepared for this site subsequently commented as follows:</p> <p>“In general the combination of the text and illustrations (in the DB) explains the context and demonstrates an understanding of the heritage constraints.</p> <p>In general I am content that the suggested revisions are sufficient ... to address the issues previously raised by HE and subsequently discussed with the SNP team.</p> <p>The key constraints are now documented and issues identified in order that the capacity and characteristics of the sites can be adequately understood”.</p>
--	--	--	---

			<p>Evidence: the following evidence has been used to create and shape this policy:</p> <ul style="list-style-type: none"> • The need for the GP surgery, pre-school facility and for the future expansion of the Primary School were all first identified at a series of workshops and public meetings held between 2012 and 2014. This “need” has been reinforced and supported at all subsequent public meetings and via at least two questionnaire surveys. • Sherston Housing Needs Survey 2012 – which identified the scale and extent of affordable housing need in the village. • Wiltshire Core Strategy – which identifies Sherston as a “large Village” within and around which new development was anticipated. • Wiltshire Housing Land Supply 2016 – which identified the level of housing need still required within the five large villages outside of Malmesbury itself. • Foxley Tagg Site Assessments and the subsequent SWOT analysis– which helped identify the potential of the site for development and the sustainability of its location. • Seymour Chartered Surveyors Viability Assessment – which confirmed the amount of development required on the site to ensure that the development would be viable. • Wiltshire Council Report – November 2017 - which confirmed the deliverability of this proposed mixed use development on this site. • Arup High Level Traffic Assessment – which confirmed that the site could be readily accessed with minimal impact on the surrounding highway network. • Landscape and Visual Appraisal– prepared by EDP – which confirmed that, subject to certain safeguards (as set out in the
--	--	--	---

			<p>development brief now prepared for the site), it should be possible to: “ develop a scheme which provides new housing and other village facilities while respecting the sensitivity of the site and thereby minimise adverse effects on landscape character and visual amenity, and on this basis the scheme would be considered acceptable in landscape policy terms.”</p> <ul style="list-style-type: none"> • Preliminary Ecological Appraisal– prepared by Focus Ecology – which concluded that it was highly unlikely that the development of this site would impact on the functionality or integrity of any designated ecological sites or have any adverse effect on their conservation status. • Heritage Assessment – prepared by Cotswold Archaeology – which concluded that there would be “no harm to the significance of heritage assets surrounding the Site as a result of the proposed development, including Sherston Conservation Area which runs along the southern boundary of the Site, and the Scheduled earthwork 40m south of the Site. The development would therefore be implemented in accordance with Core Policy 58 of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Paragraph 132 of the NPPF, with regard to the setting of heritage assets.” • The email received from the Senior Conservation Officer at Wiltshire Council (dated 31st July 2018) confirming that he was satisfied that in his view heritage issues had been satisfactorily addressed. • Transport Statement – prepared by Miles White Transport - which confirmed that the site could be readily accessed with minimal
--	--	--	---

			<p>impact on the surrounding highway network.</p> <ul style="list-style-type: none"> • Habitat Regulations Assessment Screening Report – prepared by Wiltshire Council – which concluded that “the Sherston Neighbourhood Plan would have no likely significant effects upon the Natura 2000 network alone or in combination, and no appropriate assessment is considered necessary by Wiltshire Council as competent authority”. • The Development Brief prepared for the site (Appendix 1). <p>N.B. Copies of all of these documents can be found on the SNP website.</p>
Policy 5	Allocation of land for mixed use development (Housing and Burial Space). The Vicarage.	NPPF Paras 55 and 70 Section 11 Section 12 NPPG Rural Housing	<p>This site lies inside the existing defined Village Development Boundary. It is a brown field site.</p> <p>This allocation supports sustainable development, being well related to the village and existing development patterns. It also makes provision for an additional much-needed community facility (i.e. the provision of additional burial space).</p> <p>Whilst lying within the designated Cotswold AONB, the development of this site will have minimal impact on the landscape being sited well inside the existing Village Development Boundary and virtually surrounded by existing development.</p> <p>This site lies within the defined Sherston Conservation Area and adjoins a Grade 1 listed church and various other listed buildings and structures. Heritage issues have been taken into account when determining this proposed allocation. It is considered that, provided that the development of this site is undertaken in accordance with the Development Brief prepared for this site (see copy at Appendix 2 of the SNP), the impact of development on this site on such matters will be safely minimised.</p>

			<p>Your attention is drawn to the Heritage Assessment prepared by Border Archaeology for this site – a copy of which has been placed on the SNP website.</p> <p>This concludes as follows:</p> <p><u>Archaeological Assessment</u></p> <p>Prehistoric and Roman: The potential for encountering deposits and features of prehistoric or Romano-British date has been assessed as Low, reflecting the lack of recorded evidence for activity of this date within the site.</p> <p>Medieval: The potential for encountering medieval remains has been assessed as Moderate to High, reflecting the fact that the site appears to lie partially within the eastern extent of a large ditched enclosure that may represent evidence of a fortified settlement of early medieval date. There is potential to encounter buried remains of the enclosure itself and occupation features and deposits associated with the early medieval settlement of Sherston.</p> <p>Post-Medieval: The potential for encountering evidence of post-medieval remains has been assessed as Low, reflecting the fact that the site has been occupied as pasture since the 19th century and as a garden plot associated with the existing Vicarage since 1969.</p> <p><u>Built Heritage Assessment</u></p> <p>The potential impact of the proposed development on nearby listed heritage assets has been assessed as being in the Slight to Moderate range. This overall assessment reflects the fact that the site of the proposed development is located within the designated Conservation Area of Sherston, an historic settlement with a well-preserved street pattern dating back to the medieval period and a fine</p>
--	--	--	--

			<p>collection of 16th-19th century houses, many of which are listed buildings.</p> <p>More specifically, the site contains the remains of a Grade II listed medieval cross (relocated to the Vicarage garden in the late 20th century) and is situated in a sensitive location close to the Grade I listed medieval parish church of Holy Cross and immediately adjacent to the churchyard, which is distinguished by its substantial collection of pre-19th century funerary monuments (over 40 in number), most of which are Grade II listed in their own right. The Old Vicarage, a Grade II listed house of 17th century date, is also located to the southeast of the site.</p> <p>The proposed development will result in a discernible change to existing views of the church and churchyard; however, it may be argued that the new houses will only represent a peripheral intrusive element in these established views. The allocation of the southernmost portion of the Vicarage garden for an extension to the churchyard will further provide a buffer zone between the new houses and nearby built heritage assets. Moreover, subject to a sensitive design and the implementation of appropriate landscape mitigation measures, it is considered that the impact of the new houses on the setting of specific built heritage assets and the Sherston Conservation Area can be significantly reduced.</p> <p>Based on the results of the Heritage Impact Assessment, informed by a detailed assessment of readily available archaeological and historical sources of information, the overall impact of the proposed development on the designated built heritage assets in the immediate vicinity (including the Sherston Conservation Area) has been assessed as being in the Slight to Moderate range.</p> <p>While the two proposed houses are</p>
--	--	--	---

