

SHERSTON

NEIGHBOURHOOD PLANNING WORKSHOP

MARCH 2013



Introduction

Neighbourhood planning

Neighbourhood planning is a new tier of the planning system which seeks to give communities more control over the future of their area. Neighbourhood planning can help communities shape the future of their areas. This could include determining the location of shops, offices and schools to setting standards of design for new housing.

The Sherston Neighbourhood Plan has been chosen by the Government to be a 'Front Runner'. It is proposed that the plan will cover the administrative area of Sherston Parish Council. The original front runner bid identified that the plan would seek to allocate any 'non-strategic' development sites, where appropriate and establish any local policies that may be needed to complement those set out in the Wiltshire Core Strategy.

Sherston front runner

Sherston Parish Council initiated the front runner application and as a qualifying body is leading the work with technical support provided by Wiltshire Council.

Sherston Parish Council, on the 28 June 2011, unanimously agreed the application to the Area Board for Sherston to be proposed as Neighbourhood Planning Front Runner.

The Wiltshire Core Strategy Pre-submission document (2012) establishes a framework to help facilitate the development of neighbourhood plans across Wiltshire. In particular, these plans will identify and allocate small (non-strategic) development sites, thus ensuring that proposals for development at a local scale are truly led by the community. Neighbourhood planning may also offer an opportunity to address other area specific challenges to be identified through the neighbourhood planning process.

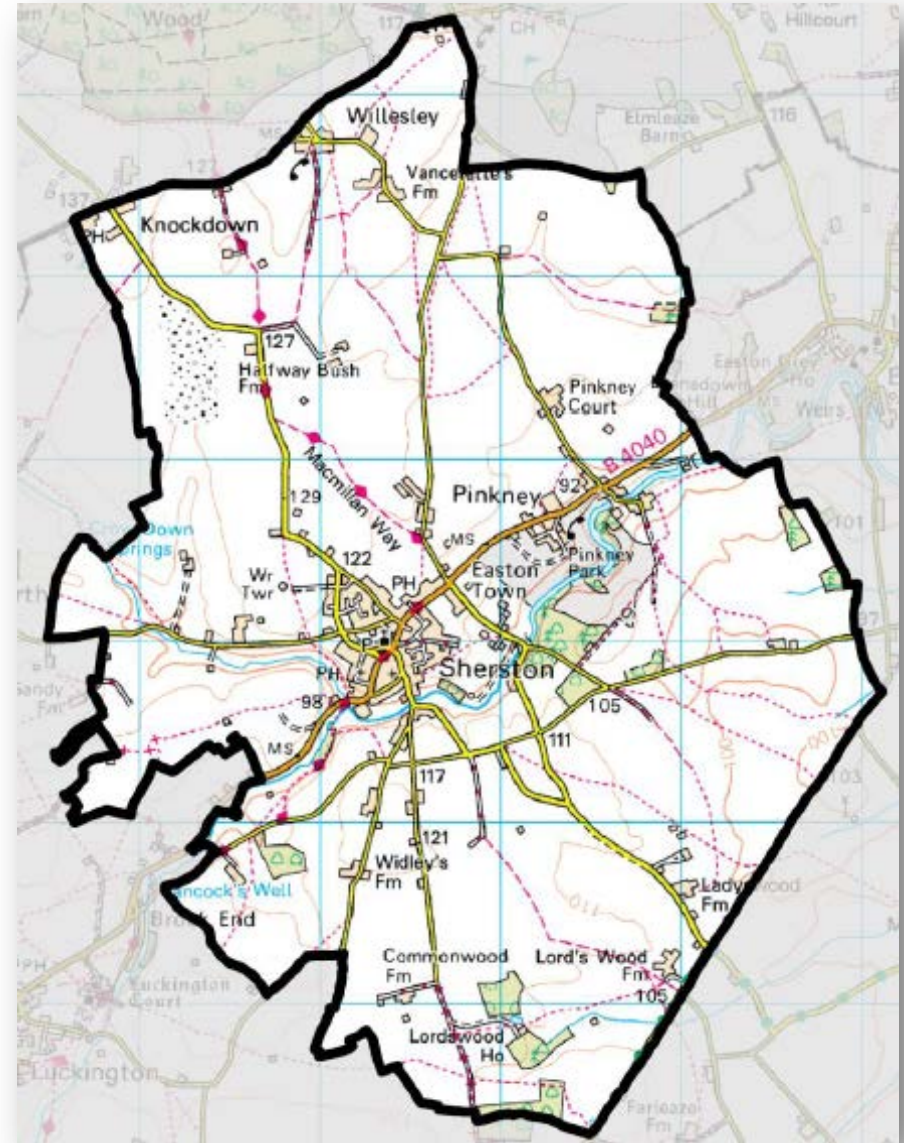


Figure 1 - Sherston Neighbourhood Plan Area

Progress to date

Steering group

Since gaining front runner status Sherston Parish Council has established a Steering Group which includes several local residents, community groups, local organisations and businesses. Whilst the Steering Group is governed by Sherston Parish Council it is responsible for managing the various stages of the process. Wiltshire Council provides a 'link officer' (Chris Minors) to provide support and advice throughout the plan preparation process.

