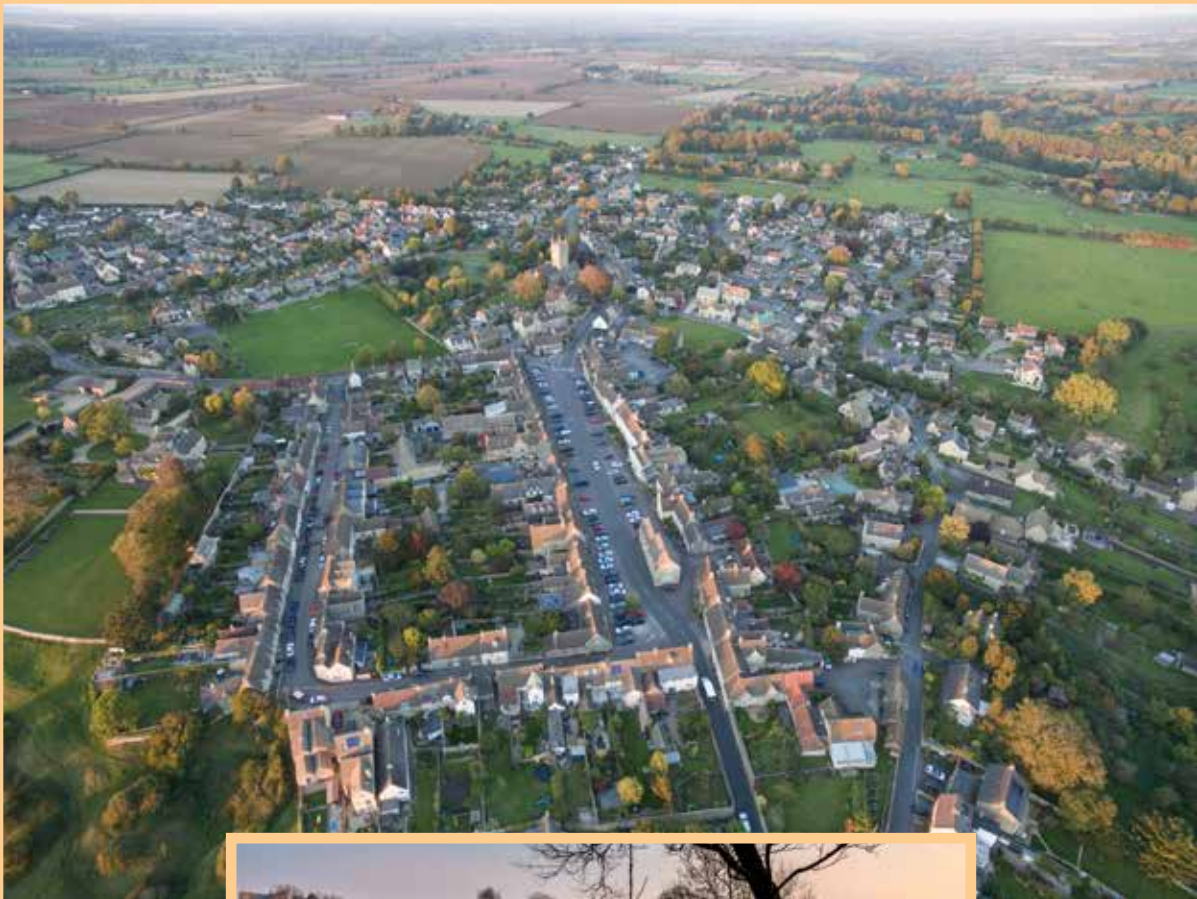




# Sherston Neighbourhood Plan Consultation Statement August 2018





# I CONSULTATION PROCESS

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## Introduction

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Sherston Neighbourhood Plan (SNP).
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - Explain how they were consulted;
  - Summarise the main issues and concerns raised by the persons consulted; and
  - Describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies and proposals contained in the SNP are as a result of considerable interaction and consultation with the community and businesses within the parish. Work has involved making contact with various community groups over the last five years, as well as undertaking a number of surveys, public exhibitions and workshop events. This has been overseen by the SNP Steering Group which was first formed back in February 2012. 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 draft SNP and subsequently therefore formed the basis for the Policies and Proposals set out in Section 8 of the draft SNP.

## Organisational structure of the SNP

- 1.4 Sherston Parish Council successfully applied (via Wiltshire Council) to become a Neighbourhood Plan Frontrunner in October 2011. A Steering Group was formed to oversee the preparation of the Neighbourhood Plan (the SG). The Terms of Reference for the SG were discussed and agreed at the first meeting of the SG held in February 2012. These were subsequently approved by the Parish Council at their meeting held on 8th March 2012. See copy Terms of Reference at **Appendix I**.
- 1.5 The SG has been working on the development of the SNP since early 2012 and during this time has undertaken a series of public engagements and consultations, as outlined below. A range of issues were identified which have all been recorded, considered and where possible addressed as part of the development of the draft neighbourhood planning document.
- 1.6 The SG comprises representatives from each of the following primary interest groups in the village:

- |                                    |  |
|------------------------------------|--|
| • Sherston Allotments              | • Sherston Parish Council                        |
| • Sherston Busy Hands Pre School   | • Sherston Old School Community Interest Company |
| • Sherston Businesses              | • Sherston Sports                                |
| • Sherston Churches                | • Tolsey GP Surgery                              |
| • Sherston Green Wing              | • Sherston Seniors Club                          |
| • Green Square Housing Association | • Sherston Scouts and Youth                      |
| • Sherston Primary School          | • Sherston Village Hall                          |

(N.B. Four additional village residents were later seconded onto the Steering Group – having attended several meetings of the SG as interested parties)

## Public events, consultation activities and decision-making:

N.B. A detailed schedule of all of the events and activities that have taken place during the preparation of the draft SNP are to be found in the following Appendices:

**Appendix 2** – A summary of all of the events (and related consultations undertaken) in chronological order over the draft plan preparation period.

**Appendix 3** – A more detailed summary of each of the Steering Group meetings (issues discussed and outcomes) held over the draft plan preparation period.

**Appendix 4** – A summary of each of the various articles printed in our village newspaper (The Cliffhanger) over the draft plan preparation period.

1.7 The appointed representatives were initially tasked with canvassing opinion from their various interest groups and reporting back on the identified needs and aspirations. This was done at a series of (initially) monthly meetings.

## Interest Group Aspirations:

1.8 The Steering Groups first task therefore was to engage 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. At the same time Wiltshire Council undertook a Housing Needs Survey in the Parish.

1.9 The following initial “interest group” aspirations were identified for further consideration by the SNPSG:

### 1. Scouts

- Further consultations to be undertaken.
- Possible improvements to Scout Hut?

### 2. Sherston Primary School

- Relocation of ‘Sherston Busy Hands’ closer to the new school site.
- Long term solution to the parking and travel issues.
- Expansion of the school buildings and grounds to enable further facilities.
- Embrace and take on board modern sustainable technology.

### 3. Sherston Allotment Group

- Existing allotments to remain.
- Additional allotment space to be identified to meet needs of those on waiting list.

### 4. Seniors Club

- Consider how best to consult this group.
- Need for “Care Home” to be considered. Redevelopment of Anthony’s Close? North End Gardens considered to be too far out of centre for ease of use by elderly.

### 5. Sherston Businesses

- Difficult group to contact – but will persevere.
- Need for High Speed Broadband.

## 6. Village Hall

- Improved facilities within Village Hall.
- Retain land to rear as open space/play area.
- Ensure area to rear of Old School not used as public car park.
- No desire to relocate Village Hall. Want to remain in central location.

## 7. Busy Hands Pre-School

- Ideally would want to relocate to purpose built premises at or adjoining the existing primary school.

## 8. Green Group

- Further develop Grove Wood.
- Community Orchard.

## 9. Tolsey Surgery

- Need to relocate into new purpose built premises.

## 10. Sherston Old School Community Interest Company

- Would like to see yard to rear of Old School used for some additional beneficial purpose.
- Broaden the range of uses to which the building can be put.

## 11. Sherston Church Group

- Need for new or updated vicarage in Sherston.
- Provision of further burial ground for the parish.

## 12. Sherston Sports Groups

- Improved sports facilities needed including: all weather multi-use courts, an improved pavilion and better parking facilities.

## 13. Transport issues

- Car parking.
- Access to public transport.

## First Open Workshop – July 2012:

1.10 It was acknowledged from the outset that the aspirations of the individual groups represented on the SG was only the starting point and that it would be necessary to ask the village what it wants. It was considered important therefore to provide an opportunity for the local community to comment and give their views, to express concerns and to establish their own aspirations for the village and how these hopes and issues can be met. An open workshop was considered the most appropriate method of allowing all residents an opportunity to be involved. This was considered likely to be an important stage of the neighbourhood planning process – providing an opportunity to share the initial aspirations developed by the steering group and provide an occasion for the local community to pass comment. This event was held on 17th July 2012. It was advertised well in advance in the local press.

N.B. A detailed note of the Workshop event can be found on the Sherston Parish Council website: (<http://www.sherston.org.uk/downloads/neighbourhood-plan/Sherston-Neighbourhood-Planning-Workshop-July-2012.pdf>).

1.11 The Workshop was attended by about 50 local residents and supported by representatives of Wiltshire Council. The main outcomes were summarised in the Report as follows:

## Workshop 1 - Mapping the present

### Community & Services:

The village is seen as an important asset throughout the parish • Pre-school is a valued community asset • Community spirit is very good • The village has a number of facilities which constitute its heart including:  
o Shops, pubs and the church • It is good to have a school central to the village • Local pubs are an important community asset • Proximity to the Cotswolds and Bath etc important asset • Recreation ground very important community asset • Cliff road meeting house should be considered a valued asset • The high street is a very important asset which brings people together.

### Environment

• Valued conservation area • Good network of footpaths and bridleways • Stone walls are valued throughout the area • Valued buildings within the village include: churches, listed buildings, old school, Tolsey, High St buildings, Rattlebone, primary school and the village hall • The general environment is superb • River valleys are valued locally • The open countryside and areas of landscape beauty are very important • Walking along the river and cliff area is very important 'freedom and beauty'.

### Economy

• Very rural area which includes farming and equine activities • Good location to commute to Swindon, Bath and Bristol • Many people are now working flexibly including home working • Sherston village and surrounding area is a tourist attraction • The arboretum nearby is seen as an important asset.

## Workshop 2 - Mapping the future

### Community & Services

• Important to encourage self-financing buildings • A mini bus going around the village • Need to increase burial facilities • Improve pedestrian access to the school to encourage more walking • Are the buses adequate? Do we need to increase provision? • Need to improve provision for the arts incl. exhibition space and performance facilities • The old rectory is located in a central position this could be a key site if redeveloped • The village hall should be larger to accommodate bigger events • Sports pavilion – one large purpose built building, that incorporates village hall, scout hut and sports changing facilities etc • Agree that there should be a new vicarage and expansion of burial facilities • Develop car park in conjunction with developing village hall • More youth facilities are needed • Anthony Close – enhance it or new surgery site? • Pre-school should relocate to be near the school • New premises should be sought for busy hands • The village has poor infrastructure including: lack of mains drainage, no gas, poor mobile phone coverage, poor bus service, limited taxis and no police /ambulance • Public transport provision should be improved • If the GP surgery relocates what will be the future use of the site? • Parking is an issue within the village • Is the GP surgery big enough – what is the demand? • Mains gas supply should be introduced to the village • The relocation of the allotments should be considered – future use of land? • Co-location of facilities can sometimes be beneficial • Facilities and accommodation for the elderly is very important • Not very much for young people to do in the village.

### Housing

• More houses will be needed • Difficult to expand housing easily due to topography • New development has no parking this should be a consideration • Not too much housing • Shared equity model of housing should be encouraged • It is very difficult for young people to access housing within the village • We should encourage more affordable housing • Provision of elderly housing should be seen as a priority.



## Environment

- Better access to Grove Wood should be explored
- A lower speed limit should be introduced along the high street
- Footpaths require protection
- The creation of a community garden should not be seen as a priority
- Most people want to safeguard allotments.

## Economy

- Better connectivity should be encouraged including fibre optics and satellite
- Explore community electricity generation incl. a micro-hydro scheme
- Home working is very limited due to slow broadband
- We should do more to support small businesses within the village
- We should encourage business growth by providing the correct.

1.12 The outcomes of the Workshop were discussed at meetings of the SG held over the next few months during which a series of first draft objectives (derived from the consultations undertaken both within the group and following on from the Workshop) were discussed and agreed.

## Designation of Sherston Neighbourhood Plan Area:

1.13 In October 2012 the Steering Group asked the Parish Council to make an application for the designation of the Sherston Neighbourhood Area. This was done in December 2012 and the designation confirmed (following the statutory period of consultation) in February 2013. The Group was advised by Wiltshire Council that it would be necessary to prepare and publish a Strategic Environmental Assessment Scoping Report and Sustainability Appraisal (on advice from Wiltshire Council).

1.14 In December 2012 further amendments were made to the draft objectives (to take full account of the views expressed at the Workshop in July and feedback from the Steering Group) and the decision made to send out letters to all of the local landowners seeking expressions of interest in making their land available for some form of development (see copy letter at **Appendix 5**).

## Definition of Objectives:

1.15 In January 2013 a full report on the SNP was published in the village newspaper (The Cliffhanger) – setting out the complete list of proposed defined objectives and inviting comments and informing local residents that a further Workshop was going to be held in the near future (setting out the work completed so far and to help the Steering Group to determine the range of options to be considered.) See copy extract below.

### Copy Cliffhanger Article – January 2013

Sherston Parish Council has decided to develop a Neighbourhood Plan which will provide a legal basis for residents to determine the future of our community over the next twenty to thirty years. The project is led by Sherston Parish Council which oversees a steering group which includes local councillors, residents, and other local community interest groups. The Sherston Neighbourhood Plan will cover the whole administrative area of Sherston Parish Council (see Map). The Steering Group has been working on the plan since about February 2012. A Neighbourhood Plan Workshop was held on 17th July 2012, to which all of the village was invited, the purpose of which was to give local residents the opportunity to comment on and set out their views, concerns and establish their own aspirations for the village and to suggest how these hopes and issues can be met. A copy of the Workshop Report is available for you to have a look should you wish to do so at on the Parish Council's web site - [www.sherston.org.uk](http://www.sherston.org.uk)

Following on from that Workshop, the Steering Group has now produced a list of aspirations and a series of objectives that it is hoped the Neighbourhood Plan will tackle in due course. These are:

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;
- Safeguards those parts of the settlement that have been identified as being worthy of protection from development because 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 in an appropriate location.

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 garden 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.

### **What next?**

The next step in the plan making process is to consider how, where and what forms of development would be appropriate within the Neighbourhood Plan area (in an attempt to meet some or all of these defined objectives), or indeed to identify those parts of the plan area which it is considered necessary to protect from development.

### **What will it look like in 30 years time?**

The steering group is beginning to discuss the geography of a future Sherston taking into account these aspirations and objectives. But we need your help to achieve this. The steering group needs to hear the views of local residents and other interested parties to ensure that whatever decisions are made take into account the views of the entire community. So, before taking this discussion any further, we plan to arrange an event to which everybody will be invited in early February to give them the opportunity to see the work completed so far and to help determine the range of options to be considered. Separate discussions will in the meantime be held with various interest groups and, more specifically, with the young (primarily via the Scout Group), the elderly (primarily via the Seniors Club and Probus) and other specific interest groups (e.g. the W.I.) with a view to canvassing the opinion of as many interested parties as possible. Further meetings and exhibitions will be held over the coming months as the plan progresses. The current intention is to try to get a draft plan ready for submission to Wiltshire Council in the spring. Once submitted to Wiltshire Council it has to be the subject of a six week formal consultation period after which it has to be considered by an independent inspector who will be tasked with determining whether the plan as submitted is in conformity with national and local planning policy and meets all of the necessary environmental criteria. Only then, if considered acceptable, will the plan be put to a community referendum, it being the residents of Sherston that will have to decide whether to accept and adopt the plan for the purpose of determining future planning applications etc throughout the neighbourhood plan area.

- 1.17 At the Steering Group Meeting held on 31st January 2013 it was agreed to make arrangements for a public exhibition/workshop event – to which the entire village would be invited – to provide a further opportunity for local residents to get involved in the process and more particularly to canvas opinions on the emerging draft objectives and the nature, type and scale of development that the village might find acceptable over the plan period. It was also agreed to try and make contact with some of the interest groups in the village that so far had proven difficult to get interested in the SNP process (e.g. the seniors club and youth interests).
- 1.18 In February 2013 a Strategic Environmental Assessment (SEA) Scoping Report on the SNP area was published and put out to consultation.
- 1.19 Further consultations were undertaken with some of the more difficult to reach groups in March 2013 – including the Business and Seniors groups. The latter at a meeting of the Seniors Group held in the Village Hall on 12th March at which, following a brief presentation, those attending were invited to comment on the emerging ideas.

## Second Public Workshop:

- 1.20 Later in the same month a second public Workshop and Exhibition was held (over the weekend of 23rd and 24th March) at which residents were invited to comment upon and discuss the key issues so far identified – including the level of housing development deemed appropriate for the village. This Workshop was supported by representatives of CABE and Wiltshire Council. About 75 people attended this workshop. A detailed note of this Workshop was subsequently published on the SNP website [www.sherston.org.uk/downloads/neighbourhood-plan/Sherston-Neighbourhood-Planning-Workshop-March-2013.pdf](http://www.sherston.org.uk/downloads/neighbourhood-plan/Sherston-Neighbourhood-Planning-Workshop-March-2013.pdf) and in The Cliffhanger.
- 1.21 The outcomes of this Workshop had a significant influence on the shape and content of the emerging SNP. The main outcomes were identified as being:

### MARCH 2013 WORKSHOP

#### OUTPUTS

The following represents a summary of the 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:

	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

## WRITTEN COMMENTS RECEIVED

### 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.

## INDIVIDUAL WORKSHOP FEEDBACK

Five separate groups were established – each with a facilitator. One resident member of each group was then nominated to provide feedback to the Workshop. Each Group was then asked to consider the following:

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.

### 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.

- I.22 In April 2013 the consultation period on the SEA Scoping Report ended. A limited number of comments were received from Wiltshire Council, Natural England and English Heritage and one local resident. Amendments were made to the Scoping Report to take account of these comments.
- I.23 In May 2013, the Steering Group met to discuss the outcome of the Workshops held in March. This meeting was attended by Mr Ben Hamilton-Baillie, an international expert in traffic and parking, who came along specifically to provide advice on such issues. He went through the history of the relationship between pedestrians and traffic and how it is possible that traffic and pedestrians can share spaces successfully. He expressed the view that removing road markings made drivers aware of their surroundings and was shown to reduce speed. He believed it important to treat drivers intelligently: for example if drivers have a speed limit they will follow the speed limit, but in super market car parks there are no speed limits but people drive slowly. He said Sherston was fortunate to have few road markings and signage. Measures to introduce lines and signs needed to carefully consider / compliment surroundings. He suggested that some areas in the village lacked creativity – i.e. the highway past the Jubilee Triangle, the Rattlebone and the school crossings. He thought that the school did not have a strong relationship with the street and suggested ways of improving this such as surface dressings, narrowing visual widths and defining spaces. It was agreed that consideration would need to be given to ways of incorporating some of these ideas into the SNP. Some additional feedback was received from those representing the Primary School, the Scout and Youth Groups as well as the Allotments Group. The latter being adamantly opposed to any possible development on the existing allotments.

### **Call for Sites and Initial Site Appraisal:**

- I.24 During the rest of the year the Steering Group concentrated on analysing the various site options that had been put forward by local landowners (including all of the land owned by the Parish Council and some under the control of Wiltshire Council) following the “call for sites” issued in December 2012. Initially this was done “in house”- albeit on an entirely sound environmental basis. As a result of such work it soon became apparent that whilst it was unlikely that a number of the sites being considered would prove suitable it was felt that some sort of independent (external) analysis would be preferable – to ensure that any such analysis took full account of the SEA Scoping Report and to avoid any accusation of bias.
- I.25 In March 2014 the Steering Group was informed that Wiltshire Council had funds available to construct some additional elderly persons’ bungalows in the village – which were being considered for placement on an area of land under their control (part of Site 1). It was noted that these were likely to be treated as “exception site” options by the Council if not included in the SNP. This proposal clearly had to be given given serious consideration by the Steering Group. (Unfortunately, this proposal was later withdrawn by the Council and no longer forms part of the plan.)

### **Appointment of Foxley Tagg – Independent Assessment of Potential Development Sites:**

- I.26 In April 2014 a firm of external independent consultants (Foxley Tagg) were appointed by the Steering Group to assist in progressing the SNP. Their first task was to review and update where necessary the SEA Scoping Report and then to undertake a methodical Site Assessment – to be used to inform the Steering Group (and in due course local residents) and of course the SNP process.
- I.27 Foxley Tagg (FT) reported back on their findings at the meeting of the Steering Group held on 6th May 2014. After analysing all of the sites that to date had been put forward by the various landowners, FT summarised their thinking as follows:



### **Assessment of Potential Development Sites:**

Sites Discounted – i.e. those considered unlikely to be appropriate for future development (taking into account all of the relevant planning criteria):

Site 2 - too remote from settlement

Site 14 - too remote from settlement

Site 3 - too remote from settlement

Site 1 - northern half - visually prominent

Site 7 - too visually prominent and difficult to contain once development allowed

Sites 8, 9 and 12 - too remote from settlement and difficult to service

Site 16 - land locked and would have detrimental effect on neighbouring properties and conservation area

Sites 5 and 15 (the recreation ground and the allotments) - vital to be kept for the community as they are real assets and well located to service the community.

Site 13 (Village Hall field) -- vital to be kept for the community as they are real assets and well located to service the community.

Possible Sites – i.e. those considered to have some development potential and worthy of further consideration:

Site 1 - fronting onto Sopworth Lane could be one of the options to be given further consideration– it was considered to be well located to meet some future development needs. Could be suitable for mix of uses including a new doctors' surgery, pre-school facility, school expansion, and some housing.

Frontage of site 6 -might have potential for limited amount of frontage development – but not the entire site. Land to rear could be used for additional sports field, allotment, or community orchard – which could help limit future development.

Site 4 - could be considered as an alternative development option. Good site as near school and not all of it would have to be used for housing. New sports field could be moved to rear of site 6 -this would help limit future development. This option would be likely to present the village with most benefit to the entire community – more particularly it could help deliver the desired new sports facilities.

Site 11 - is an existing allocated housing site which could be retained in the plan.

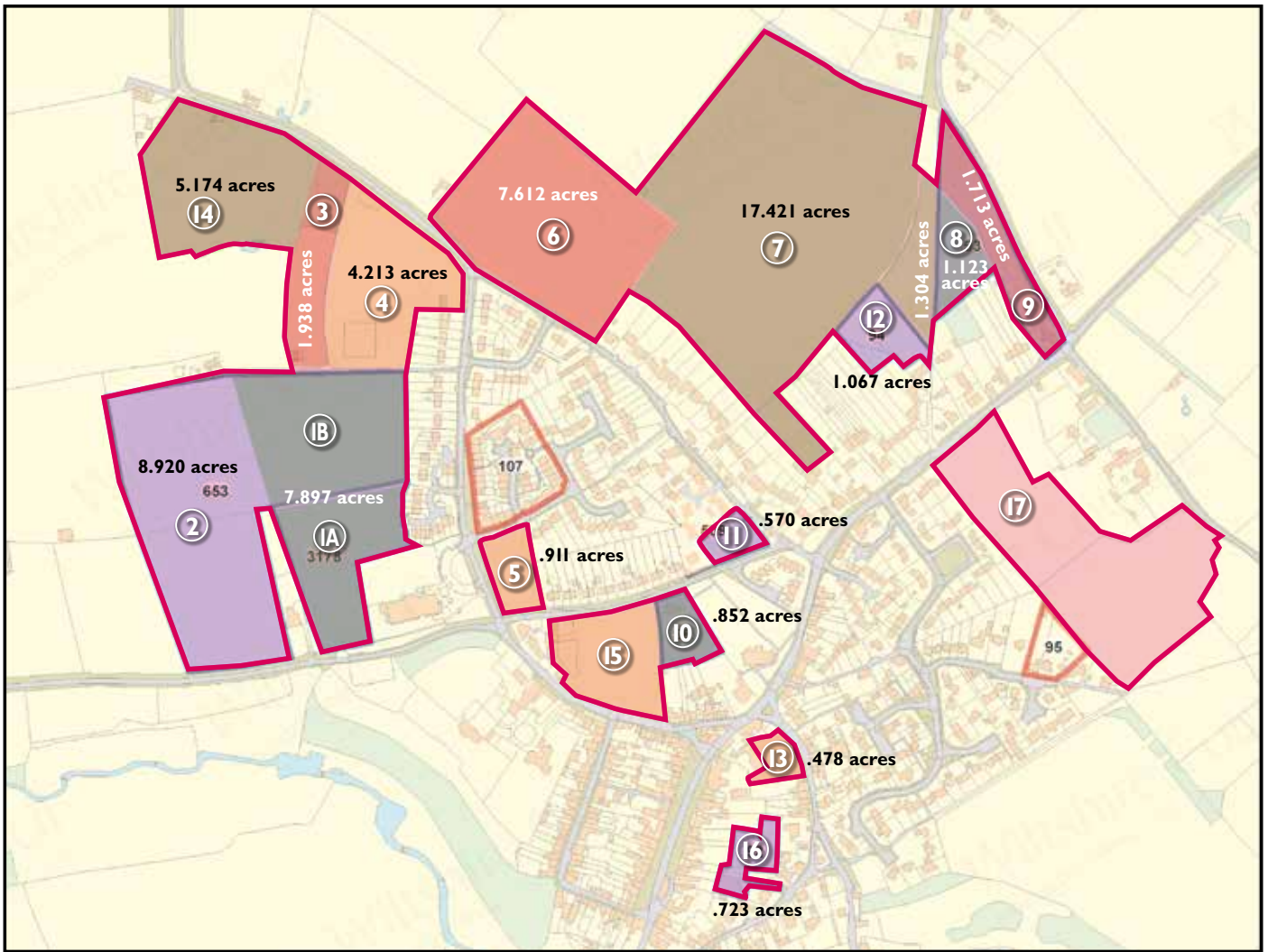
Site 10 - Vicarage site – which is well located and has clear development potential.

In addition to the above, there are a number of individual potential building plots in the village that could come forward for development but these are too small for consideration in the NHP. These would be treated as windfall sites in due course through the normal planning process. If they lie within the defined settlement boundary they will be considered in normal way by WC.

Regarding the future of Anthony Close, Green Square's asset team are currently in the process of re-evaluating all of its sites. JC confirmed that at the moment Anthony Close is not up for consideration and off limits but Green Square will talk to WC in the future about provision and need.

(N.B. One additional site had been offered up for consideration since FT were instructed to carry out their work. This site – Site 17 – would require further consideration).

1.28 The Steering Group was advised at this meeting that the NHP could not be adopted until after the Wiltshire Core Strategy had been adopted. This meant that the plan would not be put up for submission until after April 2015 by which time it was assumed that the Core Strategy would have been adopted. It was agreed that in the meantime all of the work undertaken so far by the Steering Group and FT would be the subject of a series of workshops and presentations at the Annual Parish Meeting being held later in the month.



## Public Workshops – May 2014

### Objectives and Site Analysis

1.29 On 29th May 2014, at the Annual Parish Meeting, two separate Workshop sessions were held – facilitated by FT. The first session dealt with the various objectives as already identified by the Steering Group. It was suggested that each of the identified objectives would need to be revisited to see which one can be turned into policy and which ones will be left as informal notes on the plan. The following points were made during this session:

- Objective 1 (Provision of facilities) – the SG was asked how the new doctors surgery idea came to fruition. It was explained that the idea/plan initially came from the surgery itself when asked to join the steering group in 2012. This idea was subsequently given widespread support by the public at the various workshops held.
- Objective 2 (Development Aesthetics) – it was suggested that it could be useful to introduce a design code but success is in the detail. The SG would have to think about the exact level of detail it wished to incorporate in the NP.
- Objective 3 (Businesses) – it was noted that there are a lot of microbusinesses / businesses run from home in the Parish and that the attainment of super-fast broadband was vital. It was agreed that it is an important issue but might be difficult to turn into a policy. The question of how to retain current businesses must be considered. It was pointed out that Objective 3 does not mention the importance of transport links but acknowledged that there is only so much a NHP can do for improvement to public transport. It was further suggested that the future lies with community transport, shared cars etc., not

public transport.

- Objective 4 (Housing needs) - The housing policies in the plan need to be thought through, numbers, sites, type of housing etc. Identified housing needs looked at and addressed where possible, so if a developer comes in and wants to build only executive homes, but the village want starter homes, then this could be in the plan.
- Objective 5 (Leisure etc.) - In the recent site analysis there is one example of an open space/leisure provision opportunity. This needs to be explored further.
- Objective 6 (Traffic Management) – Always is an issue and again needs to be looked at in more detail.
- Objective 7 (Countryside) – In a location like Sherston the surrounding countryside will always be important. Locals will be the ones to identify ways to improve /enhance its high quality.
- Objective 8 (Environment) – it was suggested that issues such as low carbon economy could be considered in the design code.

It was agreed that all the objectives would be set out in full in the next Cliff-hanger and that the next task would be for the group to break each one down so as to identify those which can be translated into policy and those that can be left as an informal note in the plan.

1.30 The second part of the meeting was then given over to a presentation by FT on the NHP process (as reported above) and a discussion on the likely contents before breaking up into smaller groups to discuss and report back on the various site options being considered. Various questions were asked from the floor about the number of houses that would need to be allocated in the plan. These included:

- A question about whether one of the policies could be 'not to overdevelop and ruin village'. It was explained that a NHP cannot conflict with the Core Strategy and the point of a NHP was not to prohibit development but to have some control over it. If no NHP is created, the village could be forced by developers into a situation that they have no control over but with a plan you have power to shape the future.
- The next question raised concern over the quantity of houses that might be included in the NP. It was explained that the NHP must not conflict with the Wiltshire Core Strategy - which states that a certain amount of new houses must be built within the next 20 years in this area and that until the Core Strategy is adopted and final figures set, it is hard to quantify. The actual number proposed to be allocated in the NHP is totally up to the community to decide. No one on the SG is going to force a certain number. At the NHP workshop held in March 2013 (which was attended by over 70 people), the figure put forward by the participants was in the region of 60 – 80 houses which totally surprised the SG. The SG believed a figure of 30-40 was more realistic to forward with.

1.31 It was explained to the meeting that one of the key stages of the NHP process is site analysis - in which every site that has been put forward for consideration for possible future development is examined utilising certain criteria - in order to evaluate how suitable and sustainable each site is. The work undertaken by Foxley Tagg – who had undertaken an independent analysis of each site was then described to the meeting (see para 1.27 above).

1.32 Members of the public were then asked to break up into small groups. Each group was given a map of the village showing the sites that had been put forward as options. They were asked to look at each map and discuss their thoughts on the sites and ask themselves if and where they might like see provision for the elderly or a new doctors surgery, improved facilities or housing etc. After a given amount of time the groups were asked to report back. Below is a summary of some of the feedback:

Table One - thought that the land near the school (Site 1), Easton Town (Site 17), the Sportsfield (Site 4) and Sandpits Lane (Site 6) stood out - not necessarily for housing specifically but for possible recreation, and other opportunities.

Table Two – thought that a new doctor’s surgery would need to be central, and that Anthony Close might be a possible option and relocate new homes for the elderly to the Vicarage side of the recreation ground. Also thought the field near the school (Site 1) and Easton Town (Site 17) stood out for possible housing.

Table Three – thought that the field near school (Site 1) would be suitable for some housing but they would prefer it to be for community use mainly. The Sportsfield (Site 4) if sold for housing would allow funding for much improved sporting facilities on alternative site.

- 1.33 A full update on the SNP – including details of each of the (updated) objectives and a proposed timetable for completion of the process was printed in the June copy of The Cliffhanger.

## Turning Objectives into Policies:

- 1.34 This led to a series of decisions being made at the next meeting of the Steering Group as to which of the defined objectives could realistically be turned into policies and which should perhaps be left as informatives (or to be acknowledged as being subject to existing planning policies). The following decisions were made. A report on these decisions was placed on the website at the time – see copy summary note below:

<http://sherston.org.uk/downloads>

[/neighbourhood-plan/Steering-Group-decision-Policies-to-be-prepared-17-06-14.pdf](http://sherston.org.uk/downloads/neighbourhood-plan/Steering-Group-decision-Policies-to-be-prepared-17-06-14.pdf)

### Summary of decisions made by the Steering Group -June 2014

#### Objective 1:

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

#### Protecting those facilities already in place:

*A POLICY to be prepared (based on Core Strategy Policy 49) that seeks to protect existing community services and facilities. We will need to identify which facilities in the village that it is considered should be protected. An initial list could be prepared by Members of the SG which could be the subject of a direct consultation with the village (i.e. asking villagers to indicate support for the protection of specific facilities and/or to identify any additional facilities considered worthy of protection).*

#### Supporting the provision of a new enhanced GP surgery:

*A site specific POLICY to be prepared identifying the location of a proposed enhanced GP unit. Site will need to be identified on a Proposals Map. (N.B. The land proposed to be set aside for such a facility should necessarily be deliverable during the plan period. This is likely therefore to be land currently under the control of either Wiltshire Council or the Parish Council. Third party land should only logically be considered if it is clear that such land would be made available for such a purpose in advance). The village to be canvassed on whether this is something they would want to see incorporated in the NP.*

#### Facilitating the provision of additional facilities for the elderly, preschool, and young people living within the village:

*Whilst there was general support for the incorporation of policies dealing with all of these matters it was felt that, with the exception of the pre-school issue, such policies would better fit under different objective headings. A site for the proposed erection of a pre-school facility to be identified on a Proposals Map. A POLICY to be prepared confirming the intention to set aside land for this purpose. The village to be canvassed on whether this is something they would want to see incorporated in the NP.*

## **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:**

*It was considered that this matter is adequately addressed by the existing Core Strategy Policies. No need for a similar Policy or a Design Code. Reference instead to be made in the supporting text to the related Core Strategy Policies 50, 51 and 57.*

### **Is of the highest quality of design – utilising wherever possible traditional styles and proportions:**

*It was considered that this matter is adequately addressed by the existing Core Strategy Policies. No need for a similar Policy or a Design Code. Reference instead to be made in the supporting text to the related Core Strategy Policies 50, 51 and 57.*

### **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:**

*It was acknowledged that no work has been carried out to support the introduction of a Policy that seeks to safeguard specific parts of the NP area because of their intrinsic landscape or ecological value. It was considered, however, that there are parts of the NP area that ought to be safeguarded from development because they have some local significance. Those sites to be identified on a map and to be the subject of further consultation with the village (to seek to identify any additional sites considered worthy of protection as well as confirming support for those identified by the SG). A POLICY to be prepared seeking to safeguard the selected sites. Reference to be made in the supporting text to the related Core Strategy Policies 50, 51 and 57.*

## **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 small scale business premises in appropriate locations:**

*The NP to include an Informative Note indicating that support is given to the creation of new small scale business premises in accordance with Core Policy 34. No separate Policy considered necessary.*

### **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):**

*Prepare a POLICY (based on Core Strategy Policy 35) to include specific reference to those premises in the village that it is considered worthy of protection. The SG to identify these initially. This Policy to be the subject of further consultation with the village – to seek to identify whether there are any additional premises considered worthy of protection and/or to confirm support for those identified by the SG.*

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

*A POLICY to be prepared requiring all new buildings to be made ready to accept High Speed Broadband (a “fibre to premises” policy).*

## **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:**



A Policy to be prepared supporting the erection of additional housing in the village during the plan period. The amount of new build housing development considered appropriate for the purposes of further consultation was agreed as being 25 additional units. (N.B. This figure was derived from an assessment carried out by Wiltshire Council of the number of houses that would need to be constructed in Sherston to achieve a pro-rata share of the overall strategic requirement. On this basis 59 homes would theoretically need to be provided – of which 34 have to date been constructed (or approved and not as yet built) in the settlement. This leaves 25 units – which is the basis of the figure selected.)

The Village Development Boundary will need to be redrawn on the Proposals Map to incorporate any additional land required to achieve the NP objectives and related POLICIES.

Any proposed additional housing sites will need to be identified on the Proposals Map – and a related POLICY drawn up which cross references the need to provide an appropriate mix of housing including for the elderly and young as well as an appropriate amount of affordable housing. These are likely in the first instance to be identified in the form of two or three option sites – with potentially different amounts/types of development.

**Ensuring that all such development includes a mix of house types capable of meeting the identified local need:**

See above.

**Considering the redevelopment of existing brown field development opportunities first:**

In the absence of any significant identifiable brown field development opportunities it was considered that there was no need to draw up a specific policy dealing with this issue. Such matters are adequately dealt with in Core Strategy Policy 2.

**Supporting the provision of a replacement dwelling for the local vicar:**

A specific POLICY to be drawn up for the Vicarage Site – identifying this is both a proposed housing site (up to 4 dwellings) with land set aside for future burial space.

## **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:**

It was agreed that the SG should seek to identify those sites considered worthy of protection. Those sites to be identified on a map and to be the subject of further consultation with the village (to seek to identify any additional sites considered worthy of protection as well as confirming support for those identified by the SG).

Those sites proposed to be safeguarded from future development to be shown on the Proposals Map. A POLICY to be prepared requiring these sites to be safeguarded.

A reference to be made in the supporting text to the related Core Strategy Policies 50, 51 and 57.