			<p>evidently situated in a highly sensitive and historically important location, within the historic core of Sherston, a well-preserved example of a shrunken medieval town, and in close proximity to the Grade I listed church of Holy Cross and its churchyard, it may be argued that they will only represent peripheral elements in established views of these important historic buildings and will not significantly detract from the integrity and coherence of these specific heritage assets or the wider Conservation Area of Sherston. Visual impacts will be further reduced by the sensitive design and positioning of the new houses and appropriate landscape mitigation.</p> <p>The Senior Conservation Officer at Wiltshire Council, having seen the report prepared by Border Archaeology and the Development Brief (DB) prepared for this site subsequently commented as follows:</p> <p>“In general the combination of the text and illustrations (in the DB) explains the context and demonstrates an understanding of the heritage constraints.</p> <p>In general I am content that the suggested revisions are sufficient together with the analysis of the Vicarage site to address the issues previously raised by HE and subsequently discussed with the SNP team.</p> <p>The key constraints are now documented and issues identified in order that the capacity and characteristics of the sites can be adequately understood”.</p> <p>Evidence:</p> <ul style="list-style-type: none">• The need for a replacement vicarage and additional burial space were identified during the series of workshops and other public meetings held in the village between 2012 and 2014. These proposed facilities have subsequently been supported at
--	--	--	---

			<p>all subsequent public meetings and through the questionnaire surveys.</p> <ul style="list-style-type: none"> • Wiltshire Core Strategy - which identifies Sherston as a “large Village” within and around which new development was anticipated. • Wiltshire Housing Land Supply 2016 - which identified the level of housing need still required within the five large villages outside of Malmesbury itself. • Foxley Tagg Site Assessments and subsequent SWOT analysis – which identified the development potential of this site for a new vicarage and its suitability for partial use for additional burial space. • Heritage Assessment – prepared by Border Archaeology – which confirms that the development of this site by way of the erection of two additional houses would have only a limited (slight to moderate) impact on nearby listed heritage assets and that “with the implementation of appropriate landscape mitigation measures that the impact of the new houses on the setting of specific built heritage assets and the Sherston Conservation Area can be significantly reduced.” • The email received from the Senior Conservation Officer at Wiltshire Council (dated 31st July 2018) confirming that he was satisfied that in his view heritage issues had been satisfactorily addressed. • The Habitat Regulations Assessment Screening Report prepared by Wiltshire Council - which concluded that “the Sherston Neighbourhood Plan would have no likely significant effects upon the Natura 2000 network alone or in combination, and no appropriate assessment is considered necessary by Wiltshire
--	--	--	---

			<p>Council as competent authority”.</p> <ul style="list-style-type: none"> • The Development Brief prepared for the site (Appendix 2 of the SNP).
Policy 6	Allocation of Land for Housing Development. The Elms.	NPPF Para 55 Section 11 Section 12 NPPG Rural Housing	<p>This site lies inside the existing defined Village Development Boundary. It is a brown field site. It lies outside of the designated Sherston Conservation Area. It is an existing housing allocation in the adopted North Wiltshire Local Plan (a saved policy of that plan).</p> <p>This allocation supports sustainable development, being well related to the village and existing development patterns.</p> <p>Whilst lying within the designated Cotswold AONB, the development of this site will have minimal impact on the landscape being sited well inside the existing Village Development Boundary and virtually surrounded by existing (albeit low density) development.</p> <p>As noted above, this site lies outside of the designated Sherston Conservation Area. A Development Brief has been prepared for the site which it is considered will ensure that any development on the site will have minimal impact on the setting and character of the nearby Conservation Area (see copy at Appendix 3 of the SNP).</p> <p>The Senior Conservation Officer at Wiltshire Council, having seen the report prepared by Cotswold Archaeology and the Development Brief (DB) prepared for this site subsequently commented as follows: “In general the combination of the text and illustrations (in the DB) explains the context and demonstrates an understanding of the heritage constraints. In general I am content that the suggested revisions are sufficient ... to</p>

			<p>address the issues previously raised by HE and subsequently discussed with the SNP team.</p> <p>The key constraints are now documented and issues identified in order that the capacity and characteristics of the sites can be adequately understood”.</p> <p>Evidence:</p> <ul style="list-style-type: none"> • This site comprises an existing housing allocation in the adopted North Wiltshire Local Plan. • This site was identified as a potential development site during the series of workshop and other public meetings held in the village between 2012 and 2014. It was subsequently confirmed that the owners continued to wish to have this site allocated for development in the emerging SNP (and hence was likely to be deliverable). • Wiltshire Core Strategy - which identifies Sherston as a “large Village” within and around which new development was anticipated. • Wiltshire Housing Land Supply 2016 - which identified the level of housing need still required within the five large villages outside of Malmesbury itself. • Foxley Tagg Site Assessments and subsequent SWOT analysis – which identified the continued development potential of this site. • The email received from the Senior Conservation Officer at Wiltshire Council (dated 31st July 2018) confirming that he was satisfied that in his view heritage issues had been satisfactorily addressed. • Habitat Regulations Assessment Screening Report – prepared by Wiltshire Council - which concluded that “the Sherston
--	--	--	---

			<p>Neighbourhood Plan would have no likely significant effects upon the Natura 2000 network alone or in combination, and no appropriate assessment is considered necessary by Wiltshire Council as competent authority”.</p> <ul style="list-style-type: none"> • The Development Brief prepared for the site (Appendix 3 of the SNP).
Policy 7	Upgrading or replacement of existing sheltered accommodation. Anthony Close.	NPPF Para 50 plus NPPG Health and Wellbeing and Rural Housing	<p>Whilst the Steering Group are aware that there are no current plans to redevelop or replace the existing sheltered accommodation on this site it was felt appropriate to incorporate a policy that encourages such a proposal. This policy is considered to be in accordance with Para 50 of the NPPF.</p> <p>Evidence:</p> <ul style="list-style-type: none"> • The possible need to redevelop this site was identified during the series of workshop and other public meetings held in the village between 2012 and 2014. The Steering Group was advised at that time however by the landowner that they had no plans to replace or improve the existing accommodation on this site during the current plan period. • Wiltshire Core Strategy - which identifies Sherston as a “large Village” within and around which new development was anticipated. • Wiltshire Housing Land Supply 2016 - which identified the level of housing need still required within the five large villages outside of Malmesbury itself. • Foxley Tagg Site Assessments and subsequent SWOT analysis – which identified the continued development potential of this site.