The Steering Group firstly engaged with a number of community groups and local stakeholders to establish a series of initial aspirations to help inform the development of the draft plan. Each of the Steering Group members having first been asked to canvass the views of their respective community organisations before reporting back to the wider group.

An open Workshop meeting was held in July 2012 with the purpose of providing an opportunity to share these initial aspirations with the local community and more specifically to seek to identify the key issues that it was felt ought to be addressed through the Neighbourhood Plan.

The information obtained from this Workshop (see copy Report 1 for full details) was fed back to the Steering Group and used to create a range of Neighbourhood Plan objectives and to assist in preparing the necessary Strategic Environmental Assessment Scoping Report 2. This latter Report is also available as a separate document.

The following preliminary objectives were defined as a result of this process:

Objective 1:

The Plan will support the provision of facilities considered important for a vibrant community by:

- *Protecting those facilities already in place;*
- *Supporting the provision of a new enhanced GP surgery;*
- *Facilitating the provision of additional facilities for the elderly, pre-school, and young people living within the village.*

Objective 2:

The Plan will ensure that all future development in the village:

- *Respects the high quality of the local environment by employing the use of building materials in sympathy with the Cotswold AONB;*
- *Is of the highest quality of design – utilising wherever possible traditional styles and proportions;*
- *Safeguarding those parts of the settlement that have been identified as being worthy of protection from development by reason of their landscape quality, ecological importance or local significance.*

Objective 3:

The Plan will facilitate opportunities for new and existing businesses and social enterprise that benefit the community and support the delivery of advanced fibre connectivity to all parts of the village by:

- *Supporting the creation of new business premises in appropriate locations;*
- *Resisting the change of use of existing business premises to alternative uses (except where there is a clear benefit to the community from allowing such);*

- *Encouraging the approved provider of high speed broadband to install advanced connections to the network throughout the village.*

1. *Sherston Neighbourhood Plan Workshop Report July 2012*

2. *Sherston Neighbourhood Plan Strategic Environmental Assessment Report February 2013*

Objective 4:

The Plan will provide for a limited amount of housing to meet an identified local need. It will do this through:

- *Allowing small scale development in selected locations – to include houses for sale on the open market, affordable social rented and shared equity housing, and sheltered elderly persons accommodation;*
- *Ensuring that all such development includes a mix of house types capable of meeting the identified local need;*
- *Considering the redevelopment of existing brown field development opportunities first;*
- *Supporting the provision of a replacement dwelling for the local vicar.*

Objective 5:

The Plan will seek to provide for the existing and future leisure, recreational, sporting, community and social needs of the village by:

- *Ensuring that certain existing important open land and other green spaces within and adjoining the village are retained and/or enhanced – or that suitable replacement facilities are provided as part of any agreed redevelopment proposals;*
- *Ensuring that sufficient additional areas of open space are created within all new developments;*
- *Identifying and securing a site for the provision of additional burials within the village;*

- *Ensuring that existing sports and leisure facilities are retained and wherever possible enhanced.*

- *Supporting the provision of new build sports, leisure and recreational facilities in and around the village in appropriate locations.*

Objective 6:

The Plan will facilitate measures for managing traffic in and around the village by:

- *Ensuring that sufficient on site parking is provided in all new developments -sufficient to meet current and likely future car ownership and use;*
- *Encouraging measures which lead to a reduction in traffic volumes, movement and speed throughout the village and provide safer journeys for both pedestrians and motorists alike.*
- *Encouraging greater use of public transport, cycling and walking.*

Objective 7:

The Plan will encourage the sympathetic management of the countryside surrounding the village so as to retain and/or enhance its high quality, improve biodiversity and provide other longer term benefits to the local community by:

- *Considering the creation of a community wood and/or orchard;*
- *Identifying and safeguarding any sites identified in the locality that are considered to be of significant ecological or landscape quality.*

Objective 8:

The Plan will encourage a move towards a low carbon economy which includes local food production and the generation of renewable energy by:

- *Identifying and allocating additional land within the plan area for allotments;*

- *Encouraging the introduction of appropriate alternative energy sources (specifically solar, wood fuel, ground and air source heat systems) for use within existing and all new development within and around the village.*

Having recently completed and published (for consultation purposes) the SEA Scoping Report, work has now started on identifying the range of policies and proposals that might be considered appropriate to form the Neighbourhood Plan. (N.B. The Steering Group has now appointed an independent consultant – Helena Spiritus from Oxford Brookes University – to assist in particular with the ongoing necessary SEA work).

The next step in this process is to seek to refine the range of issues that the plan needs to address, and indeed to seek confirmation (from the local community) that there is indeed a reasonable level of support for such. In addition, it is considered that the time has come to start considering the geographical and other implications from pursuing one or other of the ideas that have emerged to date from this preparatory work.

The decision was made to arrange a further Workshop to allow such matters to be more openly discussed.



Community workshop (March 2013)

Purpose of the workshop

The Steering Group considered it important to provide an opportunity for the local community to comment and give their views on the work undertaken so far and more particularly to establish whether there was support for the range of “key issues” that had to date been identified and to start to discuss the geographical implications of seeking to meet some or all of the objectives that had now been identified (as set out above).