**Ensuring that sufficient additional areas of open space are created within all new developments:**

It was considered that this issue is adequately dealt with by both National Planning Policy and the Core Strategy Policy 52. (N.B. Wiltshire Council has an adopted Open Space policy that will need to be adhered to in any new development.) An INFORMATIVE only is considered necessary.

**Identifying and securing a site for the provision of additional burials within the village:**

As previously agreed, a specific POLICY is to be drawn up for the Vicarage Site – identifying this is both a proposed housing site (up to 4 dwellings) with land set aside for future burial space.



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

*Such land is already fairly well protected by existing policies and is in fact currently primarily under the ownership and control of the Parish Council. Should there be a proposal to redevelop the “football field” (currently owned by the Parish Council) – as part of this NP – then it would be appropriate to seek to identify additional land on the Proposals Map suitable for its replacement and enhancement and in that case a POLICY would need to be formulated to link the two proposals. Should the “football field” not be selected for development – no need for any such Policy.*

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

*This could be both an INFORMATIVE and a POLICY (linked to either the redevelopment of the “football field” or a general obligation related to any new housing development and the need to help fund the provision of enhanced facilities).*

**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:**

*It was accepted that this issue is already adequately dealt with through Wiltshire Council’s adopted parking standards. It was agreed that there is no need to try and introduce additional parking standards in this NP.*

**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:**

*This to be an INFORMATIVE only – as difficult to formulate a policy that could actually achieve this objective.*

**Encouraging greater use of public transport, cycling and walking:**

*This to be an INFORMATIVE only – as difficult to formulate a policy that could actually achieve this objective.*

**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:**

*There is of course an existing Community Wood. It was agreed that the SG should try to identify a site for a Community Orchard on the Proposals Map and a related POLICY drafted to secure its provision as part of some other related development.*

**Identifying and safeguarding any sites identified in the locality that are considered to be of significant ecological or landscape quality:**

*No work has been undertaken by the SG that would support such an approach. We clearly could not justify any such designations. In the absence of more detailed work it was accepted that it was unrealistic to pursue this idea. It was agreed instead that it would be more appropriate to rely on the relevant Core Strategies.*

**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:**

*It was agreed that we should seek to identify a site for the creation of additional allotments on the Proposals Map*

and to draft a related POLICY to secure its provision as part of some other related development.

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:

It was agreed that this should be an INFORMATIVE (encouraging the use of such technology in accordance with Core Strategy Policy 41).

## Public Exhibition and Presentation – September 2014

### Survey of views on emerging neighbourhood plan – proposals and policies

1.35 The policies and proposals emerging from this meeting were then worked up for consideration by the village at a manned exhibition held for several hours over the two days on the weekend of the 20th/21st September 2014. Members of the public were invited to: view boards displaying information on the Neighbourhood Plan; hear presentations on the planning process so far; sites that have been put forward, sites being considered and advantages and disadvantages of each site; and participate in an open forum. Questionnaires were provided giving the public an opportunity to express preferences, comments and suggestions on the Neighbourhood Plan at this present time. During the weekend exactly 100 members of the public signed in and visited the exhibition.

1.36 Copies of all of the display boards are to be found on the Sherston NP website and some of the most relevant are displayed below.

### SHERSTON NEIGHBOURHOOD PLAN ASSESSMENT OF POTENTIAL DEVELOPMENT SITES

An assessment has been made by Messrs Foxley Tagg of all of the sites identified by the Neighbourhood Plan Steering Group as having some potential for development (after undertaking a "call for sites").

Each site was assessed individually - identifying the physical constraints and other potential issues concerning the site and identifying their overall suitability for all types of development.

Each site was scored according to how well they meet the site assessment criteria. These scores currently do not take full account of infrastructure issues or indeed their likely deliverability and may be subject to change.

This type of assessment inevitably cannot take all social and cultural impacts into consideration and should be viewed as a guide to the physical issues facing each site and not a final verdict on their overall suitability. This is a matter for the "village" to decide.

A summary of all the sites' Criteria Scores can be seen below. N.B. Those selected by the Steering Group for further more detailed consideration are shown coloured pink in the table below.

Site No.	Location	Score	Rank Order	Comments on suitability of site
1	Squarish Lane	48	7	Not considered suitable due to its location away from the village boundary and potential access problems.
3	White Football Field	48	7	Unsuitable for development due to location away from village boundary, shape of site and potential difficulties of access.
5	Allotments	60	2	Site potentially very suitable for development, could be used for a small and permanent housing development. However, the location of the site is such that it would have a detrimental effect on the amenity of the village.
7	East Sandgate Lane	40	12	The location, situated from the centre of the village and the difficulty of accessing the site from the village make the site unsuitable for development.
8	White Trolley Rd	43	10	Site was considered suitable due to landlocked nature and good access to the village.
9	Off Trolley Road	45	9	Very suitable for development, but requires for 1 or 2 dwellings to be a relatively well the existing built up area. No access to the village. Not suitable for development.
12	North Hamlet Field	46	8	Would be suitable for development, but requires for 1 or 2 dwellings to be a relatively well the existing built up area. No access to the village. Not suitable for development.
13	Village Hall Field	55	4	Site considered suitable for development, but requires for 1 or 2 dwellings to be a relatively well the existing built up area. No access to the village. Not suitable for development.
14	Adjoining Kennels	42	11	Would be suitable for development, but requires for 1 or 2 dwellings to be a relatively well the existing built up area. No access to the village. Not suitable for development.
15	Recreation Ground	58	3	Highly suitable for development, but requires for 1 or 2 dwellings to be a relatively well the existing built up area. No access to the village. Not suitable for development.
16	Road High Street	58	3	Would be suitable for development, but requires for 1 or 2 dwellings to be a relatively well the existing built up area. No access to the village. Not suitable for development.

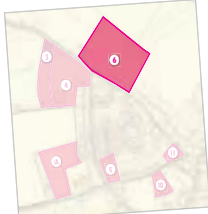
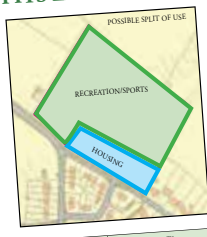
  

Site No.	Location	Score	Rank Order	Comments on suitability of site
14	West new School	53	5	Good. Would represent an appropriate extension of the village envelope with minimal visual impact.
4	Football Field	55	4	Site very suitable in development terms but would result in the loss of sports field and recreational space. Should an alternative site for sports and recreational use be found then this site could be considered for development.
6	North Sandgate Lane	51	6	Development of the site (along with Sandgate Lane) makes sense. This would be a good extension of the village envelope and would provide for 10-15 houses for sale. Site also potentially suitable for dedicated recreation land or allotments.
10	Village Site	61	1	The current vicarage is located in a suitable plot and, once the existing dwelling has been removed, would be suitable for a new vicarage, a new burial ground and limited existing development. Opportunity for development of the site to result in better access.
11	Common Lane	58	3	Considered suitable for small scale development - up to 5 units.
17	Easton Lane	60	2	No significant impacts. Good location. Would result in loss of green space within the village envelope.

### SITES, FACILITIES AND PREMISES TO BE PROTECTED FROM DEVELOPMENT

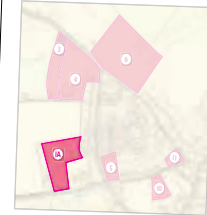

POLICY 1	POLICY 2	POLICY 3
Community services and facilities	Areas of a distinctive character	Business Premises
Village Hall Scout Hut British School Room Methodist Church Carpenters Arms The Rattlebone The Angel Grays Garage The Old School Tucks	Village Hall Field Recreation Ground Allotments River Valleys	Carpenters Arms The Rattlebone The Angel Grays Garage The Old School Tucks Apples & Pairs Sherston Wine Tolsy Surgery

### SITE 6: SANDPITS LANE

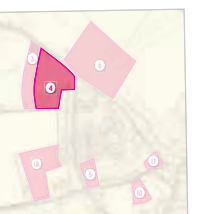
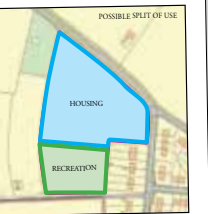
STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
If housing land only used for housing development – could be used as a natural overflow off of surrounding and would have development in other parts.	Less suitability of some spaces being considered for large scale development.	Suitable site for playing field on level surface.	Urban land or non-provisioned green areas development is allocated for other playing fields etc. (then danger of pressure for larger scale developments over longer term).
Background area has potential for use as employment open field.	Sandpits Lane is narrow and poor quality. Limited entry for site access.	If site is not generated for use for future playing field could have further expansion.	Open countryside.
Potential site for alternative and community use/land.	Sandpits Lane already a tree road and built on building.		
	Could be used as an obvious natural area to house developments beyond site boundary.		
	If land to east used as sports field and through development – could impact on neighbour and open countryside.		
COMMENTS	COMMENTS	COMMENTS	COMMENTS

### SITE 1A: SOPWORTH LANE

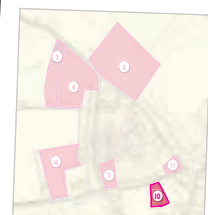

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Site under control of Walsley Council – allocated in their area.	Concern that delivery of infrastructure facilities would impact on housing development over longer term.	Potential site for GP surgery. Private Surgery Primary School expansion Car park. Safely accessible housing.	Concern that provision of better facilities will generate demand for new housing in the village and cause car trips.
Single site could deliver a range of services and facilities.	Sopworth Lane may not be suitable for a mix of uses.	If GP surgery relocated could reduce parking on High Street.	
Site is being considered for affordable housing by Walsley Council and private could be used as GP surgery.	Relocation of GP surgery may reduce attractiveness of High Street.		
Could also be for pre-scheduled facility and logical use for expansion of Primary school.	Water main crosses the site – cannot be built over.		
	If covered parking facility provided on site could reduce congestion on Knockdown Road.		
COMMENTS	COMMENTS	COMMENTS	COMMENTS

### SITE 4: FOOTBALL FIELD

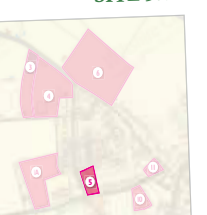
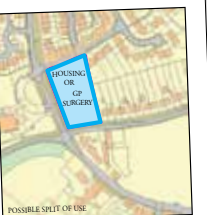
STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Site owned by the Parish Council – it will be possible to fund for improved facilities (playground).	Would need to find suitable site for replacement playing fields – capable of being developed well in advance of the football field being planned for development.	Could release significant funds for much improved open facilities (changing rooms, open hall, all weather playing surface and floodlights).	Increased traffic on Knockdown Road and Sandpits Lane.
Could control amount of development. Part or all of site could be developed.	Potential adverse impact on neighbouring properties on Knockdown Road.	Need to identify alternative site for playing fields – a number of options could be considered – including Sites 6, 14 or 17.	Potential for further expansion onto Site 7.
Historically the existing open field could be improved and expanded onto Site 5 with funds derived from other developments in the village.	Increased traffic on Knockdown Road, junction with Sandpits Lane already dangerous.		Adverse impact of floodlights.
Site well accessed from main access routes.	If site retained for sports field use – construction of floodlights could impact on neighbours.		
COMMENTS	COMMENTS	COMMENTS	COMMENTS

### SITE 10: VICARAGE

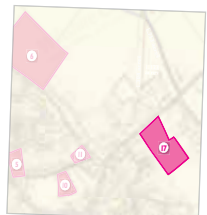
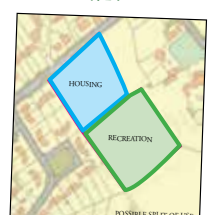
STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Central location	Highly controversial site	Bigger allotment site could be provided elsewhere.	Loss of historic allotment site. Loss of surrounding site would be further east of the village – increase car use.
Highly accessible on foot to other village facilities	Potential traffic congestion and safety problems – outside the school	Potential site for GP surgery	
Site could be suitable for housing or GP surgery	Existing illegal agreements prevent use for anything other than allotments for next 10 years.		
	Need to provide replacement allotments (suitably allocated).		
	Well established and well used site		
	Would need to have been long in centre of village.		
	Adverse visual impact		
COMMENTS	COMMENTS	COMMENTS	COMMENTS

### SITE 5: ALLOTMENTS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Central location	Highly controversial site	Bigger allotment site could be provided elsewhere.	Loss of historic allotment site. Loss of surrounding site would be further east of the village – increase car use.
Highly accessible on foot to other village facilities	Potential traffic congestion and safety problems – outside the school	Potential site for GP surgery	
Site could be suitable for housing or GP surgery	Existing illegal agreements prevent use for anything other than allotments for next 10 years.		
	Need to provide replacement allotments (suitably allocated).		
	Well established and well used site		
	Would need to have been long in centre of village.		
	Adverse visual impact		
COMMENTS	COMMENTS	COMMENTS	COMMENTS

### SITE 17: EASTON TOWN

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Setback location	Green field site	Potential for range of uses including Housing GP Surgery Sports field	No natural boundary – site of larger scale development may impact on surrounding area.
Accessible by public transport	Query re deliverability during plan period	Only large option site on existing bus route	How much and what type of development would this site be suitable for?
Natural self-drainage off	Very large site with no natural boundary – loss of rural development		
Limited visual impact	However – cost of utility provision and need to secure tree and party wall.		
Swimming – possibly direct link to works (via old path bridge)	Historical aerial site – should be suitable to locate other than in 1980s or 90s.		
Development potential over longer term			
Possible site for GP surgery and sports facilities.			
COMMENTS	COMMENTS	COMMENTS	COMMENTS

1.37 Two separate identical presentations were made to those attending on the Saturday. Those attending outside of these sessions were reliant on reading the display boards and/or quizzing those members of the Steering Group that were present over the weekend.

1.38 At the presentations it was explained that when the Steering Group initially started to examine all of the option sites it was soon realised that independent advice and guidance was required. Foxley Tagg took on this task using standard planning criteria and an accepted methodology. Those sites that scored well were identified as potential sites for the Steering Group to consider further. These were all subjected to a SWOT analysis – out of which 6 sites were selected for further more detailed consideration. Some of the high scoring sites, such as the allotments (Site 5), the recreation ground (Site 15), and land behind village hall

(Site 13), were considered by both Foxley Tagg and the Steering Group as being important and significant to the village and therefore not included in final list of option sites. Some sites were considered appropriate for a mixture of uses, for example the land behind the school on Sopworth Lane (Site 1) which had been identified as the best location for expanding the primary school if needed in the future. The pre-school also wish to be sited next to the existing primary school and by making provision for this would safeguard some of this land for that purpose in the future. The land near the school may also be a suitable site for the new surgery. This land is partially controlled by Wiltshire Council who at the time had plans to put 10 units for elderly persons possibly on this land.

- 1.39 One site that was being given special consideration was the Football Field (Site 4) which is owned by the Parish Council. It was recognised that any funds from the delivery of a development on that site could potentially be ploughed back into the community (to provide new sports facilities for example). It was recognised, however, that if this site were to be chosen for housing the existing sports facilities would have to be sited elsewhere. This is another question the village would have to think about if this site was to be chosen as an option. Finally it was explained that the vicarage site is owned by the Diocese. The current vicarage is in sizeable plot. If the existing dwelling were removed, the site would be suitable for a new vicarage, a new burial ground and limited development which would help fund a new vicarage.
- 1.40 Attendees were all invited to complete questionnaires seeking views on the various putative policies and site options. Those unable to attend were given a further opportunity to consider the emerging proposals – which were put on display in both the local church and at the GP surgery (and online) with copies of the questionnaires made available until 11th October. Full details of all of this was placed in the October version of The Cliffhanger (see copy extract below).

#### **EXTRACT FROM OCTOBER 2014 CLIFFHANGER**

The first part of the exhibition sought to identify and prioritise those core services, facilities and amenities that the village might wish to retain and/or Sherston Neighbourhood Plan safeguard from future development in the emerging plan. A map was displayed identifying the location of a wide range of community facilities and services, local businesses, and sites that were considered to be potentially worthy of protection (see below).

The first questionnaire asked individuals to indicate whether they supported a set of policies that sought to protect these various sites from development and whether there were any obvious omissions from the list (or indeed any sites included that it was felt should not be included). The questionnaire went on to invite people to indicate their level of support for a policy that sought to secure high-speed broadband compatibility for all new developments and finally asked about the desirability of preserving existing open-air sports facilities.

The second part of the exhibition, and almost inevitably the one that created most interest, was the section dealing with future development proposals. The first board sought to explain that after a 'call for sites' several landowners had contacted the Steering Group to indicate that they would be willing to make their land available for some (unspecified) purpose. A detailed appraisal of each of these sites had subsequently been undertaken by the planning consultants (Foxley Tagg) appointed to assist the Steering Group in selecting those considered likely to be most suitable for development from a sustainability and community viewpoint. The results of this assessment were presented and those sites which had been identified as having the greatest potential by the Steering Group were shown in greater detail. The six identified option sites are

Site No.	Location	Score	Rank Order	Comment on suitability of site
1A	West new School	53	5	Good. Would represent an appropriate extension of the village envelope with minimal visual impact.
4	Football Field	55	4	Site very suitable in development terms but would result in the loss of sports field and recreational space. Should an alternative site for sports and recreational uses be found then site could be considered to have good suitability.
6	North Sandpits Lane	51	6	Development of the front of the site (along south eastern boundary) in line with existing homes on Sandpits Lane makes some sense. This would look like natural growth and would 'round off' this northern edge of the village. Potential for 10-15 homes fronting road. Site also potentially suitable for relocated recreation land or allotments.
10	Vicarage Site	61	1	The current vicarage is located in a sizeable plot and, once the existing dwelling has been removed, would be suitable for a new vicarage, a new burial ground and limited enabling development. Opportunity for development of the site to result in betterment.
11	Corner Green Lane	58	3	Considered suitable for small-scale development - up to 5 units.
17	Easton Town	60	2	No significant impacts. Good location. Would result in loss of green space within the village envelope.

## Steering Group meeting October 2014 – decisions made on planning priorities and related policies.

1.41 At the next meeting of the Steering Group, held on 21st October 2014, the feedback from the Exhibition and questionnaires was discussed. It was at this meeting that certain key decisions were made on the identified planning priorities and the related policies to be pursued. It was noted however that further work would have to be undertaken on the site options (following withdrawal of a key site). The following article was printed in the November Cliffhanger setting out the findings from the Questionnaire survey and advising residents that as one of the key option sites (Site 17) had been withdrawn from consideration further work would now have to be done to determine what alternatives (if any) should now be tabled.

## EXTRACT FROM NOVEMBER 2014 CLIFFHANGER

As reported in last month's Cliff hanger, the Neighbourhood Plan Steering Group organised an exhibition and two workshops held over the weekend of 20 and 21 September in the village hall to inform local residents about the progress being made in preparing the Neighbourhood Plan and more particularly to seek views on a wide range of topics that are intended to be dealt with in the emerging plan. The event was attended by over 100 people. Questionnaires were handed out to all of those who came – seeking views on a series of issues relevant to the emerging plan.

As noted in that report, a copy of all of the exhibition material and related information was placed on the Sherston website <http://www.sherston.org.uk/> as well as being put on display in both the Church and GP Surgery - together with further copies of the two questionnaires - with an invitation to all of those interested in the emerging plan to have a look at the various ideas and options that were being considered and to return the completed questionnaires by 12.00noon on 11 October.

A preliminary analysis of the returned questionnaires has now been completed (see below). These will be further considered by the Steering Group with the intention of bringing forward a further (revised) set of proposals and options for consideration by the village in the next few weeks. This is in part necessitated by the fact that one of the sites that had been put forward as a potential option site (i.e. Site 17 – the land at Easton Town – which had been identified as either a possible housing site or a site for a relocated GP surgery) has now been withdrawn from the equation by the landowners. This means that one or two other option sites may now have to be considered. It is recognised by the Steering Group that we have not as yet managed to catch the interest of the entire community in preparing this Neighbourhood Plan and that we clearly need to do more to ensure that the views of as many people as possible are taken into account before the plan is finalised. To this end it has been decided that a further round of informal consultation will be undertaken on some of the emerging ideas and options as they begin to get firmed up – which will include use of a variety of social media – before any decisions are made on what is actually included in the plan. This next round will start in early December.

The results of the recent questionnaire surveys are for your information set out below:

### QUESTION: HOW STRONGLY DO YOU SUPPORT THE PROTECTION OF EXISTING COMMUNITY FACILITIES?

I Strongly Agree	2	3	4	5 Strongly Disagree	NIL No Response given
83.6%	9.6%	4.1%	1.37%	0%	1.37%

COMMENT: There appears to be a significant amount of support from those who responded for a policy in the Neighbourhood Plan that seeks to protect a range of existing community facilities.

### QUESTION: DO YOU SUPPORT THE PROTECTION OF THE IDENTIFIED SITES OF LOCAL SIGNIFICANCE?

I Strongly agree	2	3	4	5 Strongly disagree	NIL No response given
87.7%	4.1%	6.85%	0%	0%	1.37%

COMMENT: There appears to be a significant level of support from those who responded for a policy in the Neighbourhood Plan that seeks to protect certain identified sites of local significance. Some additional sites were put forward which will now be considered by the Steering Group.



**QUESTION: DO YOU SUPPORT THE RETENTION OF CERTAIN SPECIFIED BUSINESS PREMISES WHERE POSSIBLE?**

<b>1 Strongly Agree</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 Strongly disagree</b>	<b>NIL No response given</b>
82.2%	13.7%	1.37%	1.37%	0%	1.37%

COMMENT: There appears to be a high level of support from those who responded for a policy in the Neighbourhood Plan that seeks to protect certain specified business premises from development (i.e. involving the loss of a business unit). Some additional premises were put forward for inclusion in this list and some questioned those already on the list. These suggestions will all now be considered by the Steering Group.

**QUESTION: SHOULD THE PLAN REQUIRE NEW DEVELOPMENT TO BE COMPATIBLE WITH LOCAL FIBRE CONNECTIVITY?**

<b>1 Strongly Agree</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 Strongly Disagree</b>	<b>NIL No response given.</b>
72.6%	12.3%	9.6%	0%	1.37%	4.1%

COMMENT: There was a high level of support from those who responded for a policy that seeks to secure this objective in the Neighbourhood Plan.

**QUESTION: DO YOU SUPPORT THE PROTECTION OF RECREATIONAL OPEN SPACE AS PER DRAFT POLICY 7?**

<b>1 Strongly Agree</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 Strongly Disagree</b>	<b>NIL No response given</b>
74%	9.6%	1.37%	4.1%	4.1%	6.8%

COMMENT: There appears to be a high level of support from those who responded for a policy in the Neighbourhood Plan that seeks to protect our existing areas of recreational open space.

**QUESTION: HOW STRONGLY DO YOU SUPPORT THE FOLLOWING IDEAS?**

**Expansion of Sherston Primary School**

<b>1 Strongly Agree</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 Strongly disagree</b>	<b>NIL No response</b>
42.5%	22.5%	15%	7.5%	11.25%	1.25%

**Site for new preschool facility**

26.25%	25%	28.75%	7.5%	10%	2.5%
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**More allotments**

12.5%	10%	47.5%	7.5%	18.75%	3.75%
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**Community Orchard**

8.75%	3.75%	25%	17.5%	42.5%	2.5%
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**Relocation of GP Surgery**

53.75%	13.75%	13.75%	8.75%	8.75%	1.25%
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COMMENT: There appears to be a reasonably high level of support from those who responded for the identification of land in and around the village for the possible relocation of the GP Surgery and for the future expansion of the Primary School (should the need arise) but only limited support for the identification of land for a possible pre-school facility. There was virtually no support for a proposal to identify land for a Community Orchard. The response to the question re the possible provision of land for additional allotments was pretty balanced. The Steering Group will now have to consider which if any of these "ideas" it wishes to take forwards as formal proposals in the Neighbourhood Plan.

**QUESTION: HOW MANY NEW HOMES DO YOU THINK WOULD BE APPROPRIATE TO BE BUILT IN SHERSTON BY 2026?**

None	Up to 16	16 to 25	25 to 40	40 to 55	55+
1.25%	37.5%	26.25%	20%	3.75%	11.25%

COMMENT: About two thirds of those who responded considered that the number of new homes that should be accommodated in the village over the remaining plan period (to 2026) should be more than 16. The level of support for anything above 40 homes was relatively limited. The Steering Group will of course now have to consider what level might be appropriate to table for further consideration by the community before the plan is finalised. A number of possible options are likely to be put forward – with specific sites identified for each of the options together with their potential benefits and shortcomings.

**QUESTION: PLEASE INDICATE YOUR LEVEL OF SUPPORT FOR THE FOLLOWING HOUSING OPTION SITES.**

I Strongly Agree	2	3	4	5 Strongly Disagree	NIL No response given
<b>SITE 10 VICARAGE</b>					
52.5%	20%	10%	2.5%	8.75%	6.25%
<b>SITE 11 GREEN LANE</b>					
32.5%	26.25%	18.75%	6.25%	8.75%	7.5%
<b>SITE 6 SANDPITS LANE</b>					
32.5%	20%	12.5%	3.75%	22.5%	8.75%
<b>SITE 17 EASTON TOWN</b>					
17.5%	12.5%	11.25%	13.75%	40%	5%
<b>SITE 4 FOOTBALL FIELD</b>					
36.25%	7.5%	13.75%	5%	32.5%	5%

COMMENT: Sites 10 (vicarage) and 11 (Corner of Green Lane) were given the most support by those who responded, followed by Sites 6 (Sandpits Lane) and 4 (Football Field). Site 17 (Easton Town) did not garner much support. (N.B. In the event, as noted above, this latter site has now been withdrawn from consideration by the landowners). Taking into account the responses to the questionnaire re the level of development that was indicated as being appropriate by those who responded to the questionnaires (as noted above) further consideration will now have to be given by the Steering Group to which if any of these potential development sites (plus any others that may have to be considered) should be tabled for further consideration by the community.

**QUESTION: SITE 1A (SOPWORTH LANE) A POTENTIAL MIXED USE SITE HOW APPROPRIATE DO YOU CONSIDER EACH OPTION TO BE?**

I Strongly Agree	2	3	4	5 Strongly Disagree	NIL No Response given
<b>MIXED USE WITH GP SURGERY</b>					
55%	10%	7.5%	5%	17.5%	5%
<b>MIXED USE WITHOUT GP SURGERY</b>					
25%	13.75%	6.25%	17.5%	15%	11.25%

COMMENT: There was a clear majority in favour of an option that included a mix of development on this site that included a GP Surgery. The other land uses in the mix were of course: the suggested reservation of land for a possible future expansion of the Primary School; land for a pre-school facility; and a limited amount of affordable housing (10 units).

**QUESTION: RELOCATION OF SPORTS FACILITIES IF THERE IS SUPPORT FOR REDEVELOPMENT OF THE FOOTBALL FIELD SHOULD LAND AT EASTON TOWN OR SANDPITS LANE BE SAFEGUARDED FOR REPLACEMENT FACILITIES?**

**1 Strongly Agree    2                    3                    4    5 Strongly Disagree    NIL No response given.**

**SITE 6 SANDPITS LANE**

43.75%                    16.25%                    11.25%                    10%                    16.25%                    2.5%

**SITE 17 EASTON TOWN**

12.5%                    15%                    15%                    12.5%                    38.75%                    6.25%

COMMENT: There was a clear preference expressed by those who responded to the identification of Site 6 as a possible site for the relocation of the sports facilities should the community support the idea of redeveloping the football field.

**QUESTION: IF THERE IS NO SUPPORT FOR THE REDEVELOPMENT OF THE FOOTBALL FIELD SHOULD SITE 3 BE SAFEGUARDED TO ALLOW FOR THE FUTURE EXPANSION OF THE SPORTS FACILITIES HERE?**

**1 Strongly Agree    2                    3                    4    5 Strongly Disagree    NIL No response given**

**67.5%                    8.75%                    1.25%                    3.75%                    3.75%                    6.25%**

COMMENT: There was a good level of support for the idea that, should the football field not be identified for redevelopment then the land to the west (Site 3) should be safeguarded to allow for its future expansion/ improvement.

As noted above, all of the above information will now be reviewed by the Steering Group and a further set of revised proposals, taking into account the noted change of circumstance (most notably the removal of Site 17 from the equation together with a number of other matters that have since come to light), will be tabled for consideration by the village – most probably through the next edition of the Sherston Cliff hanger.

**Steering Group Meeting November 2014 – First Draft set of Policies:**

1.42 At the next meeting of the Steering Group, held on 17th November 2014 a first draft set of policies was tabled (albeit excluding any precise housing numbers and agreed site options). The Steering Group members were invited to consider and comment on the draft policies and to return to a future meeting to agree the preferred site options – following the final approval and adoption of the Wiltshire Core Strategy.

## **Wiltshire Core Strategy Adopted January 2015:**

I.43 The Wiltshire Core Strategy was finally adopted in January 2015. Unfortunately however nothing further happened in relation to the emerging NHP for almost a year. During this time matters were evolving in relation to some of the various option sites. Firstly it was discovered that there was a covenant in place on the Football Field (Site 4) – owned by the Parish Council - which effectively precluded it from being considered for development. This was one of the key options that had been put to the village back in September 2014. Then it became apparent that there might be problems securing the delivery of any or all of Site 1 for development. Given that this site was key to securing the delivery of some of the primary “community” objectives as identified from the outset it was felt prudent to delay progressing the NP until the situation was clarified.

I.44 In October 2015 the decision was nevertheless made to try and restart the SNP process. After a series of sub-group meetings and a further meeting with Wiltshire Council officers the decision was made to try and complete the NHP within a reasonable time period. A meeting of the Steering Group was called in December 2015 at which the members agreed to make every effort to complete the draft plan. An update was given on all of the site options. It was noted that effectively agreement had already been reached on all elements of the emerging plan except for the precise level of housing to be provided and the actual sites to be allocated. It was reported that Site 4 (the Football Field owned by the Parish Council) was no longer considered to be a realistic option – following the discovery of a restrictive covenant. Two of the option sites (sites 10 and 11) were accepted as being uncontentious and hence ought to be included in the draft SNP. Site 1 was acknowledged as being the preferred site for a mixed use development (comprising sites for a GP surgery, school extension, pre-school facility, affordable housing – and a certain amount of additional housing to help make the scheme viable). It was unclear however precisely how much land would be needed to make such a scheme viable. It was decided to defer a decision on this matter until further discussions had been held with Wiltshire Council to clarify the situation – as this had a clear bearing on the amount of land that might have to be released to ensure delivery of all of the non-residential elements). Now that Site 4 was no longer considered to be a realistic option for new build housing (which in turn could have funded new sports facilities elsewhere – on Site 6 for example) it was considered appropriate to opt for the safeguarding of Site 3 as a possible site for the future expansion of the Football Field. All of these elements had been canvassed back in September 2014. With the exception of the final proposed housing numbers and the possible allocation of additional land adjoining Site 1 for enabling development – all such matters had been fully canvassed over the preceding four years. It was decided to seek to progress the NHP on this basis – with the final decision on housing options and housing numbers been made early next year.

## **Future Of GP Surgery – identified as key priority**

I.45 It soon became obvious that the debate about how much land could and possibly should be shown proposed allocated for development on Site 1 was not going to be entirely straightforward. The problem was partly a question of land ownership and control (and hence an issue of deliverability) and partly an issue of viability. The situation was further complicated by a debate about the future of the GP surgery. What had become clear was that unless arrangements could be made to fund the delivery of a new GP surgery (to replace the existing surgery which was no longer considered fit-for-purpose) on a site elsewhere in the village there was real danger that the village would lose its GP service altogether within the next 5 to 7 years. The preferred site for such a new facility being on Site 1. Indeed this was the only site considered suitable for such a proposal following the withdrawal of Site 17 from the equation. It was known that the GPs had themselves explored a wide range of possible funding options none of which seemed likely to succeed. It was known also that the GPs were in discussion with Wiltshire Council about

possible funding solutions. The Steering Group was subsequently made aware that those discussions now involved the owners of Site 1. The decision was made to delay progress on the SNP until these issues had been resolved. This took several months.

1.46 Ownership of Site 1 is complicated. When the present owners bought the land from Wiltshire Council in 2001 certain conditions were attached to the transaction in the form of a covenant. This means that Wiltshire Council has a “controlling interest” in the whole site as well as an option to buy back some of the land fronting onto Sopworth Road. This being the case, unless the Council were prepared to enter into a transaction with the landowner that would release the covenant, the landowners would not be able to sell any of the land for development. Wiltshire Council has now formally confirmed that if it is the village’s wish, expressed in the Neighbourhood Plan, that a new surgery should be built on this site, then it would be prepared to release the landowners from the covenant, thus enabling land to become available for development, but only on the strict condition that a new surgery is built on that site as part of a mixed use development. The Steering Group has been advised that the landowners in turn have agreed that the construction of the new GP surgery should be entirely funded from the proceeds of the sale of the site for development. In other words, Wiltshire Council and the present landowners have agreed in principle to set aside a portion of the proceeds deriving from the sale of the land to a developer for the construction on the site of a new GP surgery. The surgery when built would be held by the Council for the community and leased to the GP practice with the NHS paying rent on the building up to an agreed level (which is assessed at current market value by the District Valuer) normally for a period of 25 years.

### **Decision of Wiltshire Council in November 2016 – mechanism for securing delivery of new GP surgery:**

1.47 Matters came to a head in November 2016. This is when the Capital Assets Committee of Wiltshire Council resolved that, should land be shown allocated for the erection of a GP Surgery on Site 1 in the emerging SNP, the Council would not only make the land available for such purpose but would ensure that, when and if the adjoining land is developed, the surgery would actually be constructed.

1.48 To make this a viable proposition for Wiltshire Council and the present landowners however, the proceeds from the sale of the land must be sufficient to fund the construction of the surgery premises. The value of the site to any developer, and therefore the income accruing from its sale, will depend on the number of dwellings that can be built on it. So the question was, how many houses need to be allocated to the Sopworth Road site in order for the sale of the land to fund the construction of the surgery?

### **Viability Assessment**

1.49 The Steering Group at the suggestion of Wiltshire Council instructed a local firm of Quantity Surveyors (Seymour Surveyors Ltd) to undertake what is known as a Viability Assessment. Their finding was that a mixed use development on the Sopworth Road site comprising 45 dwellings (of which 40% - some 18 units - would be affordable housing in compliance with the Wiltshire Council Core Strategy) could fund the development. A smaller number of houses would not be viable. These findings have been discussed with Wiltshire Council and through them the owners of the site. Both have agreed that, in principle, this would be an acceptable proposition. In return for the allocation of the site for mixed use development – including an allowance for the erection of up to 45 dwellings (40% of which should be affordable housing units) – the landowners and Wiltshire Council will secure the delivery of the new surgery. To this end, and for the avoidance of any doubt, Wiltshire Council formally resolved at a Cabinet Capital Assets Committee meeting held in November 2016 to support this proposition.

## Site I – Proposition to be put to village:

I.50 In the light of this decision, and given the circumstances, the Steering Group decided to put the following proposition to the village so as to establish the likely level of support for such an idea before it was incorporated in the draft NHP. This was done by way of a full report in the January Cliffhanger to which was attached a short questionnaire survey which posed the following question:

### DO YOU SUPPORT THE FOLLOWING PROPOSITION :

"In return for the construction of a new GP surgery and the reservation of land for the possible future expansion of the Primary School and/or for the erection of a new building for the pre-school group, the Neighbourhood Plan will allocate land on the Sopworth Road site for the erection of up to 45 dwellings including affordable housing for local people."

## Public Meeting January 2017:

I.51 A Public meeting was held on 26th January 2017 to discuss this proposal. This was attended by 144 people. After a series of presentations time was set aside for questions. A copy of the minutes of this meeting are available on the website. The March 2017 version of the Cliffhanger reported as follows:

### EXTRACT FROM MARCH 2017 CLIFFHANGER

Sherston Village Hall was standing room only for the meeting to discuss proposals for mixed use development (including a new surgery) on the land behind the new school. There were impassioned and well thought out questions from the local community with answers from members of the Steering Group, Councillor John Thomson, Doctor Watkins and Doctor Pettit from the Tolsley Surgery. Many members of the community mentioned their gratitude to the Steering Group and the doctors, who have worked tirelessly and at some length to come up with what they see as a viable solution for retaining a surgery in the village. There was good community support shown for the need for a new surgery, alongside a variety of worries expressed about the size of the potential housing development and the large numbers of vehicles that would be using Sherston roads to access it.

Bearing in mind concerns raised, the Steering Group has subsequently agreed to several members of the Parish, who bring considerable professional skills, to examine all available options for funding the scheme in the most beneficial way for the village before making a decision on the way forward.

Several questions were raised by the community about traffic worries particularly around Green Lane and it was asked whether there was a possibility of a 20mph restriction on traffic. John Thompson stated that Green Lane would need to be improved and measures built in to slow down traffic. He said that before any development could take place a wider study would be needed to look into the impact on pedestrians, cycling and cars. All such issues would be brought up at the Local Transport Group if development went ahead for thorough investigation.

There were several questions asked about affordable housing and as to whether the other five villages could support some of the required housing quota as their residents will use the surgery. When asked who would own and operate any new affordable houses, the Local Housing Association or Wiltshire Council, John Thomson replied that he would prefer it to be Wiltshire Council but that this would be decided at a



later stage if the development were to go ahead. It was clarified by John Thomson that affordable housing would remain as social housing even after resale. The Steering Group confirmed that no developer is involved and won't be until an agreement is made, and it is only after the sale of the land that detailed plans will be produced.

Should you wish to read a full account of what was said at the meeting then details of such are available on the Parish council's website.