Policy 8	Support for improved inclusive access provision	NPPF Section 44	<p>This policy reflects the general principles of Section 4 of the NPPF “Promoting Sustainable Transport”. Whilst it is acknowledged that such works will not always require planning permission, this policy has been included to influence proposals where planning permission is required and/or to influence the use of future CIL receipts. See Section 6 of the SNP which sets out the priorities for the use of CIL funding.</p> <p>Evidence:</p> <ul style="list-style-type: none"> • Arup High Level Traffic Assessment – which identified a number of potential improvements that could be carried out to the local highway, footway and cycleway network in the village to the benefit of all existing and future users.
Policy 9	Protection of open air sports facilities.	NPPF Para 74	<p>This policy is considered to be entirely in accordance with the guidance laid out in Para 74 of the NPPF.</p> <p>Evidence: all of the sites incorporated in this policy were identified at a series of workshops and public meetings held in the village between July 2012 and May 2014 (see Consultation Report for further details).</p>
Policy 10	Safeguarding of land for future expansion of sports field. Knockdown Road.	NPPF Para 73	<p>A need has been identified to enhance the existing sports facilities on the site at Knockdown Road. The safeguarding of this land for the possible future expansion of these facilities is considered to be entirely in accordance with Para 73 of the NPPF.</p> <p>Evidence:</p> <ul style="list-style-type: none"> • The Sports Facilities report prepared during the preparation of the SNP identified the expansion of the existing sports playing fields as a priority (see copy on the SNP website).
Policy 11	Erection of new or replacement changing rooms and related sorts facilities. Knockdown Road.	NPPF Para 73	<p>A need has been identified to replace the existing changing rooms and to provide additional sports facilities on the Knockdown Road site. This policy is considered to be entirely in accordance with Para 73 of the NPPF.</p>

			Evidence: <ul style="list-style-type: none">• The Sports Facilities report prepared during the preparation of the SNP identified these works as a priority (see copy on the SNP website).
--	--	--	---

4. General conformity with the strategic policies of the development plan

- 4.1 The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the strategic development plan for the area.
- 4.2 The current development plan for the area being the adopted Wiltshire Core Strategy which was adopted in January 2015 and covers the period to 2026.
- 4.3 Table 2 below sets out how each policy is in general conformity with the adopted Wiltshire Core Strategy.

TABLE 2 Policies in SNP – Relationship to Wiltshire Core Strategy

SNP Policy Reference Number	SNP Policy Title	Core Strategy Cross reference	Commentary
Policy 1	Protection of community services and facilities and business premises	CP35 CP 49	<p>This policy is designed to be read in conjunction with Policies CP35 and 49 – by identifying the specific community services, facilities and businesses that are considered by the village to be worthy of protection.</p> <p>Evidence: most of the sites incorporated in this policy were identified at a series of workshops and public meetings held in the village between July 2012 and May 2014 (see Consultation Report for further details). Some additional sites were added following the public meeting held in January 2017.</p>
Policy 2	Protection of open spaces and open areas	CP51	<p>This policy is designed to be read in conjunction with Policy CP51 – by identifying those sites in and around the settlement that the village has identified as being of local significance.</p> <p>Evidence: most of the sites incorporated in this policy were identified at a series of workshops and public meetings held in the village between July 2012 and May 2014 (see Consultation Report for further details).</p>
Policy 3	High Speed Broadband	None identified	

<p>Policy 4</p>	<p>Allocation of land for mixed use development (GP Surgery, Education and Housing). Sopworth Lane.</p>	<p>CP1 CP2 CP13 CP43 CP50 CP51 CP57 CP58</p>	<p>Sherston is defined as a Large Village in the Wiltshire Core strategy - where development is limited to that “needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.” (CP1). No development outside of the existing defined settlement boundaries is permitted except where those limits have been altered via a Site Allocations DPD or a Neighbourhood Plan. (CP2). The Housing Target for the Malmesbury Community Area is set in Policy CP 13.</p> <p>Policy CP43 sets out the Council’s policy on affordable housing. Sherston lies within the 40% affordable housing zone. Biodiversity issues need to be addressed (CP50). The entire village lies within the designated Cotswold AONB (CP 51). A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings (CP57). Heritage matters need to be taken into account when considering development proposals (CP58).</p> <p>This proposed allocation will help secure the future of the local GP surgery, make land available for future educational requirements (including both a pre-school facility and setting aside land for the future expansion of the local primary school) and provide a mixture of housing types and tenures capable of meeting the general and affordable housing needs of the village. Whilst it extends the current built edge of the village, it is considered to be an entirely sustainable location for development. There is no suitable land available within the existing village development boundary that could meet these identified needs. The entire village lies within the designated Cotswold AONB. The allocation of this site for mixed use development has to be considered in this context. Whilst it will inevitably have an impact on the AONB it is considered that in the absence of any suitable alternatives and with appropriate mitigation (in terms of appropriate design</p>
------------------------	--	---	--

			<p>and landscaping) the Steering Group consider that this development is in general conformity with Policy CP51. (See also the Landscape and Visual Baseline Appraisal undertaken by EDP).</p> <p>We would refer you to the comments made in relation to NPPF Paras 115 and 116 in the previous section which are considered to be equally relevant here.</p> <p>Issues of biodiversity and heritage have been fully addressed. These proposals are considered to be in general conformity with both Policies CP50 and 58.</p> <p>The Senior Conservation Officer at Wiltshire Council, having seen the report prepared by Cotswold Archaeology and the Development Brief (DB) prepared for this site subsequently commented as follows: “In general the combination of the text and illustrations (in the DB) ex[plains the context and demonstrates an understanding of the heritage constraints. In general I am content that the suggested revisions are sufficient ... to address the issues previously raised by HE and subsequently discussed with the SNP team. The key constraints are now documented and issues identified in order that the capacity and characteristics of the sites can be adequately understood”.</p> <p>Evidence: the following evidence has been used to create and shape this policy:</p> <ul style="list-style-type: none">• The need for the GP surgery, pre-school facility and for the future expansion of the Primary School were all first identified at a series of workshops and public meetings held between 2012 and 2014. This “need” has been reinforced and supported at all subsequent public meetings and via at least two questionnaire surveys.• Sherston Housing Needs Survey 2012 – which identified the scale and extent of affordable housing need in the village.
--	--	--	---

			<ul style="list-style-type: none"> • Wiltshire Core Strategy – which identifies Sherston as a “large Village” within and around which new development was anticipated. • Wiltshire Housing Land Supply 2016 – which identified the level of housing need still required within the five large villages outside of Malmesbury itself. • Foxley Tagg Site Assessments and the subsequent SWOT analysis– which helped identify the potential of the site for development and the sustainability of its location. • Seymour Chartered Surveyors Viability Assessment – which confirmed the amount of development required on the site to ensure that the development would be viable. • Wiltshire Council Report – November 2017 - which confirmed the deliverability of this proposed mixed use development on this site. • Arup High Level Traffic Assessment – which confirmed that the site could be readily accessed with minimal impact on the surrounding highway network. • Landscape and Visual Appraisal– prepared by EDF – which confirmed that, subject to certain safeguards (as set out in the development brief now prepared for the site), it should be possible to: “ develop a scheme which provides new housing and other village facilities while respecting the sensitivity of the site and thereby minimise adverse effects on landscape character and visual amenity, and on this basis the scheme would be considered acceptable in landscape policy terms.” • Preliminary Ecological Appraisal– prepared by Focus Ecology – which concluded that it was highly unlikely that the development of this site would impact on the functionality or integrity of any designated ecological sites or have
--	--	--	--