An exhibition and open workshop was once again considered the most appropriate method of allowing all residents an opportunity to be involved. It is clearly important that throughout the neighbourhood planning process every opportunity is taken to keep the community fully informed of what is being proposed and to make their views known. It was intended that the event would be used as an opportunity to exhibit some of the background information that had been obtained to date to inform the emerging plan as well as providing an opportunity to both test and seek feedback on the range of key issues that have so far been identified and to seek the preliminary views of the community on the scale, type and location of any future development that might take place over the plan period to meet the stated objectives.

Workshop format

The workshop was an open public event held on Saturday 23rd March 2013 between the hours of 10:30 and 13.30 at Sherston Village Hall. Registration sign in sheets were provided to record attendees (see Appendix A). A display was produced giving an overview of neighbourhood planning, setting out the draft objectives and the key issues identified to date, a brief history of the village, and a series of plans showing the known planning constraints, existing settlement limits, and walking distances from the village centre – all for the purpose of informing the later workshop discussions (see Appendix B). (N.B. This same display was left out for villagers to view on the following morning in the Village Hall – when visitors were invited to make written comments on any matters raised and put them in a comments box).

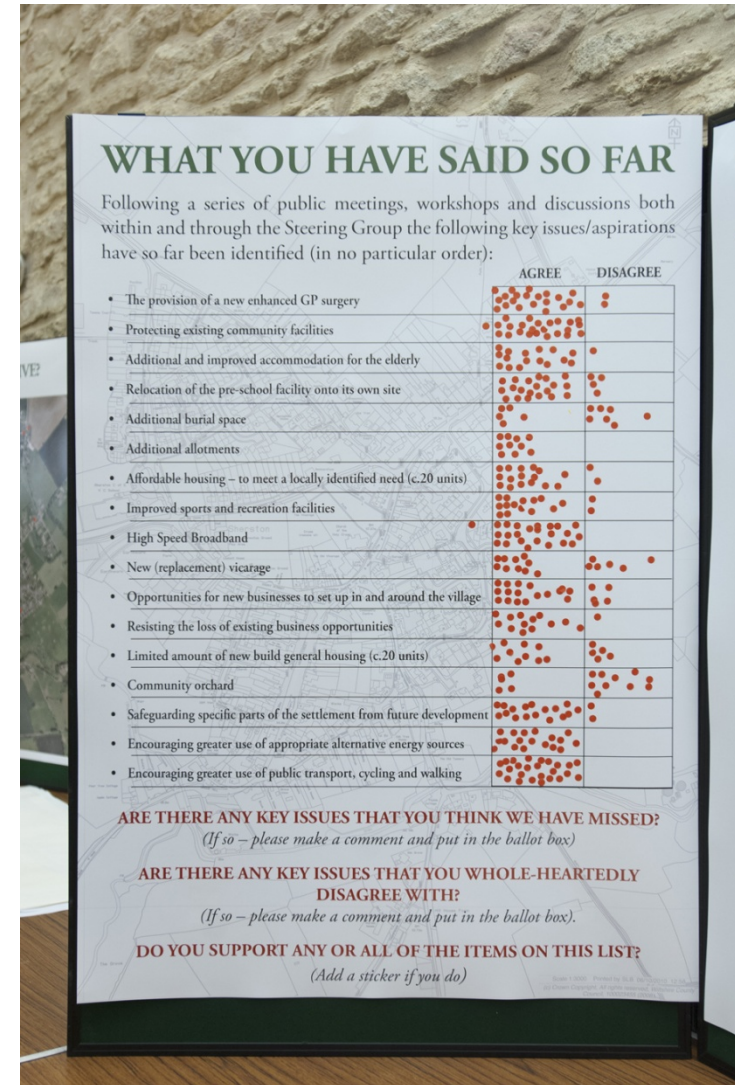


Figure 2 - Workshop feedback

Workshop overview

An introduction was provided by John Matthews (Chair, Steering Group) who provided an overview of the purpose of the workshop and introduced two speakers – Geoff Wright (an independent Planning Consultant and Urban Design Expert – representing CABE) and Ben Hamilton-Baillie (an independent traffic, transport and urban design consultant – also representing CABE).

Geoff and Ben spoke for about 45 minutes – setting the scene, explaining the benefits of preparing a Neighbourhood Plan, setting out some of the key urban design, planning, highway and transport issues that need to be addressed, identifying (from an outsiders’ point of view) what they perceived to be the character and evolution of the village, and finally providing an overview of the workshop exercises to be undertaken in groups (see Appendix C).

This part of the morning lasted for approximately 1 hour and was split into two parts. Five separate groups were established – each with a facilitator (viz. Helena Spiritus; Chris Minors; Ben Hamilton-Baillie; John Matthews; Mike Johnson). One resident member of each group was nominated from the outset to provide feedback to the Workshop.



Workshop 1 - (approx 20min)

- **To consider what should happen and where;**
- **To consider how it could be delivered.**

Each group was provided with a large scale aerial photograph of the village, a map showing the various sites that had been put forward by landowners in and around the village (following canvassing by the Steering Group) as having some form of development potential, and a note pad. Each group was asked to review the range of key issues that had previously been identified (or indeed any others that the group considered relevant) and then go on to identify where any of the specific ideas that emerged during those discussions could potentially be located. In addition each group was specifically asked to consider the scale of housing development considered appropriate for the village over the plan period.