A Freedom of Information request was made by a member of the Sherston community to gain access to a Viability Assessment which was responded to by Wiltshire Council within the statutory twenty days. This document provides financial information about a potential mixed use development including the construction of a new surgery. It was envisaged that publication of this information should give Sherston residents the confidence to make an informed decision. Following the Freedom of Information request a copy of the Viability Assessment has now been made available on the Sherston Parish Council website, named as 'Development Appraisal Report' by Seymour Chartered Surveyors.

The Steering Group will reconvene in a few weeks' time, having deliberated in the meantime on the matters raised by local residents at the Public Meeting. A decision will hopefully then be made on the range of proposals that can potentially be incorporated in to the draft Neighbourhood Plan which is then expected to be put to the community in a formal referendum later in 2017.

1.52 The results of the questionnaire survey it should be noted were as follows:

**Sherston Parish Residents:**

**YES – 332 votes (94.3%)**

**NO - 20 votes (5.7%)**

## **Alternative Options for Site I:**

1.53 These results were reported back to the meeting of the Steering Group held in February. This meeting was attended by a small group of local residents who were unhappy with the proposal as put to the village in the January Cliffhanger and at the subsequent Public Meeting. In their view not enough work had been carried out to establish whether there might be other ways of securing the delivery of the new GP surgery on Site I (the principle of which they fully supported). They considered that other options might exist involving the release of less land (and hence fewer houses) or utilising alternative funding models. The Steering Group, after some deliberation, decided to give them time to explore other options. A small sub-group was formed (the Alternative Options Group – AOG) comprising three or four individuals who, with the help of a number of existing SG members, undertook to report back to the Group at the earliest opportunity.

1.54 They first reported back in March 2017 and then again in May 2017. The options being tabled included: a 29 unit "assisted living" scheme plus the full range of desired community facilities on about 4 acres; an 18 unit "independent living" scheme plus some market houses (but no affordable housing) also on about 4 acres; and finally consideration was given to a market housing scheme (with 40% affordable housing) on about 5.5 acres. Initially it was suggested that the new GP surgery would be fully privately funded, owned and leased back to the GPs. Then it was suggested that the new GP surgery would be fully privately funded, but with the building being leased to the community (in the form of a Community Interest Company scheme) and through them leased on to the GPs. Finally it was suggested that the building would be partly (about two thirds) privately funded, with the rest being funded by the developer with the building once

again being leased to the community (a CIC scheme) and through them onto the GPs. Throughout these discussions the Steering Group kept emphasising the same points – any scheme that is to be supported by the SG has to be proven to be deliverable and viable.

- I.55 Some of these ideas were presented to Wiltshire Council in July 2017 and a few weeks later to the owners of Site 1 (and a prospective developer) in August 2017. At about the same time they were also presented to Seymour Surveyors Ltd with the request that they be reviewed on the same basis as the original scheme – to establish viability.
- I.56 Wiltshire Council made two points clear. Firstly they were not supportive of an “independent living” scheme in Sherston – this being considered more appropriate for larger urban areas rather than village locations. Secondly, whatever scheme was brought forwards must comply with the relevant affordable housing policy – which in this case is set at a rate of 40%.
- I.57 The landowners subsequently made their position clear. They had entered into an option agreement with a specific developer (Acorn) who were required to deliver a scheme for the entire site based on the principles set out in the January Cliffhanger. No other scheme was in their view deliverable (or indeed viable).
- I.58 Seymour Surveyors Ltd reported back on their findings. The only scheme tabled by the AOG that might in their view prove viable would be a 35 unit scheme on about 5.5 acres – but this would still be reliant on a privately funded GP surgery for which there was a recognised shortfall of about £500,000. Given that the developers could not be required to make such a contribution and had indicated that they were not willing to do so this was not considered to be a viable option. What was also apparent was that the two schemes (i.e. that proposed by the SG and that now proposed by the AOG) were getting ever closer together.
- I.59 The AOG decided at this point that they were not in a position to offer an alternative viable and deliverable option and advised the Steering Group that they would now be willing to support the original scheme.

## **Steering Group Meeting September 2017 - Final Decision made on Objectives and all policies to be incorporated in Neighbourhood Plan:**

- I.60 This decision was reported to a well-attended meeting of the Steering Group held on 4th September 2017. This meant that agreement had at long last been reached on all of the issues left outstanding in October 2015 – i.e. both on the number and location of any additional housing proposed to be shown allocated in the draft SNP. The Steering Group were then asked to review and modify where necessary all of the previously agreed objectives and a full set of Policies and Proposals to be incorporated in the draft SNP. These were unanimously approved and the decision taken to progress the SNP with all speed.

## **Regulation 14 – Consultation Stage**

- I.61 The Neighbourhood Planning (General) Regulations 2012 require that:

*“Before submitting a plan proposal to the local planning authority, a qualifying body must—*

*(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—*

*(i) details of the proposals for a neighbourhood development plan;*

*(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*

*(iii) details of how to make representations; and*

*(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*

*(b)consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*

*(c)send a copy of the proposals for a neighbourhood development plan to the local planning authority.”*

- 1.62 In accordance with these Regulations the following actions were carried out by the Steering Group:
- An article was printed in the local village newspaper (The Cliffhanger) about 3 weeks in advance of the commencement of the formal Regulation 14 procedure. This was to inform local residents about the actual procedure being followed and the likely timescale involved. (See copy article in Appendix 4).
  - A Press Release was prepared and sent to the two local newspapers circulated in the locality about a week in advance of the start date (see copy at Appendix 6). A copy of the Press Release was in addition displayed on the Sherston Parish Council website and on the local “Sherston What’s Occurring” Facebook page.
  - A letter was sent to all the Statutory Consultees set out in Paragraph 1 of Schedule 1 of the Regulations (including the Local Planning Authority). A full list of all of those consulted can be found at Appendix 7 together with a copy of the related consultation letter.
  - A letter was sent to all the landowners directly affected by the plan proposals (see details at Appendix 7 together with a copy of the related consultation letter).
- 1.63 The formal Regulation 14 process started on 22nd February and the consultation period ran until 9th April. This was slightly longer than the requisite 6 weeks – an additional period of time being given to allow for the 2018 Easter Bank Holiday period.
- 1.64 A further article was placed in The Cliffhanger (for publication on 1st March) informing local residents that the Regulation 14 consultation process had started, explaining how and where local residents could view copies of the various published documents, and inviting interested parties to attend a couple of drop-in sessions that had been arranged in the Village Hall in early March (see copy article at Appendix 4). (N.B. In the event the first of these drop-in events had to be postponed because of adverse weather conditions – heavy snow – and had to be re-arranged for later in the month).
- 1.65 Following the expiry of the consultation period a schedule was prepared summarising all of the comments received and identifying any necessary further work that would need to be carried out before the plan could be taken forward to the next stage.
- 1.66 Please find attached at Appendix 8 a schedule summarising all the responses received from interested parties. These included responses from:
- 25 local residents – all but one of whom indicated that they supported some or all of the proposals/policies as set out in the draft Plan. Some of whom however raised specific queries in relation to various different aspects of the plan.
  - Highways England and the Coal Authority – who had no comments to make on the draft Plan.
  - The Sherston Tennis Club – who whilst not objecting to the Plan raised various matters of detail requiring further consideration.
  - Wiltshire Council – who commented on several aspects of the Plan (see para 1.65 below).
  - Natural England – who pointed out that, given the scale of the proposed development on the Sopworth Lane site, it would be necessary to ensure that sufficient evidence had been provided to show that this particular proposal met the necessary tests as set out in the National Planning Policy Framework (see para 1.65 below).
  - Historic England – who indicated that they thought that further work would need to be done to show

that the plan, in proposing the allocation of a number of development sites in and around the settlement, had fully addressed the relevant heritage issues.

1.67 After reviewing these various representations it was recognised that further work would be required to be undertaken to satisfy the concerns of the Statutory Consultees – most notably:

- a. Historic England – who wished to ensure that the SNP demonstrated that it was in conformity with national and local planning policy (in relation to heritage matters) and more particularly showed with evidence that it had addressed relevant policies for the protection and enhancement of the historic environment. (Further work has since been undertaken to deal with these concerns. Heritage Assessments have been prepared for both the Sopworth Lane and Vicarage sites – copies of which have been sent direct to Historic England and the Plan modified to take account of the findings. In addition, and following discussions with the Wiltshire Council's Conservation Officer, the decision was made to prepare a Development Brief for each of the proposed housing allocation sites – summarising all of the key issues identified for each site taking particular account of the need to address any heritage issues and setting out a list of site specific requirements considered appropriate to deal with all of the identified key issues).
- b. Natural England – who pointed out that at least one of the proposed development sites was likely to be construed as “major development” as per Para 116 of the NPPF and suggested that the plan should provide evidence that the “major development test” set out in this Para was met. (Whilst it was felt that sufficient evidence had been provided in the documentation accompanying the SNP further work was undertaken to deal specifically with that concern. A copy of a Landscape Assessment undertaken in respect of the Sopworth Lane site has been sent direct to Natural England and the plan modified to take account of the recommendations contained therein (including the preparation of a Design Brief for the site). It should be noted that Natural England has subsequently responded by advising that: *“the level of detail in (the report) would appear to be more than adequate for the purposes of supplying evidence around an assessment of any detrimental effect on the landscape, and the extent to which that could be moderated, as far as the soundness of the Neighbourhood Plan is concerned”*.
- c. Wiltshire Council – a number of points of detail were raised (all of which have subsequently been addressed and amendments made to the plan where possible).

1.68 The additional work that had been identified as being necessary to undertake was finally completed in late July 2018.

1.69 A meeting of the Steering Group was held on 13th August 2018. Its purpose was:

- To consider all of the comments received on the draft plan following its publication in accordance with the Regulation 14 consultation procedures (all as set out on the schedule attached).
- To agree any necessary changes to the draft plan taking into account those comments.
- To consider the draft Development Briefs that have been prepared for Sites 1,2 and 3. If approved these will be attached to and form part of the Neighbourhood Plan.
- To consider the contents of the Basic Conditions Statement that has been prepared which has to be submitted to Wiltshire Council together with all of the other documentation in accordance with Regulation 15.
- To approve the submission of the Neighbourhood Plan in its amended form to Wiltshire Council at the earliest opportunity so that the plan can be progressed.

1.70 The Steering Group unanimously approved a series of recommended modifications to the draft plan, together with all of the other documents referred to above and resolved to progress the NHP in its amended form at the earliest opportunity.

1.71 Please find attached at Appendix 9 a schedule setting out in full all of the actions agreed by the Steering Group in response to each of the comments received on the draft plan and below a list of all of the modifications that have subsequently been made to the plan.

SECTION, PARAGRAPH OR POLICY NUMBER	MODIFICATION MADE
Para 4.3	Additional Paragraph added: <b>“The south-eastern boundary of the SNP area is formed by the Fosse Way (the Roman Road linking Exeter to Lincoln). Whilst some evidence has been found of Roman and Romano-British occupation (in the form of a Roman burial site and a villa) close to the village itself, no evidence has to date been found of any more extensive activity or settlement dating from this period inside the SNP area.”</b>
Para 6.8	Additional bullet point added: <b>•“undertaking a formal consultation on the draft SNP (in accordance with Regulation 14 of the Neighbourhood Planning Regulations) between 22nd February and 9th April 2018 after which a number of minor amendments were made to the plan.”</b>
Section 7 Objective 4	First bullet point amended to read: <b>“Allowing an appropriate amount of development in selected locations – to include houses for sale on the open market, <b>affordable rented</b> and shared equity housing, and sheltered elderly persons accommodation”</b>
Section 7 Objective 7	Additional bullet point added: <b>“Protecting, maintaining and enhancing the historic environment.”</b>
Section 7 Objective 8	Second bullet point amended to read: <b>“Encouraging the <b>appropriate introduction of alternative</b> 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.</b>
Policy 1	Policy title added: <b>“POLICY 1 Protection of community services, facilities and business premises.”</b>
Policy 1	The description of The Angel amended to read: <b>“The Angel (hotel and restaurant)”</b>
Policy 2	Policy title added: <b>“POLICY 2 Protection of open spaces and open areas.”</b>
Para 8.4.7 Policy 3	Additional Paragraph added: <b>“The proposed new GP surgery on Site 1 (Sopworth Lane) will be heavily reliant on such technology. The inclusion of this policy in the plan it is hoped will ensure that the necessary provision is made for this important local facility from the outset.”</b>
Policy 3	Policy title added: <b>“POLICY 3 High Speed Broadband”</b>
Para 8.4.20	Additional paragraph added: <b>“A rigorous site selection process was undertaken to identify the most appropriate deliverable, viable and sustainable locations for each of the various different types of development that it was considered would be needed to meet the underlying objectives of the plan. Full details of this process are to be found in the Sustainability Assessment document that accompanies the plan.”</b>

Para 8.4.28	<p>Additional paragraph added:</p> <p><b>“A Design Brief has been prepared for each of the above-mentioned proposed development sites setting out all of the identified key issues that will need to be taken into account when considering how best to develop each site and a set of detailed recommendations for the design and layout of each site. These are to be found at Appendices I to 3.”</b></p>
Para 8.4.30	<p>Amended paragraph now reads:</p> <p>“The existing elderly persons accommodation at Anthony Close is considered to be of a poor quality design and somewhat out-dated. Ideally, the Steering Group would like to see this site redeveloped for some form of care or close-care facility which it is considered would better serve the long term needs of the community. The site is owned by the Greensquare Group. The existing properties are let out to individuals on the <b>Homes 4 Wiltshire</b> Register.</p>
Policy 4	<p>Policy title added and reworded as follows:</p> <p><b>“POLICY 4 Land off Sopworth Lane</b></p> <ul style="list-style-type: none"> <li>• Approximately 3.3 ha of land situated off Sopworth Lane (Site 1), as identified on Proposals Map 7, is proposed for a mixed use development to include the following:</li> <li>• Sufficient land for the erection of a new enhanced GP surgery with associated parking and space for related mobile services.</li> <li>• Sufficient land to allow for the future expansion of the existing Sherston C of E Primary School and staff parking together with a site suitable for the erection of a new pre-school facility with associated parking.</li> <li>• Up to 45 dwellings to serve diverse residential needs of which 40% would be affordable housing (as required by Core Strategy 43).</li> <li>• Strategic landscaping and open space to retain and reinforce existing hedgerows, and to establish new areas of substantial planting and landscaping so as to mitigate the impact of the proposed development <b>on both the existing PROW and the wider AONB.</b></li> </ul> <p>Development will be subject to the following requirements:</p> <ol style="list-style-type: none"> <li>1. Surface water management that can achieve less than current greenfield rates of run-off and decreases flood risks.</li> <li>2. The provision of footpath and cycle links to both the proposed new surgery site and the western edge of the existing primary school as well as to the existing Parish playing fields to the north.</li> <li>3. A design and layout that protects and preserves the character of the settlement and is consistent with the surrounding AONB.</li> <li><b>4. A detailed Ecological and Mitigation Strategy that ensures that any future development of this site retains existing features and habitats of ecological value, minimises the impact on protected species and maximises the potential of retained habitats to enhance biodiversity.</b></li> <li><b>5. An archaeological assessment being undertaken in accordance with Policy CP 58 of the Wiltshire Core Strategy.</b></li> </ol> <p>All aspects of the development will take place in accordance with a Masterplan for the site which is to be approved by the Council prior to the submission of a detailed planning application and the Design Brief that has been prepared for the site (see copy at Appendix I).</p>



Policy 5	<p>Policy reworded as follows:</p> <p><b>POLICY 5 The Vicarage Site</b></p> <p>Mixed Use development is proposed on Site 2 (the Vicarage Site), as identified on Proposals Map 8, to include:</p> <ul style="list-style-type: none"> <li>• Land for use as additional burial space.</li> </ul> <p>About 3 dwellings (including a new vicarage).</p> <p>Development will be subject to the following requirements:</p> <ol style="list-style-type: none"> <li>1. The provision of a footpath link to the existing adjoining churchyard from the proposed new burial area.</li> <li>2. A design and layout that protects and preserves the character and setting of the adjoining Grade I listed church.</li> </ol> <p><b>All aspects of the development will take place in accordance with the Design Brief that has been prepared for the site (a copy of which is attached at Appendix 2).</b></p>
Policy 6	<p>Policy 6 reworded as follows:</p> <p><b>“POLICY 6 The Elms</b></p> <p>Housing development is proposed on Site 3 (Green Lane/Sandpits Lane junction), as identified on Proposals Map 9, to include:</p> <ul style="list-style-type: none"> <li>• Land for about 4 houses.</li> </ul> <p>Development will be subject to the following requirement:</p> <ul style="list-style-type: none"> <li>• A design and layout that protects and preserves the character of the settlement and is consistent with the adjoining Conservation Area and surrounding AONB.</li> </ul> <p><b>All aspects of the development will take place in accordance with a Design Brief that has been prepared for the site (a copy of which is attached at Appendix 3).”</b></p>
Policy 7	<p>Policy title added:</p> <p><b>“POLICY 7 Anthony Close”</b></p>
Policy 8	<p>Policy reworded as follows:</p> <p><b>POLICY 8 Highway Matters</b></p> <p>In line with “Places for Walking” support will be given to the enhancement of inclusive access and crossings between the proposed new GP surgery on Site 1, The Sherston Primary School and the Post Office/Stores on the high street as well as key residential areas so as to <b>encourage all modes</b> of non-vehicular access to these facilities.</p>
Policy 9	<p>Policy title added:</p> <p><b>“POLICY 9 Protection of existing open air sports facilities.”</b></p>
Policy 10	<p>Policy title added:</p> <p><b>POLICY 10 Land safeguarded for future recreational use.</b></p>
Policy 11	<p>Policy title added:</p> <p><b>POLICY 11 Erection of new or replacement sports facilities.</b></p>

<p>New Section 6. Paras 8.4.43 to 8.4.47</p>	<p><b>New Section:</b> <b>Community Infrastructure Levy Payments:</b> 8.4.43 The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 (and brought into force by the 2010 Community Infrastructure Levy Regulations) as a mechanism for local authorities to provide or improve infrastructure that will support the development of their area. 8.4.44 In England, where there is a neighbourhood development plan in place, the neighbourhood is entitled to 25% of CIL revenues from new development taking place in the plan area (for areas without a neighbourhood plan, the neighbourhood proportion of CIL is a lower figure of 15%). This money is paid directly to parish and town councils. 8.4.46 It is likely that all three of the development sites allocated in the SNP will be liable to make CIL payments. The rates payable are set out in a Charging Schedule published by Wiltshire Council. The amount payable being calculated when planning permission is granted. 8.4.47 The SNP has identified the following items as priorities when determining how any CIL receipts should be utilised by either Wiltshire Council or Sherston Parish Council.</p>
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	<table border="1"> <thead> <tr> <th colspan="3" data-bbox="379 891 1458 936">COMMUNITY INFRASTRUCTURE LEVY PAYMENTS - PRIORITIES</th> </tr> <tr> <th data-bbox="379 936 571 981">ITEM</th> <th data-bbox="571 936 1034 981">DETAIL</th> <th data-bbox="1034 936 1458 981">COMMENT</th> </tr> </thead> <tbody> <tr> <td data-bbox="379 981 571 1384">Offsite highway works</td> <td data-bbox="571 981 1034 1384">Policy 8 lends support to the “enhancement of inclusive access and crossings” between the proposed new development on Site 1 and the village centre as well as other key residential areas. It is not known at this stage what works if any will be funded directly from the development of Site 1.</td> <td data-bbox="1034 981 1458 1384">It is considered that the funding of such works should be given high priority by Wiltshire Council and the Parish Council when considering how to utilise the CIL payments that will be made from the development of Site 1 (Policy 4).</td> </tr> <tr> <td data-bbox="379 1384 571 1832">Sports facilities</td> <td data-bbox="571 1384 1034 1832">There is an identifiable need to improve the range and quality of facilities on the Parish Council owned “Football Field” situated off Knockdown Road. The SNP safeguards land for the possible future expansion of these playing fields (Policy 10) and supports the erection of new and/or replacement sports facilities on this site (Policy 11).</td> <td data-bbox="1034 1384 1458 1832">It is considered that some of the CIL funding likely to be derived from the development of Site 1 (Policy 4) should be used by the Parish Council to fund the cost of improving these facilities.</td> </tr> </tbody> </table>	COMMUNITY INFRASTRUCTURE LEVY PAYMENTS - PRIORITIES			ITEM	DETAIL	COMMENT	Offsite highway works	Policy 8 lends support to the “enhancement of inclusive access and crossings” between the proposed new development on Site 1 and the village centre as well as other key residential areas. It is not known at this stage what works if any will be funded directly from the development of Site 1.	It is considered that the funding of such works should be given high priority by Wiltshire Council and the Parish Council when considering how to utilise the CIL payments that will be made from the development of Site 1 (Policy 4).	Sports facilities	There is an identifiable need to improve the range and quality of facilities on the Parish Council owned “Football Field” situated off Knockdown Road. The SNP safeguards land for the possible future expansion of these playing fields (Policy 10) and supports the erection of new and/or replacement sports facilities on this site (Policy 11).	It is considered that some of the CIL funding likely to be derived from the development of Site 1 (Policy 4) should be used by the Parish Council to fund the cost of improving these facilities.
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<p>Appendices</p>	<p>Three new Appendices added: Appendix 1 – Development Brief for Sopworth Lane (Policy 4) Appendix 2 – Development Brief for The Vicarage (Policy 5) Appendix 3 – Development Brief for The Elms (Policy 6)</p>												

## 2. KEY RESPONSES FROM CONSULTATION

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### 2.1 The key elements of the consultation process were considered to be as follows:

The Housing Needs Survey undertaken by Wiltshire Council in 2012 which provided base line information for assessing the likely level of affordable housing need in the village.

The three separate Exhibitions and Workshops held – in July 2012, March 2013, and September 2014. This provided the Steering Group with confirmation that the key objectives that had been identified (albeit revised during the process) were correct and helped clarify the types of policy that would be required to meet those objectives. Confirmation was obtained that there was support for a level of housing development above the absolute minimum – to help safeguard existing facilities and future proof the village from anticipated pressure.

The Annual Parish Meeting held in May 2014 and the subsequent Steering Group meeting held in June 2014 at which agreement was reached on which of the identified objectives could be translated into planning policies and which could be left as informatives (being already the subject of existing national or Core Strategy policy).

The responses received to the SEA Scoping Report published in 2013- which did not identify any significant issues that were not already being considered as part of the Sustainability Assessment.

The questionnaire survey carried out in September/October 2014 – which confirmed that the range of policies being considered to help protect existing services, facilities and businesses had widespread support – as had those seeking to help protect certain existing landscape and other features considered important (Policies 1, 2 and 3 in the draft SNP).

It also confirmed that there was widespread support for the proposed allocation of land for a GP surgery, school expansion and pre-school facility – combined with some housing development (Proposal 4) and for the allocation of two smaller sites for housing development (Proposals 5 and 6). Finally there was clear support for the safeguarding of the land adjoining the Football Field for use as additional/expanded playing fields – on the assumption that Site 4 (the Football Field) was not allocated for housing (Proposal 9).

N.B. Site 4 was subsequently withdrawn from consideration as a potential Housing Option Site when it was discovered that the land in question was subject to a restrictive covenant. Site 17 was also withdrawn from consideration by the landowner. This left Sites 1, 6, 10 and 11 as the only remaining potential Housing Option Sites. Site 1 was identified as the only site having potential for some or all of the proposed community uses (i.e. GP surgery; pre-school facility; and site for the future expansion of the pre-school) – for which some enabling development would be required to cover the likely high cost of opening up the site for development. Sites 10 and 11 are two small proposed allocated housing sites situated within the existing Village Development boundary. It is only the frontage of Site 6 that was considered to have potential for future housing development (on the assumption that the land to the rear would be identified for use as replacement sports fields. Following the removal of Site 4 from the “housing option” equation and the identification of Site 1 as the preferred location for a mixed use development (capable

of accommodating a range of additional community facilities plus some housing) Site 6 was discounted. The amount of housing proposed in the emerging SNP being in excess of what was original identified as necessary or appropriate in the context of the remaining strategic requirement.

The work undertaken by Seymour Surveyors Ltd which established that the proposed development of Site 1 for mixed use would be viable. The figure of 45 houses on Site 1 (including 40% affordable) derived from this work.

The Public Meeting and related questionnaire survey carried out in January 2017 which canvassed views on the preferred option for Site 1. The results of the questionnaire survey were emphatic. There was overwhelming support for the proposed allocation of Site 1 for mixed use development incorporating up to 45 houses (including 40% affordable) together with the allocation of land for the erection of a new GP surgery, a pre-school facility and for the possible future expansion of the existing Primary school.

The opportunity given to the Alternative Options Group (AOG) between February 2017 and September 2017 to bring forward a series of alternative options for Site 1 – some of which were tabled at meetings of the Steering Group – to establish whether there was an alternative viable and deliverable option for developing Site 1 that met most of the identified NP objectives whilst not involving development of the entire site and/or by introducing some form of separate private funding. The conclusion reached being that there is no viable or deliverable alternative way of opening up the Sopworth Lane site other than what is now set out in Proposal 4.

N.B. The work undertaken by the AOG included undertaking a high level Traffic Impact Assessment. This concluded that development of the entire Site 1 for mixed use development including up to 45 houses, a new GP surgery (550 sq. metres), a pre-school facility, and the possible expansion of the existing Primary School (including the re-organisation of staff and visitor parking) would not cause any significant transport problems.

The well attended Steering Group Meeting held on 4th September 2017 at which the decision was made to publish the Neighbourhood Plan incorporating a set of agreed objectives and policies – all as set out in the draft NP.

The responses received from interested parties following the Regulation 14 consultation process – all of which have been considered and where deemed necessary or appropriate modifications made to the draft plan.

## **APPENDICES**

Appendix 1 - Sherston Neighbourhood Plan - Terms of Reference

Appendix 2 – A summary of all of the events (and related consultations undertaken) in chronological order over the plan preparation period.

Appendix 3 – A more detailed summary of each of the Steering Group meetings (issues discussed and outcomes) held over the plan preparation period.

Appendix 4 – A copy of the various articles printed in our village newspaper (The Cliffhanger) over the plan preparation period.

Appendix 5 – Copy letter “call for sites”.

Appendix 6 - Copy Press Release (Regulation 14).

Appendix 7 – List of all persons consulted directly about the draft Neighbourhood Plan (Statutory Consultees and Landowners) in accordance with Regulation 14 together with copy consultation letters.

Appendix 8 – Responses received from interested parties following publication of draft plan.

Appendix 9 – Schedule showing the response of the Steering Group to each of the received comments on the draft Plan and the various actions taken and modifications made to the plan.

### Sherston Neighbourhood Plan Steering Group

#### Terms of Reference

The Steering Group brings together a wide range of representatives of Sherston. Officers from Wiltshire Council will assist the Steering Group but will not be full members. The main role of the Steering Group is to manage the production of a Neighbourhood Plan for Sherston, as set out in Appendix 1.

The community as a whole will be fully involved in the process through community consultation events and be informed of the Steering Group's work through the publication of the agenda, minutes and papers of meetings on the Wiltshire Neighbourhood Planning Portal (WNPP) website (when it is available), the Sherston Website and articles in the Cliffhanger.

The Steering Group will be governed by an agreement to:

- Update/develop and agree a vision for the area's future which represents the aspirations of residents, against which future decisions and recommendations can be made.
- Collect and evaluate (either directly or with the aid of advisors), accurate information which will identify the priorities for future proposals and plans for the area, with specific focus on:
  - (i) Identifying any local policy to compliment that provided by the emerging Wiltshire Core Strategy and;
  - (ii) Identifying any non-strategic sites for allocation to ensure adequate and appropriate housing and development land is available within the area for the plan period up to 2026.
- During preparation of the plan inform decisions that are made on development proposals that may come forward.

#### Steering Group Membership - Organisations and representatives (In no particular order)

Organisation	Name of Representatives
Chairman	Mr John Matthews
Sherston Allotments	Mr John Knight
Malmesbury Area Board	Mr John Thomson
Sherston Busy Hands Pre-School	Mrs Annabel Llewellyn Palmer
Sherston Businesses	Mr Rob Johnson
Sherston Churches	Mr Nigel Freeth
Sherston Green Wing	Mrs Irene Johnston
Sherston Housing	Mrs Jo Curson
Sherston Primary School	Mr Steve Harvey
Sherston Parish Council	Mr Graham Morris
SOSCIC	Mr Mike Johnson
Sherston Sports Association	Mr Kevin Smith

Sherston Tolley Surgery	Dr Simon Watkins
Sherston Senior Club	TBC
Sherston Scouts and Youth	Mr Anthony Price
Sherston Village Hall	Mr Martin Rea
Wiltshire Council	Mrs Georgina Clampitt-dix
Admin Support	Mrs Sarah Wood

### **Membership of Individual Organisations**

As far as possible membership from any single organisation should be generally restricted to one as additional representation may affect the balance of interests in the group.

Members of the Steering Group should have the authority of the organisation they represent to represent the interests of that organisation. If a Steering Group Member is a member of more than one organisation they should declare their wider interest.

### **Current scope of work**

Future phases of work will need to be identified as the project develops. Initial phases are outlined below:

#### **Scoping Phase**

- Formalisation of the Steering Group
- Initial research
- Defining the project scope
- Preparation of up to date vision
- Identify issues and opportunities
- Identify possible development sites which may need to be subject to more detailed analysis
- Finalisation of a detailed project plan

#### **Delivery**

- Future work will be determined by the Steering Group following the completion of the scoping phase and agreement of the detailed project plan.

All Steering Group members are required to familiarise themselves with the original brief for the work and should ensure that their recommendations with regards to this piece of work are compliant with that brief.

#### **Mandate**

The decisions made by the Steering Group will undoubtedly require compromise and consensus building; consequently members should ensure they are:

1. Able<sup>1</sup> and willing to make decisions and recommendations on behalf of their body/organisation

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<sup>1</sup> Members should be empowered by the body/organisation they represent to make decisions on their behalf.



2. Committed to helping to guide the preparation of the Neighbourhood Development Plan towards the identification and delivery of a shared vision
3. Willing to work with the Steering Group, accommodating views that are different from their own, seeking consensus and accepting compromise to reach agreement on the issues before the Steering Group.
4. Open minded and able to consider the whole picture, not seeking simply to promote sectional interests
5. Supportive and committed to the process and its implementation

In the interests of openness and transparency, notes and actions from all meetings to be made available on Wiltshire's Neighbourhood Planning Portal, Sherston Website and reports in the Cliffhanger.

### **Working Groups**

Where appropriate the Steering Group may wish to establish sub-working-groups to drive discrete projects that would be responsible to report back to each Steering Group meeting. Working groups can only be established with agreement of the Steering Group.

### **Responsibilities of Steering Group members:**

- Commit to the development of the plan and attendance at all meetings. In the event that attendance is not possible, representations or comments will be accepted via email. This should be submitted to the group no less than 3 days prior to the date of a meeting. Substitutes will be considered at the discretion of the Steering Group.
- Consider progress reports and work undertaken and agree appropriate course of action
- Agree community engagement and public consultation at appropriate stages to ensure that the information gathered is representative of those living within the area
- Undertake analysis, interpretation and reporting of the results from inclusive community engagement and public consultation activities and ensuring that they inform decision-making (either directly, or with the aid of consultants)
- Ensure that any planning related documentation complies with Wiltshire Councils SCI and is appropriate for adoption
- Provide information in the form of evidence to Wiltshire Council's Spatial Planning Department to influence the development of Core Strategy Policy relating to the area/ or to be consistent with any strategic policy once the Core Strategy is adopted
- Ensure consultation with and co-operation from key stakeholders to ensure the deliverability of project and strategy proposals
- Promote the appropriate development of the area in accordance with the updated Vision and completed plan.
- The Steering Group can co-opt additional members to discuss particular issues where necessary or join the Steering Group if required
- Agree additional Steering Group membership if required

## **Relationship with Area Board**

Although the Area Board has no formal role in relation to developing Neighbourhood Plans there is a formal representative from the Area Board on the Steering Group. It is important that any work of the Steering Group does not unnecessarily duplicate any existing or ongoing work (such as developing Community Plans). Wherever possible the Steering Group will work to ensure any Community Planning work informs the development of the Neighbourhood Plan and that opportunity for joint working is maximised.

## **Commitment from Wiltshire Council Officers**

Wiltshire Council will be performing an advisory role and should seek to ensure that all recommendations or outcomes of this process are in compliance with current policies and/or strategies, and are used to inform the future development of policies, strategies or direct implementation of work. An Officer from Spatial Planning (Directorate for Economy and Enterprise) will act as advisor and single point of contact for the authority. Responsibilities include:

- Responding to requests for information within agreed timescales.
- Proactively suggesting options and opportunities to overcome barriers to delivery.
- Bring in expertise as required from across the Council and other bodies/organisations to enable delivery.
- Assist with managing the programme to maximise value for money and access to available funding.

## **Steering Group Meetings**

The Steering Group will meet at key stages in the development of the Neighbourhood Development Plan. Dates will be identified 6 months in advance from the first Neighbourhood Steering Group meeting.

The Steering Group members will be sent an agenda paper for meetings at least 3 days prior to the meeting, which will be published on WNPP website and the Sherston website.

Any documents which are to be considered prior to a meeting should be received at least 3 working days prior to a meeting via email.

Notes of all meetings will be recorded and kept on file for reference, draft notes of meetings will be circulated following each meeting after clearance by the Chairman.

## **Decision Making**

All members of the Steering Group with the exception of Wiltshire Council Employees, have an equal vote in decision making for the purpose of steering the project, however key stages in the preparation of the plan will be in the form of recommendations to Sherston Parish Council. Decisions on key stages of the Neighbourhood Plan process will be determined by those that need to be formally ratified by the Parish Council and minuted in line with legislation.

Steering Group members should declare an interest where there is a potential financial or pecuniary benefit to themselves, or their company / organisation arising from the recommendations of the Neighbourhood Development Plan process.

The Steering Group will seek to reach decisions by consensus where possible. Where a consensus cannot be reached it can be referred to a Parish Council meeting for consideration. Sherston Parish Council will be responsible for approving the Terms of Reference of the Steering Group and for any changes that are made, including changes to the membership.

21 February 2012

## Appendix 2

A summary of all of the events (and related consultations undertaken) in chronological order over the draft plan preparation period.

DATE	EVENT	PUBLIC INVOLVEMENT	WEBSITE	CLIFFHANGER
28.06.11	Sherston Parish Council (PC) – first expression of interest in NP process. Wiltshire Council to be asked to include Sherston in its bid for NP funding.	Parish Council	Notes of PC meeting	
October 2011	CLIFFHANGER	All residents	Sherston PC website	Noted that Sherston selected as NP Front Runner.
December 2011	CLIFFHANGER	All residents	Sherston PC website	Housing Needs Survey to be undertaken.
22.02.12	First meeting of the Steering Group. Terms of reference discussed. All those on SG tasked with seeking views of their own interest group on what needed in NP.	Steering Group  Members of individual interest groups.	Notes of SG meeting	
08.03.12	PC meeting. Terms of reference agreed.	Parish Council	Notes of PC meeting.	
19.04.12	SG meeting to discuss feedback from each interest group. Initial aspirations set out.	Steering Group	Notes of SG meeting	
17.05.12	SG meeting – further consultation continuing within interest groups.	Steering Group	Notes of SG meeting	
May 2012	CLIFFHANGER	All residents	Sherston PC website	Two articles: 1.Update on NP and request for those interested in the Allotment site to attend a meeting. 2.Advising that the NP process was to be discussed at the Annual Parish meeting on 23rd May and inviting residents to come along to hear a presentation on such.
June 2012	CLIFFHANGER	All residents	Sherston PC website	Three articles: 1.Report on matters discussed at the Annual Parish Meeting – which included a presentation on the NP. 2.Further update on NP process – with invitation to attend a public meeting on 17th July. Local GP practice announced desire to identify site for new surgery. 3.Housing Needs survey results to be subject of presentation at next Parish Council meeting.
July 2012	CLIFFHANGER	All residents	Sherston PC website	Residents invited to attend a Workshop being held on 17th July to discuss the NP. Results of the Housing Needs Survey would be given. Opportunity for residents to express a view on how they wish to see the village evolve over next 15 years.
17.07.12	Workshop and Exhibition held in Village Hall	All residents invited	Full report on website.	
August 2012	CLIFFHANGER	All residents	Sherston PC website	Two articles: 1.Short report on NP Workshop. 2.Request for business owners in the village to get in touch with Steering Group to discuss ideas and aspirations.
October 2012	CLIFFHANGER			Short article published inviting residents to attend the next meeting of the Steering Group on Monday 15 October at 7.30pm and reminding them that these meetings are open to the public.