			<p>any adverse effect on their conservation status.</p> <ul style="list-style-type: none"> • Heritage Assessment – prepared by Cotswold Archaeology – which concluded that there would be “no harm to the significance of heritage assets surrounding the Site as a result of the proposed development, including Sherston Conservation Area which runs along the southern boundary of the Site, and the Scheduled earthwork 40m south of the Site. The development would therefore be implemented in accordance with Core Policy 58 of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Paragraph 132 of the NPPF, with regard to the setting of heritage assets.” • The email received from the Senior Conservation Officer at Wiltshire Council (dated 31st July 2018) confirming that he was satisfied that in his view heritage issues had been satisfactorily addressed • Transport Statement – prepared by Miles White Transport - which confirmed that the site could be readily accessed with minimal impact on the surrounding highway network. • Habitat Regulations Assessment Screening Report – prepared by Wiltshire Council – which concluded that “the Sherston Neighbourhood Plan would have no likely significant effects upon the Natura 2000 network alone or in combination, and no appropriate assessment is considered necessary by Wiltshire Council as competent authority”. • The Development Brief prepared for the site (Appendix 1 of the SNP).
--	--	--	---

<p>Policy 5</p>	<p>Allocation of land for mixed use development (Housing and Burial Space). The Vicarage.</p>	<p>CP1 CP13 CP58</p>	<p>This site lies inside the existing defined village development boundary. It is a brown field site.</p> <p>This is considered to be a highly sustainable location for a limited amount of new build housing. This particular site offers an additional benefit to the local community given its location immediately adjoining the existing churchyard and an identified need to provide additional burial space. This site is the only one identified capable of meeting that need. Whilst this site lies inside the designated Sherston Conservation Area and immediately adjoining a number of listed buildings it is considered that, subject to part of the site being allocated for use as additional burial space and any development on this site being limited to not more than two additional dwellings and a design and layout that respects the character and setting of the site, such development will be in general conformity with these policies. A Design Brief has been prepared (see copy at Appendix 2) to help achieve these objectives.</p> <p>The Senior Conservation Officer at Wiltshire Council, having seen the report prepared by Border Archaeology and the Development Brief (DB) prepared for this site subsequently commented as follows: “In general the combination of the text and illustrations (in the DB) explains the context and demonstrates an understanding of the heritage constraints. In general I am content that the suggested revisions are sufficient together with the analysis of the Vicarage site to address the issues previously raised by HE and subsequently discussed with the SNP team. The key constraints are now documented and issues identified in order that the capacity and characteristics of the sites can be adequately understood”.</p> <p>Evidence:</p> <ul style="list-style-type: none"> • The need for a replacement vicarage and additional burial space were identified during the series of
------------------------	--	-------------------------------------	---

			<p>workshops and other public meetings held in the village between 2012 and 2014. These proposed facilities have subsequently been supported at all subsequent public meetings and through the questionnaire surveys.</p> <ul style="list-style-type: none"> • Wiltshire Core Strategy - which identifies Sherston as a “large Village” within and around which new development was anticipated. • Wiltshire Housing Land Supply 2016 - which identified the level of housing need still required within the five large villages outside of Malmesbury itself. • Foxley Tagg Site Assessments and subsequent SWOT analysis – which identified the development potential of this site for a new vicarage and its suitability for partial use for additional burial space. • Heritage Assessment – prepared by Border Archaeology – which confirms that the development of this site by way of the erection of two additional houses would have only a limited (slight to moderate) impact on nearby listed heritage assets and that “with the implementation of appropriate landscape mitigation measures that the impact of the new houses on the setting of specific built heritage assets and the Sherston Conservation Area can be significantly reduced.” • The email received from the Senior Conservation Officer at Wiltshire Council (dated 31st July 2018) confirming that he was satisfied that in his view heritage issues had been satisfactorily addressed • Habitat Regulations Assessment Screening Report – prepared by Wiltshire Council - which concluded that “the Sherston Neighbourhood Plan would have no likely significant effects upon the Natura 2000 network alone or in combination, and no appropriate assessment is considered necessary by Wiltshire Council as competent authority”. • The Development Brief prepared for the site (Appendix 2 of the SNP).
--	--	--	--

<p>Policy 6</p>	<p>Allocation of Land for Housing Development. Junction of Sandpits and Green Lane.</p>	<p>CP1 CP13</p>	<p>This site lies inside the existing defined Village Development boundary. It is a brown field site. It is an existing long-standing housing allocation. This is considered to be a highly sustainable location for a limited amount of new build housing in the village.</p> <p>A Design Brief has been prepared for the site which it is considered will help secure compliance with the Core Strategy policies – see copy at Appendix 3 of the SNP.</p> <p>The Senior Conservation Officer at Wiltshire Council, having seen the report prepared by Cotswold Archaeology and the Development Brief (DB) prepared for this site subsequently commented as follows: “In general the combination of the text and illustrations (in the DB) ex[plains] the context and demonstrates an understanding of the heritage constraints. In general I am content that the suggested revisions are sufficient ... to address the issues previously raised by HE and subsequently discussed with the SNP team. The key constraints are now documented and issues identified in order that the capacity and characteristics of the sites can be adequately understood”.</p> <p>Evidence:</p> <ul style="list-style-type: none"> • This site comprises an existing housing allocation in the adopted North Wiltshire Local Plan. • This site was identified as a potential development site during the series of workshop and other public meetings held in the village between 2012 and 2014. It was subsequently confirmed that the owners continued to wish to have this site allocated for development in the emerging SNP (and hence was likely to be deliverable). • Wiltshire Core Strategy - which identifies Sherston as a “large Village” within and around which new development was anticipated. • Wiltshire Housing Land Supply 2016
------------------------	--	----------------------------	--

			<ul style="list-style-type: none"> - which identified the level of housing need still required within the five large villages outside of Malmesbury itself. • Foxley Tagg Site Assessments and subsequent SWOT analysis – which identified the continued development potential of this site. • The email received from the Senior Conservation Officer at Wiltshire Council (dated 31st July 2018) confirming that he was satisfied that in his view heritage issues had been satisfactorily addressed • Habitat Regulations Assessment Screening Report – prepared by Wiltshire Council - which concluded that “the Sherston Neighbourhood Plan would have no likely significant effects upon the Natura 2000 network alone or in combination, and no appropriate assessment is considered necessary by Wiltshire Council as competent authority”. • The Development Brief prepared for the site (Appendix 3 of the SNP).
Policy 7	Upgrading or replacement of existing sheltered accommodation. Anthony Close.	CP46	This policy is considered to be entirely in conformity with Policy CP46. It is aimed specifically at providing an opportunity to provide improved facilities for the elderly and/or those in need of more specialist care. The existing facility on this site is outdated. The SNP supports the idea of this facility being replaced in due course by a purpose-built care or extra care facility.
Policy 8	Support for improved inclusive access provision	CP61	This Policy is intended to be read in conjunction with Policy CP61. Should Wiltshire Council determine that any off site highway works are required to facilitate the development of any of the proposed allocated housing sites (or indeed should funds become available from the required Community Infrastructure Levy payments) then this is where the Steering Group considers that such works should be concentrated. See section 9 of the SNP re CIL funding.
Policy 9	Protection of open	CP52	This policy is aimed at protecting existing