Workshop 2 – (approx 20min)

- **To sketch physical proposals;**
- **To add notes and policy suggestions to support your plan.**

Groups then considered and diagrammed the potential development options that had come out of those earlier discussions. Notes were prepared to clarify the options being suggested.

Each table then provided feedback on the scale, nature and location of future development anticipated in the village over the plan period arising from their discussions. John Matthews closed the workshop and thanked everyone for their attendance. Mr Matthews outlined that all of the information gathered would be collated, reported on and used to further inform the emerging neighbourhood plan.

Workshop outputs

The following represents a summary of the workshop findings which will help inform the objectives for the Sherston Neighbourhood Plan.

Display boards

At the start of the meeting attendees were invited to indicate their support or opposition to the range of key issues that had been identified through earlier work on the Neighbourhood Plan. In addition attendees were invited to make any written comments that they might wish to make on aspects of the emerging plan that they did not consider had as yet been fully addressed or indeed that they did not support. (N.B. As noted above this exhibition was left out on display in the Village Hall for a further 24 hours – to allow those unable to attend the Workshop to view the material and to make comments. Some of the comments left in the ballot box therefore, as reported below, will be from individuals who did not attend the workshop or listen to the discussions).

A full summary of the responses received are overleaf.



	Agree	Disagree
The provision of a new enhanced GP surgery	35	6
Protecting existing community facilities	39	1
Additional and improved accommodation for the elderly	27	4
Relocation of the pre-school facility onto its own site	26	5
Additional burial space	13	8
Additional allotments	15	1
Affordable housing – to meet a locally identified need (c.20 units)	23	5
Improved sports and recreation facilities	19	2
High Speed Broadband	42	0
New (replacement) vicarage	17	14
Opportunities for new businesses to set up in and around the village	24	5
Resisting the loss of existing business opportunities	21	2
Limited amount of new build general housing (c.20 units)	21	6
Community orchard	13	13
Safeguarding specific parts of the settlement from future development	28	3
Encouraging greater use of appropriate alternative energy sources	24	2
Encouraging greater use of public transport, cycling and walking	32	1

SUMMARY OF ADDITIONAL COMMENTS MADE

ARE THERE ANY KEY ISSUES THAT YOU THINK WE HAVE MISSED?

- More trees should be planted – especially around the school;
- Make land available for the existing school to expand;
- Link pre-school facility to new school;
- Provide sports facility – sports centre; swimming pool; somewhere for teenagers to hang out;
- Make provision for the “arts” –in the form of a performance and exhibition space - amend objective 5 to make reference to the arts (as well as sport, recreation and leisure);
- More parking facilities;
- Church should be converted to multi-faith;
- Consider future development on fields to east of Tetbury Road (beyond crossroads);
- More affordable housing should be provided – but limited to occupancy by local people only –so as to enable second generation villagers to remain – existing house prices too high.
- Provide footpath link between Easton Town up Tetbury Lane at least as far as the nursery (to make this route safer for pedestrians and residents);
- Speeding traffic through the centre of the village.

ARE THERE ANY KEY ISSUES THAT YOU WHOLE-HEARTEDLY DISAGREE WITH?

- All of the development sites seemingly being considered are at the back of the village where access is poor. Consider development potential of eastern end of village;

- The Neighbourhood Plan cannot “encourage the use of public transport” or “the development of new energy sources”;
- The building of additional houses in the village will have a detrimental effect on the quality of services, roads etc. for existing residents and will affect current housing values;
- Do not build on the Recreation Ground – it is the central hub for so many families.

ARE THERE ANY OTHER COMMENTS YOU WISH TO MAKE?

- The building of only 20 units is not nearly enough. Within a couple of years we will all be in the same position again;
- I would be cautious with regard to objective 8 (alternative energy) – solar farms are very unsightly; wood fuel produces carbon and the chips are not very sustainable if they have to be shipped from elsewhere; ground and air source pumps need electricity to run them. Suggest new development is built to achieve a high level in the code for sustainable homes (e.g. passive standard) – which is a better way of reducing carbon.



Workshop Feedback

1. A summary of the individual group feedback is given below:

GROUP ONE:

- Support level of development of between 60 and 80 housing units over plan period;
- Vicarage site to be used for new vicarage plus sheltered housing – to replace existing units at Anthony’s Close – which could then be used for GP surgery/pharmacy with further sheltered housing above;
- Existing surgery to be used for offices when vacated;
- Relocate sports facilities from existing football field closer to the new school – and redevelop football field for housing;
- Require developer of football field to link that site into mains gas supply (located short distance to north) – and open up supply to rest of village;
- Funds from redevelopment of football field could be used to construct new sports facilities etc. (including sports centre; changing rooms; and parking);
- Consider whether North End Gardens could be redeveloped at some future date to provide additional housing.