15.10.12	Steering Group meeting. Discussed outcome of workshop. Noted that formal application will be needed for the designation of the Sherston Neighbourhood Area. PC to be asked to do this. SEA to be prepared.	Steering Group Public attended (2)	Notes of SG meeting	
21.11.12	SG meeting Draft objectives agreed. To be discussed with interest groups and reconsidered.	Steering Group and interest groups. Public attended (2)	Notes of SG meeting	
December 2012	CLIFFHANGER	All residents	Sherston PC website	Consultation period starts on Sherston Neighbourhood Plan Neighbourhood Area Designation Application. Consultation period ends on 17 <sup>th</sup> January 2013.
18.12.12	SG Meeting. Report on Workshop issued – placed on website. Draft objectives amended in line with comments received from interest groups. Local landowners to be contacted. Consultation with seniors and juniors needed.	Steering Group Public attended (2) Landowners contacted	Notes of SG meeting	
January 2013	CLIFFHANGER	All residents	Sherston PC website	Full report on NP – setting out the complete list of proposed defined objectives and inviting comments. Further Workshop to be held in February - to see the work completed so far and to help determine the range of options to be considered.
31.01.13	SG Meeting Need to consult elderly and young reaffirmed. Draft SEA complete – make ready to go out to consultation. Still awaiting response from majority landowners. Further exhibition/workshop event to be held.	Steering Group Public attended (2) Landowners	Notes of meeting	
28.02.13	Consultation starts on SEA Scoping Report Copies made available at Post Office and on website.	All residents and interested parties. Statutory Consultees including WC officers.	Copy report on website	
March 2013	CLIFFHANGER	All residents	Sherston PC website	Three articles: 1. Further request for business owners to get in touch with the Steering group in an attempt to ensure that their voice is heard when preparing the NP. 2. An article explaining the need for a Neighbourhood Plan Strategic Environmental Assessment – Scoping Report and inviting comments on the published document. 3. Notice given to local residents that there would be a meeting for seniors on 12 <sup>th</sup> March and then a Workshop and Exhibition for all local residents on 23 <sup>rd</sup> March.
12.03.13	Public Meeting with Seniors held at Village Hall	Senior members of the community	Notes of meeting	

23.03.13 24.03.13	Workshop and Exhibition held in Village Hall Residents invited to comment upon and discuss key issues so far identified – including the level of housing development deemed appropriate for the village.	SG members All residents CABE and WC representatives.	Report prepared and placed on website.	
April 2013	CLIFFHANGER	All residents	Sherston PC website	Full report on the information imparted at the Workshop/Exhibition that took place on 23 <sup>rd</sup> March. A copy of some of the exhibition Boards was included in the report. Readers were advised that the views put forward at the workshop would now be collated and produced as a comprehensive report which will be available in due course for everybody to read on the website. We also intend to reproduce a summary of the outcome of this workshop in a future edition of the Cliff hanger.
05.04.13	Consultation period ends on SEA Scoping Report. Comments received from Wiltshire Council, Natural England, English Heritage and one individual	All interested parties		
14.05.13	SG Meeting with CABE representative in attendance. Feedback from Allotment Group and Youth Group. Discussion started about site options to be considered.	SG members Public attended (14) Allotment holders Sherston School	Notes of meeting	
June 2013	CLIFFHANGER	All residents	Sherston PC website	Full report on outcome of Workshop held in March. Summarised the report.
17.06.13	SG Meeting Report being prepared on outcome of consultation with scout group. Site options refined Housing numbers discussed	SG members Public attended (1) Scout Group	Notes of meeting	
July 2013	CLIFFHANGER	All residents	Sherston PC website	Report on future of vicarage site
23.09.13	SG Meeting Local resident expressed concern raised about level of housing being suggested by those attending the Workshop (60 to 80 units). Preliminary analysis of all option sites – several sites considered unlikely to be followed up.	SG members Public attended (7)	Notes of meeting	
February 2014	CLIFFHANGER	All residents	Sherston PC website	Date of next NP SG meeting given. Residents encouraged to attend.
05.02.14	SG Meeting Decision made to seek external help on examining option sites – independent analysis. Further consultation on housing numbers and site options needed when work complete.	SG members Public attended (6)	Notes of meeting	
March 2014	CLIFFHANGER	All residents	Sherston PC website	Date of next NP SG meeting given. Residents encouraged to attend.
18.03.14	SG Meeting Owner of land at Easton Town asked for land to be considered as an option site. Consultants to be identified who can help progress NP. WC announced that they have funds available to construct up to 10 elderly person bungalows on land under their control. Objectives to be reviewed.	SG members Public attended (3)	Notes of meeting	

06.05.14	SG Meeting Consultants (FT) have been appointed and in attendance. FT completed initial site appraisal – results given (not including late addition). Full range of land use options to be considered – as per aspirations. FT will be attending next PC Annual Meeting. Workshop on objectives and site options. (N.B. The intention to hold a workshop on the NP during the PC AGM was advertised on	SG members Foxley Tagg (consultants). No members of public.	Note of meeting	
	Notice Boards and A Boards outside the PO/Stores during the week before the AGM).			
29.05.14	PC Annual General Meeting. Workshop held (in advance of the main PC meeting) to discuss objectives, site options, and housing numbers.	SG members All PC members Local residents	Note of meeting	
June 2014	CLIFFHANGER	All residents	Sherston PC website	Two articles:  A full update on progress on the NP – including a reminder of all of the defined NP objectives – together with a suggested timetable for completion of the plan. Update on the situation at the Vicarage.
17.06.14	SG Meeting Detailed discussion about objectives – following on from Workshop held on 25 <sup>th</sup> May. Decisions made about which should be translated into policies and which into informatives.	SG members No members of public	Note of meeting	
16.09.14	SG Meeting Reported that WC still progressing ideas for 10 elderly persons units on site. Discussed forthcoming Workshops. Decision made to remove the Allotment Site from	SG Members No Members of Public	Note of Meeting	
	consideration as possible development site. Discussed and agreed options to be put to the village. Discussed wording of Questionnaire.			
September 2014	CLIFFHANGER	All residents	Sherston PC website	Article advertising the Community Event and Exhibition being held over the weekend of 20 and 21 September.
20.09.14 21.09.14	Two day manned exhibition held in Village Hall. Questionnaires issued. (Exhibition then relocated to church and GP surgery – for two weeks). Policies and site options.	All residents	Exhibition material all placed on website	Full report in Cliffhanger
October 2014	CLIFFHANGER	All residents	Sherston PC website	Article summarising the preliminary findings and outcome from the community event held in September. Residents were invited to view the exhibition material (which remained on display in the GP surgery and church and placed on the website) and to complete a questionnaire by 11 <sup>th</sup> October.

21.10.14	SG Meeting Discussed feedback from Exhibition and questionnaires. Detailed discussion about site options. Decisions made on planning priorities and related policies to be pursued. Further work to be undertaken on site options (following withdrawal of key site).	SG members Public attended (7)	Note of meeting	
November 2014	CLIFFHANGER	All residents	Sherston PC website	Article setting out the findings from the Questionnaire survey and advising residents that as one of the key option sites (Site 17) had been withdrawn from consideration further work would now have to be done to determine what alternatives (if any) should now be tabled.
17.11.14	SG meeting Update on sites. Need to identify alternative options to relocate sports pitches. Discussion re funding of new sports facilities. First draft set of policies tabled. Copy sent out to all SG members.	SG members Public attended (3)	Note of meeting	
15.10.15	SG Meeting (Subgroup) No progress for several months – need to kick start process. Update on all issues. SG meeting to be arranged. Meeting with WC requested.	SG (Subgroup)		
25.11.15	SG Meeting (Subgroup) Meeting has been held with WC Concern about continuing delay – events may overtake. Update on sites.	SG (Subgroup)		
15.12.15	SG Meeting Decision made to progress to draft plan asap. Update on sites. Discussion re housing numbers and options. Only four remaining viable housing options (Sites 1, 6, 10 and 11). Sites 10 and 11 not controversial. Site 1A preferred location for mixed development (including surgery, school expansion, pre-school facility and affordable housing). Site 1B preferred to Site 6 – but depends on scale of development envisaged. Could help fund surgery and improved sports facilities. Decision deferred on housing numbers and preferred site options pending feedback on situation re Site 1A.	SG members Public attended (1)	Note of meeting	
10.05.16	SG Meeting Discussion focussed on problems associated with GP surgery. Need to try and secure its future. Mixed use development on Site 1 identified as possible solution. Discussions ongoing between GPs, landowners and WC. Need for Viability Assessment agreed.	SG Members	Note of Meeting	



26.05.16	Annual Parish Meeting Report on progress with NP. Ideas for mixed use development on Site 1 set out and explained as being possible way of securing future of GP surgery.	Parish Council Members of public	Sherston PC Note of Meeting	
15.11.16	SG Meeting Update given on progress with progressing proposals for securing delivery of new GP surgery on Site 1 – the preferred site identified by the SG at earlier meetings. WC now considered report on this issue at Capital Assets Committee and had confirmed that land would be set aside for a surgery should it be allocated in the emerging NP. Not as yet clear whether this also included arrangements for the actual construction of the surgery and who would finance the build. Clarification would be sought on these matters – which would be reported back to SG asap.  Viability Assessment work for Site 1 now complete. Whilst multiple options for housing	SG Members	Note of Meeting	
	numbers and type were considered the final report was based on the following: <input type="checkbox"/> estimated 7.9 acre site (current usage is arable farming) <input type="checkbox"/> 45 houses (including 27 market and 18 affordable) <input type="checkbox"/> Open market houses prices assessed by local agent <input type="checkbox"/> Cotswold style houses <input type="checkbox"/> Build costs include professional fees and contingency <input type="checkbox"/> Utility service connections <input type="checkbox"/> Improvements to Sopworth Lane <input type="checkbox"/> Parking areas and landscaping <input type="checkbox"/> Sustainable drainage systems <input type="checkbox"/> Off –site sewerage connection <input type="checkbox"/> Contribution to local education <input type="checkbox"/> Site for GP surgery <input type="checkbox"/> Community Infrastructure Levy <input type="checkbox"/> Purchase and sales costs <input type="checkbox"/> Developer costs and margin. The report concluded that the project and development of the above should be financially viable. The Group was advised that, following discussions with WC planners, it was now accepted that the actual construction of the new surgery would have to be funded through other means – it not being possible to require it's construction via the NP process. Similarly, it is also not possible (utilising WC policies) to seek funding towards improving off site sports facilities elsewhere in the village. However CIL (community Infrastructure Levy) payments could help with this aspect. Awaiting confirmation of mechanism for delivering surgery.			

07.12.16	<p>SG Meeting (SubGroup). SubGroup advised that confirmation had now been received from WC that the construction of the surgery will be made a condition of the land sale not a planning condition and that the planned new surgery would initially be owned by WC and rented to the GPs. Once WC have recouped their investment the intention would be to transfer the building to the parish council.</p> <p>Suggested that if this proposal does go ahead it will also benefit the school by allocating land for a pre-school and any possible future school expansion.</p> <p>Reminded that if a NP was in place the community would receive a 25% CIL</p>	SG Members	Note of Meeting	
	<p>contribution from the development which could be put towards improving sporting facilities in the parish.</p> <p>Members of the SG will be asked if they agree to go public with this proposal and if so to agree to publish an article in the January Cliffhanger together with a short questionnaire survey asking local residents if they support such a proposition.</p>			
12.12.16	<p>SG Meeting <b>GP Surgery</b> Meeting advised that confirmation now received from WC that the surgery's construction was deliverable and would be a requirement of any land deal and not just making the site available for development. It was emphasised that this is not something that could be dealt with by way of a planning condition.</p> <p><b>Pre School</b> SG advised that the potential new pre-school has the full support of the school and the Diocese is also in favour.</p> <p><b>Sports Facilities</b> Following receipt of advice from WC that it is not possible (utilising WC or NP policies) to seek direct funding towards improving off site sports facilities elsewhere in the village, it was suggested by JT that the CIL (community Infrastructure Levy) payments be used instead.</p> <p><b>Viability Report</b> The report concludes that the proposed development of the site by way of the erection of a new Surgery of the size required by the GPs, the allocation of land for a preschool and for any future school expansion would be financially viable with the development of 45 new homes (assuming that 40% of those would be affordable houses for</p>	SG Members 2 members of public	Note of Meeting	

	<p>local people). It was suggested that this should be the proposal that is put to the village - but only if the steering group are in agreement.</p> <p>A member of the public questioned the cost of the build believing it to be very high and at the cost of 45 new homes; could it not be built for less with fewer</p>			
	<p>houses? Asked if more options could be further investigated. They also questioned if built would the surgery actually be viable? JT argued that the bigger threat was doing nothing, as the village would lose the practice. He explained Wiltshire Council would own the surgery and it will be their responsibility / risk for the first 5 – 10 years. Ownership would then transfer to the Parish Council where a suitable community organisation (e.g. similar to SOSCIC) would need to be set up to administer future arrangements.</p> <p>After more than 2 years of looking into different options we have been advised that this is the best one and indeed the only one that is going to deliver a new surgery.</p> <p>Given how long it has taken to get to this point the group must try and progress the NP and make a decision on the way forwards. If agreed this proposal can be put to the village. It would then be up to the village to decide which direction to take the NP.</p> <p><b>Highway Matters</b></p>			
	<p>WC Highways had been asked to report back on the impact on Highways if Site 1 was chosen for development. They have now confirmed their requirements, which include: widening the access road; providing footways etc. This could be achievable with the use of extra land to the side of the school which fortunately the Parish Council and/or WC own.</p> <p><b>Future Action</b></p> <p>Cliffhanger article being prepared for publication in January. If SG agree would be sent for publication. . A public meeting would be held during the consultation period to give local residents an opportunity to discuss the issues in full. The following question was formally put to the SG for approval and inclusion in the article.</p> <p><i>“In return for the construction of a new GP surgery and the reservation of land for the possible future expansion of the Primary School and/or for the erection of a new building for the pre-school group, the Neighbourhood Plan</i></p>			

	<p><i>will allocate land on the Sopworth Road site for the erection of up to 45 dwellings including affordable housing for local people.”</i></p> <p>The vote taken was unanimously in favour of this proposal.</p>			
01.01.17	CLIFFHANGER	All residents	Sherston PC Website	<p>This article set out to explain the background to the emerging NP. The previously agreed “objectives” were summarised. The article then concentrated on the issues of housing and the future of the GP surgery. The various housing options that had been considered were once again rehearsed. It was explained that the SG had spent the last two years trying to come up with a set of proposals that helped to meet most of the identified NP objectives – with particular emphasis on the means of securing the future of a GP surgery in the village. A reasoned explanation was given as to why the SG had concluded that the only realistic, viable and deliverable option for achieving most of these objectives was the allocation of the site at Sopworth Lane (Site 1) for mixed use development. The following proposal was set out at the end of the article:</p> <p><b>“In return for the construction of a new GP surgery and the reservation of land for the possible future expansion of the Primary School and/or for the erection of a new building for the pre-school group, the Neighbourhood Plan will allocate land on the Sopworth Road site for the erection of up to 45 dwellings including affordable housing for local people.”</b></p> <p>Local Residents were finally invited to submit comments and to vote on the acceptability of this proposal. (See outcome of vote below as reported in the March Cliffhanger).</p>
26.01.17	Public Meeting	144 Members of the public	Note of Meeting	<p>Presentations were made by representatives of:</p> <p><b>The Steering Group:</b> explaining the background to the NP and its purpose, and then concentrating on the reasons behind the proposal as set out in The Cliffhanger article.</p> <p><b>The School:</b> A letter was read out from the Chairman of Governors at Sherston Primary School expressing full support for the proposal. The school is currently undersubscribed so any increase in pupil numbers can only be a benefit and being allocated extra land for an onsite preschool and future possible expansion is a real bonus.</p> <p><b>The pre-School:</b> expressing support for the proposal and explaining that the optimum site for a new facility would be adjoining the existing Primary School.</p> <p><b>The Surgery:</b> explaining why the surgery is under threat (due to the inadequacies of the current building) and the options that had been considered to secure delivery of a new surgery. This had included NHS grants; private equity funding; PFI</p>

			<p>funding; and GPs personally funding. None are sustainable. Young GPs are not prepared to fund new premises and the Tolsey Surgery needs new GPs if it is to survive. The NP gives the surgery a lifeline. The concept of a Council owned surgery is not unique and will help attract young doctors without any financial burdens.</p> <p><b>Wiltshire Council:</b> setting out the complex land situation on the site and how this created a unique opportunity. When the present owners bought the land from Wiltshire Council, certain conditions were attached to the transaction in the form of a covenant. This means Wiltshire Council has a controlling interest in the whole site as well as an option to buy back the land fronting Sopworth Lane. The covenant means that the landowners</p>
			<p>would not be able to sell any of the land for development. However if it is the village's wish expressed in the NP that a new surgery should be built on this site, WC would then be prepared to release the landowners from the covenant thus enabling the land to become available for development. If the NP goes ahead, Wiltshire Council and the present landowners have agreed in principle to set a portion of the proceeds aside from the sale of the land to the developer for the construction and delivery of a new GP surgery. The covenant expires in 2022. When built it would be held by the Council for a period of time and leased to the GP practice. The proceeds from the sale of the land must be sufficient to fund the construction of surgery premises. A feasibility study undertaken shows an approximate figure of 45 houses would be needed to make the proposition viable.</p> <p>The Meeting was then opened up to the public. The following topics were raised by those present:</p> <ul style="list-style-type: none"> <li>• Need to do everything we can to secure future of GP surgery.</li> <li>• Why cannot other villages who use the surgery be allocated some of the housing?</li> <li>• Concerns about longevity of new surgery if built given changes to NHS policy.</li> <li>• Naïve to think this will be last development in the village. More to come in the future.</li> <li>• Need to secure land adjoining existing school for future expansion – to avoid it being land-locked.</li> <li>• Concerns about traffic – desire expressed for 20mph zone throughout the village.</li> <li>• Could fewer houses be built to meet local needs?</li> <li>• Have other options been considered for funding the surgery?</li> <li>• Other options for delivering surgery which involve fewer houses should be considered?</li> </ul>

				<ul style="list-style-type: none"> <li>Concern expressed about utility of NP for preventing unwanted development – given problems being experienced elsewhere (e.g. Malmesbury).</li> <li>Need to improve junction giving access to proposal site. Already hazardous.</li> <li>Wider concerns expressed about traffic likely to be generated by the proposal.</li> <li>Concern expressed about future of any affordable housing – how to ensure kept for local people.</li> <li>Request for separate Committee to be formed to examine alternative funding options.</li> <li>Others expressed the view that after 4 years it was time to get on with things.</li> <li>Question raised about two small housing allocations on Green Lane. Why needed?</li> <li>More housing needed to ensure village continues to thrive.</li> <li>More details of design and layout requested before decision made on housing numbers and principle.</li> <li>Freedom of Information request made for publication of full Viability Assessment.</li> <li>Further request made to delay decision on NP until all other options for funding surgery had been explored.</li> </ul> <p>Attendees were reminded to complete and submit their responses to the survey.</p>
01.03.17	Results of Questionnaire Survey. Published in The Cliffhanger.	All readers of The Cliffhanger – which is delivered to every household in the Parish. 352 responses.	Sherston PC website	<p>Sherston Parish Residents: YES – 332 votes (94.3%) NO - 20 votes (5.7%)</p> <p>The most frequent reasons given for voting 'YES' were:</p> <ul style="list-style-type: none"> <li>'Vital we keep a surgery in the village'</li> <li>'Support provision of more affordable housing'</li> <li>'Support the combined package of proposals'</li> <li>'Village needs to grow to remain vibrant'</li> <li>'Will help primary school'</li> </ul> <p>The most frequent reservations given by those voting 'YES' were:</p> <ul style="list-style-type: none"> <li>'Need to ensure traffic well managed'</li> <li>'Ensure adequate parking made available for mix of uses'</li> <li>'Affordable housing must be for local people'</li> <li>'45 houses but no more'</li> </ul> <p>The most frequent reasons given for voting 'NO' were:</p> <ul style="list-style-type: none"> <li>'45 is too many houses'</li> <li>'Will change character of village'</li> <li>'Do not believe affordable housing will be for local people'</li> </ul>
01.03.17	CLIFFHANGER	All residents	Sherston PC website	Article summarising discussions that took place at the Public Meeting held on 26 <sup>th</sup> January. Readers were

				advised that the intention was now for the SG to reconvene in a few weeks at which hopefully a decision would be made on the range of proposals to be incorporated into the draft Neighbourhood Plan.
01.03.07	CLIFFHANGER	All residents	Sherston PC website	Two further articles published. The first setting out the views of the GPs on the emerging NP. The second being a copy of the letter read out at the public meeting held on 26 <sup>th</sup> January from the Chair of School Governors.
13.02.17	SG Meeting Significant support for proposals for Site 1 noted – as per response to Questionnaire. Noted however also that at the public meeting a few members of the public raised concern about the number of houses and asking if all possible options had been explored regarding delivering a new surgery. The purpose of this meeting was at least in part to discuss this concern. Questions also raised about: likely impact of Site 1 proposals on infrastructure, highways and utilities; the possibility of alternative funding options for the GP surgery; the possibility of fewer houses plus alternative	SG Members 4 Members of public	Note of Meeting	
	funding; the need for further Viability Assessments to be undertaken to test alternative options. Agreed to defer a decision on Site 1 until further work undertaken by a small group (Alternative Options Group) to test possible alternative ways of delivering a surgery – including alternative funding and different housing types/numbers. AOG to speak to landowners, WC and GPs as part of their research. To report back in approx. 6 weeks.			
30.03.17	SG Meeting AOG reported back on initial findings. Reduced scale proposal tabled – utilising approx.4 acres only – comprising a 29 unit “assisted living” scheme plus provision of land for community facilities (as before) and possibly some market housing. Should reduce traffic. Could provide solutions to current school parking problems. Discussion took place as to whether this type of scheme was appropriate for the village or housing for families etc. AOG advised that further work needs to be done to establish whether this option is viable. Confirmed no allowance for affordable housing made (which would need to be addressed). Assumption that GP surgery would be privately funded and owned. Will consider option for Community ownership. Confirmed no discussions as yet taken place with either WC or landowners. AOG consider TIA needed before	SG Members Alternative Options Group – 2 members 6 members of public	Note of Meeting	

	any conclusions reached (although WC have advised not needed at NP preparation stage). AOG assume existing water main will be relocated (at cost). AOG agreed to provide more information on costs, viability and deliverability.			
31.05.17	SG Meeting Confirmed that all SG members had read the full Viability Assessment. AOG had undertaken a full review of earlier work on NP. TIA had been prepared (by ARUP) which confirmed that proposals for developing Site 1 would not cause significant problems. Certain offsite highway works had however been identified as being necessary as part of any development.	SG Members 3 AOG representatives 18 members of public	Note of Meeting	
	Two options were tabled for Site 1. Option A - Option A having an area of 4 acres providing scope for future school expansion, 0.4 acres for a pre-school facility, 0.6 acres for 18 No. "Independent Living Units", space for 13 dwellings and space for a new GP Surgery of an area 550ms with appropriate car parking. Option B – being the same scheme plus an assumption that the rest of the site would be developed in due course (post 2026) as a second phase. Option A was considered to be viable (but not yet proven) with the proposed GP surgery being privately funded (including a substantial loan from a local individual). No meetings had as yet taken place with the landowners, WC or the GPs. Further work still to be done to prove viability and deliverability. AOG invited to join Steering Group.			
01.09.17	CLIFFHANGER	All Residents	Sherston PC website	Article explaining that agreement had now been reached on an appropriate solution for developing the Sopworth Lane site (Site 1). Following further work by the AOG, a series of meetings had been held with WC, the landowners and the GPs. As a result of this it had been concluded that none of the alternative options that had been tabled (including some additional options that had not been more widely publicised) were viable or deliverable. The reasoning behind this decision would be set out at the next meeting of the Steering Group. The meeting would then go on to discuss and hopefully agree the full list of objectives, policies and proposals to be included in the draft NP.
04.09.17	Steering Group Meeting The primary purpose of the meeting was explained as being to progress to the formal adoption of the Neighbourhood Plan's Objectives and Policies for inclusion in the draft NP. The meeting was advised that.	Steering Group 53 Members of public	Minutes of meeting	



	<p>after further research and a series of meetings, including with WC and the landowners, it had become clear that there was no support for an Independent Living scheme on this site, with this found to be contrary to the WC strategy of securing such facilities in the larger urban areas.</p> <p>By this stage also it was found that the landowners had entered into an option agreement with a developer that would make it extremely difficult to promote alternative proposals. The need and levels of affordable housing upon the site were found to be inflexible and despite the promise of loans from private individuals in the village it was recognised that there was still likely to be a shortfall in funding for a new GP surgery. Within this context and as verified by Seymour Quantity Surveyors, the site development and infrastructure costs were prohibitive at the level of development being proposed. For these reasons the decision had been made to withdraw the alternative proposal and for the alternative group (AOG) to lend support to the scheme tabled in the Cliffhanger on January 1<sup>st</sup>. The meeting then went on to review each of the previously agreed objectives and a full set of proposed policies for inclusion in the NP. The SG unanimously approved a number of minor amendments to the wording of the Objectives and then</p>			
	considered and approved each of the Policies proposed to be incorporated in the draft NP. The decision was made to proceed to publish the draft NP asap.			
07.12.17	<p>Steering Group Meeting</p> <p>Discussed and agreed final wording of Vision Statement.</p> <p>Discussed draft Reports.</p> <p>Agreed minor variations to wording of three of the proposed Policies (to reflect comments received and views of SG).</p> <p>Agreed timetable for Regulation 14 submission.</p>	Steering Group members	Minutes of Meeting	
01.02.18	CLIFFHANGER	All Residents	Sherston PC Website	<p>Two Articles.</p> <ol style="list-style-type: none"> <li>1. Explaining process for seeking approval and adoption of NP.</li> <li>2. Complete list of policies and proposals to be incorporated in NP. Advising of intention to publish NP in near future.</li> </ol>

DATE	EVENT	PUBLIC INVOLVEMENT	WEBSITE	CLIFFHANGER
22.02.18	Regulation 14 consultation period starts	All residents	NP website – all background papers plus copies of the NP documents. Comment forms etc.	
March 2018	CLIFFHANGER	All Residents	Sherston PC Website	Article providing details of the Regulation 14 consultation process – inviting local residents to get involved and how and where to make comments.
10th March	Drop-in session	All residents		
17th March	Drop-in session	All residents		
09.04.18	Regulation 14 consultation period ends.	All residents		
April to August 2018	Various sub- group meetings to discuss responses received to Reg 14 submission. Meetings and/or discussions held with: Wiltshire Council Historic England Natural England LRM (Planning Consultants acting for owner of Site 1) Owners of Site 4.		The following reports were added to the NP website: Landscape Appraisal for Site 1 prepared by EDP. Heritage Assessment for Site 1 – prepared by Cotswold Archaeology. Ecology Assessment for Site 1 – prepared by Focus Ecology. Transport Statement for Site 1 – prepared by Miles White Transport. Heritage Assessment for Site 2 – prepared by Border Archaeology. Habitats Regulation Assessment for NP area – prepared by Wiltshire Council. Wiltshire Council Senior Conservation Officer – confirmation that heritage matters satisfactorily dealt with.	
13.08.18	SG Meeting To consider all of the comments received on the draft plan and agree any modifications prior to submission to Wiltshire Council. To consider and approve the three Development Briefs that had been prepared for the key sites. To consider and approve the Basic Conditions Statement. To approve the submission of the modified NP to Wiltshire Council.	Steering Group	Notes of Meeting	
September 2018	CLIFFHANGER	All Residents	Sherston PC Website	Article advising local residents of the feedback received following publication of the draft NP and informing them that the decision had been made to submit the modified plan to Wiltshire Council at the earliest opportunity.

## Appendix 3 – A more detailed summary of each of the Steering Group meetings (issues discussed and outcomes) held over the draft plan preparation period

### Summary of main issues and outcomes from the NP Steering Group meetings (2012 to 2017)

#### Time Line

Date of meeting	Main Issues	Outcomes
28.06.11	<p>Sherston Parish Council's first expression of interest in the NP process - with a view to being a Front Runner. Following discussions with the local school, GP practice, the church and others, the following range of issues were considered likely to be of interest:</p> <ul style="list-style-type: none"> <li>• The need for additional housing especially affordable homes for existing residents and those with strong local connections.</li> <li>• Identifying a suitable site for a new GP surgery.</li> <li>• Completion of the second stage of development of the Old School building to provide further community facilities.</li> <li>• Meeting the future expansion needs of Sherston primary school as well as the provision of a new pre-school facility.</li> <li>• Redevelopment of Anthony Close to provide a high standard of accommodation for the elderly and disabled.</li> <li>• Opportunities to provide a new vicarage and additional burial land.</li> <li>• A site for new allotments to meet local demand.</li> <li>• Provision of improved kitchen, toilet and lobby facilities for the village hall.</li> <li>• Improvements to the sports field to include an all weather multi use area, lighting, up dated pavilion and exercise trail.</li> <li>• Provision of high speed broadband to the entire parish.</li> <li>• The need for increased local business opportunities and location.</li> <li>• Enhanced play equipment for the Recreation Ground particularly for 11 to 18 year olds.</li> <li>• Continued development of the community wood and possible provision of a community orchard.</li> </ul>	<p>Wiltshire Council to be asked to include Sherston in the bid for NP Front Runner funding.</p>
October 2011	<p>Parish Council informed that Sherston had been chosen by central government as one of the communities to test out neighbourhood planning powers to be introduced by the Localism Bill. The new powers are designed to allow communities to have a real say in any future development in their area particularly as to new housing and where it should be sited. Under the Front Runner Scheme Wiltshire Council will receive a grant of £20,000 to support the process in Sherston. Over the next few months details of how a neighbourhood plan for the parish will be put together will be fully set out in the Cliffhanger. One thing is for sure – this will not be a matter of a few people putting forward their 'vision' for Sherston's future. Everyone will have an opportunity to be involved and to make their point of view known. Indeed any eventual neighbourhood plan must have the support of the whole community which is to be determined through a parish referendum.</p>	
22.02.12	<p>First meeting of the Steering Group.            Introductions.            Overview of NP plan process.            Terms of Reference agreed.            Scoping to be undertaken – to identify issues.            Advised that the recent housing needs survey will give an indication of the current need for affordable housing in the village. The JSA document and the Core Strategy will enable informed decisions to be made.</p>	<ol style="list-style-type: none"> <li>1. All key decisions made by the Steering Group to be formally approved by the Parish Council – including Terms of Reference.</li> <li>2. Each representative on the SG to go back to their group/organisation to obtain views, local knowledge and concerns which will provide local evidence and help form aspirations and to report back to next meeting.</li> <li>3. JSA, Core Strategy and Housing Needs Survey to be examined.</li> <li>4. All notes of meetings to go on website. Meetings to be open to the public.</li> <li>5. John Matthews appointed as Chairman.</li> </ol>
19.04.12	<p>At the parish council meeting on the 8<sup>th</sup> of March, the terms of reference were approved by the council (parish council minute reference 384).</p> <p>The results of the Parish Housing Needs Survey has been circulated to all members. 45% of the parish responded to the recent Housing Needs Survey, and based on the response of the survey indicated that 21 affordable houses are needed. Each member of the SG summarised the main issues and aspirations identified within their group. (See separate summary note).            SG members advised that all consultations need to be documented. Each group must provide an audit trail of consultations. Ultimately a consultation statement will be</p>	<p>Each group represented by the SG members asked to provide an audit trail of consultations.</p> <p>So far the following aspirations identified:</p> <ol style="list-style-type: none"> <li>1. Scouts – further consultations to be undertaken. Possible improvements to Scout Hut?</li> <li>2. Sherston Primary School -               <ul style="list-style-type: none"> <li>• Re location of 'Sherston busy hands' on to the school site.</li> </ul> </li> </ol>

<p>compiled.</p>		<ul style="list-style-type: none"> <li>• Long term solution to the parking and travel issues</li> <li>• Expansion of the school buildings and grounds to enable further facilities.</li> <li>• Embrace and take on board modern sustainable technology.</li> </ul> <p>3.Sherston Allotment Group –</p> <ul style="list-style-type: none"> <li>• Existing allotments to remain.</li> <li>• Additional allotment space to be identified to meet needs of those on waiting list.</li> </ul> <p>4. Seniors Club –</p> <ul style="list-style-type: none"> <li>• Consider how best to consult this group.</li> <li>• Need for “Care Home” to be considered. Redevelopment of Anthony’s Close? North End Gardens too far out of centre for ease of use by elderly.</li> </ul> <p>5. Sherston Businesses –</p> <ul style="list-style-type: none"> <li>• Difficult group to contact – but will persevere.</li> <li>• Need for High Speed Broadband.</li> </ul> <p>6. Village Hall –</p> <ul style="list-style-type: none"> <li>• Improved facilities within VH.</li> <li>• Retain land to rear as open space/play area.</li> <li>• Ensure area to rear of Old School not used as public car park.</li> <li>• No desire to relocate Village Hall. Want to remain in central location.</li> </ul> <p>7. Busy Hands Pre-School –</p> <ul style="list-style-type: none"> <li>• Ideally would want purpose built premises ideally located at or adjoining the primary school.</li> </ul> <p>8. Green Group –</p> <ul style="list-style-type: none"> <li>• Further develop Grove Wood.</li> <li>• Community Orchard.</li> </ul> <p>9. Tolsey Surgery –</p> <ul style="list-style-type: none"> <li>• To move into new purpose built premises.</li> </ul> <p>10. SOSIC –</p> <ul style="list-style-type: none"> <li>• Would like to see yard to rear of Old School used for some additional beneficial purpose.</li> <li>• Broaden the range of uses to which the building can be put.</li> </ul> <p>11. Sherston Church Group –</p> <ul style="list-style-type: none"> <li>• Relocation of the vicar to new or updated vicarage in Sherston</li> <li>• Provision of further burial ground for the parish</li> </ul>
		<p>12. Sherston Sports –</p> <ul style="list-style-type: none"> <li>• Improved sports facilities needed including: all weather multi-use courts, an improved pavilion and better parking facilities.</li> </ul> <p>13. Transport issues –</p> <ul style="list-style-type: none"> <li>• Car parking.</li> <li>• Access to public transport.</li> </ul> <p>Presentation to be made at next Annual Parish Meeting – opportunity to explain what is involved and invite questions/ideas etc.</p>

17.05.12	<p>Each of the members on the SG reported back on matters arising since last meeting. The following groups had held further meetings etc. with their members and/or had amended/provided further details of their aspirations. (See amended version – copy circulated).</p> <ul style="list-style-type: none"> <li>• Allotment Group</li> <li>• Tolley Surgery</li> <li>• Seniors Club</li> <li>• Green Group</li> <li>• Scouts</li> <li>• Pre-School</li> <li>• Sherston Sports</li> </ul> <p>Noted that the aspirations of the individual groups represented on the SG was only the starting point. Need to ask the village what it wants. The Annual Parish Meeting will be the first opportunity other than notes on the website for the community to learn about the Front Runner Scheme and the Neighbourhood Plan.</p>	<p>Presentation to be made on the NP at the Annual Parish Meeting.  Arrangements to be made for some form of public workshop/exhibition in July.  Revised aspirations to be circulated to group.</p>
17.07.12	<p>WORKSHOP and EXHIBITION event held in the village hall. Attended by members of the public.</p>	<p>See separate report on this event.</p>
15.10.12	<p>Discussion re the outcome of the public Workshop held on 17<sup>th</sup> July – very positive. Well attended and useful feedback. Separate report being prepared (ready in time for next meeting). Further consultation to be undertaken with hard to reach groups – particularly the young and the elderly.</p> <p>Formal Application will be needed for the designation of the Sherston Neighbourhood Area. This is a legal requirement which formally applies for the designation of the parish of Sherston as the Neighbourhood Area. The parish council will need to ratify this at their next meeting and the document signed. Group advised that a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) will most probably be needed. Someone within the group needs to deal with this.</p> <p>Advised that it would be sensible to try and firm up the list of objectives that it is considered could be taken forwards.</p>	<p>List of objectives to be prepared based on the feedback from the workshop and member aspirations.  Parish Council to be asked to prepare and submit formal application for designation of the Sherston Neighbourhood Area.  Agreed that SA and SEA will have to be prepared.  Draft list of objectives to be prepared – for discussion at next meeting.  Draft report on outcome of Workshop would be circulated asap.</p>
21.11.12	<p>NP Area Designation Application was formally approved at the Parish Council meeting in November. Now out for consultation.  Need for Strategic Environmental Assessment and Sustainability Appraisal to be discussed with Wiltshire Council.  Design Council holding Workshop on Neighbourhood plans in Swindon. Members of SG will attend.  Draft objectives – derived from consultations undertaken both within the group and following on from the Workshop – discussed and agreed.  Plans of the village tabled. Discussion about possible locations for different types of development ensued. Noted that discussions already taking place between the church and Wiltshire Council re a possible redevelopment of the vicarage site and the need for more burial space. Other sites to be considered are: North End Gardens, Anthony Close, land between Easton Town and Home Farm, the allotment site and land behind the new school.</p>	<ol style="list-style-type: none"> <li>1. Draft objectives agreed – but to be reviewed as time goes on.</li> <li>2. Wiltshire Council to be approached re both the land under their control (to the rear of the new school) and to identify any other land that has been put forward in the past by landowners for development (SHLAAA sites).</li> <li>3. SG Members to discuss objectives and possible sites with discussion groups and report back at next meeting.</li> </ol>
10.12.12	<p>Maps circulated to all on Steering Group showing : general constraints and the agricultural land classification information plus a copy of the prepared Draft Scoping Report (SEA and Sustainability Appraisal) – in advance of the next meeting.</p>	
18.12.12	<p>The completed report on the Workshop held in July was issued.  SG members had met up with Wiltshire Council officers to discuss the SHLAA sites and Wiltshire Council (WC) land interests (see below).  Draft objectives amended to take account of comments made at previous meeting.  Wiltshire Council assistance re the SEA noted. Comments sought from SG members on draft SEA Scoping Report asap. Consideration to be given to buying in help to assist with the SEA process.  Consultation on draft SEA to start early next year – to be advertised in the Cliffhanger. Copies to be available on the website and hard copies in the PO.  Decision made to make contact with local landowners to establish whether they would be willing/able to make land available for one or other of the likely identified land use proposals being considered.  It was considered sensible to try and calculate likely cost of seeking improvements to say the sports facilities – to establish how much development might realistically be needed to secure delivery. (One member offered to do some cost analysis).  WC has an option on the land to the rear of the new school – which might be suitable for some form of development needed by the village (e.g. surgery or affordable housing). The other SHLAA sites were identified.</p>	<p>Letter to be circulated to all landowners around the village inviting them to consider offering up their land for some form of development – based on the needs and objectives identified to date.</p> <p>Assessment to be made of possible cost of improved sports facilities.</p> <p>Article to be prepared for the January Cliffhanger - to contain map of village and update on scheme – re the SEA Scoping Report.</p> <p>Work to be continued on SEA and to identify possible assistance.</p> <p>Make arrangements for consultation event with senior club and possible event for youth.</p>

	Other sites for a possible new GP surgery were suggested and discussed. The possibility of redeveloping the Anthony's Close site was discussed – but the landowner (Greensquare HA) pointed out that as it provided a good rental stream this was not considered to be a high priority.	
	The aspiration for a new multi purpose sports pitch and a much improved sports pavilion (which could include table tennis, pool, badminton) was again discussed. The pavilion could also be used for other purposes such as drama, events etc. It was noted that the tennis club would consider seeing their courts incorporated into a larger sports pitch/area.	
31.01.13	Discussions ongoing about arrangements for engaging the elderly and youth elements in the village. Further feedback from the Primary School – confirming desire to relocate pre-school next to the existing school site. A draft budget estimate for new sports facilities at Knockdown playing field was tabled. This would include a new pavilion/sports hall, all weather surface pitch to include 5 a side/2 tennis courts, parking and fees. The budget gave an idea of how much would be needed and that funding would be required from sources other than any new developments. (See separate report). Need for a village survey – to confirm what is actually wanted – to be undertaken. SEA Scoping Report now complete and ready to go out to consultation. Will be done asap. Neighbourhood Plan designation consultation now complete. Decision will be made by WC next week. Letters sent out to all landowners – as per decision in December. Some replies received. Majority still to respond. Land to rear of new school will be a serious contender. But not sure what could be provided on the space available.	Arrangements to be made for a public exhibition/workshop – possibly in March. Consultation with the elderly and youth before then if possible. GP's to provide information about how much land will be needed for a new surgery.
12.03.13	Public Meeting – Seniors Opportunity taken to explain the NP process and the need to gather information/views on what was needed in the village. Matters arising included: <ul style="list-style-type: none"> <li>Concern expressed about the amount of new build development that might take place if all of the aspirations met.</li> </ul>	Many of the issues raised seem to relate to matters outside of the scope of the NP (parking; public transport).  Concern about under versus over development about balanced out.
	<ul style="list-style-type: none"> <li>Need for improved public transport.</li> <li>Desire to improve (make safe) public footpath links to the village centre and local school.</li> <li>Concern about parking on Silver Street and Cliff Road. (One way only?).</li> <li>Need for some sheltered housing?</li> <li>"Everything grows or dies" – support for limited development.</li> </ul> All those attending were invited to get involved in the NP process.	Matters to be addressed include: improved footpath links and possible need for sheltered accommodation. (Anthony's Close?).
19.03.13	Workshop/Exhibition planned for weekend of 23 <sup>rd</sup> March – with help from CABE and the Design Council. Still trying to identify a suitable person to assist with the SEA work. Graduate from UWE coming along to the Workshop – may be suitable. Feedback from SG members: <ul style="list-style-type: none"> <li>Business Group – 80 letters sent out seeking views but only 5 responses received.</li> <li>Youth matters – no meeting set up as yet.</li> </ul> SEA consultation period ends on 5 <sup>th</sup> April. No feedback as yet.  Sites to be considered for potential development to include all of those controlled by the PC (Football Field; allotments; recreation ground etc.).  Allotment Group very keen to prevent their site from being selected for development. Recreation Ground used to belong to a brewery before being sold to the PC. Will be necessary to establish whether there are covenants preventing development on this site. If selected an alternative site of equal benefit would need to be found. Still awaiting feedback from all of the landowners contacted re development potential. Most of those who have replied to date are being positive but the landowner at Easton Town not keen.	Prepare for Workshop event on 23 <sup>rd</sup> /24 <sup>th</sup> March.  Awaiting feedback on SEA Scoping Report.  Check whether there is a covenant on the recreation ground site.  Follow up contacts made with landowners – so as to bring matters to a head re site identification.
23.03.13	Workshop and exhibition – facilitated by CABE and WC - see separate report. The workshop was very well attended.	See separate report
14.05.13	SG Meeting with CABE representative in attendance (Mr Ben Hamilton-Baillie). BHB gave a presentation on matters relating to traffic and parking – and how it affected the character of the village – and encouraged the SG to try and secure improvements to the built environment – with particular reference to a traffic calming scheme that was being planned by WC at that point in time. Allotments Group – meeting held with 16 allotment representatives. Contact made	The Traffic Calming scheme that is being planned is well advanced and likely to be implemented well before the NP progresses to adoption. His comments well received and food for thought when considering possible new build developments in and around the village.