Policy 9	Protection of open air sports facilities.	CP52 Policy CF2 of saved North Wiltshire Local Plan	This policy is aimed at protecting existing open air sports facilities in and around the village from development – and as such mirrors Policy CF2 of the saved North Wiltshire Local Plan. It is assumed that this policy will supersede Policy CF2 should the SNP be adopted.
Policy 10	Safeguarding of land for future expansion of sports field. Knockdown Road.	CP51 CP52	A need has been identified to enhance the existing sports facilities on this site at Knockdown Road. The safeguarding of this land for future expansion is considered to be entirely in accordance with CP 52. Evidence: The Sports Facilities report prepared during the preparation of the SNP identified the expansion of the existing sports playing fields as a priority (see copy on the SNP website).
Policy 11	Erection of new or replacement changing rooms and related sports facilities. Knockdown Road.	CP51	The existing sports field at Knockdown Road lies outside of the existing defined settlement limits and within the designated Cotswold AONB. The existing changing rooms on this site are in a poor state of repair and in need of replacement. The Steering Group considers that the erection of replacement changing rooms on this key recreational site would be entirely appropriate and in general conformity with the Core Strategy Policy CP51. Evidence: The Sports Facilities report prepared during the preparation of the SNP identified the need for these works as a priority (see copy on the SNP website).

5. Contribution to the achievement of sustainable development

5.1 A Neighbourhood plan must take into account the need to contribute to the achievement of sustainable development. This involves working to address the three separate strands of sustainability; economic, social and environmental.

5.2 A Sustainability Appraisal (SA) has been carried out to inform the Sherston Neighbourhood Plan. This has incorporated a Strategic Environmental Assessment (SEA) process as required by the SEA Regulations. The SA contains the following:

- An outline of the contents and main objectives of the SNP and its relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current and future state of the environment and key sustainability issues;
- The SA Framework of objectives against which the SNP has been assessed;
- The appraisal of alternative approaches for the SNP;
- The likely significant environmental effects of the SNP;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the SNP; and
- The next steps for the SNP and accompanying SA process.

5.3 The key ways that the Sherston Neighbourhood Plan will help contribute to meeting the objectives of sustainable development are set out below.

5.4 The SNP contains policies which relate to the environmental, social and economic aspects of the Parish. Dealing with each of these aspects in turn:

a) Environmental:

- Policy 2 seeks to provide an additional safeguard to those parts of the village that have been identified as being worthy of protection from development by reason of their landscape quality, ecological importance or local significance. It is a policy that has widespread support in the village.
- The Neighbourhood Plan is positive and proactive. It seeks to shape and direct housing and community development to the most appropriate locations in line with national and strategic policy considerations. (Policies 4, 5 and 6).
- None of the sites identified for new build development (Policies 4, 5 and 6) should, if developed in accordance with the individual development briefs that have been prepared for each site and which form part of the SNP, have an unacceptable adverse environmental impact.
- The development brief for Site 1 (Sopworth Lane) incorporates the guidance derived from the landscape, ecology and heritage reports that have been prepared for this site. The resultant brief requires a wide range of environmental issues to be addressed when preparing any future planning application for this site.
- The development brief for Site 2 (The Vicarage) contains similar guidance but concentrates primarily on the heritage issues.
- The development brief for Site 3 (The Elms) contains similar guidance.

b) Social and Economic:

- Over an extended period Sherston has lost many of its services, facilities and business premises – including pubs, shops and other employment opportunities. If this were to continue it would have a potentially serious and damaging effect on the character and vitality of the existing community. Policy 1

is designed therefore to try and limit further losses. This policy has widespread support from the local community.

- A range of new build development requirements have been identified to meet local needs over the remaining plan period. These include: the provision of a site for the erection of a new replacement/enhanced GP surgery; the provision of a site for a pre-school facility; the provision of land for the possible future expansion of the Primary School; a need for additional affordable housing; a need for some new build housing (to help future-proof the village and to help fund some of the other identified requirements); a need for a new vicarage and space for additional burials; and a need for new and/or enhanced sports facilities).
- Policy 4 is designed to provide sufficient land to accommodate a mixed use development comprising land for: a new GP surgery, a pre-school facility, the future expansion of the Primary School and to meet the majority of the general and affordable housing needs of the village. The social and economic benefits deriving from this proposal are considered to be significant. This scheme has the overwhelming support of the village (as evidenced by the results of a questionnaire survey undertaken in January 2017).
- Policy 5 is designed to help meet the need to secure a replacement vicarage and some additional burial space. This proposal will bring with it obvious social benefits.
- The existing elderly persons accommodation at Anthony Close is considered to be of a poor quality design and somewhat out-dated. Ideally this site should be redeveloped for some form of care or close-care facility which it is considered would better serve the long term needs of the community. Policy 7 lends support to this idea. The redevelopment of this site for such a purpose would have clear social and economic benefits.
- It is accepted that there would be benefits from providing improved and inclusive access between the proposed new development site off Sopworth Lane (Site 1 – Policy 4) and the High Street. Policy 8 is designed to provide the impetus for achieving that objective. It is envisaged that whilst some of these improvements might be funded by the developers of Site 1 as part of the normal planning requirements other works could be funded via the required CIL payments deriving from that site (see Section 6 of the SNP for the list of priorities). The carrying out of such works would bring certain social (and safety) benefits.
- The Sherston Sports Facilities report that was prepared during the preparation of the SNP identified the need to safeguard existing sports/recreational facilities as well as making provision for necessary improvements. Policy 9 is designed to safeguard our existing open air sports facilities. Policy 10 seeks to safeguard land adjoining the existing “football field” to allow for the future expansion of that facility and Policy 11 provides support for the erection of much-needed replacement (or new) changing rooms and related sports facilities. These policies are aimed at securing considerable potential social benefits. 5.3
The key ways that the Sherston Neighbourhood Plan will help contribute to meeting the objectives of sustainable development are set out below..