GROUP 2:

- Support level of development of about 80 housing units over plan period – with mix of housing to meet needs of elderly, young and general housing market;
- Three locations considered as having development potential:
 - A – land between Tetbury Lane and Sandpits Lane (north-east)
 - B – land at north end of Tetbury Lane (north)

C- land to rear of new school (north-west)

- Support new GP surgery proposal – which could go on vicarage site with additional parking on recreation ground (to serve both the surgery and wider need);
- Provide land to allow for future expansion of school with Busy Hands next door;
- Expand and enhance existing sports field;
- Support construction of new vicarage;
- Support Superfast Broadband provision;
- Support balanced local employment on one of development sites.

GROUP 3:

- Support level of development of about 80 housing units over plan period – particularly for elderly and affordable markets;
- Any new build houses must be in character with AONB/Conservation quality of area and have sufficient off street parking, be sustainable (utilising for example solar tiles);
- Three locations considered as having development potential:
 - A – Easton Town – preferred (but N.B. Not available)
 - B - rear new School – second preference
 - C – Tetbury Road – third preference
- Consider recreation ground could be better used (a proper “village green”). Suggest possibility of allowing some development alongside boundary with vicarage overlooking the green);
- Support provision of additional space to allow school to expand and improve facilities;

- Sports field to be retained and enhanced;
- More allotments – suggest either on land adjoining football field or north of Sandpits Lane.

Group 4:

- Support level of development of between 60 and 80 housing units over plan period;
- Preferred location for additional development to rear of new school – allowing room for school to expand and pre-school facility to be introduced next door. Separate access via Butlers Close giving access to new GP Surgery and housing site.
- Retain existing areas of open space – including recreation ground, football pitch, allotments, and village hall field.
- Support expansion of football field onto adjoining land to allow for improved facilities;
- Consider redevelopment of Anthony’s Close – to provide upgraded accommodation;
- Additional housing need for older people;
- Stretchline site should be kept in employment use.

Group 5:

- Support level of development between 40 and 60 housing units over plan period- including mix of affordable housing, general housing and for the elderly (including sheltered housing);
- Preferred location for additional development to rear of new school – with space for expansion of existing school, new pre-school facility and GP surgery and associated parking;
- All new build development must be of high quality design and sustainability;

- Alternative housing location on north side of Sandpits Lane (opposite North End Gardens);
- Vicarage site – possible alternative location for GP surgery.
- Encourage new employment opportunities and retain existing where possible;
- Upgrade sports field – increase size of playing area and provide new changing rooms and sports building (to meet needs of local teenagers etc.);
- Support provision of High Speed Broadband;
- Make better use of Village Hall field;
- Protect Recreation Ground from development (green lung);
- Support provision of more allotments – Sandpits Lane?
- Encourage improved public transport.



Next steps

The workshop outputs documented in this report will help inform the policies and proposals to be produced for the Sherston Neighbourhood Plan. Further consultation will also take place with the community as the neighbourhood plan develops.



Appendix A – Workshop attendees

ATTENDANCE SHEET

YOUR NAME	ADDRESS	EMAIL
John Macarini	Hollytree, Tebbey Rd	macarini.john@btinternet.com
Ann Widdowson	Westridge, Sandpits Lane	clemonsmary@btinternet.com
Mary Clements	" " "	" " "
Paul Moody	33 WICK ST	" " "
Christopher Bryan	1 Bury Close 594 (Village)	christopher.bryan123@btinternet.com
Shirley Knack	69 Easton Town	" " "
Anthony Price	Barton House, Sun Barton	" " "
Sue McKechnie	48 The Tates	susanmckechnie@hotmail.co.uk
John Law	7 Manor Close	john.law@btinternet.com
Lisa Johnson	3 BUSTLES HILL	lisa.johnson1@btinternet.com
Alex Johnson	3 BUSTLES HILL	ajjohnson@btinternet.com
CHARLINE MOORE	MILL COTTAGE	caroline@caroline.co.uk
PHIL MOORE	"	phil@pmmoore.co.uk
Pat & Roger Wainwright	6 Manor Close	pat2@btinternet.com
Katie Ann Holman	5 NIBLE WAYS	kayla.ann21@yahoo.co.uk
Jill Cairney	5 Noble St	jill.cairney@gmail.com
Tony Toole	1 The Tarkers	atool@btinternet.com
Annie Palmer	Tally Ho	annielpalmer@gmail.com
Alan Ross	Mill House	alanross@btinternet.com
Paul Froggatt	1, Byways Court	p.froggatt@mac.com
Peter Nunnott	EUROPE HOUSE 5/14 6/11	info@alen.co.uk
Sally Nutter	3 WOODS CLOSE 5/16 6/11	sallynutter@btinternet.com
Audrey Willy	4 Byways Court	audreyowilly.co.uk