	<p>with 30 out of 36 of the current plot holders. 29 of those plot holders strongly agree that the site should remain where it is.</p> <p>Youth Group –contact has been made with Sherston Primary School. The school council got involved (which has representatives from each class at the school) which asked the members to go back to their classes and ask for their ideas about the future of Sherston village. The pupils came up with some great ideas which are in the report that has been circulated. (See separate report). AP informed the group that although the scouts have had a discussion on the future of the village, it needs to be revisited and documented. Draft report on outcome of Working Party/Exhibition being prepared. To be placed on website asap. Site identification – map of village tabled showing all of the sites that had to date been put forward for consideration. At the workshop the results conveyed that there was a wish to see more affordable housing, additional and improved accommodation for the elderly, improved sporting facilities, a new surgery, greater use of public transport and safeguarding specific areas within the parish. The public who attended the meeting seemed to think the acceptable figure was in the region of 40-50 new homes over the next twenty years which included one off new builds. There are options where development can go which should put the village in the position where certain areas can be safeguarded. Not all sites will be suitable for development but they must be considered and then discounted if not deliverable. Sub-Committee now to be formed to consider the suitability of each of those sites and to report back to next SG meeting.</p>	<p>SG Sub Committee to be formed to examine the development potential of all of the sites that have been put forward for consideration for some form of development. To report back on initial thoughts at June meeting.</p> <p>Report on Workshop to be published asap. (See copy report elsewhere).</p>
17.06.13	<p>Report being prepared on outcome of consultation with scout group. Main issue raised – transport. Advice given by WC that we ought to wait for Core Strategy to be adopted before finalising NP. 16 sites identified for consideration – preliminary analysis carried out (based on methodology used in Malmesbury NP process) – wide range of criteria considered. Copy site analysis, map, and list of objectives to be forwarded to all on SG – with view to each member being in position to discuss findings at next meeting. Next step will be to undertake more detailed appraisal of those sites considered viable for one or other land use. Discussion re number of houses to make provision for in NP. Workshop – had come up with figure of about 80 houses. This was considered to be quite high – and well above the Core Strategy figure. Reminded that Seniors Group had raised issue of provision of some sort of Care facility in the village.</p>	<p>SG members to visit all of the option sites and review with their interest groups in context of known objectives, and preliminary site analysis – before next meeting.</p>
23.09.13	<p>Concern raised (by a member of the public) about the reported number of houses considered appropriate by those who attended the Workshop (80 dwellings). She felt the figure should be far less. The Housing Needs Survey (2012) identifies a much lower number. Accepted that this an issue that will have to be carefully considered in due course. Preliminary analysis of option sites – discussed at length and following agreed: <b>1.A. West of new school</b> – Logical extension to village. Lower part of field reasonably well screened. At least two potential points of access. Possible site for new surgery, pre-school, sports facilities and/or limited housing. <b>1.B West of Knockdown Road</b> – Prominent site when viewed from distance. Access reliant on adjoining land. Whilst cannot be entirely ruled out – not ideal for development during current plan period. <b>West of site 1 (off Sopworth Lane)</b> – Prominent site. High impact if developed. Not preferred. <b>West of Sports Field</b> – Site well screened. Low impact. Possibility if Site 4 is developed. Suitable for recreational use. Buffer zone. <b>Sports Field off Knockdown Road</b> –Low visual impact. Well screened. Access off Knockdown Road. Reasonably well related to existing built form. Funds from the sale of this site would provide funding for new sports field with improved facilities. Good position and not too far out of the village. <b>Allotment Site</b> – Although in good location especially for surgery, potentially highly contentious site. Not favoured. <b>Land North of Sandpits Lane</b> – would be suitable for replacement sports facilities. Not considered suitable for large scale built development. <b>Land between Sandpits Lane and Tetbury Lane</b> – Large site. Open land. Prominent in landscape. Limited access options. Lack of drainage. Distant from village centre. Not favoured with exception of possible single plot within dogleg at southern end of site if access achievable). <b>Land West of Tetbury Lane</b> – High impact. Lack of drainage. Distant from centre of village. Poor access. Not favoured.</p>	<p>The following sites were considered worthy of further investigation:</p> <p>The Vicarage Site (Site 10 -vicarage/burial space/limited housing development).</p> <p>Sandpits Lane Land (Site 6 -replacement playing fields and other sports facilities).</p> <p>Sports field (Site 4 - housing development) – possibly including some or all of site 3.</p> <p>Land behind School (Site 1A - GP surgery/pre-school facility/school expansion/sports field).</p> <p>Corner Green Lane/Sandpits (Site 11 – future housing site).</p> <p>Land off Tetbury Lane (Site 9 – short section at southern end – possible site for two or three houses).</p> <p>Land between Sandpits/Tetbury Lane (Site 7 – single plot at southern end subject to access constraint).</p>



	<p><b>Land off Tetbury Lane</b> – Distant from centre of village. Lack of drainage. Ecological issues? Small area at southern end of plot considered worthy of further consideration given relationship to existing built form but necessary first to bottom out drainage issue.</p> <p><b>Vicarage site off Green Lane</b> – brown field site considered very logical for small scale development. New vicarage plus burial ground plus limited enabling development.</p> <p><b>Junction Green Lane and Sandpits Lane</b> - Brown field site situated within development limits. Not to be designated for the NHP but considered to have obvious longer term development potential.</p> <p><b>Land North of Hunters Field</b> – Poor access and lacking foul water drainage. Difficult to develop in isolation. Not favoured.</p> <p><b>The Village Hall Field</b> – Important community facility. Not considered appropriate or necessary to designate for any other purpose..</p>	
	<p><b>Site adjoining kennels off Knockdown Road</b> – Prominent site lying well outside existing development limits. Distant from village centre. No drainage. Not favoured.</p> <p><b>Recreation Ground</b> – Important community facility situated close to centre of village. Very contentious site. Not considered appropriate or necessary to designate for any other purpose.</p> <p><b>Land between High Street and Grove Road</b> – Conservation Area. Potential adverse impact on setting and character of village and listed buildings. Limited or no access. Not favoured.</p>	
05.02.14	<p>Delay in progressing NP largely due to lack of resources/time. Need to get some outside help.</p> <p>At the last meeting the potential sites were discussed after an analysis was carried out, however to get to the next stage of SEA we need to revisit and reevaluate these sites with expert help. Considered that NP process would benefit from external site analysis and help with SEA. Outside consultants to be identified.</p> <p>Core Strategy – progress being made. Housing numbers still to be confirmed. Noted that Malmesbury NP is proposing to allocate more housing than needed by Core Strategy.</p> <p>Public Transport – WC considering alternatives to rural bus service (community transport; car sharing).</p> <p>Discussion about housing numbers – up to village to decide. Challenge is to keep/provide the right balance for community.</p> <p>Key drivers of NP are: housing; GP surgery; need to improve sports facilities; broadband etc. – all as identified via consultation process.</p> <p>Agreed that village will need to be asked again to consider housing numbers. Once more detailed analysis of sites undertaken village will need to be consulted on options and numbers.</p> <p>(Foxley Tagg subsequently appointed to undertake site analysis and provide guidance on NP process).</p>	<p>Decision made to try and identify outside consultants to help progress NP. (Foxley Tagg subsequently appointed.)</p>
18.03.14	<p>Owner of land at Easton Town wants her land to be considered for future development. To be added to list of option sites.</p> <p>Site at Willesley may be put forward for consideration. Further details required.</p> <p>Meetings to be held with external consultants to try and identify suitable partner. The firm's first task will be to go over the SEA and update it so it is current. The second task will be to look at all sites put forward for development - analyse and score each site so it then becomes clear which ones can stay in the debate for realistic consideration.</p> <p>WC investigating possibility of providing some additional affordable housing in Sherston. Land to rear of new school being considered.</p> <p>SG members all asked to review initial objectives (such as new pre-school building, or new allotments) and examine what is trying to be achieved and how it can be realistically delivered. SG members also asked to consider how issues such as public transport, broad band etc. could fit into the plan.</p>	<p>Add land at Easton Town to list of option sites to be assessed.</p> <p>External consultant to be identified and work started asap.</p> <p>Possibility of an affordable housing scheme being brought forward on WC controlled land to rear of new school. More details to follow.</p> <p>SG members to review objectives and consider whether NP could deal with other issues raised (e.g. transport; broadband).</p>
06.05.14	<p>Foxley Tagg in attendance.</p> <p>Discussions started between church and WC re new vicarage.</p> <p>WC gave update on scheme for elderly on land to rear of new school. 6 to 10 units. May not be sufficient time to await adoption of NP – funding timescale relatively short.</p> <p>GP surgery now in discussion with advisors re construction of new GP unit. Costings being done.</p> <p>Land at Easton Town – clarified extent of what is on offer.</p> <p>Foxley Tagg has undertaken an initial round of site appraisal. Preliminary views are as follows.</p> <p>Sites that could reasonably be considered inappropriate for development:</p>	<p>Elderly persons affordable housing scheme (bungalows) likely to be progressed in advance of NP – on option land to rear of school.</p> <p>Land at Easton Town needs to be assessed by Foxley Tagg (plus all other sites).</p> <p>Final call for sites to be made via The Cliffhanger.</p> <p>Preliminary results of site assessment suggest that the following sites are worthy of further consideration:</p>



	<p>Site 2 - too remote from settlement  Site 14 - too remote from settlement  Site 3 - too remote from settlement  Site 1 - northern half - visually prominent  Site 7 - too visually prominent and difficult to contain once development allowed  Sites 8, 9 and 12 - too remote from settlement and difficult to service  Site 16 - land locked and would have detrimental effect on neighbouring properties and conservation area  Sites 5 and 15 (the recreation ground and the allotments) - vital to be kept for the community as they are real assets and well located to service the community.  Site 13 (Village Hall field) -- vital to be kept for the community as they are real assets and well located to service the community.  Sites that are considered to have some development potential:</p> <p>Site 1 - the L shaped parcel of land fronting onto Sopworth Lane could be one of the options to be given further consideration—considered to be well located to meet some future development needs. Could be suitable for mix of uses including a new doctors’ surgery, pre-school facility, school expansion, and some housing.</p> <p>Frontage of site 6 -might have potential for limited amount of frontage development – but not the entire site. Land to rear could be used for additional sports field, allotment, or community orchard – which could help limit future development.</p> <p>Site 4 - could be considered as an alternative development option. Good site as near school and not all of it would have to be used for housing. New sport field could be moved to rear of site 6 -this would help limit future development. This option would be likely to present the village with most benefit to the entire community – more particularly it could help deliver the desired new sports facilities.(Foxley Tagg thinks the village is lacking a decent sporting provisions and decent size surgery).</p> <p>Site 11 - is an existing allocated housing site which could be retained in the plan</p> <p>Site 10 - Vicarage site – which is well located and has clear development potential.</p>	<p>Sites 1, 4, 6, 10, and 11.</p> <p>Consider full range of development needs when examining option sites – not just housing.</p>
	<p>N.B. The land at Easton Town not yet considered. This will be done.</p> <p>Anthony’s Close – redevelopment not currently being considered by Greensquare (site owner). They will discuss the situation with WC.</p> <p>Final call for sites to be made via the Cliffhanger.</p> <p>WC advised us to consider what scale/type of development needed now (i.e. during period to 2026) – but not beyond that end date. Need to review full range of development requirements – not just housing.</p>	
<p>29.05.14</p>	<p>Pre Parish Meeting Workshop.  Detailed discussion (led by Foxley Tagg) on each of the defined objectives and the types of policy that could potentially be derived from such.  SG need to decide which of the objectives could actually be made into policies and those that should simply remain as broad aspirations.</p>	<p>Full set of defined objectives to be set out in next Cliffhanger – opportunity for public to comment on these.</p> <p>SG to then decide which of the objectives are to be translated into policy.</p>
<p>29.05.14</p>	<p>Annual Parish Meeting Workshop.  Presentation by Foxley Tagg on NP purpose and process.  The meeting was advised that in the June Cliffhanger there will be an article about the vision and objectives so far put forward by the group. These objectives need to be turned into polices and she asked everyone to look at these objectives and give the steering group feedback and comments on those objectives. Everyone needs to get involved in order for a successful and viable plan to be produced; it is a village NHP created by the village and for the village.</p> <p>Question raised about the quantum of housing development likely to be included in NP. The meeting was reminded that quantity is totally up to the community to decide - no one on the steering group is going to force a certain number. At the NHP workshop held in March 2013 which was attended by over 70 people, the figure put forward by the participants was in the region of 60 – 80 houses which totally surprised the steering group. The steering group believed a figure of 30-40 was more realistic.</p>	<p>Encouragement given to those attending to get involved in the NP process.  Next step will be for people to review and comment on the objectives set for the NP (to be published in next Cliffhanger) and to spread the word that people should get interested in the NP process.</p>

	<p>The meeting was informed that consideration was being given to a number of potential development sites. Foxley Tagg was in the process of undertaking a detailed site by site analysis. The preliminary results of that analysis were summarised (as per the notes set above for 6<sup>th</sup> May).</p> <p>The meeting was then invited to subdivide into three separate groups and each given a map of the village. Each group was asked to look at the map and discuss their thoughts on the individual sites and ask themselves if and where they might like see provision for the elderly or a new doctors surgery,, improved facilities , etc. The feedback was as follows:</p> <p>Table One - thought that the land near the school, Easton Town , the Sportsfield and Sandpits Lane stood out - not necessarily for housing specifically but for possible recreation, and other opportunities.</p> <p>Table Two – thought that a new doctor's surgery would need to be central, and thought Anthony Close might be a possible option and relocate new homes for the elderly to the Vicarage side of the recreation ground. Also thought the field near the school and the Easton Town site stood out for possible housing.</p> <p>Table Three - Field near school would be suitable for some housing but they would prefer it to be for community use mainly. The Sportsfield if sold for housing would allow funding for much improved sporting facilities on an alternative site.</p> <p>Final message given was that the Steering Group would like to hear from as many people as possible regarding their views and thoughts on the NHP, Sally Tagg asked the members of the public to read the article, spread the word to neighbours and friends and give feedback. Everyone needs to take responsibility for the plan, not just the Steering group; it's in everyone's future interest, the current residents of the village, their children and their children's children.</p>	
17.06 14	<p>In response to a query raised at the APM the WC representative suggested that on a pro-rata basis Sherston should be making provision for about 25 additional houses to be built in the village over the plan period. However this was not a fixed figure – just an indication of what might be provided. Up to the village to decide.</p> <p>SG received advice from the School Group that it might need land to be made available for a future sports hall.</p> <p>Detailed discussion about the objectives and which should/could be translated into policies and which would be simple informatives (aspirations). The following was agreed:</p> <p><b>Objective 1 – The plan will support the provision of facilities considered important for a vibrant community by protecting those facilities in place</b> – It was agreed that a policy will be prepared (based on Core Strategy Policy 49)  <b>Supporting the provision of a new enhanced GP Surgery</b> – It was agreed that a site specific Policy will be prepared identifying the location of a proposed GP Unit.  <b>Facilitating the provision of additional facilities for the elderly, pre-school, and young people living within the village</b> – with the exception of the pre-school issue it was agreed that such policies would be more suited under different objective headings. A policy is to be prepared confirming the intention to set land aside for a proposed erection of a pre-school facility on a proposed map. The village to be canvassed on whether they would want to see this incorporated in the NP.</p> <p>All six of the steering group who were in attendance voted in favour of the above decisions.</p> <p><b>Objective 2 – The plan will ensure all future developments in the village:</b> (see summary of decision document for more details)  <b>Respect the high quality of the local environment by employing the use of building materials in sympathy with the Cotswold AONB:</b>It was considered that this matter is adequately addressed by the Core Strategy Policies, and so no need for a similar Policy or Design Code.</p> <p><b>Is of the Highest quality of design – utilising wherever possible traditional styles and proportions:</b> It was considered that this matter is adequately addressed by the Core Strategy Policies, and so no need for a similar Policy or Design Code.</p> <p><b>Safeguarding those parts of the settlement that have been identified as being</b></p>	<p>Prepare policies dealing with the following matters – all of which to be put to the village for comment and to establish levels of support:</p> <ol style="list-style-type: none"> <li>1. A policy which seeks to protect existing (named) facilities.</li> <li>2. Site specific policy identifying a site for a GP surgery.</li> <li>3. Site specific policy identifying a site for a pre-school facility.</li> <li>4. A policy that seeks to protect those parts of the settlement that have been identified on a map as being worthy of protection from development by reason of their landscape quality, ecological importance or local significance.</li> <li>5. A policy (based on Core Strategy Policy 35) to include specific reference to those commercial premises in the village that it is considered worthy of protection.</li> <li>6. A policy requiring all new buildings to be ready to accept High Speed Broadband.</li> <li>7. A policy to be prepared supporting the erection of additional housing in the village during the planned period. The amount of new build housing development was agreed (as a starting point) as 25 units. Any proposed additional housing sites to be identified on the proposals map, and a related policy drawn up which cross references the need to provide a mix of housing, including for the elderly and young and appropriate amount of affordable housing.</li> <li>8. A specific policy to be drawn up for the Vicarage Site – identifying this is both a proposed housing site (up to 4 dwellings) with land set aside for future burial space.</li> </ol>

**worthy of protection from development by reason of their landscape quality, ecological importance or local significance:** It was considered, that there are parts of the NP area that ought to be safeguarded from development because they have local significance. Those sites to be identified on a map and to be subject to further consultation with the village. A policy to be prepared seeking to safeguard the selected sites.

All six of the steering group who were in attendance voted in favour of the above decisions. (see summary of decision document for more details)

**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 small-scale business premises in appropriate locations:** - It was agreed that NP to include an Informative Note indicating that support is given to the creation of new small scale businesses in accordance with Core Strategy Policy 34.

**Resisting the change of use of existing businesses premises to alternative uses (except where there is a clear benefit to the community from allowing such):** It was agreed that a policy will be prepared (based on Core Strategy Policy 35) to include specific reference to those premises in the village that it is considered worthy of protection. Policy to be subject of further consultation with the village to seek to identify any more possible premises considered worthy of protection and confirm support for those put forward by Steering Group

**Encouraging the approved provider of high speed broadband to install advanced connections to the network through the village:** - It was agreed a policy will be prepared requiring all new buildings be ready to accept High Speed Broadband.

All six of the steering group who were in attendance voted in favour of the above decisions. (see summary of decision document for more details)

#### **Objective 4**

The issue of the number of houses and the results of a Housing Needs Survey in 2012 was raised by a member of public. CM reminded the public that the number of houses being put forward in the Core Strategy over the next 25 years is not specific but it does however explain how it expects Sherston to grow and develop over the next 20 years. The figure of 25 is a good starting point and in line with the Core Strategy which is vital for a viable NP. A Steering Group member on leaving the meeting expressed frustration that despite years of work from the steering group on the NP progress stalls at the same point regarding the number of houses and that if the NP is going to progress this matter has to be resolved and a figure reached. The Steering group agreed with these frustrations and unanimously agreed that the figure of 25 houses is a good starting point.

**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 housing for sale on the open market, affordable social rented and shared equity housing, and sheltered elderly persons accommodation:** - It was agreed that a policy be prepared supporting erection of additional housing in the village during planned period. The amount of new build housing development was agreed as 25 units... The village development Boundary will need to be redrawn on the proposals map to incorporate any additional land required to achieve the NP objective and related policies.

**Ensuring that all such development includes a mix of house types capable of meeting identified local need:**

Any proposed additional housing sites will need to be identified on the proposals map, and a related policy drawn up which cross references the need to provide a mix of housing, including for the elderly and young and appropriate amount of affordable housing.

**Considering the redevelopment of existing brown field development opportunities first:**

9. A policy that seeks to ensure that certain existing important open land and other green spaces within and adjoining the village (as identified on a plan) are retained and /or enhanced.
10. Should there be a proposal to redevelop the Football Field then it would be necessary to develop a policy that seeks to ensure that the existing sports facilities are replaced and enhanced.
11. A site to be identified for a Community Wood on the proposals map. A policy to be prepared seeking to secure its provision as part of some other related development.
12. A site to be identified for additional allotments and a policy drafted to secure its provision as part of some other related development.

The following matters identified in the draft objectives were considered to be adequately dealt with by existing planning policy (Core Strategy) – hence no need for any policy or informative:

- Respect 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.
- In the absence of any identified brown field development sites – no need to incorporate a policy dealing with this.
- It was considered unnecessary to try and identify (and safeguard) local sites that are considered to be of significant ecological or landscape quality. It was considered more appropriate to rely on the relevant core strategies.

The following matters were identified as not being the subject of a specific policy in the NP but which could instead be the subject of an informative note:

- Support to be given to the creation of new small scale businesses in accordance with Core Strategy Policy 34.
- No need for an additional policy that seeks to ensure that sufficient additional areas of open space are created within all new developments as this issue is adequately dealt with by both National Planning Policy and Core Strategy. An informative only is considered necessary.
- No need for a set of policies dealing with traffic management, parking, and encouraging cycling and walking etc. All such matters are adequately dealt with

	<p>In the absence of any significant identifiable brown field development opportunities it was considered that there was no need to have specific policy. Such matters are adequately dealt with in Core Strategy.</p> <p><b>Supporting the provision of a replacement dwelling for the local vicar:-</b> A specific</p>	<p>by existing policies. An informative only considered necessary.</p> <ul style="list-style-type: none"> <li>• No need for a policy encouraging the introduction or use of appropriate alternative energy sources (specifically</li> </ul>
	<p>policy will be drawn up for the Vicarage Site – identifying this is both a proposed housing site (up to 4 dwellings) which land set aside for future burial space. (This development may happen before the NHP is compiled)</p> <p>Five of the remaining steering group who were in attendance voted in favour of the above decisions. (see summary of decision document for more details)</p> <p><b>Objective 5: The Plan will seek to provide for the existing and future leisure, recreational, sporting. Community and social needs of the village by:</b></p> <p><b>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 provide as part of any agreed redevelopment proposals :</b> The Steering group agreed that once sites are identified as worthy of protection , A policy will be prepared requiring them to be safe guarded.</p> <p><b>Ensuring that sufficient additional areas of open space are created within all new developments:</b> This issue adequately dealt with by both National Planning Policy and Core Strategy. An informative only is considered necessary.</p> <p><b>Identifying and securing a site for the provision of additional burials within the village:</b> As agreed previously, a specific policy will be drawn up for the vicarage site and future burial space.</p> <p><b>Ensuring that existing sports and leisure facilities are retained and wherever possible enhanced:</b> Such land is already well protected by existing policies. Should there be a proposal to redevelop the ‘Football Field’ currently owned by the parish council) as part of the NP , then land would have to be appropriate to seek to identify additional land on the proposals map suitable for its replacement and enhancement and in that case a Policy</p> <p>All five of the steering group who were in attendance voted in favour of the above decisions. (see summary of decision document for more details)</p> <p><b>Objective 6. The plan will facilitate measures for managing traffic in and around village by:</b> <b>Ensuring that sufficient on-site parking is provided in all new developments – sufficient to meet current and likely future car ownership and use:</b> It was accepted that this issue is already adequately dealt with through Wiltshire Council’s adopted parking standards</p> <p><b>Encouraging measures which lead to formulate a policy that could actually achieve this objective.</b> – It was agreed that this to be informative only as difficult to form policy that could achieve this objective.</p> <p><b>Encouraging greater use of public transport, cycling and walking:</b> As above. All five of the steering group who were in attendance voted in favour of the above decisions. (see summary of decision document for more details)</p> <p><b>Objective 7: The plan will encourage that 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:</b></p> <p><b>Considering the creation of a community wood and /or orchard:</b> It was agreed by the Steering Group to try and identify a site for a community Wood on the proposals map and draft a related policy to secure its provision as part of some other related development.</p>	<p>solar, wood fuel, ground and air source heat systems) within existing and all new development within and around the village. This should be an informative only (encouraging the use of such technology in accordance with Core Strategy Policy 41).</p>
	<p><b>Identifying and safeguarding any sites identified in the locality that are considered to be of significant ecological or landscape quality:</b> It was agreed by the group that it would be more appropriate to rely on the relevant core strategies</p>	

	<p>All five of the steering group who were in attendance voted in favour of the above decisions. (see summary of decision document for more details)</p> <p><b>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:</b></p> <p><b>Identifying and allocating additional land within the plan area for allotments:</b>It was agreed the group should seek to identify a site for the creation of additional allotments on the proposals map and draft a related policy to secure its provision as part of some other related development.</p> <p>4 out of 5 of the steering group who were in attendance, voted in favour of the above decision.</p> <p><b>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:</b>It was agreed by the group that this should be an informative (encouraging the use of such technology in accordance with Core Strategy Policy 41).</p>											
20.09.14	<p>Two day exhibition and workshop held in Village Hall. See separate note. The exhibition information was all placed on the website and put on display at the GP surgery and local church – where it remained for over 4 weeks. Copies of the questionnaire were made available at the Post Office, Church and at the GP surgery. All were returned to the Post Office before analysis.</p> <p>On Saturday 20<sup>th</sup> and Sunday 21<sup>st</sup> the village hall was opened up for several hours during which time members of the public were invited to: view boards displaying information on the Neighbourhood Plan; hear presentations on the planning process so far, sites that have been put forward, sites being considered and advantages and disadvantages of each site; and participate in an open forum. Questionnaires were provided giving the public an opportunity to express preferences, comments and suggestions on the Neighbourhood Plan at this present time.</p> <p>During the weekend exactly 100 members of the public signed in and visited the exhibition.</p> <p>Members of the public were invited to complete two questionnaires: (a) on Site Options, and (b) Planning Priorities.</p>	<p>Summary results of questionnaires. N.B. The results were all set out in The Cliffhanger.</p> <p><b>Planning Priorities Questionnaire.</b></p> <p><u>Question 1:</u> How strongly do you support the protection of existing community facilities?</p> <p>Strong Support for this proposed Policy.</p> <p><u>Question 2:</u> Do you support the protection of the identified sites of local significance?</p> <p>Strong Support for this proposed Policy. (N.B. Some additional sites identified considered worthy of protection.)</p> <p><u>Question 3:</u> Do you support the retention of certain specified business premises where possible?</p> <p>Strong support for this proposed Policy. (N.B. Some additional sites identified considered worthy of protection).</p> <p><u>Question 4:</u> Should the plan require new development to be compatible with local fibre connectivity?</p> <p>Strong support for this type of Policy.</p> <p><u>Question 5:</u> Do you support the protection of open space as per draft Policy 7? _</p> <p>Strong support for a Policy that seeks to protect these existing areas of recreational space.</p> <p><b>Site Options Questionnaire.</b></p> <p><u>Question 6:</u> Support for the allocation of land for:</p> <table data-bbox="1023 1724 1356 1870"> <tr> <td>Expansion of Primary School –</td> <td>High</td> </tr> <tr> <td>Building pre-school facility -</td> <td>Limited</td> </tr> <tr> <td>Allotments -</td> <td>Low</td> </tr> <tr> <td>Community Orchard</td> <td>Low</td> </tr> <tr> <td>GP Surgery -</td> <td>High</td> </tr> </table>	Expansion of Primary School –	High	Building pre-school facility -	Limited	Allotments -	Low	Community Orchard	Low	GP Surgery -	High
Expansion of Primary School –	High											
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GP Surgery -	High											

**Question 7:** How many new homes do you think would be appropriate to be built in Sherston by 2026?

Up to 16	37.5%
16 to 25	26.25%
25 to 40	20.0%
40 to 55	3.75%
55+	11.25%
Nil	1.25%

Not much support for more than 40 homes. Good level of support for up to 25. Some support for up to 40.

**Question 8:** Indication of levels of support for individual housing option sites.

Site 10 (Vicarage)	Good
Site 11 (Green Lane)	Good
Site 6 (Sandpits Lane)	Medium
Site 17 (Easton Town)	Limited
Site 4 (Football Field)	Medium

**Question 9:** Indication of levels of support for mixed use development – comprising mix of: housing; primary school extension; pre-school facility; and GP surgery on Site 1 (rear new school).

Use including GP surgery	Strong
Use excluding GP surgery	Good

Clear preference for the inclusion of a GP surgery within any mixed use development on Site 1.

**Question 10:** If there is support for the redevelopment of the Football Field should land at Easton Town or Sandpits Lane be safeguarded for replacement facilities?

Sandpits Lane –	Strong
Easton Town -	Low

Clear preference for the Sandpits Lane site to be safeguarded for use as future playing fields should the Football Field be redeveloped.

**Question 11:** If there is no support for the redevelopment of the Football Field should site 3 be safeguarded to allow for the future expansion of the sports facilities here?

Strong support given to this idea.

21.10.14

Discussed feedback from Workshop and Exhibition and results of Questionnaire survey (copy summary circulated in advance of meeting). Query raised as to why the Allotment site had not been presented as an option for development. Agreed that given the importance of this site to the community – view taken that it should be excluded from consideration. Advised that Plot 17 had been withdrawn from consideration by the landowner. No longer a viable option. Owners of Plot 3 advised that their land was going to be sold off in near future. Owners of Site 1B had queried why their site not included as an option site. Whilst scored reasonably highly by consultants – concern that upper part of site was fairly prominent in landscape. Given scale of development envisaged not considered necessary at time – but might have to be reconsidered given removal of Site 17 from consideration.