6. Compatibility with EU obligations and legislation

- 6.1 The Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.
- 6.2 Wiltshire Council advised at the outset that they were of the opinion that the SNP was likely to require a Strategic Environmental Assessment given that it was likely to incorporate one or more proposed new build development sites.
- 6.3 It has been concluded that the SNP is compatible with EU obligations around human rights, habitat protection and environmental impacts. More specifically:
- Where site allocations are proposed the landowners concerned, as well as others who are likely to be affected by the proposals have been adequately consulted and have had (and will continue to have) the opportunity to comment on the proposals. (See the separate Consultation Report).
 - The Sustainability Appraisal includes full details of: the independent site analysis undertaken by Foxley Tagg; the SWOT analysis undertaken by the Steering Group; and a full sustainability appraisal of each of the proposed individual allocation sites (as well as of course all of the alternatives considered). None of the proposed allocated sites contain protected habitats or any identified areas of ecological interest. Those areas proposed to be protected from development under Policy 2 of the SNP may contain such – but are given extra protection as a result of the SNP.
 - The SEA prepared for the SNP in February 2013 (subsequently updated to take account of the comments received from the statutory and other consultees/interested parties) was used to assess the suitability of all of the available potential development options. Given that the village lies entirely within the designated Cotswold AONB it was accepted from the outset that any significant development proposed outside of the existing defined settlement limits was likely to have an adverse impact on the landscape. Whilst this was by no means the only issue addressed in the SEA and subsequent Sustainability Appraisal it was the only issue that was acknowledged as being likely to be contentious – given that it was possible to avoid most if not all of the other “significant” impacts by careful site selection. The Steering Group has opted to promote the allocation of one large site situated immediately to the west of the existing Primary School (Site 1 – Sopworth Lane) for mixed use development. This site has the potential to meet virtually all of the identified community needs (i.e. a site for a new GP surgery plus educational facilities) as well as meeting most of the likely housing needs of the village over the remaining plan period. The Steering Group consider that the environmental impact of this development can be mitigated and minimised by a combination of good design and layout together with an appropriate amount of landscaping. It is not considered that such a proposal contravenes EU environmental obligations.
 - Wiltshire Council has undertaken a Habitat Regulations Screening Assessment of the SNP which concludes as follows:

“The policies largely provide qualitative criteria for development focused on protecting the local environment and guiding the design of new housing, and would therefore have no likely significant effects upon the Natura 2000 network. While a number of draft policies (No.4,5 & 6) do allocate a small number of sites for development, these are considered highly unlikely to result in any likely significant effects upon the Natura 2000 network due to the location, scale and nature of the proposals and the distance from the N2K site.

It can therefore be concluded that the Sherston Neighbourhood Plan would have no likely

significant effects upon the Natura 2000 network alone or in combination, and no appropriate assessment is considered necessary by Wiltshire Council as competent authority.”

(N.B. A copy of the screening assessment has been placed on the SNP website).

- We consider that the Sustainability Assessment (incorporating a Strategic Environmental Assessment) that has been prepared is in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, paragraphs (2) and (3) of regulation 12. Please see below our reworking of the Sustainability Appraisal Framework - which was created when preparing the original Sustainability Appraisal for the SNP – showing our assessment of each of the policies contained in the SNP when measured against the framework criteria. Appendix 1 is an assessment of each of the proposed new build land use policies (Policies 4, 5 and 6) and Appendix 2 an assessment of all of the other policies contained in the SNP.

Appendix I

Sustainability Appraisal Framework

Analysis of new build Policies contained in the Sherston Neighbourhood Plan

Sustainability Theme	Discussion of potential effects on allocated sites.
Biodiversity	<p>Site 1 (Sopworth Lane)</p> <p>The Ecological Appraisal carried out by Focus Ecology noted that:</p>
	<p>There are no statutory designated sites of ecological importance within 1 kilometre of the site. The hedgerows situated in the southern half of the site are species rich and contain a number of trees. These should where possible be retained. Some minor hedgerow removal will need to occur to facilitate the development. As compensation for the loss of any sections of hedgerow, new hedgerow planting will need to be incorporated into the development scheme.</p> <p>Opportunities for biodiversity enhancement will need to be secured through the completion of a detailed Ecological Mitigation and Enhancement Strategy, which could be conditioned to any consent for this site. Opportunities may include:</p> <ul style="list-style-type: none"> • Retention of vegetated field margins to hedgerows, facilitating wildlife dispersal across the site and into neighbouring habitats; • The planting of new species-rich hedgerows and native trees (e.g. between new property boundaries). Once established, they will provide further nesting and foraging habitat for a range of bird species, as well as commuting and foraging opportunities for bats and other small mammals, creating new connectivity between the site and the surrounding habitats; • Creation of a mixture of habitats in areas of open space (e.g. in structure and through management) to provide opportunities for a range of species; • Use of native species, or those with a known benefit to wildlife within future landscape proposals. This may include tree planting (specifically fruit trees such as apple, plum, pear etc.) which may provide an important winter food source for birds; • Inclusion of scented night-flowering plants which would enhance the post developed site by attracting night-flying insects, providing a food resource for bats; • The addition of wildlife boxes (e.g. bird, bat, hedgehog and invertebrate boxes) into the post-developed site. <p>Their overall conclusion was that it is “ highly unlikely that the development of this site would impact on the functionality or integrity of any designated ecological sites or have any adverse effect on their conservation status.”</p>

	<p>Site 2 (The Vicarage) comprises the site of the former vicarage and its large garden. This is currently in “private” use. This site contains a number of trees and shrubs – most of which would have been planted as part of a domestic garden when the former vicarage was constructed in the late 1960’s. The appraisal carried out by Foxley Tagg noted that there was “some plant life, bird life or insect life of minor significance on this site”.</p> <p>Site 3 (The Elms) comprises the curtilage of a large single dwellinghouse and garden. This site contains a number of domestically planted trees and shrubs and is well managed. The appraisal carried out by Foxley Tagg noted that there was “some plant life, bird life or insect life of minor significance on this site”.</p>
Land and soil resources	<p>Site 1 (Sopworth Lane) is currently in agricultural use and is a greenfield site. It has a Grade 3 Agricultural Land Classification. It is situated on the edge of the settlement immediately adjoining the existing Primary School and within easy walking distance of the village centre and local bus routes. It does not lie within an existing flood plain. It is not considered that development on this site would have a serious or significant adverse impact on this particular theme.</p> <p>Site 2 (The Vicarage) is in domestic use. This is a “brownfield” site which lies inside the existing Village Development Boundary. It is a highly sustainable location. Development on this site would make a positive contribution when assessed against this particular theme.</p> <p>Site 3 (The Elms) is also in domestic use. It is the site of an existing dwellinghouse and its domestic curtilage and hence is treated as a “brownfield” site. It lies inside the existing Village Development Boundary. It is a highly sustainable location. Development on this site would make a positive contribution when assessed against this particular theme.</p>
Water resources and Flood Risk	<p>None of the sites lie within a designated floodplain. Site 1 (Sopworth Lane) would require new surface water and foul drainage systems to be implemented. There would be potential benefits to other residents should these be introduced. Sites 2 (The Vicarage) and 3 (The Elms) are already linked to the existing drainage systems. SUDS drainage systems would be required on all of the sites.</p>
Air quality and Environmental pollution	<p>None of the sites are considered likely to have serious or significant adverse impact when measured against this theme.</p>
Climatic Factors	<p>All three sites lie within relative close proximity to the village centre and Primary School. Most lie within walking distance of a bus route. Any development on these sites would be expected to meet the wider sustainability criteria laid down for new build in the Wiltshire Core Strategy and NPPF.</p>