Marion Yee	2 Frolic Road	mandygee@btinternet.com
Dorcas Yee	"	"
John Yee	29 Hill Dr.	jknight@btinternet.com
Susan Harvey	55 THE TARKERS SHEPSTON	"
Pat Smith	Woods Close (4)	smith.g@btinternet.com
Jeanne Forest	42 Easton Town, Shepton	gg_joey@hotmail.com
James Harmer	"	yambs22@hotmail.com
Gerome Strachen	28 STONKS CLOSE	geromestrachen@btinternet.com
Rob Turner	5 BUSTLES HILL	"
Sue Robinson	15 The Tarkers	jmandsue4@btinternet.com
Sue Woodcock	The Green House Easton Town	jillwoodcock222@btinternet.com
Elizabeth Rattenbury	The Cottage, Shepton	"
Thomas G. Poole	16 THE TARKERS	"
Julia Barker	7, High Street	"
Peter Verhey	7, High Street	"
Adam Hill	22, Hill St	adamhill@btinternet.com
Ben Cameron	5 Hill St	"
Duncan Milne	30 EASTON TOWN,	duncan@milnefamily.co.uk
BEN HAMILTON-BAILLIE	BRISTOL	ben@hamilton-baillie.co.uk
D. Strachen	17 Hill St	ds@oldbellhouse.com
J Milne	30 Easton Town	jane@milnefamily.co.uk
Duncan Milne	" "	duncan@milnefamily.co.uk
Rob Favalor	26 STONKS CL	laraandrob@hotmail.com

ATTENDANCE SHEET

ATTENDANCE SHEET

YOUR NAME	ADDRESS	EMAIL
PAUL EMERSON	13 ASTON SQUARE	pa.emer@chanceall.co.uk
Conley Fawcett	Brat	Photographer
Martin Ren	26 ASTON TOWN	martinren@aol.com
Jessie Wood	23 Cliff Rd	sesthecockneywood@btinternet.com
AMY/JO SLADE	GREENSWARE	jo.slade@btinternet.com
JO EVANS	GREENSWARE	jo.evans@btinternet.com
Daphne Lewis	Hillberry Lodge, Shute	daphne.lewis@btinternet.com
Julian Morda	"	Julian_290961@btinternet.com
Margaret Smith	10 Garden Lane	-
John Mathew	Palm Park	john@palmpark.com
Caroline Winwood	Hillcrest, Green St.	carolinewinwood@gmail.com
Gail & Graham Wynne	26 Silver Street	gawynne@aol.com
Jo Owen	7 Cliff Rd	-
Graham Moses	14 Sandbale Lane	grahammoses@btinternet.com
Ruth Richards	Little Woodwood	ruth@littlewoodwoodfarm.co.uk
Ms John	38 The Toppers	msjohn@btinternet.com
Kate Adams	Montego The Berries	-
Tom Adams	"	-
Tom Adams	Shute	tom.adams@btinternet.com
Barry Murchison	CHIFFIELD, TETBURY RD	barrymurchison@btinternet.com
Roger Lewis	Sandbale Lane	-
Caroline Smith	Garden Lane	-
Anna Andrews	Wood Close	anna.andrews@btinternet.com
Phil Andrews	"	"

Appendix B – Display panels

WHY DO WE NEED A NEIGHBOURHOOD PLAN?

Following the recent Localism legislation all communities are encouraged to draw up a Neighbourhood Plan which will shape our future over the next 20 years.

At the suggestion of Wiltshire Council we, as a Parish, applied to be part of the national pilot scheme – a “FRONT RUNNER” and were accepted.

Having sought the views of many groups in Sherston we are preparing a Plan which for the next 20 years will seek to:-

- protect what we like in the Parish;
- enhance existing facilities that we have and want to keep;
- identify new facilities that we would like;
- propose a limited amount of housing in accordance with local needs over the life of the plan;
- Set guidelines so new buildings must respect Sherston’s character
- protect the Parish from future unsolicited planning applications for large scale residential, industrial or other development.

If the plan is adopted after an independent inspection and a local referendum (of all residents of voting age) it must be recognised and adopted by the Local Planning Authority, Wiltshire Council as the basis for determining future planning applications in the Parish.

This is our chance to shape and safeguard the future of Sherston Parish as we want it.

Scale 1:2000 Printed by G.L.B. Wiltshire Council
© Crown Copyright. All rights reserved. Wiltshire Council
Source: Ordnance Survey, 2010

WHAT YOU HAVE SAID SO FAR

Following a series of public meetings, workshops and discussions both within and through the Steering Group the following key issues/aspirations have so far been identified (in no particular order):

	AGREE	DISAGREE
• The provision of a new enhanced GP surgery		
• Protecting existing community facilities		
• Additional and improved accommodation for the elderly		
• Relocation of the pre-school facility onto its own site		
• Additional burial space		
• Additional allotments		
• Affordable housing – to meet a locally identified need (c.20 units)		
• Improved sports and recreation facilities		
• High Speed Broadband		
• New (replacement) vicarage		
• Opportunities for new businesses to set up in and around the village		
• Resisting the loss of existing business opportunities		
• Limited amount of new build general housing (c.20 units)		
• Community orchard		
• Safeguarding specific parts of the settlement from future development		
• Encouraging greater use of appropriate alternative energy sources		
• Encouraging greater use of public transport, cycling and walking		

ARE THERE ANY KEY ISSUES THAT YOU THINK WE HAVE MISSED?
(If so – please make a comment and put in the ballot box)

ARE THERE ANY KEY ISSUES THAT YOU WHOLE-HEARTEDLY DISAGREE WITH?
(If so – please make a comment and put in the ballot box).