Further consideration to be given to development potential of Site 1B following withdrawal of Site 17 from consideration and issues regarding Site 4 (no alternative site for sports facilities yet identified). Copies of the summary tables showing the outcome of the Questionnaire survey to be reproduced in the next Cliffhanger and posted on the Neighbourhood Plan website. The Steering Group to work up some additional options, taking into account all of the views



	<p>An analysis of the feedback as a result of the recent questionnaires had been undertaken and made available in tabular form. Copies of these tables would be reproduced in the next Cliffhanger and posted on the Neighbourhood Plan website.</p> <p><b>Planning Priorities.</b> All items listed were voted on by Steering Group and unanimously supported. In addition, it was agreed that a number of additional sites deemed worthy of protection that had been identified by respondents would be added to the list (e.g Stretchline; the Earthworks adjoining Manor Farm; Grove Wood etc.).</p> <p><b>Site Options.</b></p> <ul style="list-style-type: none"> <li>• Sherston Primary School. Expansion supported. Option to remain.</li> <li>• New Pre-School facility. Limited support but representative present advised strong interest did exist, recognising the need and timescale within which to manifest this. Option to remain.</li> <li>• Additional Allotments. A case was presented for better management of existing site to meet future need and overall the general response was split in favour. The Steering Group decided to leave this option open for further review. (N.B. Waiting Lists need to be checked/updated).</li> <li>• Community Orchard. Very limited support received with Group deciding to terminate interest in this option.</li> <li>• Relocation of GP Surgery. Surgery has been very active in promoting this idea which had received good general support. The Group agreed to continue to support this option.</li> </ul> <p><b>New Homes Numbers.</b></p> <p>After some discussion it was agreed that the responses received, albeit from an unrepresentative sample, supported levels of new housing above the minimum requirement. A range of options may have to be put to the village offering up a number of different sites (see below) both at “up to 25” level and c.40 level – particularly if there is going to be any serious debate about whether any improved sports facilities can be delivered.</p> <p><b>Housing Option Sites</b></p> <p>Site 10 received good support. NF advised that The Diocese was actively working up a detailed scheme.</p> <p>Site 11 was also well supported. MJ pointed out that this was a long-standing existing allocation.</p> <p>Site 6 and then Site 4, The Football Field were the next most supported.</p> <p>Site 17 received the least support. (N.B. This site has now been withdrawn from the equation).</p> <p><b>Site 1A (Sopworth Lane)</b></p> <p>This site has been identified as suitable for mixed use, including for a new GP Surgery, the future expansion of the primary school and possible site for a pre-school facility. The option including the GP surgery was best supported. In addition to meeting The Surgery’s spatial needs Wiltshire Council have recently identified the site as suitable for rented Elderly People’s accommodation. This is likely to be pursued as a short term option in advance of the NP.</p> <p><b>Relocation of Sports Facilities.</b></p> <p>The meeting discussed the benefits that might arise from the allocation of Site 4, The Football Field, for housing. This land, bar an advised access strip for the farmer on adjacent land is owned by Sherston PC and the sale of this for development would generate funds for use in developing planned features as improved sports facilities. Such developments would require acquisition of alternative land for sports use and for which Sites 2 and 6 were considered possibilities. Site 3 was considered to have potential to allow for the future expansion of the existing football field should the Football Field not be redeveloped – but this would necessitate coming to an arrangement with the owner of the intervening access strip.</p> <p>It was noted that Wiltshire Council had started work on a new Development Plan document comprising a review of the development boundary of all of the settlements in the County.</p>	<p>obtained to date and offering up at least two different levels of development for the village to consider (including the Football Field and possibly Site 1B) – explaining the pro’s and cons of each – so that a clearer picture of what the village actually wants can hopefully be revealed.</p> <p>FT to be asked to undertake a review of Site 1B (as a separate site) and to advise further on its suitability for development.</p> <p>SG consider that it was probably appropriate now to open up discussions with all of the landowners directly affected by some of these emerging proposals.</p>
17.11.14	<p>Chairman had been tasked with talking to the owners of all of the sites being considered for some form of development to establish whether they were deliverable or not if so allocated.</p> <p>(N.B. Site 17 had been withdrawn from consideration by the owners – thus no longer a viable option).</p>	<p>MJ to send out to the group the draft policies.</p> <p>Wiltshire Council to be encouraged to complete their draft layout for Plot 1A - to include the bungalows, expanded school and the Surgery.</p>

	<p>Results as follows:  Site 1A – WC actively considering for affordable housing and willing to consider other suggested uses. GPs have started working up a scheme and a business plan.  Site 1B – owners not yet contacted. Possible replacement for Site 17 – potential visual impact considered manageable.  Site 3 – land likely to be put on the open market in near future.</p> <p>Site 6 – owners only interested in housing development on part/all of site. Not happy with idea of sports field.  Site 10 – probable that a lower level of development may be promoted on this site. Owners still keen to develop.  Site 14 – owners keen to have developed – but would want mix of housing and recreational space. (But not currently one of preferred options).</p> <p>It was acknowledged that any additional aspirations and improvements, such as improved sports facilities, will require capital and thus can only be funded by allowing the construction of more houses. (Every building will generate capital (CIL) and future revenue (Precept on Council Tax) for the Parish Council.</p> <p>Need to identify possible site to which the sports facilities on the Football Field could be relocated – if Site 4 is to be brought forward. (Sites 6 and 17 no longer considered viable options).</p> <p>First draft set of policies tabled.</p>	<p>JM should confirm how much, if any of Site 14 would be acceptable as recreational land. Possible site for relocation of sports facilities.</p> <p>Foxley-Tagg to be commissioned to prepare a schematic design for a housing development on Plot 1B.</p>
<p>15.10.15  Sub Group</p>	<p>Long delay since last SG meeting noted – due primarily to battle fatigue!  Decision made to try and kick start the process once more. Not actually very far from completing all of groundwork needed to achieve this.</p> <p><b>Surgery Update</b>  The Surgery and Wiltshire Council are in talks regarding the possibility of a new surgery and site. Wiltshire Council would possibly build/finance new build and lease it to the surgery which would result in a guaranteed income for the Council. The ideal location would be in the field behind the school (site1 – west of school and Knockdown Road) where the proposed 10 elderly units would go.</p> <p><b>Elderly Units</b>  This is progressing with negotiations with the landowners of site 1 (west of new school). If the project goes ahead, a few of the 10 units (or some additional housing) would be private and sold to help finance project.</p> <p><b>The Vicarage Site</b>  Since the last meeting, the plans are now to renovate the vicarage (not demolish it), build 2 new houses and create extra land for cemetery.</p> <p><b>Site 1B:</b> - this site previously was not put to the village as a high priority for potential development at the village consultation. The reason at the time being that there were concerns about landscape impact and it wasn't considered necessary to identify additional land for housing development - so was disregarded. Since last November the owners of Site 17 have withdrawn. The decision was made to reconsider this site for possible housing development. This needs to be done.</p> <p><b>Site 6, North of Sandpits Lane:</b> - the owners of this site initially indicated that they were only interested in purely residential development. However they have since got in touch and indicated that they may consider a sports field development with a few houses on the site frontage. They have employed a consultant back from the NHP Steering group for further instruction.</p> <p><b>Site 3 Paddock West of Sports field:</b> - this was sold in the spring. There was not enough time for the parish council to make a bid or funding available. The owners have not been approached regarding the future of the land. If site 4 (sport field) was to be improved – may be sensible to approach the owner to clarify the situation. Need to check whether there is a covenant on the land precluding other forms of development.</p>	<p>Wiltshire Council to be asked if they have produced a master plan and to provide results of any land studies undertaken on Site 1.  Site 1B to be reconsidered as a potential housing site.  Steering Group meeting to be arranged asap.</p>
<p>25.11.15  Sub Group</p>	<p>Meeting has been held with representative of WC. Warned that unless we complete NP process in near future we may be overtaken by events. WC started preparation of a Site Allocation Plan – which could include just housing sites (and nothing else) in Sherston. If we want a NP – need to get on with it.  Questions raised of WC answered as follows:</p> <ul style="list-style-type: none"> <li>No Master Plan as yet in public domain for Site 1A. We pressed for one to be supplied asap.</li> </ul>	



- We cannot seek to safeguard land for future housing development (or phasing) beyond 2026.
- Housing numbers – new baseline should be c.23 units (one fifth share of 116 dwellings – the current residual requirement).

Site updates:

**Site (1A):** - WC is currently in negotiations with the land owners about the site behind the school which is potentially the prime site identified for a new surgery, elderly and other housing units. There is an issue with the original agreement between WC and the landowners.

**Site 1B.:** This site previously was not put to the village as a high priority for potential development at the village consultation. The reason being that there were concerns about possible landscape impact and it wasn't considered necessary to identify additional land for housing development (given that other sites were being considered instead) - so was disregarded. Since then of course a number of the other sites that were being considered (notably Sites 17 and 4) have had to be dropped. Consideration may well now have to be given to including this land in the equation.

**4.Football Field Site**

Previously this was one of the favoured sites for development as it is land owned by the Parish Council. However after looking at the original deeds there is a covenant that would make the possibility of any new build housing (or other) development on this site very complicated and unlikely, even if the sports facilities were moved to another site. WC could be asked to consider removing the covenant or doing some sort of deal to share the potential asset value- however this would take time and time is what the NHP does not have. Had the site been chosen for development of some kind it could potentially have funded vastly improved sports facilities elsewhere. The existing sports field could nevertheless be improved by possible developer's contributions if new homes are built elsewhere in the village (via CIL contributions or some sort of direct linked requirement on say an adjoining housing allocation).

**5.Site 6, North of Sandpits Lane**

The owners of this site initially indicated that they were only interested in purely residential development. However they have since got in touch and indicated that they may consider a sports field development with a few houses on the site frontage. If the sports field is unable to be relocated here, this site is not considered ideal as it has no mains drainage, is accessed off Sandpits Lane, has no obvious development limits, and comes below Sites 1A and 1B which are more central and not as far outside the village boundary.

**6.The Vicarage Site**

Plans are to renovate the vicarage (not demolish it), build 2 new houses and create extra land for cemetery.

**7.Site 3 Paddock West of Sports field**

This was sold in the spring. There was not enough time for the parish council to make a bid or funding available. The owners have not been approached regarding the future of the land. If site 4 (sport field) was to be improved it may be sensible to approach the owner to clarify the situation.

**8.Site 14 Adjoining kennels**

The owners of Site 14 have approached with an offer to make land available for the erection of a new village hall and the proposed new GP surgery. A plan was tabled showing this. The sub-group considered that this site was not suitable for any of these proposals. It is too far out of the village. Access via Knockdown Road for pedestrians would be problematic. There are better sites for all of these development options already identified that would meet these needs (except for the Village Hall – which is not something that has been identified as a priority in any case). This proposal would nevertheless need to be put before the Steering Group for proper consideration.

All of this to be reported to full SG at next meeting

15.12.15

SG advised of pressure from WC to complete the NP process. SG agreed to make every effort to publish draft plan early next year.  
See separate Briefing Note for full update.  
Decisions made as follows:

Draft NP to be prepared asap.  
Following changes to site allocations to be made:  
Site 4 – can no longer be considered for housing development (given existence of restrictive covenant) and is therefore going to remain as a

	<p><b>Site 10 (Vicarage) – site to be allocated for a mixture of housing (total 3 units) and burial space.</b> – All of the steering group were in favour for Site 10 to be included in plan.</p> <p><b>Site 11 (Corner Green Lane) – site to be allocated for housing (total 4 units)</b> – All in favour for this Site 11 to be included in plan.</p> <p><b>Site 1A (rear new school) – mixed use allocation comprising land set aside for: extension to primary school and/or for new build pre-school facility; new GP surgery; 10 elderly persons bungalows (total 10 units)</b>– The group all agreed that they are unable to make an informed decision on Sites 1A/B until after the meeting on 17<sup>th</sup> December has taken place.</p> <p><b>Site 1A + (rear new school) – mixed use allocation as per 1A above plus an additional 10 houses on the immediately adjoining land (total 20 units) – with the rest of Site 1B set aside as a longer term reserve (for development beyond 2026) –</b> As above</p> <p><b>Sites 1A and 1B combined – mixed use allocation as per 1A above plus (total 40 units): an area of Public Open Space; significant landscaping along the western site boundary; financial contributions towards improvements to existing sports facilities on Site 4.</b> (N.B. Sites 1A, 1B and 4 could comprise a single allocation – to ensure that the desired improvements to the sports facilities are linked to the new build housing development). – As above</p> <p><b>Site 6 (part fronting Sandpits Lane) – frontage only allocated for 10 houses</b> – The group have concerns regarding this site as mentioned previously, so at the meeting no decision was made.</p> <p><b>Site 14 (land off Knockdown Road) – mixed use allocation for 10 houses plus land set aside for the erection of a new village hall and GP surgery</b> – All of the group agreed not to include Site 14 in the plan.</p> <p><b>Site 3 (land to west of Football Field) – site allocated for future expansion of sports facilities</b> –The Steering Group agreed to seek to safeguard this land for future sports purposes.</p> <p><b>Site 4 – The Football Field, Knockdown Road</b> –Due to the covenant in place, the group resolved not to include Site 4 in the plan as a site for housing development; however will be included regarding the potential to improve facilities.</p> <p><b>Housing Numbers.</b> Following the receipt of further advice from WC (and clarification of the residual housing requirement number in the Malmesbury CA – outside of Malmesbury itself) – base line figure now considered to be 23. If the village is going to secure improved sports facilities (funded by CIL or a site specific proposal) – may need to consider increased numbers. Depends in part on level of CIL. Further advice to be provided by WC. Decision on final number to be pursued deferred to next meeting (once situation re Site 1A and the possible cost of infrastructure to secure delivery of GP surgery, and education sites, has been clarified). Majority currently in favour of higher number – circa 40 units in total – on Sites 10, 11 and 1.</p>	<p>football field. Need to mention desire to improve on site facilities. Site 3 to be safeguarded for future expansion of sports facilities. Site 10 to be allocated for housing and burial space. Site 11 to remain as proposed housing allocation. Sites 1A and 1B – decision to be made in new year (following clarification of WC proposals).</p> <p>Decision on final housing numbers deferred until next meeting – once issues clarified re Site 1.</p>
10.05.16	<p>Meeting concentrated on issues surrounding GP surgery. GPs explained that funding options were limited. Discussions taking place between owners of Site 1, Wiltshire Council and GPs on possible ways of securing delivery of new surgery – which was considered to be the best way of safeguarding the practice for the future. Discussion regarding the mechanics of financing the build and the complex issues regarding the land, landowners and developers. Focus on Site 1 - which could potentially allow for a new surgery, land to allow the school to expand if needed, provision of public parking, 10 affordable dwellings for occupation by the elderly and/or first time buyers and about 45 dwellings including any affordable housing (subject to a viability assessment). Consideration being given to incorporating a policy in the NP requiring the developer to fund provision of GP surgery and possibly improved sports facilities (although acknowledged that CIL could possibly do the latter).</p> <p>Noted that a viability assessment will be needed to assess whether development on this site (Site 1) can reasonably cover the cost of some or all of the items being proposed for this site. The study will look into issues such as potential land/house values, the village “shopping list” (i.e. the cost of provision of a new GP surgery and new changing rooms), infrastructure costs (e.g. drainage, access requirements etc.), additional parking, and the potential impact on village resources – so as to establish whether the site proposal would be viable.</p> <p>SG fully supportive of ideas emerging for Site 1. Approval given for undertaking a Viability Assessment. WC to be consulted on whether such a policy would be acceptable in a NP.</p>	<p>WC to be asked to comment on whether NP can contain a policy that requires the delivery of a GP surgery as part of a broader mixed use development on Site 1.</p> <p>Viability Assessment to be prepared for Site 1 – after taking advice from WC on contents etc.</p>

26.05.16	<p>Annual Parish Meeting - a presentation was given on the progress of the plan. The draft proposal for the allocation of the land behind the school (Site 1) to be the site for the new surgery, allow expansion for the school or and pre/school, units for the elderly, and new homes with the surgery being funded by the development of new house was tabled. It was explained that the number of new houses needed would be assessed as part of a viability study which is going to be undertaken. The meeting was advised that the surgery had put out a newsletter explaining reasons why they need a new surgery and the various funding options considered. Finally the meeting was told that negotiations were still ongoing between landowners, WC and the surgery - but progressing.</p>	No decisions made that impacted on NP.
15.11.16	<p>SG advised that since May negotiations had been continuing between the land owners and WC regarding the Sopworth Road site (Site 1). Those discussions had focussed on considering how it might be possible to fund a new GP surgery out of the proceeds of the sale of the site at some future date should it be allocated for mixed use development in the NP (including some additional housing). WC had advised that this was not something that the NP could require as an outcome of the plan-making process it was nevertheless considered to be a potentially important objective to help meet the future needs of the community.</p> <p>It was accepted from the outset that for this part of the plan to have a chance of being accepted by the community, given that it was likely to include the allocation of some part of the site for additional housing, assurance that a surgery will be deliverable in due course was essential. The ongoing negotiations between WC and the landowners were aimed at trying to agree how best to resolve this conundrum. More specifically those discussions have been aimed at trying to come up with a contractual arrangement that secures the delivery of a new GP surgery on the site should it be allocated for a mixed use development that proved viable.</p> <p>This would most likely comprise a mixed development of affordable and market value houses together with the allocation of land for the future construction of the afore-mentioned GP surgery, primary school expansion and pre-school facility. The construction of the surgery, which would have to be arranged via a deal between WC and the landowners, would form part of a land deal. Once built it would be leased to the practice. The surgery has confirmation from the NHS that it will be funded for 25 years.</p> <p>The WC Cabinet Capital Assets Committee held earlier that day had considered a report on the Sopworth Lane site (site 1). This specifically dealt with possible arrangements between WC and the landowners regarding the release of land for and future construction of the potential new GP surgery. Although JT was not able to attend the Steering Group meeting he informed JM that it had been agreed that land would be set aside for a surgery should it be allocated in the emerging NP. JM was not sure whether this also included arrangements for the actual construction of the surgery and who would finance the build. Clarification would be sought on these matters – which would be reported back to the Group asap.</p> <p>Seymour Chartered Surveyors have now completed a Viability Assessment on site 1 on behalf of the Steering Group. a new pre-school and room for any school expansion. The full report was not available for public view at this point (at the suggestion of WC because it contained a significant amount of confidential/sensitive information), Seymour’s had produced a basic summary of its findings which was circulated to the group and discussed by JK.</p> <p>Whilst multiple options for housing number and type were considered the final report was based on the following;</p> <ul style="list-style-type: none"> <li>• 7.9 acre site North of the Primary School (current usage is arable farming)</li> <li>• 45nr houses (including 27nr larger family houses and 18nr smaller affordable houses)</li> <li>• Open market houses prices assessed by local agent</li> <li>• Cotswold style houses</li> <li>• Build costs include professional fees and contingency</li> <li>• Utility service connections</li> <li>• Improvements to Sopworth Lane</li> <li>• Parking areas and landscaping</li> <li>• Sustainable drainage systems</li> <li>• Off –site sewerage connection</li> <li>• Contribution to local education</li> <li>• Site for GP surgery</li> <li>• Community Infrastructure Levy</li> <li>• Purchase and sales costs</li> <li>• Developer costs and margin</li> </ul>	<p>Confirmation to be sought from WC that it is able to secure delivery of the surgery. If this is confirmed then the following actions will follow;</p> <ol style="list-style-type: none"> <li>1. Steering Group meeting to update group and to agree on content of draft NP.</li> <li>2. Engage the community – Insert in the Cliffhanger, social media etc.</li> <li>3. Hold public meeting a soft consultation of the proposed plan.</li> <li>4. Compile draft plan if feedback positive.</li> <li>5. Plan goes to WC.</li> <li>6. Plan goes to Independent Inspector.</li> <li>7. Plan goes to a public referendum.</li> </ol>

	<p>The report concluded that the project and development of the above should be financially viable. The Group was advised that, following discussions with WC planners, it was now accepted that the actual construction of the new surgery would have to be funded through other means – it not being possible to require it's construction via the NP process. Similarly, it is also not possible (utilising WC policies) to seek funding towards improving off site sports facilities elsewhere in the village. However CIL (community Infrastructure Levy) payments could help with this aspect.</p>	
07.12.16	<p>Sub Group Meeting to discuss findings of Seymour Report. Confirmation had now been received from WC that the construction of the surgery will be made a condition of the land sale not a planning condition and that the planned new surgery would initially be owned by WC and rented to the GPs. Once WC have recouped their investment the intention would be to transfer the building to the parish council. Suggested that if this proposal does go ahead it will also benefit the school by allocating land for a pre-school and any possible future school expansion. Reminded that if a NP was in place the community would receive a 25% CIL contribution from the development which could be put towards improving sporting facilities in the parish. Members of the SG will be asked if they agree to go public with this proposal and if so to agree to publish an article in the January Cliffhanger together with a short questionnaire survey asking local residents if they support such a proposition. Contents of Seymour Report discussed – confirming that proposal would be viable on back of a 45 house scheme (40% affordable). Noted that on and off site infrastructure costs are very high – community development unlikely to take place unless some form of enabling development exists.</p>	<p>Findings of Viability Assessment discussed and agreed. Decision made to put proposal to full SG with suggestion that proposals for Site 1 now be put to the village via The Cliffhanger.</p>
12.12.16	<p>Meeting advised that confirmation now received from WC that the surgery's construction was deliverable and would be a requirement of any land deal and not just making the site available for development. It was emphasised that this is not something that could be dealt with by way of a planning condition.</p> <p><b>Pre School</b> SG advised that the potential new pre-school has the full support of the school and the Diocese is also in favour.</p> <p><b>Sports Facilities</b> Following receipt of advice from WC that it is not possible (utilising WC or NP policies) to seek direct funding towards improving off site sports facilities elsewhere in the village, it was suggested by JT that the CIL (community Infrastructure Levy) payments be used instead.</p> <p><b>Viability Report</b> The report concludes that the proposed development of the site by way of the erection of a new Surgery of the size required by the GPs, the allocation of land for a preschool and for any future school expansion would be financially viable with the development of 45 new homes (assuming that 40% of those would be affordable houses for local people). It was suggested that this should be the proposal that is put to the village - but only if the steering group are in agreement. A member of the public questioned the cost of the build believing it to be very high and at the cost of 45 new homes; could it not be built for less with fewer houses? Asked if more options could be further investigated. They also questioned if built would the surgery actually be viable? JT argued that the bigger threat was doing nothing, as the village would lose the practice. He explained Wiltshire Council would own the surgery and it will be their responsibility / risk for the first 5 – 10 years. Ownership would then transfer to the Parish Council where a suitable community organisation (e.g. similar to SOSIC) would need to be set up to administer future arrangements. After more than 2 years of looking into different options we have been advised that this is the best one and indeed the only one that is going to deliver a new surgery. Given how long it has taken to get to this point the group must try and progress the NP and make a decision on the way forwards. If agreed this proposal can be put to the village. It would then be up to the village to decide which direction to take the NP.</p> <p><b>Highway Matters</b> WC Highways had been asked to report back on the impact on Highways if Site 1 was chosen for development. They have now confirmed their requirements, which include: widening the access road; providing footways etc. This could be achievable with the use of extra land to the side of the school which fortunately the Parish Council and/or WC own.</p> <p><b>Future Action</b> Cliffhanger article being prepared for publication in January. If SG agree would be sent for publication. . A public meeting would be held during the consultation period to give local residents an opportunity to discuss the issues in full. The following question was formally put to the SG for approval and inclusion in the article.</p>	<p>Accepted that it would not be possible to secure delivery of the GP surgery and/or any direct funding for desired new/improved sports facilities via the NP.</p> <p>Delivery of GP surgery would need to be secured via a land deal between WC and the landowners. The desired improved sports facilities could possibly be funded via the anticipated increased CIL payments.</p> <p>Decision made to take forward proposals for Site 1. Report to be placed in next Cliffhanger. Local residents to be asked to complete short questionnaire seeking their views on a mixed use development proposal on this site. Public meeting to be arranged to help inform local residents about proposal and seek views.</p>

	<p><b><i>"In return for the construction of a new GP surgery and the reservation of land for the possible future expansion of the Primary School and/or for the erection of a new building for the pre-school group, the Neighbourhood Plan will allocate land on the Sopworth Road site for the erection of up to 45 dwellings including affordable housing for local people."</i></b></p> <p>The vote taken was unanimously in favour of this proposal.</p>	
13.02.17	<p>Significant support for proposals for Site 1 noted – as per response to Questionnaire.</p> <p>Noted however also that at the public meeting a few members of the public raised concern about the number of houses and asking if all possible options had been explored regarding delivering a new surgery. The purpose of this meeting was at least in part to discuss this concern.</p> <p>Questions also raised about: likely impact of Site 1 proposals on infrastructure, highways and utilities; the possibility of alternative funding options for the GP surgery; the possibility of fewer houses plus alternative funding; the need for further Viability Assessments to be undertaken to test alternative options.</p> <p>Agreed to defer a decision on Site 1 until further work undertaken by a small group (Alternative Options Group) to test possible alternative ways of delivering a surgery – including alternative funding and different housing types/numbers. AOG to speak to landowners, WC and GPs as part of their research. To report back in approx. 6 weeks.</p>	<p>Whilst significant support noted for Site 1 proposal – as set out in the January Cliffhanger – agreed to defer a decision on whether to incorporate these proposals in NP pending further work on alternative options.</p>
30.03.17	<p>SG received update from AOG on work undertaken to date on alternative options for the Sopworth Lane site (Site 1). Reduced scale proposal tabled – utilising approx.4 acres only – comprising a 29 unit "assisted living" scheme plus provision of land for community facilities (as before) and possibly some market housing. Should reduce traffic. Could provide solutions to current school parking problems. Discussion took place as to whether this type of scheme was appropriate for the village or housing for families etc. AOG advised that further work needs to be done to establish whether this option is viable. Confirmed no allowance for affordable housing made (which would need to be addressed). Assumption that GP surgery would be privately funded and owned. Will consider option for Community ownership. Confirmed no discussions as yet taken place with either WC or landowners. AOG consider TIA needed before any conclusions reached (although WC have advised not needed at NP preparation stage). AOG assume existing water main will be relocated (at cost). AOG agreed to provide more information on costs, viability and deliverability.</p>	<p>Decision on Site 1 deferred pending further work on viability and deliverability. Further options also to be considered.</p>
31.05.17	<p>SG received further update from AOG. Traffic Impact Assessment now completed – which considered likely impact from range of options (including the original SG proposals) and confirmed that none of the proposals for developing Site 1 would not cause significant problems. Certain offsite highway works had however been identified as being necessary or desirable as part of any development.</p> <p>Two options were tabled for Site 1. Option A - Option A having an area of 4 acres providing scope for future school expansion, 0.4 acres for a pre-school facility, 0.6 acres for 18 No. "Independent Living Units", space for 13 dwellings and space for a new GP Surgery of an area 550ms with appropriate car parking.</p> <p>Option B – being the same scheme plus an assumption that the rest of the site would be developed in due course (post 2026) as a second phase.</p> <p>Option A was considered to be viable (but not yet proven) with the proposed GP surgery being privately funded (including a substantial loan from a local individual). It was confirmed that no meetings had as yet taken place with the landowners, WC or the GPs.</p> <p>Further work still to be done to prove viability and deliverability. AOG invited to join Steering Group – which they agreed to do.</p>	<p>TIA work confirmed that a mixed use development on Site 1 would not cause significant highway problems. Certain specific additional beneficial highway works identified.</p> <p>Viability and deliverability issues remained outstanding. SG and AOG to meet WC, the landowners and the GPs to clarify such matters.</p>
18.07.17	<p>Sub Group meeting with WC at which it was confirmed that:</p> <ul style="list-style-type: none"> <li>• WC were willing to consider alternative options for developing Site 1.</li> <li>• The only off site highway works that WC would be seeking to secure via a S106 Agreement would be those deemed "necessary" from a highway viewpoint. This was unlikely to include many of the works identified in the TIA but would include improvements to Sopworth Lane.</li> <li>• WC were not supportive of any proposals for "independent living" units on this site. Much prefer to see this type of facility in the larger urban areas.</li> <li>• Any housing development on the site would need to allow for 40% affordable provision.</li> </ul>	
03.08.17	<p>Sub Group meeting with the GPs at which it was confirmed that the GPs were open to alternative funding suggestions. GPs had however explored all known options. Idea of private funding by third party acceptable as long as terms fell within range of affordability and were otherwise acceptable. No details of likely terms were as yet known.</p>	
08.08.17	<p>Sub Group meeting with landowners at which it was confirmed that:</p> <ul style="list-style-type: none"> <li>• Landowners had signed an option agreement with a developer (Acorn) who were required to pursue a proposal that accorded with the ideas set out in the January Cliffhanger – as previously discussed and informally agreed with WC. Only this scheme was considered viable and deliverable.</li> </ul>	



	<ul style="list-style-type: none"> <li>• They were not willing to provide any extra funding for the GP surgery (to fill an identified funding gap of about £500k – taking into account the suggestion that the surgery would be funded by one or more private individuals by way of a loan).</li> <li>• They were not willing to consider the alternative proposals tabled by the AOG.</li> </ul>	
04.09.17	<p>SG Meeting. The meeting was advised that the AOG no longer considered that they could bring forward any alternative options for the Sopworth Lane site that would meet the NP objectives. The options that had been considered had not proven to be viable or deliverable. It had been decided therefore to give full support to the original proposal – as set out in the January Cliffhanger.</p> <p>This being the case the meeting then went on to review all of the previously agreed objectives – and made minor amendments to such where necessary to take account of changed circumstances. Then the meeting went on to consider each of the proposed policies that were to be incorporated in the draft NP. Minor amendments/additions were made to these as necessary. A vote was taken on each of the separate policies – and each was unanimously agreed. The SG finally agreed to progress to preparing the draft NP – to be submitted as a Regulation 14 application as soon as possible.</p>	<p>The key decisions made at this meeting were:</p> <ul style="list-style-type: none"> <li>• The approval of the agreed objectives (with amendments where necessary);</li> <li>• The approval of all of the individual policies to be incorporated in the draft NP.</li> <li>• To progress the NP asap.</li> </ul>
07.12.17	<p>SG Meeting. Agreed final wording of Vision Statement to be included in draft SNP. Discussed draft Reports. Agreed minor amendments to wording of Policies 4, 5 and 12. Agreed timetable for publication of Regulation 14 submission</p>	<p>Vision Statement – final wording agreed. Minor revisions agreed to wording of three policies. Timetable agreed for publication of Reg 14 submission.</p>
13.08.18	<p>The purpose of the meeting was as follows:</p> <ul style="list-style-type: none"> <li>• To consider all of the comments received on the draft plan following its publication in accordance with the Regulation 14 consultation procedures.</li> <li>• To agree any necessary changes to the draft plan taking into account those comments.</li> <li>• To consider the draft Development Briefs that have been prepared for Sites 1,2 and 3. If approved these will be attached to and form part of the Neighbourhood Plan.</li> <li>• To consider the contents of the Basic Conditions Statement that has been prepared which has to be submitted to Wiltshire Council together with all of the other documentation in accordance with Regulation 15.</li> <li>• To approve the submission of the Neighbourhood Plan in its amended form to Wiltshire Council at the earliest opportunity so that the plan can be progressed.</li> </ul> <p>The SG was reminded that the six week consultation period on the draft Neighbourhood Plan had ended on 9<sup>th</sup> April 2018.</p> <p>A schedule of all the comments received on the draft plan together with a series of recommendations had been prepared and circulated in advance of the meeting.</p> <p>The individual responses received could be summarised as follows:</p> <ul style="list-style-type: none"> <li>• 24 completed forms were received from local residents. All but one of these supported the draft NP. The one objection received being from an individual who objected to the proposed scale of the housing allocation on Site 1 (Sopworth Lane).</li> <li>• Some individuals made specific comments on various elements of the draft NP.</li> <li>• A form was received from the Chairman of Sherston Tennis Club who is keen to ensure that consideration is given to improving facilities and access to the tennis courts on the “football field”.</li> <li>• The owners of The Angel Hotel pointed out that the draft plan incorrectly described their property as an office. This will need to be corrected.</li> <li>• The owners of Site 4 (which is proposed to be safeguarded for future recreational use) raised concerns about what was meant by the term “safeguarding”. A meeting was held with the owners to clarify this matter. The owners have now confirmed that, subject to certain safeguards to protect their interests, they are happy with the proposed policy (Policy 10).</li> </ul> <p>The following Statutory Consultees responded to the draft plan:</p> <ul style="list-style-type: none"> <li>• Highways England – who had no comments to make on the draft plan.</li> <li>• The Coal Authority – who had no comments to make on the draft plan.</li> <li>• Natural England – who had made comments on certain aspects of the draft plan – details of which were set out in the schedule to be discussed.</li> <li>• Wiltshire Council – who raised various points of detail about the draft plan – details of which were set out in the schedule to be discussed.</li> <li>• Historic England – who had made detailed comments on each of the proposed allocated development sites – details of which were set out in the schedule to be discussed. It was this issue that had effectively delayed progress on the emerging plan for a few months whilst further work was undertaken to deal with the matters raised. This had necessitated the undertaking of a considerable amount of additional work – including the preparation of a professional “Heritage Assessment” of both Site 1 (Sopworth Lane) and Site 2 (The Vicarage) and subsequently the preparation of a Development Brief for all three proposed allocated development sites. The latter being prepared at the suggestion of the Wiltshire Council’s Conservation Architect as the means of overcoming any remaining concerns about heritage issues. The contents of the three</li> </ul>	<p>The key decisions made at this meeting were:</p> <ul style="list-style-type: none"> <li>• The approval of various modifications to the plan -taking into account all of the comments received from interested parties</li> <li>• The approval of the submission of the revised plan with associated documents to Wiltshire Council (in accordance with Regulation 15) at the earliest opportunity.</li> <li>• The approval of the three Development Briefs – for incorporation into the plan.</li> <li>• The approval of the Basic Conditions Statement for submission with all of the other Reg 15 documents.</li> </ul>

remaining concerns about heritage issues. The contents of the three development briefs would need to be considered and approved at the meeting if they were going to be incorporated in the plan.

The Steering Group then considered in turn all of the comments/representations received on the draft plan. The decision of the Steering Group in respect of every comment made and the action taken – including any changes that it was considered necessary to make to the plan before its final publication (and any related changes to the related documents) - was recorded.

The Steering Group then went on to consider and approve the Development Briefs that had been prepared for the Sopworth Lane, Vicarage, and The Elms sites.

The Steering Group then considered and approved the contents of the draft Basic Conditions Statement. This was approved for publication together with the amended NP. Finally the Steering Group unanimously approved the submission of the Neighbourhood Plan in its amended form to Wiltshire Council at the earliest opportunity.

## Appendix 4 – A copy of the various articles printed in our village newspaper (The Cliffhanger) over the draft plan preparation period.

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### Cliffhanger Articles

#### OCTOBER 2011

“Sherston has been chosen by central government as one of the communities to test out neighbourhood planning powers to be introduced by the Localism Bill. The new powers are designed to allow communities to have a real say in any future development in their area particularly as to new housing and where it should be sited. Under the Front Runner Scheme Wiltshire Council will receive a grant of £20,000 to support the process in Sherston. Front runner! Over the next few months details of how a neighbourhood plan for the parish will be put together will be fully set out in the Cliffhanger. One thing is for sure – this will not be a matter of a few people putting forward their ‘vision’ for Sherston’s future. Everyone will have an opportunity to be involved and to make their point of view known. Indeed any eventual neighbourhood plan must have the support of the whole community which is to be determined through a parish referendum.”

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#### DECEMBER 2011

“Wiltshire Council is working with your parish council and we need your help. We are asking all residents to complete a housing needs questionnaire, which will be delivered to your home soon.

The information will be used to: • identify local housing needs; • inform housing and planning policies; • appreciate local residents’ current housing situation; and • find out what aspirations people have. Your views matter. For more information, please contact: Wiltshire Council, Housing Strategy, Monkton Park, Chippenham, Wiltshire, SN15 1ER Tel: 0300 456 0100

Email: [housing.strategy@wiltshire.gov.uk](mailto:housing.strategy@wiltshire.gov.uk) I”

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#### FEBRUARY 2012

“Sherston Neighbourhood Plan – A look into the future

As has been reported in the previous Cliffhanger, Sherston has been selected as a Front Runner in the South West to produce a Neighbourhood Plan. Provided that it eventually receives support from all the Parish, it will, when approved, form the definitive framework for any development in the village for decades to come. Wiltshire Council has been awarded up to £20,000 by Central Government to help us produce the final document. An initial meeting was held after Christmas and the next step is to set up a Steering Group consisting of about 15 representatives selected from various local interest groups in the village. This group will meet in February and set the Terms of Reference for the forthcoming plan and consider its likely composition. It will look at any change or development that it thinks will benefit the village in the future. It is important at this first stage that



any such change being considered is looked at in principle and that the issue of where anything will actually go will be addressed at a later stage. It is intended to hold a public meeting in the spring to invite people to express a view about the key issues that concern local residents and to provide more details about the way that the Neighbourhood Plan will be handled. An early element is the housing needs survey which has already been distributed to every household in the village. Looking further down the line it should be noted that the proposed Neighbourhood Plan will carry no weight unless and until it has been put in front of the entire Parish in the form of a local referendum and receives at least 50% support. It has been considered by an independent inspector (who will be checking to ensure that the proposed plan is in conformity with both national and local planning policy). It is hoped that this will happen in spring 2013. We shall as a matter of course also consult our neighbouring communities. There will be regular updates in future Cliff hanger editions but if anyone has any queries they should be addressed to the Parish Clerk, Sarah Wood on 840197.”

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## **MAY 2012**

### **1. Sherston Allotments/ Sherston Neighbourhood Plan**

“In developing the Neighbourhood Plan, a Steering Group has been established by the Parish Council, with representation to be included from a wide spread of interests, including ‘Sherston Allotments’. Amongst other things, the Steering Group will be governed by an agreement to: update, develop and agree a vision for the area’s future that represents the aspirations of its residents, against which future decisions and recommendations can be made; and collect and evaluate accurate information that will identify the priorities for future proposals and plans for the area. Since the disbandment of SAGA, there is no organisation in place to represent the interests of allotment holders or prospective holders and, without this, no process by which a majority view can be established or given. Further, it is a mandate of the Steering Group that any of its members should be able and empowered both to make decisions and recommendations on behalf of the organisation they represent and to be committed to help guide the preparation of the Neighbourhood Plan towards the identification and delivery of a shared vision. For the purpose of rationalising these matters, it is considered appropriate that a meeting should be held of all current and prospective allotment holders to agree a way forward. As such, the village hall has been reserved on Tuesday 8 May at 7.30pm to give all interested parties the opportunity to meet and discuss. In the event of any queries, telephone 840731”

### **2. Annual Parish Meeting.**

“The annual parish meeting takes place on Wednesday 23 May at 7.30pm in the village hall. This is when all residents have the opportunity to raise and discuss any subject regarding the parish. The meeting will include an important presentation on the intended neighbourhood plan for Sherston. The results of the recent housing needs survey will also be available. Every resident is entitled to attend and in order to encourage your presence refreshments will be available. Like most parish council meetings it should last no longer than an hour and a half. If you cannot make the meeting but have something to raise please contact the clerk Sarah Wood on 840197 or email [clerk@sherston.org.uk](mailto:clerk@sherston.org.uk). You can also contact the parish council via the response form on the web site [www.sherston.org.uk](http://www.sherston.org.uk) where minutes of meetings can be read.”

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## **JUNE 2012**

### **1. Annual Parish Meeting Report**

“There was a good turnout at the Annual Parish Meeting (APM) last month when some 40 residents gathered in the village hall. The APM gives residents an opportunity to raise any issues of concern in the parish – and this year the questions came in thick and fast. The parish council chairman John Matthews gave his annual review, with the outstanding achievement being the progress made by SOSCIC in completing the Old School redevelopment both on time and on budget. With the new Post Office Stores up and running since last November and a number of tenants lined up for the rest of the building, the project could not have gone better since the premises were acquired in April last year. Mike Johnson gave an overview of the work being done to produce a neighbourhood plan for the parish, in which he emphasised how important this was for residents, giving them a real say in what, how and where any future development takes place. One thing is certain: if no plan is produced the parish will leave itself open to unwanted development. Residents’ questions covered parking, which is one area that the neighbourhood plan will have to look at in detail, not only in relation to the situation in the centre of Sherston but also in other areas such as Green Lane. Speeding was another issue discussed, particularly the possibility of introducing a 20mph limit in Sherston itself. The continuing anomaly of Willesley having the national speed limit of 60mph was raised.”