<p>Historic Environment</p>	<p>Site 1 (Sopworth Lane)</p> <p>The Heritage Assessment carried out by Cotswold Archaeology concludes that:</p> <ol style="list-style-type: none"> 1. The known archaeological resource identified in the area surrounding the Site is characterised largely by the known settlement in Sherston, which was established in the early medieval and expanded during the medieval period and through to the present day. In addition, a Scheduled earthwork is located a short distance to the south of the Site which existing interpretations suggest may be remnants of a Norman ringwork/castle, part of the medieval settlement, or an early medieval defensive earthwork associated with the suggested site of a Saxon battle nearby.
	<ol style="list-style-type: none"> 2. Historic aerial photography showing plough marks within part of the Site, as well as much of the land around the settlement, suggests that much of this area was farmland from at least the medieval period onwards. Any remnant agricultural features such as furrows or ditches would not be of more than low heritage significance. 3. The wider area contains evidence of prehistoric and Roman activity, although this is infrequent and largely untested, with none in close proximity to the Site. There is thus some limited potential for currently unrecorded remains of this date within the Site. 4. There is no specific evidence for remains associated with the Scheduled medieval earthwork to the south of the Site to extend to the north into the Site. The southernmost part of the Site has obviously a greater potential for any such possible associated features. 5. Further, it is advised that a stone access stile which marks the route of the historic footpath (still in use) on the southern boundary of the Site is retained (Fig. 14); while it is not of high heritage value, it does contribute positively to the setting of the Conservation Area. 6. It is suggested that further investigative work would be beneficial in order to better understand the archaeological potential and significance within the Site boundary, in line with Core Policy 58 of the Wiltshire Core Strategy. This may initially comprise of a geophysical survey; the results of which can inform the need and extent of further proportionate and appropriate work. 7. A settings assessment undertaken as part of this report has concluded that there will be no harm to the significance of heritage assets surrounding the Site as a result of the proposed development, including Sherston Conservation Area which runs along the southern boundary of the Site, and the Scheduled earthwork c. 40m south of the Site. The development would therefore be implemented in accordance with Core Policy 58 of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Paragraph 132 of the NPPF, with regard to the setting of heritage assets.

Site 2 (The Vicarage)

The Heritage Assessment carried out by Border Archaeology concludes that:

Archaeological Assessment

Prehistoric and Roman: The potential for encountering deposits and features of prehistoric or Romano-British date has been assessed as Low, reflecting the lack of recorded evidence for activity of this date within the site.

Medieval: The potential for encountering medieval remains has been assessed as Moderate to High, reflecting the fact that the site appears to lie partially within the eastern extent of a large ditched enclosure that may represent evidence of a fortified settlement of early medieval date. There is potential to encounter buried remains of the enclosure itself and occupation features and deposits associated with the early medieval settlement of Sherston.

Post-Medieval: The potential for encountering evidence of post-medieval remains has been assessed as Low, reflecting the fact that the site has been occupied as pasture since the 19th century and as a garden plot associated with the existing Vicarage since 1969.

Built Heritage Assessment

The potential impact of the proposed development on nearby listed heritage assets has been assessed as being in the Slight to Moderate range. This overall assessment reflects the fact that the site of the proposed development is located within the designated Conservation Area of Sherston, an historic settlement with a well-preserved street pattern dating back to the medieval period and a fine collection of 16th-19th century houses, many of which are listed buildings.

More specifically, the site contains the remains of a Grade II listed medieval cross (relocated to the Vicarage garden in the late 20th century) and is situated in a sensitive location close to the Grade I listed medieval parish church of Holy Cross and immediately adjacent to the churchyard, which is distinguished by its substantial collection of pre-19th century funerary monuments (over 40 in number), most of which are Grade II listed in their own right. The Old Vicarage, a Grade II listed house of 17th century date, is also located to the southeast of the site.

The proposed development will result in a discernible change to existing views of the church and churchyard; however, it may be argued that the new houses will only represent a peripheral intrusive element in these established views. The allocation of the southernmost portion of the Vicarage garden for an extension to the churchyard will further provide a buffer zone between the new houses and nearby built heritage assets.

Moreover, subject to a sensitive design and the implementation of appropriate landscape mitigation measures, it is considered that the impact of the new houses on the setting of specific built heritage assets and the Sherston Conservation Area can be significantly reduced. Based on the results of the Heritage Impact Assessment, informed by a detailed assessment of readily available archaeological and historical sources of information, the overall impact of the proposed development on the designated built heritage assets in the immediate vicinity (including the Sherston Conservation Area) has been assessed as being in the Slight to Moderate range.

While the two proposed houses are evidently situated in a highly sensitive and historically important location, within the historic core of Sherston, a well-preserved example of a shrunken medieval town, and in close proximity to the Grade I listed church of Holy Cross and its churchyard, it may be argued that they will only represent peripheral elements in established views of these important historic buildings and will not significantly detract from the integrity and coherence of these specific heritage assets or the wider Conservation Area of Sherston. Visual impacts will be further reduced by the sensitive design and positioning of the new houses and appropriate landscape mitigation.

Site 3 (The Elms) lies outside of the designated Conservation Area and is some distance from any listed buildings. There is no evidence of any archaeological interest in the site.

Landscapes

Site 1 (Sopworth Lane)

The Landscape and Visual Appraisal report prepared by EDP concludes that the location of the site within the AONB bestows a high degree of sensitivity, but that the site has a strong relationship with the existing settlement.

The report acknowledges that there is potential for the western edge of any development of the site to become visible on the skyline in views from the wider landscape to the west, particularly around Sopworth. As such, care needs to be taken over the design of development in the north-western quadrant of the site in particular, and mitigation along the western edge should be significant and trees incorporated into the development parcels here to break down massing.

It suggests that, subject to the recommendations above being integrated into the scheme, it should be possible to develop a scheme which provides new housing and other village facilities while respecting the sensitivity of the site and thereby minimise adverse effects on landscape character and visual amenity, and on this basis the scheme would be considered acceptable in landscape policy terms.

Site 2 (The Vicarage) and Site 3 (The Elms) both lie well inside the existing Village Development Boundary. Neither site when developed is likely to have an adverse impact on the surrounding landscape.