DO YOU SUPPORT ANY OR ALL OF THE ITEMS ON THIS LIST?
(Add a sticker if you do)

Scale 1:2000 Printed by G.L.B. Wiltshire Council
© Crown Copyright. All rights reserved. Wiltshire Council
Source: Ordnance Survey, 2010

WHERE DO YOU LIVE?



WALKING DISTANCES



WHERE HAVE WE GOT TO - OUR OBJECTIVES

Objective 1:

The Plan will support the provision of facilities considered important for a vibrant community by:

- Protecting those facilities already in place;
- Supporting the provision of a new enhanced GP surgery;
- Facilitating the provision of additional facilities for the elderly, pre-school, and young people living within the village.

Objective 2:

The Plan will ensure that all future development in the village:

- Respects the high quality of the local environment by employing the use of building materials in sympathy with the Cotswold AONB;
- Is of the highest quality of design – utilising wherever possible traditional styles and proportions;
- Safeguarding those parts of the settlement that have been identified as being worthy of protection from development by reason of their landscape quality, ecological importance or local significance.

Objective 3:

The Plan will facilitate opportunities for new and existing businesses and social enterprise that benefit the community and support the delivery of advanced fibre connectivity to all parts of the village by:

- Supporting the creation of new business premises in appropriate locations;
- Resisting the change of use of existing business premises to alternative uses (except where there is a clear benefit to the community from allowing such);
- Encouraging the approved provider of high speed broadband to install advanced connections to the network throughout the village.

Objective 4:

The Plan will provide for a limited amount of housing to meet an identified local need. It will do this through:

- Allowing small scale development in selected locations – to include houses for sale on the open market, affordable social rented and shared equity housing, and sheltered elderly persons accommodation;
- Ensuring that all such development includes a mix of house types capable of meeting the identified local need;
- Considering the redevelopment of existing brown field development opportunities first;
- Supporting the provision of a replacement dwelling for the local vicar.

Objective 5:

The Plan will seek to provide for the existing and future leisure, recreational, sporting, community and social needs of the village by:

- Ensuring that certain existing important open land and other green spaces within and adjoining the village are retained and/or enhanced – or that suitable replacement facilities are provided as part of any agreed redevelopment proposals;
- Ensuring that sufficient additional areas of open space are created within all new developments;
- Identifying and securing a site for the provision of additional burials within the village;
- Ensuring that existing sports and leisure facilities are retained and wherever possible enhanced.
- Supporting the provision of new build sports, leisure and recreational facilities in and around the village in appropriate locations.

Objective 6:

The Plan will facilitate measures for managing traffic in and around the village by:

- Ensuring that sufficient on site parking is provided in all new developments -sufficient to meet current and likely future car ownership and use;
- Encouraging measures which lead to a reduction in traffic volumes, movement and speed throughout the village and provide safer journeys for both pedestrians and motorists alike.
- Encouraging greater use of public transport, cycling and walking.

Objective 7:

The Plan will encourage the sympathetic management of the countryside surrounding the village so as to retain and/or enhance its high quality, improve biodiversity and provide other longer term benefits to the local community by:

- Considering the creation of a community wood and/or orchard;
- Identifying and safeguarding any sites identified in the locality that are considered to be of significant ecological or landscape quality.

Objective 8:

The Plan will encourage a move towards a low carbon economy which includes local food production and the generation of renewable energy by:

- Identifying and allocating additional land within the plan area for allotments;
- Encouraging the introduction of appropriate alternative energy sources (specifically solar, wood fuel, ground and air source heat systems) for use within existing and all new development within and around the village.



Sherston has always had local employment. Whilst many still work in the Parish there has been a significant reduction in businesses in recent years. This is particularly true of shops which have halved in number to seven since 1980. The largest employer, Stretchline Mill, has reduced its workforce from 100 to 35 within the last five years. That said there are many small businesses now operating throughout the Parish, often based in either converted farm or other buildings (notably at Pinkney Park where there are now 16 small businesses) as well as individuals and businesses working from home.

Until recently commercial premises in the High Street have generally been converted to residential use once they fall out of use - the most recent being the butcher's shop. The main exception to this rule being the decision by the Parish Council in 2011, with the backing of the entire community,

to purchase a redundant Victorian School on the High Street and to convert this into a range of business units – all of which are now fully let.

The village now has two main shops, including a thriving Post Office/Stores. It has two pubs. It has a new and thriving school at the western edge of the village.

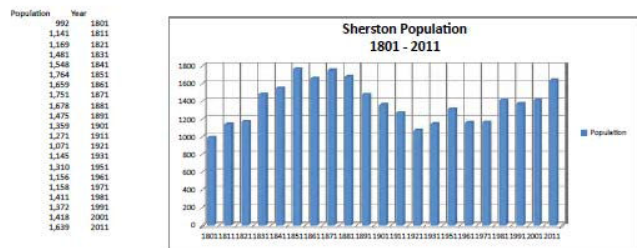
Sherston today has close working and shopping relationships with Malmesbury and Tetbury, and good road access to the M4, Swindon or Bristol, although main roads largely avoid the village itself. There is a limited bus service and railway service at Kemble. Most people in the village rely on the private car as their main means of access.

As part of the Neighbourhood Plan, we have the opportunity to take stock of Sherston's story of change up to now, and to draw lessons from the past that may help guide us into the future.