### **2. New surgery?**

As part of the process of producing a neighbourhood plan for Sherston parish, the Tolsey Surgery has revealed its ambition to seek new purpose-built premises. At the annual parish meeting last month, Dr Simon Watkins set out the need for a new surgery, stating that the present premises were simply not capable of conforming to new requirements for a modern facility. In particular, patients’ access to the consulting rooms was not satisfactory and there was insufficient space to provide all the services that the practice wishes to make available to its patients. A new surgery would be entirely on the ground floor, thus eliminating any access issues. It would also be of a size to ensure that many minor services could be made available for patient, rather than them having to travel to Chippenham or elsewhere as at present. There was also the possibility of a new surgery being able to include a dental practice. The vital dispensing service would remain an essential element of the surgery. Any site would need to include space for up to 30 cars for the use of staff and patients. Dr Watkins informed the meeting that the new surgery would be as close as possible to the centre of the village. The provision of a new surgery in Sherston will depend on both a suitable site being made available and finance. The latter is a matter for the practice and the NHS which, as we all know, is presently undergoing a major reorganisation. The surgery is an absolutely vital local service and the need for a new site will undoubtedly be a priority of the neighbourhood plan. It is, however, only one of a number of aspirations that local organisations have put forward at the beginning of the process in producing the plan. Others include a stand-alone building for the pre-school, additional allotments, improved sports facilities, and further affordable housing for young people and families, as well as for the elderly. The neighbourhood plan will include as many of the aspirations of the community as possible

and, most importantly, will identify sites where they can be accommodated. The production of the plan is very much dependent on there being full consultation with residents as it develops. Indeed, at the end of the day, the plan will carry planning authority only if it is accepted in a referendum of the parish by at least 50% of those taking part. Over the next few months, full details of the neighbourhood planning process will be published both in the Cliff hanger and on [www.sherston.org.uk](http://www.sherston.org.uk). There will be plenty of opportunities for residents to make their own aspirations and views known. The first of these will be an open meeting in the village hall on Tuesday 17 July at 7.30pm. Full details of the meeting will be given in next month's Cliff hanger.

### 3. Housing Needs Survey:

"Following the parish-wide survey at the beginning of the year, Victoria Key, an officer of Wiltshire Council, will give a presentation of the result to the parish council at its meeting on 14 June. A copy of the final report will be available on [www.sherston.org.uk](http://www.sherston.org.uk)."

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## **JULY 2012**

### "Neighbourhood Plan

All residents are invited to a meeting on Tuesday 17 July at 7.30pm in the village hall to hear in detail about the neighbourhood plan for Sherston and, most importantly, to give everyone a first opportunity to say how they would like the parish to evolve over the next 15 years or so. The meeting will include a workshop session so that people can put forward their practical suggestions and views for the future. Already a number of aspirations have come forward, including a new surgery, a standalone building for the pre-school, additional allotments, improved sports facilities, and further affordable housing for both young people and families, as well as for the elderly. This list is by no means exhaustive, so please be prepared to put forward your own ideas. Housing is always an important topic and is bound to cause debate. The meeting will hear the results of the recent housing needs survey which gives some invaluable data on the subject, particularly in respect of affordable housing. The production of the plan is very much dependent on there being full consultation with residents as it develops. Indeed, at the end of the day, the plan will only carry any planning authority if it is accepted in a referendum of the parish by at least 50% of those taking part."

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## **AUGUST 2012**

### Neighbourhood plan

"There was an excellent turnout at the workshop in the village hall last month. Some 60 residents gave their views on how they envisage the parish developing over the next 15 years or so. There will be further opportunities for residents to get involved in the neighbourhood planning process over the next few months."

## Sherston Neighbourhood Plan

“The village is in the process of mapping out its future for the next 30 years, and needs opinion from a wide variety of different quarters. As part of this process, we need the Sherston businesses to have their say in how they would like to see the village develop to allow business to thrive within the community. We are therefore asking all Sherston business owners or those running a business from Sherston for any ideas, issues, and hindrances that they feel need addressing to help their company growth and sustainability. There may be current benefits of working in or from Sherston that need preserving for the future, so if you have comments on what is great about running a business here, we would also like to hear from you. Please contact your local business representative Robert Johnson at [r.johnson@silverchart.co.uk](mailto:r.johnson@silverchart.co.uk) or on 840531. Your thoughts and comments will be received and collated for inclusion in the consideration process and can be made in confidence at your request.”

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## OCTOBER 2012

“Following the success of the first public consultation meeting with residents in July the Neighbourhood Planning Group next meets on Monday 15 October at 7.30pm in the British School Room in Cliff Road. These meetings are open to the public so please come along if you can.”

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## DECEMBER 2012

### WILTSHIRE COUNCIL CONSULTATION

#### “Sherston Neighbourhood Plan Neighbourhood Area Designation Application

An application for the designation of the Parish of Sherston as a “neighbourhood area” (for the purpose of preparing a Neighbourhood Plan) has been received from Sherston Parish Council. Comments on this application can be made during the consultation period starting from 9.00am 3 December 2012 until 5.00pm on 17 January 2013. Why are we consulting? In order to prepare a Neighbourhood Plan, the first formal stage is to designate the actual “neighbourhood area”. In this particular case the Parish Council has to formally apply to Wiltshire Council to designate a neighbourhood area, state its reasons and submit a map of the proposed area. Following receipt of the application, Wiltshire Council must consult for at least six weeks before making a decision. The Parish Council submitted such an application following a decision made at the Sherston Parish Council Meeting held last month. At the expiry of the consultation period Wiltshire Council will consider the comments received in determining the application to ensure that the area is appropriate. The decision will be published on the Council’s website and in a later version of The Cliffhanger. How to respond: We encourage people to view and respond to this consultation – details of which can be found on both the Parish Council’s website ([sherston.org](http://sherston.org)) and on the Wiltshire Council Consultation Portal: <http://consult>.

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wiltshire.gov.uk/portal/spatialplanning/ Representations can be made by e-mail via neighbourhood.planning@wiltshire.gov.uk or by post to: Spatial Planning Economy and Regeneration County Hall Bythesea Road Trowbridge Wiltshire BA14 8JN Your comments will be kept on a public file and they may be reproduced publicly in writing or on our website.”

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## January 2013

### Neighbourhood Plan Objectives

“Sherston Parish Council has decided to develop a Neighbourhood Plan which will provide a legal basis for residents to determine the future of our community over the next twenty to thirty years. The project is led by Sherston Parish Council which oversees a steering group which includes local councillors, residents, and other local community interest groups. The Sherston Neighbourhood Plan will cover the whole administrative area of Sherston Parish Council (see Map). The Steering Group has been working on the plan since about February 2012. A Neighbourhood Plan Workshop was held on 17th July 2012, to which all of the village was invited, the purpose of which was to give local residents the opportunity to comment on and set out their views, concerns and establish their own aspirations for the village and to suggest how these hopes and issues can be met. A copy of the Workshop Report is available for you to have a look should you wish to do so at on the Parish Council’s web site - [www.sherston.org.uk](http://www.sherston.org.uk) Following on from that Workshop, the Steering Group has now produced a list of aspirations and a series of objectives that it is hoped the Neighbourhood Plan will tackle in due course. These are:

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;
- Safeguards those parts of the settlement that have been identified as being worthy of protection from development because 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 in an appropriate location.

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 onsite 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 it's high quality, improve biodiversity and provide other longer term benefits to the local community by: • Considering the creation of a community garden 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. What next? The next step in the plan making process is to consider how, where and what forms of development would be appropriate within the Neighbourhood Plan area (in an attempt to meet some or all of these defined objectives), or indeed to identify those parts of the plan area which it is considered necessary to protect from development.

This is what Sherston village looks like now. What will it look like in 30 years time? The steering group is beginning to discuss the geography of a future Sherston taking into account these aspirations and objectives. But we need your help to achieve this. The steering group needs to hear the views of local residents and other interested parties to ensure that whatever decisions are made take into account the views of the entire community. So, before taking this discussion any further, we plan to arrange an event to which everybody will be invited in early February to give them the opportunity to see the work completed so far and to help determine the range of options to be considered. Separate discussions will in the meantime be held with various interest groups and, more specifically, with the young (primarily via the Scout Group), the elderly (primarily via the Seniors Club and Probus) and other specific interest groups (e.g. the W.I.) with a view to canvassing the opinion of as many interested parties as possible. Further meetings and exhibitions will be held over the coming months as the plan progresses. The current intention is to try to get a draft plan ready for submission to Wiltshire Council in the spring. Once submitted

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to Wiltshire Council it has to be the subject of a six week formal consultation period after which it has to be considered by an independent inspector who will be tasked with determining whether the plan as submitted is in conformity with national and local planning policy and meets all of the necessary environmental criteria. Only then, if considered acceptable, will the plan be put to a community referendum, it being the residents of Sherston that will have to decide whether to accept and adopt the plan for the purpose of determining future planning applications etc. throughout the neighbourhood plan area.”

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## **March 2013**

### **1. Sherston Neighbourhood Plan Steering Group**

Do you own or run a local business or do you regularly work from home? If you do, we would love to hear from you. The Sherston Neighbourhood Plan has been widely publicised in The Cliff hanger and we are asking local businesses for their input. We need comments (social, economic or environmental) on the following issues to be included for the planning of Sherston’s future for the next 30 years:

- What does Sherston offer your business that you want to see protected?
- What would you need in Sherston to keep and to grow your business here?
- What barriers do you see that prevent your business growing or staying in the village?

If you’d like to answer these questions, please reply in writing to either myself at the address below or pop it in the box at the Post Office Counter marked NHP – Business. Rob Johnson, 3, Bustlers Hill, Sherston, SN16 0ND, Tel. 840531, E-mail [r.johnson@silverchart.co.uk](mailto:r.johnson@silverchart.co.uk)

### **2. Sherston Neighbourhood Plan Strategic Environmental Assessment – Scoping Report**

As reported in a previous issue of The Cliff hanger, work has now started on the preparation of the Sherston Neighbourhood Plan which will, if approved, provide a legal basis for residents to determine the future of our community over the next 20 to 30 years. The project is led by Sherston Parish Council which oversees a steering group that includes local councillors, residents and other local community interest groups. The Sherston Neighbourhood Plan covers the whole administrative area of Sherston Parish Council. The Steering Group has been working on the plan since about February 2012. As a necessary part of this process, we are required to undertake a Strategic Environmental Assessment (SEA) – to assess the likely environmental impact of any policies and proposals that are put forward in the plan. The first stage of the SEA process is to prepare what is termed a Scoping Report. This initial stage requires us to gather evidence about what is happening in our neighbourhood plan area. This provides evidence to inform the SEA and uses information that is already being gathered in support of the emerging neighbourhood plan. This is an opportunity for us to review existing policies and plans that are considered likely to influence the neighbourhood plan, establish what the trends are (eg what things are improving and/or what things are getting worse), and identify the key issues for our area – all of which were set out in the January issue of The Cliff hanger.



We have been advised by Wiltshire Council that not only is there a legal requirement for us to prepare an SEA Scoping Report that includes a set of SEA objectives but that, having done so, we are obliged to consult English Heritage, the Environment Agency and Natural England on this information, together with other stakeholders likely to be affected by the plan – including most importantly the local community. The required SEA Scoping Report has now been prepared and is going out to public consultation. Please see below the formal notice that we have been asked to publish, which is intended to inform everybody living within the Parish (ie the Neighbourhood Plan Area) where they can see a copy of the completed Report and, more to the point, how and where to make any comments on this published document. Sherston Neighbourhood Plan Scoping Report Representatives from Sherston Parish Council, together with representatives from other local community and local interest groups have joined together to form The Sherston Neighbourhood Plan Steering Group. This steering group is developing the Sherston Area Neighbourhood Plan. The Sherston Area Neighbourhood Plan is being subject to Strategic Environmental Assessment to meet the requirements of EU Directive 2001/42/EC and transposing Regulations. We have produced a Sustainability Appraisal Scoping Report and would like to invite you to submit your views on the scope and level of detail of the report. A copy of the SEA Scoping Report has been placed on the Sherston website ([www.sherston.org.uk](http://www.sherston.org.uk)) You can find out further information about our neighbourhood plan at [www.sherston.org.uk/sherston-neighbourhood-plan.html](http://www.sherston.org.uk/sherston-neighbourhood-plan.html). Alternatively a paper copy of the Scoping Report will be placed in the Sherston Post Office Stores for you to read during the consultation period. Comments should be submitted by 5th April 2013 5pm, either by email to [clerk@sherston.org.uk](mailto:clerk@sherston.org.uk) or in writing to: Sarah Wood, 23 Cliff Road, Sherston SN16 0LN

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#### **APRIL 2013**

“At a well attended public meeting in the Village Hall on Saturday 23 March about 70 residents discussed the major elements and geography of potential development in and around the village for the next fifteen to twenty years. The meeting, which included an exhibition and a workshop, was led by two independent consultants. After a fascinating introduction which examined our village from an outside point of view, the meeting was divided into five separate groups to consider the work done so far and produce their own ideas on how the village could evolve. For those of you who were unable to attend this event we thought it might be helpful and informative to reproduce some of the background detail that was on display for the purpose of aiding those discussions. This included boards showing:

- A summary of the key issues and aspirations identified so far;
- A brief history of the village;
- A general constraints map for the entire Parish;
- A map showing 400 metre distance from the village centre (the Post Office/Stores);

All the views put forward at the workshop will now be collated and produced as a comprehensive report which will be available in due course for everybody to read on the website. We also intend to reproduce a summary of the outcome of this workshop in a future edition of the Cliff hanger. In the meanwhile one of the consultants, Ben Hamilton-Baillie, who specialises in traffic, parking and street design will return to Sherston for a full day to give us his

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advice. There will be an opportunity for residents to meet him and put their concerns to him at a meeting probably in the Village Hall. Please watch the website and notices in the Post Office to publicise this meeting if it happens before the next edition of the Cliff hanger.”

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## **JUNE 2103**

Report on Neighbourhood Plan Community Workshop held on 23 March Workshop.

### Format

The workshop was an open public event held on Saturday 23 March between the hours of 10.30am and 1.30pm at Sherston village hall. Registration sign in sheets were provided to record attendees. 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 (copies of most of these documents were published in the April Cliff hanger). The 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.

### 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. Five separate working groups were established – each with a facilitator. One resident member of each group was nominated from the outset to provide feedback to the Workshop.

### First Workshop

- 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.

Second Workshop • 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 help explain 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.

Workshop outputs.

The following represents a summary of the workshop findings.

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 shown below:

KEY ISSUES:

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

#### WORKSHOP FEEDBACK:

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 be discussed by the Steering Group and will be used to help inform the policies and proposals to be produced for the Sherston Neighbourhood Plan. Further consultation will of course take place with the community as the neighbourhood plan develops.”

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#### **JULY 2013**

“Will a new Vicarage ever be built? Yes! If the Sherston Neighbourhood Plan being discussed by the Parish Council is passed, with the vicarage site being put forward as a development site with the Diocese’s requirement that any development must fund the building of a new vicarage on the site, and the Diocese would also look sympathetically in gifting a proportion of the rear of the site for additional burial space.”

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#### **FEBRUARY 2014**

“The next meeting of the Steering Group takes place on Wednesday 5 February at 7.30pm in the village hall. The meeting is open to the public and you are encouraged to attend.”

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#### **MARCH 2014**

“The next meeting takes place in the village hall on Tuesday 18 March at 7.30pm. As ever, all are very welcome to attend.”

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## JUNE 2014

“After a period of relative inactivity over the winter months, work has once again started on preparing the Sherston Neighbourhood Plan (NP). It had become fairly obvious to the NP Steering Group (NPSG) that if we were going to be able to successfully produce a NP both within a reasonable timescale and in a manner that is actually capable of passing through all of the statutory (and other) hoops then we were going to need some external assistance. The decision was made therefore to appoint a firm of planning consultants capable of advising and assisting on all matters relating to the preparation of the emerging NP. (N.B. The Parish Council has been given a grant of up to £20,000 to fund all of the work considered necessary to prepare the NP under the Government’s Front Runner scheme). After a series of discussions with officers’ at Wiltshire Council and a trawl through the Royal Town Planning Institute’s Sherston Neighbourhood Plan – an update website two ‘local’ firms were identified which were considered likely to be up to the task. Both firms were interviewed and asked to tender for the job. The firm appointed (by the Parish Council) to undertake this task was Foxley Tagg Planning Ltd (FTPL) – a firm of planning consultants based in Cheltenham – whom it was felt were most likely to be able to provide the necessary assistance within a given timescale and a reasonable budget. One of the first tasks that they were asked to do was to prepare a timetable for all future work – which it is intended that we now seek to abide by (and indeed will need to do so if we are going to get the NP to the point where it can hopefully be relied upon when decisions are being made on any planning proposals in Sherston for the foreseeable future). The NPSG has now agreed to work to this timetable. The agreed programme (which as you may note has in fact already started) is as follows:

Stage	Action	Completion date
1	FTPL to check evidence and update where necessary	6 May 2014
2	FTPL to carry out site assessments	6 May 2014
3	FTPL to present feedback to annual parish meeting	29 May 2014
4	Planning policy workshop	29 May 2014
5	Review of Visions and Objectives	by 13 June 2014
6	Policy creation workshop	17 June 2014
7	Development of policy options	by 1 August 2014
8	Selection of option sites	by 1 August 2014
9	Production of policy and site options document	by 22 August 2014
10	Consult village on policy and site options	by 19 September 2014
11	Analysis of response from village	by 3 October 2014
12	FTPL to hold workshop on drafting of NP	by 10 October 2014
13	Draft NP prepared by Steering Group	by 24 October 2014
14	Draft NP document finalised	by 31 October 2014
15	Formal village Consultation on draft NP	by 12 December 2014
16	Analysis of responses	

17	Amendments to draft NP	
18	Submission of draft NP to Wiltshire Council	by 13 February 2015
19	Formal Consultation starts – 6 weeks	16 February 2015
20	Amend NP to take account of comments received	by 20 April 2015
21	Submission of NP for examination by Inspector	20 April 2015
22	Referendum	TBA

As you will note from the above Schedule the next key stage of the NP process is:

1. To produce a range of policy options (seeking to deal with most if not all of the objectives and aspirations identified by the Steering Group following on from the various workshops held last year -see below), including an assessment of both the scale and type of development envisaged likely to be required during the plan period; and

2. To select a number of possible 'option sites' (that will help to provide for the future needs of the village). The choice of 'option sites' having been selected from all of those put forward for consideration by the various landowners in and around the village earlier in the process.

As you will also note, it is envisaged that it will still take about a year to complete the entire NP process – up to the point when the Neighbourhood plan will first be examined by an independent Inspector and subsequently go to a referendum.

N.B. It is still not too late for any landowners in and around the village who have not as yet done so to put their land in the pot.

For the sake of clarification the NPSG is not seeking to identify each and every possible development site in the village for whatever purpose. It will not, for example, seek to identify any potential future housing sites capable of accommodating less than three dwellings. The NP will however need to be able to identify all of the potential larger scale development option sites – i.e. those which might be considered capable of accommodating any of the possible future land uses that are included in the list of stated objectives as set out below.

That said, the final deadline for the submission of any such sites is 16 June 2014 – after which no more sites will be considered. Should you wish your land to be considered then please let the Parish Clerk know by midday on 16 June at the very latest. (Sarah Wood Sherston Parish Clerk - Tel: 840197 – email clerk@sherston.org.uk ).

It is envisaged that a full scale consultation with everyone in the village will be undertaken on all of these policy options in late August/early September this year – comprising a mixture of workshops and exhibitions with related questionnaires.

### **Neighbourhood Plan Objectives**

As a reminder here is the complete list of NP objectives that the Steering Group is currently working to:

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.

### **An update on the Vicarage:**

“There has been useful progress on the future of the vicarage site on Green Lane. A meeting between representatives of the diocese, Cllrs John Thomson and John Matthews, Nigel Freeth and the planners in May went very well and, as a result, a pre-application is to be put before the planners for comments before a final planning application is submitted. It had become clear that redevelopment of the vicarage site was an uncontroversial part of the Sherston Neighbourhood Plan but, given the likely timescales for the Neighbourhood Plan, it seemed sensible to move forward on the vicarage proposal. In particular, all the key players, including planners, are supportive so we wanted to seize the moment. Although plans have not yet been finalised, they are likely to include a new vicarage for the Gauzebrook Group, plus three additional dwellings, which are essential to make the redevelopment self-financing. There may also be some land on the site set apart for a possible future churchyard extension. As priest-in-charge, I – alongside Nigel Freeth and others from the PCC – have put a lot of work, into getting this proposal accepted at group, deanery and diocese level. I am committed to this principle as I believe that Sherston is the most logical long-term location for the vicarage. A vicar based in Green Lane would save huge amounts of travel time and would also be able to have a significant ministry just by being present in Sherston and bumping into people as he or she goes about his or her daily business, much as Susan Harvey currently does. I think, at this early stage, it is worth observing that the future presence of the vicar in Sherston will probably be different from how it may have been in the past: Sherston was once the clear centre of a team of five parishes, now Sherston is part of an increased group of eight, with a much more devolved structure. I can see huge potential for ministry in Sherston, which would be a lovely place to live. Unfortunately, many of you will know that our son Jonathan has significant life-limiting disabilities caused by a car accident while he was in the womb. His insurance company has invested a great deal in making extensive additions and adaptations to our current home for his benefit. This means that, while he is with us, our family will not be able to move to Sherston, and obviously we are not going to want to move house after a bereavement. I am optimistic about the building of a new vicarage in Sherston as I see it as an excellent strategic medium- to long-term solution for our parishes which will hopefully assist successive vicars to exercise an effective ministry.”

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## **SEPTEMBER 2014**

### **Community Event and Exhibition - SHERSTON NEIGHBOURHOOD PLAN - 20 and 21 September**

The time has come to start making some decisions about exactly what you (the village) want in your Neighbourhood Plan. The Steering Group, with the assistance of the planning consultants (Foxley Tagg) has reached a point where your help is needed to take matters forward.

We need to know precisely what, where and how much new development (if any) you want to see in the Parish over the next 12 years (to 2026).

The emerging Neighbourhood Plan is not intended to deal with every conceivable type of development that could take place over this period. It will instead try to concentrate on the range of



issues identified over the last eighteen months – through a series of workshops and contact group sessions – as being of most significance.

These include:

- Making provision for a range of new facilities that have been identified by the village as being worthy of promotion (including the provision of a new GP surgery; better facilities for pre-school children; room for the further expansion of the Primary School etc.);
- Protecting a wide range of existing facilities in the village – so as to try and ensure that they can continue to play an important role in the community;
- Proposing new development to meet the future needs of the community in those locations that are both sustainable and acceptable from all viewpoints;
- Seeking to ensure that all future development in the village is of the highest possible quality;
- Safeguarding those parts of the settlement that have been identified as being worthy of protection because of their 'local' significance;
- Resisting the loss of existing business premises in the Parish except where there is a clear identifiable benefit to the community;
- Encouraging the approved provider of high speed broadband to install advanced connections to the network throughout the village;
- Making provision in appropriate locations for a limited amount of additional housing in the village to meet future needs;
- Supporting the provision of a replacement new dwelling for the local vicar together with the provision of additional burial space to meet the needs of the local community;
- Making provision for the existing and future leisure, recreational, sporting, community and social needs of the village through a combination of safeguarding and promotional policies.

**Some of the questions that need to be considered:**

- Which community facilities should we seek to protect
- Do you support the idea that some land should be identified in the plan to accommodate: a new GP surgery; or better facilities for our pre-school children; or for a possible further expansion of the primary school; or for allotments; or for a community orchard? If so where?
- Which parts of the parish should be afforded special protection because of their local significance?
- Which of our existing business premises should we seek to protect from being given over to some other type of use?
- Should we try to secure high-speed broadband throughout the parish?
- How much land should be allocated for new housing development in and around the village - and where?
- Do you support the idea of the old vicarage site being redeveloped to provide a new vicarage plus some additional houses and burial space for the village?
- Which sporting and leisure facilities within the parish should be protected from development?

- Do you support the idea of either creating a brand new multi-purpose sports facility somewhere near the village (and if so where) or expanding one of the existing facilities? All of these are questions that need to be answered before the plan can be taken forwards.

So • Come and see the exhibition.

- Get involved in the decision-making process.
- Come and discuss some of these ideas with members of the steering group.
- Help us to decide which facilities ought to be protected and/or expanded.
- Help us to decide how much new development should take place in or around the village over the next 12 years. Various options (and ideas) are currently being considered. Come and see what these are and help select those that are best suited to meet our future needs.

**The timetable of events is as follows:**

**Saturday 20 September**

- Manned exhibition from 9.00am to 4.00pm • Questionnaires to complete • Workshop sessions to discuss development options - timing to be confirmed (see the notice boards for further details)

**Sunday 21 September**

- Manned exhibition from 9.00am to 11.30am • Questionnaires to complete
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**OCTOBER 2014**

“The Neighbourhood Plan Steering Group organised an exhibition and workshops held over the weekend of 20/21 September in the Village Hall to inform local residents about the progress being made in preparing the Neighbourhood Plan and more particularly to seek views on a wide range of topics that are intended to be dealt with in the emerging plan.

The event was attended by over 100 people. Questionnaires were handed out to all of those who came – seeking views on a series of issues relevant to the emerging plan. The answers to those questions will help steer the direction of the future plan. For those who were unable to attend, we thought that it might be helpful to try and summarise some of the key information that was put on display and to offer local residents a further opportunity to make any comments on the various issues under discussion. Copies of all of the display panels and related information are available on the Sherston website [www.sherston.org.uk](http://www.sherston.org.uk).

For those of you who have not as yet made any comments on the emerging plan – there is still an opportunity to do so. Copies of the questionnaire can be collected from the Post Office & Stores and should please be returned there completed at the latest by midday on Saturday 11 October.

The first part of the exhibition sought to identify and prioritise those core services, facilities and amenities that the village might wish to retain and/or Sherston Neighbourhood Plan safeguard from future development in the emerging plan. A map was displayed identifying the location of a wide range of community facilities and services, local businesses, and sites that were considered to be potentially worthy of protection (see below).

The first questionnaire asked individuals to indicate whether they supported a set of policies that sought to protect these various sites from development and whether there were any obvious omissions from the list (or indeed any sites included that it was felt should not be included). The questionnaire went on to invite people to indicate their level of support for a policy that sought to secure high-speed broadband compatibility for all new developments and finally asked about the desirability of preserving existing open-air sports facilities.

The second part of the exhibition, and almost inevitably the one that created most interest, was the section dealing with future development proposals. The first board sought to explain that after a 'call for sites' several landowners had contacted the Steering Group to indicate that they would be willing to make their land available for some (unspecified) purpose. A detailed appraisal of each of these sites had subsequently been undertaken by the planning consultants (Foxley Tagg) appointed to assist the Steering Group in selecting those considered likely to be most suitable for development from a sustainability and community viewpoint. The results of this assessment were presented and those sites which had been identified as having the greatest potential by the Steering Group were shown in greater detail. The six identified option sites are:

Site No.	Location	Score	Rank Order	Comment on suitability of site
1A	West new School	53	5	Good. Would represent an appropriate extension of the village envelope with minimal visual impact.
4	Football Field	55	4	Site very suitable in development terms but would result in the loss of sports field and recreational space. Should an alternative site for sports and recreational uses be found then site could be considered to have good suitability.
6	North Sandpits Lane	51	6	Development of the front of the site (along south eastern boundary) in line with existing homes on Sandpits Lane makes some sense. This would look like natural growth and would 'round off' this northern edge of the village. Potential for 10-15 homes fronting road. Site also potentially suitable for relocated recreation land or allotments.
10	Vicarage Site	61	1	The current vicarage is located in a sizeable plot and, once the existing dwelling has been removed, would be suitable for a new vicarage, a new burial ground and limited enabling development. Opportunity for development of the site to result in betterment.
11	Corner Green Lane	58	3	Considered suitable for small-scale development - up to 5 units.
17	Easton Town	60	2	No significant impacts. Good location. Would result in loss of green space within the village envelope.

Each of the individual option sites were then considered in more detail. This was portrayed at the exhibition in the form of a combination of a SWOT analysis (i.e. identifying the Strengths, Weaknesses, Opportunities and Threats of each site) and a draft land use plan (i.e. identifying which of the particular range of development needs could potentially be met on each site). The six sites subjected to this more detailed appraisal were:

Site 1A – Sopworth Lane (to the rear of the new school) – which was identified as a potential mixed use development site considered capable of accommodating some new housing (10 units), a site for

a new GP surgery, and room to allow for the future expansion of the existing Primary School and/ or erection of a new pre-school facility should either be needed.

Site 4 – the Football Field (off Knockdown Road) – which is owned by the Parish Council and was offered up as a potential housing site (excluding the tennis court area) – but only on the proviso that a replacement site could first be found which would be suitable to accommodate an improved sports facility (including a new football field with changing rooms and possibly some additional indoor sports facilities). Most or all of the funding for any new sports facility to be derived from the sale of the football field for development (i.e. as a Parish funded scheme).

Site 6 – off Sandpits Lane – which was considered to have the potential to accommodate both a proposed relocated sports facility (to replace and improve upon the facilities lost if Site 4 were to be redeveloped) and a limited amount of housing on the site frontage.

Site 11 – at the corner of Green Lane and Sandpits Lane – which is an existing allocated housing site in the current development plan and which the Steering Group considered remains entirely suitable for housing development in due course.

Site 10 – the former Vicarage site (Green Lane) – which has been offered up by the Diocese as a potential site for a new vicarage (which it is suggested would be funded by the erection of 3 additional dwellings in the grounds). The rest of the land, at the rear of the plot would be reserved to allow for an extension to the adjoining cemetery.

Site 17 – at Easton Town (the land to the east of Easton Square) – which has been offered up by the landowner as a potential development site and which the Steering Group considered could be suitable for either a limited amount of additional housing or as a possible alternative site for the new GP surgery – with the land to the rear being an alternative site for the proposed relocated sports facility (should Site 4 were to be redeveloped for housing).

Two separate displays completed the exhibition. The first of these was an explanation by the local surgery as to why they consider that it would be prudent for the Neighbourhood Plan to consider identifying a site for a potential new surgery. (N.B. Copies of the explanatory leaflet prepared by the surgery are available at the surgery). The second display sought to deal with the question ‘how many houses should be built in Sherston over the remaining plan period’.

It was explained that whilst there was a minimum number of houses that we really ought to be seeking to accommodate in the village (to ensure conformity with the Wiltshire Core Strategy) there was the opportunity to consider a higher number if it was felt that village services and facilities might benefit from limited further development. As anticipated, the issues raised by the second part of the exhibition were those most discussed during the two hour long workshops held on the Saturday.

A second questionnaire was issued to those who attended asking people to indicate levels of support for the provision of any or all of the following services/facilities – all of which would require land to be identified and safeguarded for such development in the emerging plan:

- A new GP surgery
- A pre-school facility
- Additional allotments
- Room for the future expansion of the Primary School

- Community Orchard

The questionnaire then asked individuals to indicate how many new homes they considered ought to be planned for over the remaining plan period (to 2026) – taking into account the information contained on the display boards - and to identify which (if any) of the option sites that had been tabled they would prefer to see developed (depending of course on the level of development selected). A specific question was raised about the likely level of support for a mix of potential land uses on Site 1A (i.e. to the rear of the new school). Finally, respondents were asked to indicate which of the two option sites they favoured for a possible relocation of the “football field” (i.e. Sites 6 or 17) should that option be favoured and/ or alternatively, on the assumption that there proved to be no local support for the relocation of these sports facilities whether they considered that some additional land situated to the west of the existing football field (i.e. Site 3) should then perhaps be safeguarded to allow for its future expansion.

As mentioned right at the beginning of this article, copies of all of the exhibition boards and related material are now available for viewing online on the Sherston.org website. In addition, it is intended that the exhibition will be on display (albeit at different times) at both the GP surgery and in the church in the period leading up to the conclusion of this informal round of consultation. Copies of the questionnaires will be available for collection at both of these sites as well as the Post Office & Stores but must be returned there by midday on Saturday 11 October at the very latest. The next step will be for the Steering Group to consider and analyse all of the responses received before determining how best to progress to the next stage of the plan – which will be to firm up some or all of these various policies and proposals before re-presenting them to the village in the form of a final set of options. We will endeavour to report back on the outcome of this round of consultation in the next copy of the Cliff hanger. Watch this space.”

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## **NOVEMBER 2014**

“As reported in last month’s Cliff hanger, the Neighbourhood Plan Steering Group organised an exhibition and two workshops held over the weekend of 20 and 21 September in the village hall to inform local residents about the progress being made in preparing the Neighbourhood Plan and more particularly to seek views on a wide range of topics that are intended to be dealt with in the emerging plan. The event was attended by over 100 people. Questionnaires were handed out to all of those who came – seeking views on a series of issues relevant to the emerging plan.

As noted in that report, a copy of all of the exhibition material and related information was placed on the Sherston website <http://www.sherston.org.uk/> as well as being put on display in both the Church and GP Surgery - together with further copies of the two questionnaires - with an invitation to all of those interested in the emerging plan to have a look at the various ideas and options that were being considered and to return the completed questionnaires by 12.00noon on 11 October.

A preliminary analysis of the returned questionnaires has now been completed (see below). These will be further considered by the Steering Group with the intention of bringing forward a further (revised) set of proposals and options for consideration by the village in the next few weeks. This is in part necessitated by the fact that one of the sites that had been put forward as a potential option

site (i.e. Site 17 – the land at Easton Town – which had been identified as either a possible housing site or a site for a relocated GP surgery) has now been withdrawn from the equation by the landowners. This means that one or two other option sites may now have to be considered. It is recognised by the Steering Group that we have not as yet managed to catch the interest of the entire community in preparing this Neighbourhood Plan and that we clearly need to do more to ensure that the views of as many people as possible are taken into account before the plan is finalised. To this end it has been decided that a further round of informal consultation will be undertaken on some of the emerging ideas and options as they begin to get firmed up – which will include use of a variety of social media – before any decisions are made on what is actually included in the plan. This next round will start in early December.

The results of the recent questionnaire surveys are for your information set out below:

**QUESTION: HOW STRONGLY DO YOU SUPPORT THE PROTECTION OF EXISTING COMMUNITY FACILITIES?**

1 Strongly Agree	2	3	4	5 Strongly Disagree	NIL No Response given
83.6%	9.6%	4.1%	1.37%	0%	1.37%

**COMMENT:** There appears to be a significant amount of support from those who responded for a policy in the Neighbourhood Plan that seeks to protect a range of existing community facilities.

**QUESTION: DO YOU SUPPORT THE PROTECTION OF THE IDENTIFIED SITES OF LOCAL SIGNIFICANCE?**

1 Strongly agree	2	3	4	5 Strongly disagree	NIL No response given
87.7%	4.1%	6.85%	0%	0%	1.37%

**COMMENT:** There appears to be a significant level of support from those who responded for a policy in the Neighbourhood Plan that seeks to protect certain identified sites of local significance. Some additional sites were put forward which will now be considered by the Steering Group.

**QUESTION: DO YOU SUPPORT THE RETENTION OF CERTAIN SPECIFIED BUSINESS PREMISES WHERE POSSIBLE?**

1 Strongly Agree	2	3	4	5 Strongly disagree	NIL No response given
82.2%	13.7%	1.37%	1.37%	0%	1.37%

**COMMENT:** There appears to be a high level of support from those who responded for a policy in the Neighbourhood Plan that seeks to protect certain specified business premises from development (i.e. involving the loss of a business unit). Some additional premises were put forward for inclusion in this list and some questioned those already on the list. These suggestions will all now be considered by the Steering Group.

**QUESTION: SHOULD THE PLAN REQUIRE NEW DEVELOPMENT TO BE COMPATIBLE WITH LOCAL FIBRE CONNECTIVITY?**

1 Strongly Agree	2	3	4	5 Strongly Disagree	NIL No response given.
72.6%	12.3%	9.6%	0%	1.37%	4.1%

**COMMENT:** There was a high level of support from those who responded for a policy that seeks to secure this objective in the Neighbourhood Plan.

**QUESTION: DO YOU SUPPORT THE PROTECTION OF RECREATIONAL OPEN SPACE AS PER DRAFT POLICY 7?**

1 Strongly Agree	2	3	4	5 Strongly Disagree	NIL No response given
74%	9.6%	1.37%	4.1%	4.1%	6.8%

**COMMENT:** There appears to be a high level of support from those who responded for a policy in the Neighbourhood Plan that seeks to protect our existing areas of recreational open space.

**QUESTION: HOW STRONGLY DO YOU SUPPORT THE FOLLOWING IDEAS?**

**Expansion of Sherston Primary School**

1 Strongly Agree	2	3	4	5 Strongly disagree	NIL No response
42.5%	22.5%	15%	7.5%	11.25%	1.25%

**Site for new preschool facility**

26.25%	25%	28.75%	7.5%	10%	2.5%
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**More allotments**

12.5%	10%	47.5%	7.5%	18.75%	3.75%
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**Community Orchard**

8.75%	3.75%	25%	17.5%	42.5%	2.5%
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**Relocation of GP Surgery**

53.75%	13.75%	13.75%	8.75%	8.75%	1.25%
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**COMMENT:** There appears to be a reasonably high level of support from those who responded for the identification of land in and around the village for the possible relocation of the GP Surgery and for the future expansion of the Primary School (should the need arise) but only limited support for the identification of land for a possible pre-school facility. There was virtually no support for a proposal to identify land for a Community Orchard. The response to the question re the possible provision of land for additional allotments was pretty balanced. The Steering Group will now have to consider which if any of these “ideas” it wishes to take forwards as formal proposals in the Neighbourhood Plan.

**QUESTION: HOW MANY NEW HOMES DO YOU THINK WOULD BE APPROPRIATE TO BE BUILT IN SHERSTON BY 2026?**

None	Up to 16	16 to 25	25 to 40	40 to 55	55+
1.25%	37.5%	26.25%	20%	3.75%	11.25%

**COMMENT:** About two thirds of those who responded considered that the number of new homes that should be accommodated in the village over the remaining plan period (to 2026) should be more than 16. The level of support for anything above 40 homes was relatively limited. The Steering Group will of course now have to consider what level might be appropriate to table for further consideration by the community before the plan is finalised. A number of possible options are likely to be put forward – with specific sites identified for each of the options together with their potential benefits and shortcomings.