<p>Population and Housing</p>	<p>Site 1 (Sopworth Lane) is considered to have the potential to meet several of the noted SNP objectives under this theme. Given the fact that Wiltshire Council has a controlling interest in the site, and that together with the landowner has indicated a willingness to secure and deliver a number of the desired “community” facilities that have been identified through the SNP process this site was given a very high score when assessed against this theme. Most notably this site is considered ideally situated to accommodate the following much needed facilities: a site for a new (replacement) GP surgery; a site that can be safeguarded for the future expansion of the existing Primary School should it be required; a site for a new pre-school facility (adjoining the existing Primary School); and together with some new build market housing as a site capable of delivering some additional affordable housing.</p> <p>Sites 2 and 3 are both small sites with limited development potential. They are too small to accommodate any of the desired community facilities. They are also too small to attract an affordable housing requirement.</p>
<p>Healthy Communities</p>	<p>None of the proposed allocated sites are considered likely to offer any significant opportunities for leisure and recreation. It is assumed that any new build development on these sites will take account of the need to promote the design of buildings and spaces that help to reduce crime.</p>
<p>Inclusive Communities</p>	<p>Site 1 (Sopworth Lane) is considered to have the potential to meet several of the noted SNP objectives under this theme. Given the fact that Wiltshire Council has a controlling interest in the site, and that together with the landowner has indicated a willingness to secure and deliver a number of the desired “community” facilities that have been identified through the SNP process this site has been given a very high score when assessed against this theme. Most notably this site is considered ideally situated to accommodate the following much needed facilities: a site for a new (replacement) GP surgery; a site that can be safeguarded for the future expansion of the existing Primary School should it be required; a site for a new pre-school facility (adjoining the existing Primary School); and together with some new build market housing as a site capable of delivering some additional affordable housing. Whilst not necessarily the only option site that could deliver some or all of these same elements it was clearly considered to be worthy of a high score when assessed against this theme.</p> <p>Site 2 (The Vicarage) is considered capable of accommodating a much-needed expansion of the existing churchyard. The owners have indicated that they would be willing to release part of the site for this purpose.</p> <p>Site 3 (The Elms) is a small site with limited development potential. It is too small to accommodate any of the desired community facilities.</p>

Education and skills	Site 1 (Sopworth Lane) is capable of meeting the identified need for education facilities (including both a site to be safeguarded for the future expansion of the Primary School and for the erection of a new pre-school facility).
Transport	<p>Site 1 (Sopworth Lane) is well located in relation to existing services and facilities in the village. It lies directly adjacent to the existing Primary School and is within easy walking distance of the village centre. The Development Brief prepared for the site requires consideration to be given to the possibility of safeguarding land for a future “local services” bus stop.</p> <p>Sites 2 and 3 are both situated close to the village centre and within easy walking distance of all services, facilities and the bus stop.</p>
Economy and Enterprise	<p>Site 1 (Sopworth Lane) can accommodate the desired new GP surgery and is realistically the only suitable location for siting the desired new and/or expanded education facilities. As such it is capable of delivering land that could provide a significant amount of employment and thus help to support the rural economy.</p> <p>Neither of the other allocated sites are likely to offer any beneficial outcomes under this theme.</p>

Appendix 2

Analysis of Non- Land Use Proposals contained in the Sherston Neighbourhood Plan

Sustainability Theme	Discussion of potential effects
Biodiversity	Policy 2 (which seeks to protect those areas identified by the local community as being locally significant – including: the river valleys to the south and west of the village; the local community woodland; and various areas of open space etc.) is considered to warrant a “Significant Positive” score under this theme.
Land and soil resources	Policy 7 (which lends support to the upgrading of an existing poor quality sheltered housing scheme in the centre of the village) is considered worthy of a “Significant Positive” score under this theme. If this development were to take place it would both “maximise reuse” of a previously developed site and potentially “maximise densities in a sustainable location” as per the stated SA objectives. Policy 2 will play a part in helping to protect the loss of any natural floodplain (by protecting the river valleys from further development) and hence has been given a positive score. All of the other policies are considered likely to have a neutral effect.
Water resources and Flood Risk	Policy 2 will play a part in helping to protect the existing floodplain and hence has been given a positive score. Redevelopment of the existing sheltered housing site (Policy 7) would most probably allow the site to be re-planned in manner that would enable a more sustainable drainage system to be used. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this issue.
Air quality and Environmental pollution	None of these policies are considered likely to have a particularly adverse impact on air quality and/or environmental pollution impact and hence have been given a primarily neutral score.
Climatic Factors	Policies 2 and 7 are considered likely to have a Positive impact on this issue. Policy 7 because of the potentially beneficial improvements to the form of construction – replacing an existing outdated and unsustainable development form. Policy 2 because of the desire to protect our open spaces and river valleys from development. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this issue.
Historic Environment	Policies 1, 2 and 7 are considered likely to have a Significant Positive impact on this issue. Policy 1 because of the benefits likely to accrue from protecting many of our existing services, facilities and businesses – many of which are located in historic buildings (listed and unlisted) – and hence hopefully minimising the opportunities for inappropriate conversion etc. Policy 2 because it should help preserve the setting and character of the village. Policy 7 because the replacement of this existing building, which is situated immediately adjoining the Grade 1 listed church, would represent a significant potential benefit to the historic character of the village. Policy

	<p>9 (which seeks to protect our existing sports facilities) would have a lesser but still a positive effect on the historic environment. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this issue.</p>
Landscapes	<p>Policy 2 is considered likely to have a Significant Positive impact on this issue – by adding another layer of protection to some identified open areas and other sites identified by the community as being of local significance. Policy 10 (which seeks to safeguard a small site adjoining the existing Football Field for future recreational use) could help improve the appearance of what is currently a field given over to the keeping of horses (with associated stabling etc.) and is considered likely to have a positive benefit. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this issue.</p>
Population and Housing	<p>Policy 7 is aimed at encouraging the redevelopment of an existing sheltered housing site and replacing it with a more sustainable and well designed alternative facility for the elderly. This policy is considered to warrant a Significant Positive score under this theme. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this theme.</p>
Healthy Communities	<p>Policy 7 is aimed at encouraging the redevelopment of an existing sheltered housing site and replacing it with a more sustainable and well designed alternative facility for the elderly. This policy is considered to warrant a Significant Positive score under this theme. Policies 9, 10 and 11 are all aimed at retaining or enhancing the opportunities in and around the village for leisure/recreational use. They have all been given a Significant Positive score under this theme.</p> <p>None of the other policies are considered likely to have a particularly adverse or beneficial impact on this theme.</p>
Inclusive Communities	<p>With the exception of Policies 3 (Broadband) and 7 (sheltered housing) all of the other policies noted here are considered to offer a Significant Positive impact under this theme. All of them will contribute in some positive way to either the retention, enhancement or improvement in access to a range of existing and proposed community facilities.</p>
Education and skills	<p>Policy 1 is considered likely to make a positive contribution towards this issue – by encouraging the retention and/or formation of new businesses in the locality capable of providing training for employees. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this theme.</p>
Transport	<p>Policies 1, 7 and 8 are considered to be Significant Positive under this theme. Policy 1 – which seeks to protect a wide range of existing services, facilities and businesses should help reduce the need to travel and provide wider opportunities for people to work locally. The potential replacement of the existing sheltered housing scheme by a purpose-built improved facility for the elderly in a highly sustainable location is considered to be equally beneficial. The highway improvements supported by Policy 8 should help reduce reliance on the motor car and encourage walking and</p>

	<p>cycling. Most of the other policies are considered likely to have a positive impact on this theme and hence have been given a high score as well.</p>
<p>Economy and Enterprise</p>	<p>Policy 1 is partially aimed at protecting existing businesses whilst providing opportunities for replacement in due course. This is considered to represent a Significant Positive under this theme. Policy 3 (Broadband) will hopefully help people to work from home and thus both support the rural economy and promote business development in the plan area. This is also considered worthy of a Significant Positive score. Policy 7 has the potential to provide additional employment opportunities (in the care sector) and hence is given a Positive score. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this theme.</p>