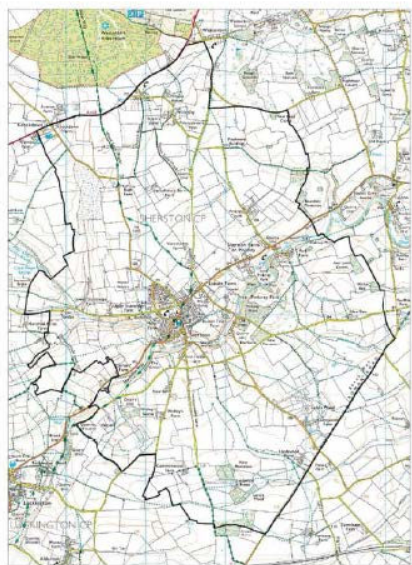


There has been a considerable amount of development in and around the village over the last 70 years. We have estimated that there have probably been about 250 or more houses built over this time period – at least 80 of these in the last 15 years. It is interesting to note that the population of the village is still today lower than it was in the mid 1800s – see population graph below. Agricultural change meant that rural settlements declined for

many years. Over the last 70yrs increased personal mobility has allowed more people to commute for employment or retire to the country. Sherston today is attractive to local people who want to stay, and also to others wanting to move into an established rural community on a permanent or occasional basis. Our local population is skewed toward more older and less younger people than the national average.



The Parish of Sherston covers an area of approximately 1712 hectares and has a population of about 1500 persons. In addition to the village itself, the parish contains two smaller hamlets – Willesley and Pinkney – together with a large amount of agricultural land.



A BRIEF HISTORY OF SHERSTON

The village is an ancient settlement, first mentioned by Ethelred Ealdorman of Mercia in the 9th Century. It is considered to be one of the oldest boroughs in the country.

Sherston is a classic example of a small compact purpose-built market town. The informal layout of the village preserves to a large extent the form of the original borough, centred round its wide High Street which once served as a market place. The distinctive character of Sherston owes much to this historic layout and to the predominant use of local

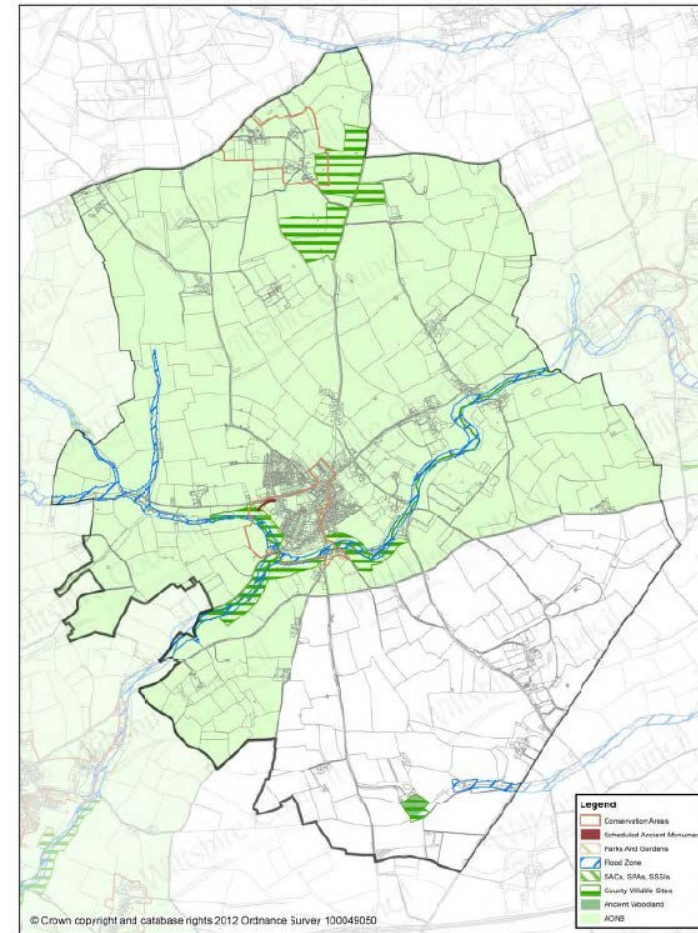
stone. There are a number of significant buildings, including some of 3 storeys and civic buildings reflecting the relative wealth and significance of Sherston in the past. The village has expanded considerably in recent years with significant "modern" phases of development taking place just after the war, in the 1970s and again in the early 2000s (see map below). These developments have added more suburban street layouts around the historic centre, with varying degrees of consideration given to the essence of Sherston's character.



WHERE DO WE GO FROM HERE?

1. We will distil and evaluate the views expressed today.
2. Your views may strengthen, modify or even delete existing Neighbourhood Plan objectives or lead us to develop new ones.
3. We will draft a plan including policies and proposals to achieve these objectives.
4. We will put the Draft plan to residents via the Cliffhanger and at one or more future public meetings.
5. The intention being to prepare a Draft Plan which will go to independent examination and if accepted hold a Local Referendum. *N.B. The Plan can only be adopted if supported by a majority of those who vote.*

Sherston General Constraints



SHERSTON SETTLEMENT FRAMEWORK BOUNDARY