**QUESTION: PLEASE INDICATE YOUR LEVEL OF SUPPORT FOR THE FOLLOWING HOUSING OPTION SITES.**

**1 Strongly Agree      2      3      4      5 Strongly Disagree      NIL No response given**

**SITE 10 VICARAGE**

**52.5%      20%    10%    2.5%                    8.75%                    6.25%**

**SITE 11 GREEN LANE**

**32.5%      26.25% 18.75% 6.25%                    8.75%                    7.5%**

**SITE 6 SANDPITS LANE**

**32.5%      20%    12.5%    3.75%                    22.5%                    8.75%**

**SITE 17 EASTON TOWN**

**17.5%      12.5%    11.25% 13.75%                    40%                    5%**

**SITE 4 FOOTBALL FIELD**

**36.25%      7.5%    13.75% 5%                    32.5%                    5%**

**COMMENT: Sites 10 (vicarage) and 11 (Corner of Green Lane) were given the most support by those who responded, followed by Sites 6 (Sandpits Lane) and 4 (Football Field). Site 17 (Easton Town) did not garner much support. (N.B. In the event, as noted above, this latter site has now been withdrawn from consideration by the landowners). Taking into account the responses to the questionnaire re the level of development that was indicated as being appropriate by those who responded to the questionnaires (as noted above) further consideration will now have to be given by the Steering Group to which if any of these potential development sites (plus any others that may have to be considered) should be tabled for further consideration by the community.**

**QUESTION: SITE 1A (SOPWORTH LANE) A POTENTIAL MIXED USE SITE HOW APPROPRIATE DO YOU CONSIDER EACH OPTION TO BE?**

**1 Strongly Agree      2      3      4      5 Strongly Disagree      NIL No Response given**

**MIXED USE WITH GP SURGERY**

**55%      10%    7.5%    5%    17.5%                    5%**

**MIXED USE WITHOUT GP SURGERY**

**25%      13.75% 16.25% 17.5%    15%                    11.25%**

**COMMENT: There was a clear majority in favour of an option that included a mix of development on this site that included a GP Surgery. The other land uses in the mix were of course: the suggested reservation of land for a possible future expansion of the Primary School; land for a pre-school facility; and a limited amount of affordable housing (10 units).**



**QUESTION: RELOCATION OF SPORTS FACILITIES IF THERE IS SUPPORT FOR REDEVELOPMENT OF THE FOOTBALL FIELD SHOULD LAND AT EASTON TOWN OR SANDPITS LANE BE SAFEGUARDED FOR REPLACEMENT FACILITIES?**

**1 Strongly Agree      2      3      4      5 Strongly Disagree      NIL No response given.**  
**SITE 6 SANDPITS LANE**

**43.75%      16.25% 11.25% 10%      16.25%      2.5%**

**SITE 17 EASTON TOWN**

**12.5%      15%      15%      12.5%      38.75%      6.25%**

**COMMENT: There was a clear preference expressed by those who responded to the identification of Site 6 as a possible site for the relocation of the sports facilities should the community support the idea of redeveloping the football field.**

**QUESTION: IF THERE IS NO SUPPORT FOR THE REDEVELOPMENT OF THE FOOTBALL FIELD SHOULD SITE 3 BE SAFEGUARDED TO ALLOW FOR THE FUTURE EXPANSION OF THE SPORTS FACILITIES HERE?**

**1 Strongly Agree      2      3      4      5 Strongly Disagree      NIL No response given**  
**67.5%      8.75% 1.25% 3.75%      3.75%      6.25%**

**COMMENT: There was a good level of support for the idea that, should the football field not be identified for redevelopment then the land to the west (Site 3) should be safeguarded to allow for its future expansion/ improvement.**

As noted above, all of the above information will now be reviewed by the Steering Group and a further set of revised proposals, taking into account the noted change of circumstance (most notably the removal of Site 17 from the equation together with a number of other matters that have since come to light), will be tabled for consideration by the village – most probably through the next edition of the Sherston Cliff hanger.”

**JANUARY 2017**

**“Sherston Neighbourhood Plan Update**

- **Neighbourhood Plan essential to help safeguard village from unwanted future development**
- **Priorities defined by village surveys in 2012 and 2014**
- **Recent work reveals retention of GP surgery in village at risk**
- **Steering Group identifies means of securing new build surgery as part of mixed use development on Sopworth Road**
- **Urgent feedback required from village to help guide Neighbourhood Plan Strategy**

Since the beginning of 2012, a Steering Group set up by Sherston Parish Council has been developing a Neighbourhood Plan for the village. When adopted the Neighbourhood Plan will be

used by Wiltshire Council as part of the formal planning process for determining development proposals in and around the village. This will apply until at least 2026. The Steering Group has sought to consult villagers throughout and to keep the village informed of progress, through workshops, meetings, an exhibition and occasional progress reports. Some of the progress reports appeared as articles in The Sherston Cliff hanger, while some took the form of separate publications distributed with the Cliff hanger to all households.

### **Neighbourhood Plan Objectives**

The Neighbourhood Plan will be underpinned by a number of objectives that have been agreed by the Steering Group following earlier survey work. (Details can be found on the [www.sherston.org.uk](http://www.sherston.org.uk) website.) These objectives include the following:

- The protection of a range of existing services, community facilities and business premises within the village, and the protection of those open areas within and around the village that are considered to be worthy of specific protection because of their distinctive character.
- The need to safeguard existing open air sports and recreation facilities, and a desire to secure improvements to the existing changing room facilities at the football ground; also, to try to safeguard some land immediately adjoining the football field so as to allow for the possibility of expanding the available sports facilities at some future date.
- The need to consider the provision of certain new community facilities: a new GP surgery; a possible expansion of Sherston Primary School; a possible new pre-school facility; and additional burial space.

In connection with the objectives relating to sports and recreation facilities, during the early stages of its work the Steering Group was considering the Football Field as a potential housing development site, which could have released significant funds for the creation of new sports facilities on an alternative site. However, it turned out that although owned by the Parish Council it is subject to a restrictive covenant which would have made such a move so difficult and complicated as to rule it out. The Football Field therefore will remain the village's main sporting venue.

### **Community Priority – the GP Surgery**

The need to secure the future of the GP surgery in Sherston was identified by earlier surveys as being of high priority for Sherston residents.

What has become clear to the Steering Group in the last few months however is that there is now a very real possibility that, without a new building, the Tolsey GP practice will close within the next 7 years. The Steering Group believes that it needs to give this matter high priority as it moves towards finalising the Neighbourhood Plan.

In June 2016 the GPs published a newsletter setting out their thoughts on how best to protect the future of a GP surgery in the village. It explained that the existing premises on the High Street was not 'fit for purpose' and that unless steps were taken now to try and secure the delivery of alternative premises in the village there is a real danger that we could lose our GP service altogether with residents having to travel to Malmesbury (or elsewhere) for continuing health care.

The GPs have investigated all of the potential usual funding options, including NHS grants, private equity funding, personal funding by the GPs themselves, and funding by PFI schemes. None of these appears likely to be achievable or affordable. So it seems that if there is to be any realistic chance of

keeping a surgery in the village then the question of funding is one that the Neighbourhood Plan must address.

**The Steering Group believes that a way must be found to fund a new GP surgery, or Sherston's GP practice is likely to be closed within 7 years.**

New Housing in Sherston Wiltshire Council Core Strategy requires Sherston to make provision for its share of new dwellings in the future development of the village. The actual number of new dwellings specified by Wiltshire Council has varied since the Steering Group began its work, but it has settled at a minimum of 26. The Steering Group must now determine, in consultation with the village at large, what figure, at or above this minimum of 26, it wants to include in the Neighbourhood Plan.

The Steering Group has identified two small sites that it believes should be allocated for housing in the Neighbourhood Plan: the vicarage site on Green Lane, next to the churchyard (site 10 on the accompanying plan), for about 3 dwellings (this site, incidentally, would also provide the desirable additional burial space); and a site at the corner of Green Lane and Sandpits Lane (site 11), which could take about 4 dwellings. The choice of possible locations for further housing now comes down to two: the Sopworth Road site adjacent to the Primary School (site 1); and the frontage of the site at the top of Sandpits Lane (site 6 - up to 16 dwellings).

The major questions that now have to be answered before the Neighbourhood Plan can be finalised are these:

- Where would a new GP surgery be sited, and how can it be paid for?
- How many new dwellings are to be allocated in the Plan, and where are they to be sited?

In the last 24 months the Steering Group has explored multiple options, considering in detail the pro's and con's of several potential development sites. Whilst most of these have been discarded as unworkable or unsustainable, the Steering Group has identified one solution that it considers answers these remaining questions. This is by locating the surgery on the Sopworth Road site (adjacent to the school) as part of a mixed use development. This would include in addition not only some housing but also the potential for future expansion of the primary school and provision for a pre-school facility. The construction of the surgery would be funded from the income generated by the housing development. But to achieve this the village would need to accept a certain volume of housing on that site.

### **Sopworth Road option – decision process**

What has led the Steering Group to this conclusion? In fact the suggestion first came from John Thomson our Wiltshire Council Councillor. It was the outcome of extensive discussions between Wiltshire Council, the GPs and the owners of the site. Ownership of this piece of land is complicated. When the present owners bought the land from Wiltshire Council, certain conditions were attached to the transaction in the form of a covenant. This means that Wiltshire Council has a "controlling interest" in the whole site as well as an option to buy back about two hectares of the land fronting onto Sopworth Road. This being the case, unless the Council were prepared to enter into a transaction with the landowner that would release the covenant, the landowners would not be able to sell any of the land for development.

Wiltshire Council has now formally confirmed that if it is the village's wish, expressed in the Neighbourhood Plan, that a new surgery should be built on this site, then it would be prepared to release the landowners from the covenant, thus enabling land to become available for development, but only on the strict condition that a new surgery is built on that site as part of a mixed use

development. The Steering Group has been advised that the landowners in turn have agreed that the construction of the new GP surgery should be entirely funded from the proceeds of the sale of the site for development. In other words, Wiltshire Council and the present landowners have agreed in principle to set aside a portion of the proceeds deriving from the sale of the land to a developer for the construction on the site of a new GP surgery. The surgery when built would be held by the Council for the community and leased to the GP practice with the NHS paying rent on the building up to an agreed level (which is assessed at current market value by the District Valuer) normally for a period of 25 years.

To make this a viable proposition for Wiltshire Council and the present landowners, the proceeds from the sale of the land must be sufficient to fund the construction of the surgery premises. The value of the site to any developer, and therefore the income accruing from its sale, will depend on the number of dwellings that can be built on it. So the question is, how many houses need to be allocated to the Sopworth Road site in order for the sale of the land to fund the construction of the surgery?

### **How many houses?**

To answer this question, the Steering Group at the suggestion of Wiltshire Council asked a local firm to undertake what is known as a Viability Assessment. This work has just been concluded. Their finding was that a mixed use development on the Sopworth Road site comprising 45 dwellings (of which 40% - some 18 units- would be affordable housing in compliance with the Wiltshire Council Core Strategy) could fund the construction of a new surgery. A smaller number of houses would not be viable. These findings have been discussed with Wiltshire Council and through them the owners of the site. Both have agreed that, in principle, this would be an acceptable proposition. In return for the allocation of the site for mixed use development – including an allowance for the erection of up to 45 dwellings (40% of which should be affordable housing units) – the landowners and Wiltshire Council will secure the delivery of the new surgery. To this end, and for the avoidance of any doubt, Wiltshire Council has now formally resolved at a recent Cabinet Capital Assets Committee meeting chaired by Councillor John Thomson to support this proposition.

After a good deal of deliberation the Steering Group has reached the point where it sees this as the preferred way forward and commends it to the village. This being the only way that the Steering Group considers that a GP service will be retained in the village over the longer term.

It is worth noting that this is a very unusual (almost unique) situation. In normal circumstances all that the Neighbourhood Plan could reasonably do is identify and allocate a site for a proposed replacement surgery. It cannot actually require it to be built. It is only because Wiltshire Council has a controlling interest in the land and because the local landowner is a willing participant that this type of “post allocation” arrangement can be offered. Sherston is extremely fortunate that this arrangement is possible.

### **Steering Group Recommendation**

The figure of 45 new dwelling units on this site is probably one that some villagers may find hard to accept. Nevertheless, this is what the Steering Group now recommends as the best way of ensuring that a GP service is retained in the village.

This proposed solution also meets a number of other Neighbourhood Plan priorities including:

- providing more affordable housing in the village;
- making provision for the future expansion of the primary school;

- providing land for a new pre-school facility;
- helping to preserve existing green spaces elsewhere in the village;
- protecting the village from further unwanted development until at least 2026; and indirectly
- helping to fund improvements to existing sports facilities in the village (via Community Infrastructure Levy funding); whilst also
- helping secure the future of many of the existing services and facilities in the village.

But this all depends on the village supporting the Steering Group’s proposal.

**This is: in return for the construction of a new GP surgery and the reservation of land for the possible future expansion of the Primary School and/or for the erection of a new building for the pre-school group, the Neighbourhood Plan will allocate land on the Sopworth Road site for the erection of up to 45 dwellings including affordable housing for local people.**

**Next Steps**

The Sherston Neighbourhood Plan will in due course be the subject of a public referendum. If it is to be adopted by Wiltshire Council and used to determine future planning applications it must first be approved by over 50% of villagers who vote in that referendum. The vote to approve or reject it will be held later this year. So now the Steering Group needs the widest possible feedback to ensure that whatever proposal is made stands the greatest chance of being approved.

**What do you think?**

We invite you to respond to the short questionnaire attached to this article (see over). Ideally we would like to receive your completed questionnaire by 31st January 2017 at the very latest. This will allow the Steering Group to make the final decision on both housing numbers and land use allocations – which will be published as a draft plan as soon as reasonably possible. Support for this proposal will mean that a Policy incorporating all of these elements will be included in the draft plan. If there is clear opposition to this proposal then the plan will most probably allocate land for fewer houses, plus a possible site for a new surgery. But in this case there would be little prospect of a surgery actually being built, because of the clear lack of available alternative funding options.

**In responding to this questionnaire can you please ensure that all of the requested details are provided (i.e. including your name and address). Any questionnaires returned lacking such details cannot unfortunately be taken into account.**

A Public Meeting to discuss this proposal will be held in the Village Hall at 7.30 pm on 26th January 2017.

**DO YOU SUPPORT THE FOLLOWING PROPOSITION:**

In return for the construction of a new GP surgery and the reservation of land for the possible future expansion of the Primary School and/or for the erection of a new building for the pre-school group, the Neighbourhood Plan will allocate land on the Sopworth Road site for the erection of up to 45 dwellings including affordable housing for local people.

**Place cross in box**

**COMMENTS**

**YES** .....

**NO** .....

NAME:.....

SIGNATURE: .....

ADDRESS: .....

**TO BE RETURNED TO SHERSTON POST OFFICE OR GP SURGERY BY 31st JANUARY 2017**

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**MARCH 2017**

“Sherston Village Hall was standing room only for the meeting to discuss proposals for mixed use development (including a new surgery) on the land behind the new school. There were impassioned and well thought out questions from the local community with answers from members of the Steering Group, Councillor John Thomson, Doctor Watkins and Doctor Pettit from the Tolsey Surgery. Many members of the community mentioned their gratitude to the Steering Group and the doctors, who have worked tirelessly and at some length to come up with what they see as a viable solution for retaining a surgery in the village. There was good community support shown for the need for a new surgery, alongside a variety of worries expressed about the size of the potential housing development and the large numbers of vehicles that would be using Sherston roads to access it.

Bearing in mind concerns raised, the Steering Group has subsequently agreed to several members of the Parish, who bring considerable professional skills, to examine all available options for funding the scheme in the most beneficial way for the village before making a decision on the way forward.

Several questions were raised by the community about traffic worries particularly around Green Lane and it was asked whether there was a possibility of a 20mph restriction on traffic. John Thompson stated that Green Lane would need to be improved and measures built in to slow down traffic. He said that before any development could take place a wider study would be needed to look into the impact on pedestrians, cycling and cars. All such issues would be brought up at the Local Transport Group if development went ahead for thorough investigation.

There were several questions asked about affordable housing and as to whether the other five villages could support some of the required housing quota as their residents will use the surgery. When asked who would own and operate any new affordable houses, the Local Housing Association or Wiltshire Council, John Thomson replied that he would prefer it to be Wiltshire Council but that this would be decided at a later stage if the development were to go ahead. It was clarified by John Thomson that affordable housing would remain as social housing even after resale. The Steering Group confirmed that no developer is involved and won't be until an agreement is made, and it is only after the sale of the land that detailed plans will be produced.

Should you wish to read a full account of what was said at the meeting then details of such are available on the Parish council's website.

A Freedom of Information request was made by a member of the Sherston community to gain access to a Viability Assessment which was responded to by Wiltshire Council within the statutory twenty days. This document provides financial information about a potential mixed use development including the construction of a new surgery. It was envisaged that publication of this information should give Sherston residents the confidence to make an informed decision. Following the Freedom of Information request a copy of the Viability Assessment has now been made available on the Sherston Parish Council website, named as 'Development Appraisal Report' by Seymour Chartered Surveyors.

The Steering Group will reconvene in a few weeks' time, having deliberated in the meantime on the matters raised by local residents at the Public Meeting. A decision will hopefully then be made on the range of proposals that can potentially be incorporated in to the draft Neighbourhood Plan which is then expected to be put to the community in a formal referendum later in 2017.

As readers will recall the following proposition was put to the village via The January Cliff hanger to gauge public feeling. The proposition asked: **In return for the construction of a new GP surgery and the reservation of land for the possible future expansion of the Primary School and/or for the erection of a new building for the pre-school group, the Neighbourhood Plan will allocate land on the Sopworth Road site for the erection of up to 45 dwellings including affordable housing for local people**

The results were as follows:

**SHERSTON PARISH RESIDENTS ONLY -**

**YES 332 votes (94.3%)**

**NO 20 votes (5.7%)**

**TOTAL 352 votes cast**

**Type of comments received:**

The most frequent reasons given for voting 'YES' were:

- 'Vital we keep a surgery in the village'
- 'Support provision of more affordable housing'
- 'Support the combined package of proposals'
- 'Village needs to grow to remain vibrant'
- 'Will help primary school'

The most frequent reservations given by those voting 'YES' were:

- 'Need to ensure traffic well managed'
- 'Ensure adequate parking made available for mix of uses'
- 'Affordable housing must be for local people'
- '45 houses but no more'

The most frequent reasons given for voting 'NO' were:

- '45 is too many houses'
- 'Will change character of village'
- 'Do not believe affordable housing will be for local people'

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**DR SIMON WATKINS**

“It is very good to be given the opportunity to express our views about the current situation regarding the Tolsey Surgery. We are just one part of the neighbourhood plan, but we appreciate that we have become somewhat of a focus in recent weeks. We know that there has been a lot of discussion, debate and rumour circulating around Sherston and surrounding villages over the past few months and we wanted to explain once again why we need a new surgery.

We have been aware for several years that we are outgrowing our current building and that it doesn't allow us to expand to cater for modern health care requirements. We have had a succession of Governments determined to close surgeries like ours and create bigger health centres that would require our patients to travel greater distance to be seen. In other words we are under threat and would lose the personal touch that we would like to think is the lifeblood of the Tolsey.

As anyone who has visited the surgery will know there are multiple difficulties including problems with access to the doctors consulting rooms via the stairs, a shortage of nursing space downstairs, and a very open reception area with no privacy at all. There is no opportunity to extend the surgery or create the space that is required with increasing patient numbers and demand.

The Partners therefore started to discuss this issue a few years ago. We looked at all the possible options open to us including a new self-build and a privately financed initiative. Unfortunately neither of these approaches was deemed sustainable. We live in an age where the traditional model of GP's buying into their practice no longer happens. Young GP's are not prepared to invest their own money in surgery premises. Within the next few years we will need new GP's to join the surgery because of retirements. We are therefore faced with a dilemma.

The Neighbourhood plan has kindly offered the surgery, and the village, a possible solution to our situation and thus preserve health care provision in our region for years to come.

The concept of a Parish Council owned health facility, with the doctors as tenants, is a unique idea and would ensure the expansion that the practice needs, not only to develop our patient services, but also to attract new young doctors to work in a wonderful rural environment, without the financial penalties that might otherwise discourage them.

I would like to reassure you that Drs Pettit, Harris and Watkins are fully committed to this new venture. We want to continue serving our communities as their GP's. We do not want to be faced with an uncertain future for The Tolsey Surgery and our patients.”

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## **LETTER FROM CHAIR OF SCHOOL GOVERNORS**

24 January 2017

Dear Parent - Village Plan

You may have seen details of the proposed Sherston Village Plan in the Cliff hanger. Whilst the principle focus of the Village Plan has been to protect the village's doctor's surgery, the governors' of the school believe it is worth highlighting to you the potential benefits of the Village Plan to the school, for you to consider taking into account if voting on the Plan. Simply put, as the school is funded on a per-pupil basis, any potential improvement in pupil numbers as a result of any extra housing in the village, would improve the school's financial standing. This would in turn help guarantee the school's continued ability to offer the current structure of one class per year. At the moment the school relies on attracting a number of pupils from outside the village to be able to do this and, in spite of these extra numbers, the school remains (and has consistently remained) slightly



undersubscribed. Finally the school also potentially stands to gain extra land as a result of the current proposal, which is obviously helpful.

Yours faithfully Nicholas Manassei, Chair of Governors Sherston Church of England Primary School

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## **SEPTEMBER 2017**

“A meeting of the Neighbourhood Plan Steering Group is to be held at 7.00pm on Monday 4 September in the Village Hall to which everyone is invited.

At this meeting, an update will be given in respect of the work that has been ongoing since the last meeting held in March regarding the means of securing the delivery of certain desired community benefits on the proposed site adjacent to Sopworth Lane.

This follows a series of meetings with the key stakeholders of Wiltshire Council, the GPs and the landowners (and the prospective developer) over the last few weeks to discuss the recently tabled alternative development proposals for that site. Certain key aspects of the alternative proposal that would have been fundamental to enable that proposal to be viable and deliverable have proven problematic. Firstly, Wiltshire County Council advised that the proposed inclusion of an ‘independent living’ (retirement) scheme on the site was unlikely to be supported as it did not accord with their strategy which seeks to secure such facilities in the larger urban areas. Secondly, the landowner has recently signed an ‘Option Agreement’ with a developer which meant that an alternative partial development of the site was likely to prove impossible. Thirdly, the requirement to provide 40% affordable housing on the site, when combined with the estimated high cost of infrastructure needed to open up the site, significantly impacted on the overall viability of the scheme.

Agreement has now been reached between those involved in all of these discussions on behalf of the Steering Group (including those who were promoting the alternative proposals) on the principles, scale and type of development that will now be proposed to be incorporated in the draft Neighbourhood Plan in respect of this site. This is likely to comprise a proposal for the allocation of the full site for a mixture of housing (40% affordable) and community development -including sufficient land being set aside to accommodate a new GP surgery, a new pre-school facility and for the future expansion of the primary school - with the proposed GP surgery being fully funded by the proposed development.

At this meeting, the work undertaken by members of the Steering Group over the preceding months will be set out, including the findings of a Traffic Impact Assessment and the principles of the anticipated community benefits for this site. Some of the potential constraints on and opportunities arising from the proposed development will be set out including: the need to protect and safeguard the surrounding Area of Outstanding Natural Beauty; future-proofing for local educational needs; the possibility of helping to resolve existing identified parking issues associated with the school; and the options for using the likely Community Infrastructure Levy money that would be generated by this development.

Finally, the Steering Group will be reminded about all of the other policies and proposals that it has previously considered and indicated that it wishes to support and will be asked to formally re-approve such for inclusion in the Draft Plan.”

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## **FEBRUARY 2018**

After 5 years of effort, and a considerable amount of consultation, the Steering Group is at long last making ready to progress the Sherston Neighbourhood Plan.

It is anticipated that in the next few weeks the following final steps in the process will start:

### **Stage 1: The Consultation Stage**

The Neighbourhood Planning Regulations require the draft plan proposal to be the subject of a six-week consultation before it is submitted to the local authority for independent examination. This stage of the process will be started in the next couple of weeks.

### **Stage 2: Modifications Stage**

Any comments received by the Steering Group by the end of the consultation period have to be fully considered and a decision made over whether or not to amend the neighbourhood plan. A brief report will be produced, summarising all of the comments received and any modifications made.

### **Stage 3: Submission of the plan to the local planning authority**

The draft neighbourhood plan proposal is then formally submitted to Wiltshire Council who are responsible for publicising the plan, arranging for the independent examination and a referendum to take place.

The plan must be publicised for a further six-week period. Any representations made at this stage are passed to an independent examiner and will only be considered within the context of the independent examination (see below).

### **Stage 4: The independent examination**

The local authority has to appoint an appropriately qualified and experienced person to carry out an independent examination of the neighbourhood plan. The local authority will send a copy of the plan and all of the supporting information together with a copy of any comments received during the publicity period to the independent examiner. Normally, the independent examination will be conducted by written representations. However, if it is considered necessary, the examiner may invite interested parties to a public hearing to present their comments. This might be necessary to examine an issue in more depth or to ensure fairness. The independent examiner will only consider whether the proposed neighbourhood plan meets the basic conditions and other requirements set out by law. They are not permitted to explore other considerations. The examiner will be considering whether the plan:

- has appropriate regard to national policy
- contributes to the achievement of sustainable development
- is in general conformity with the strategic policies in the development plan for the local area
- is compatible with EU obligations
- meets human rights requirements.

Following the examination, the examiner will issue a report to the local authority and the neighbourhood planning body. If the plan meets the basic conditions, the examiner will recommend that the plan proceed to the referendum stage. They may suggest modifications that are needed to be made to the plan, to ensure that it meets the basic conditions, before it can proceed to the referendum. It is the responsibility of the local authority to make such modifications.

The examiner may conclude that the plan does not meet the basic conditions and that modification to make it meet the basic conditions is not possible. In that situation the examiner would recommend that the plan does not proceed to the referendum.

#### Stage 5: Referendum

If the neighbourhood plan is found to be satisfactory then the local authority will arrange for the referendum to take place.

Every effort will be made to ensure that everyone in the Parish knows when this process starts, where to see all of the relevant documents, and how to make comments on the draft plan. It is intended that there will be a number of “drop in” sessions held in the Village Hall during the Stage One six week consultation period – when members of the Steering Group will be in attendance to answer any questions and help clarify exactly what is being proposed.

We thought that it might be helpful in the meantime to provide everyone in the village – at least those of you who read the Cliffhanger – with a complete set of the draft Policies proposed to be incorporated in the draft plan. These are set out for you elsewhere in the Cliffhanger.

All of these policies and proposals have been the subject of discussion and debate over a number of years. For those who have had a continuing interest in the emerging plan there should be no great surprises as very little has changed. The one exception being the proposed mechanism for securing delivery of the new GP surgery – which has been the subject of considerable debate over the last twelve months.

As noted above, anyone and everyone who is interested in the emerging plan will have an opportunity over the coming months to discuss and comment on each of these proposed policies before the plan is finalised. We look forward to discussing them with you.

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As mentioned elsewhere in The Cliffhanger it is anticipated that the draft Neighbourhood plan (and all related documents) will be published in the next few weeks.

When published the Draft Neighbourhood Plan will deal with the following six specific key issues – which have been identified following a lengthy period of widespread consultation and debate.

1. The protection of a wide range of existing community services and facilities and business premises;
2. The protection of certain specific identified open spaces and open areas in and around the village;
3. Securing the delivery of good quality high speed broadband throughout the plan area;
4. Allocating sufficient land to meet the future housing and community needs of the village;

5. Seeking to secure safe and inclusive access between the proposed new GP surgery, the Primary School and the village centre;

6. The protection and enhancement of existing sports facilities in and around the village.

The following eleven policies are proposed to be incorporated in the draft plan to meet these various requirements. For those of you who have followed the progress of the emerging plan over the last few years there will be no great surprises as very little has changed.

Anyone and everyone who is interested in the emerging plan will have an opportunity over the coming months to discuss and comment on each of these proposed policies before the plan is finalised. We look forward to discussing them with you.

Full list of Policies proposed to be incorporated in the draft Neighbourhood Plan:

#### POLICY 1

Proposals involving the loss of the following community services, facilities or business premises will only be supported where it can be demonstrated that the site/ building is no longer viable for an alternative community/business use. Preference will be given to retaining the existing use in the first instance, then for an alternative community or business use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service or business use, will be supported. Redevelopment for non-community service/ facility or business use will only be permitted as a last resort and where all other options have been exhausted. In order for such proposals to be supported, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application.

Facilities/premises to be protected:

- |                                       |                                   |
|---------------------------------------|-----------------------------------|
| A. Village Hall                       | B. Scout Hut                      |
| C. British School Rooms               | D. The Methodist Chapel           |
| E. Carpenters Arms PH                 | F. The Rattlebone PH              |
| G. The Angel (restaurant and offices) | H. Greys Garage                   |
| I. The Old School (shops and offices) | J. Tucks                          |
| K. The Tolsey Surgery                 | L. Apples and Pears               |
| M. The Wine Shop                      | N. Stretchline premises           |
| O. Pinkney Park Business Units        | P. B & W Equine Vets at Willesley |

#### POLICY 2

Development will not be permitted if it erodes the distinctive character or integrity of any of the areas shown on the Proposals Map identified as being of local significance. These include:

1. Village Hall field
2. Recreation Ground
3. The Allotments
4. Avon river valleys
5. Earthworks at Manor Farm
6. Grove Wood

### POLICY 3

New development should demonstrate how it will contribute to and be compatible with local fibre or internet connectivity. This could be through a 'Connectivity Statement' provided with relevant planning applications. Such statements could consider such aspects as; the intended land use and the anticipated connectivity requirements of the development, known nearby data networks and their anticipated speed (fixed copper, 3G, 4G, fibre, satellite, microwave, etc), realistic assessments of connection potential or contribution to any such networks.

This policy aims to see new development connect to the internet with a minimum symmetrical speed of 25Mbps and with realistic future proof upgrades available. Where no internet provider is available, as a minimum and subject to NPPF 173, suitable ducting that can accept fibre should be provided either to:

the public highway; or

a community led local access network; or

another location that can be justified through the connectivity statement.

Where possible and desirable, additional ducting should be provided that also contributes to a local access network for the wider community. Costs associated with additional works can be considered alongside affordable housing, or any other contributions in a viability assessment, submitted to the Council. Major infrastructure development must provide ducting that is available for community owned local access or strategic fibre deployment.

### POLICY 4

#### Site 1 West of Knockdown Road

Approximately 3.3 ha of land situated off Sopworth Lane, as identified on Proposals Map 7, is proposed for a mixed use development to include the following:

Sufficient land for the erection of a new enhanced GP surgery with associated parking and space for related mobile services.

Sufficient land to allow for the future expansion of the existing Sherston C of E Primary School and staff parking together with a site suitable for the erection of a new pre-school facility with associated parking.

Up to 45 dwellings to serve diverse residential needs of which 40% would be affordable housing (as required by Core Strategy Policy 43).

Strategic landscaping and open space to retain and reinforce existing hedgerows, and to establish new areas of substantial planting and landscaping so as to mitigate the impact of the proposed development on the AONB.

Development will be subject to the following requirements:

1. Surface water management that can achieve less than current greenfield rates of run-off and decreases flood risks.
2. The provision of footpath links to both the proposed new surgery site and the western edge of the existing primary school as well as to the existing Parish playing fields to the north.

3. A design and layout that protects and preserves the character of the settlement and is consistent with the surrounding AONB.

All aspects of development will take place in accordance with a Masterplan for the site which is to be approved by the Council prior to the submission of a detailed planning application.

#### POLICY 5

Mixed Use development is proposed on Site 2 (the Vicarage Site), as identified on Proposals Map 8, to include:

Land for use as additional burial space.

About 3 dwellings (including a new vicarage).

Development will be subject to the following requirements:

1. The provision of a footpath link to the existing adjoining churchyard from the proposed new burial area.
2. A design and layout that protects and preserves the character and setting of the adjoining Grade 1 listed church.

#### POLICY 6

Housing development is proposed on Site 3 (Green Lane/Sandpits Lane junction), as identified on Proposals Map 9, to include:

Land for about 4 houses.

Development will be subject to the following requirement:

A design and layout that protects and preserves the character of the settlement and is consistent with the adjoining Conservation Area and surrounding AONB

#### POLICY 7

Support will be given to the upgrading or replacement of the existing sheltered accommodation on Anthony Close by a purpose-built care or close care facility.

#### POLICY 8

In line with "Places for Walking" support will be given to the enhancement of inclusive access and crossings between the proposed new GP surgery on Site 1, The Sherston Primary School and the Post Office/Stores on the high street as well as key residential areas so as to encourage non-vehicular access to these facilities.

#### POLICY 9

Planning permission will not be granted for development that would result in the loss of open-air sports facilities where there is a need for the facility to be retained in its current location, or the open area provides an important green space for local residents.

Where this is not the case, planning permission will only be granted where there is no need at all for the facility for the purposes of open space, sport or recreation, or where:

- a. there is a need for the development; and

- b. there are no alternative non-greenfield sites; and
- c. the facility can be replaced by either:
  - i. providing an equivalent or improved replacement facility; or
  - ii. upgrading an existing facility.

Open-air sports facility sites are identified on the Proposals Map.

#### POLICY 10

Site 4 (adjoining the Football Field) will be safeguarded for the future expansion of the existing sports facilities. See Proposals Map 9.

#### POLICY 11

Support will be given to the erection of new/replacement changing rooms and related sports facilities on the Football Field.

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### **MARCH 2018**

Last month's Cliffhanger article summarised the various stages of the Neighbourhood Plan process. We are pleased to inform you that we have now launched the Consultation Stage (Stage 1 as described in that article).

The consultation period started on 22 February at 12.00 noon and runs until 12.00 noon on 9 April. Letters were sent out last week to all of the Statutory Consultees and landowners directly affected by these proposals advising that the draft plan had been published and inviting comments. A Press Notice was at the same time displayed on the Sherston Parish Council and Sherston What's Occurring Facebook pages. This is published again below in this Cliffhanger Article for your information.

The Sherston Neighbourhood Plan Steering Group is pleased to invite the community to review the first draft of the Sherston Neighbourhood Plan. The Sherston Neighbourhood Plan is the culmination of around six years' hard work. At the heart of the plan are 11 policies which seek to deal with the following key issues:

1. The protection of a wide range of existing community services and facilities and business premises;
2. The protection of certain specific identified open spaces and open areas in and around the village;
3. Securing the delivery of good quality high speed broadband throughout the plan area;
4. Allocating sufficient land to meet the future housing and community needs of the village;
5. Seeking to secure safe and inclusive access between the proposed new GP surgery, the Primary School and the village centre;
6. The protection and enhancement of existing sports facilities in and around the village.

The policies contained within the draft plan reflect the views of the community obtained over the last few years at a succession of workshops and other public Neighbourhood Plan events, as well as through a number of questionnaire surveys.

The policies set out in the draft plan are not final. The Steering Group is keen to hear the views of local residents, businesses and other interested parties on the draft plan before the plan is finalised. The consultation period will run from 22 February until 9 April. The Neighbourhood Plan Regulations require the consultation period to run for a minimum of six weeks and all comments received during this time period have to be taken into account when finalising the plan. Two drop-in sessions have been arranged to provide an opportunity for local residents to discuss the draft plan. These will be held at the Village Hall on Saturday 3 and Saturday 17 March – from 10.00am to 12.30pm. All welcome.

All of the documents relating to the draft plan are available online ([www.sherston.org.uk/](http://www.sherston.org.uk/)) . Printed copies of the plan and some of the associated documents can be reviewed at the locations listed below from the 22 February:

Sherston Post Office Stores  
The Tolsey Surgery  
Church of the Holy Cross  
The Angel Hotel

Response Forms will be available at all of these locations (as well as being obtainable online). It is vital that the Sherston Neighbourhood Plan reflects the views and aspirations of the local community and so we would encourage you to comment and get involved. All comments should be returned to either:

1. The Clerk of Sherston Parish Council – either online at [clerk@sherston.org.uk](mailto:clerk@sherston.org.uk) or to the following address: Donna Ford, Clerk Sherston Parish Council, 33 Hatherley, Yate BS37 4LT; or
2. By hand to The Post Office Stores, The Old School, High Street, Sherston, SN16 0LH.

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## SEPTEMBER 2018

The Consultation Stage (Stage 1) of the Neighbourhood Plan ran from 22nd February until 9th April 2018. All of the comments received have now been fully considered and a decision made on whether to make amendments to the Neighbourhood Plan. This comprised the Modifications Stage (Stage 2) of the process as set out in the February Cliffhanger. As indicated at that time, a brief report has been prepared (in the form of a schedule) summarising all of the comments received and any modifications it is now proposed to make to the draft plan before it is formally submitted to Wiltshire Council (Stage 3). A copy of this report/schedule can be found on the Sherston Neighbourhood Plan website – attached to the minutes of the last Steering Group meeting which was held on 13th August 2018.

In summary:

24 individual responses were received on the draft plan. All but one of these supported the plan as drafted. The one objection received being from an individual who objected to the proposed scale of the housing allocation on Site 1 (Sopworth Lane). (N.B. In accordance with the latest GDPR regulations details of individual names and addresses have not been included on the schedule).

A number of individuals, whilst supportive of the plan as a whole, made specific comments on various elements of the draft NP. The schedule attached to the Steering Group minutes sets out the Steering Groups response to each of these. Changes have been made to the wording of the plan where deemed necessary or appropriate.

Comments were received on behalf of one local group (the Sherston Tennis Club) who were keen to ensure that consideration is given to improving facilities and access to the tennis courts on the “football field”. Their comments have been addressed in the schedule.

The owners of The Angel Hotel pointed out that Policy 1 of the draft plan incorrectly described their property as an office. This will need to be corrected in the amended plan.

The owners of Site 4 (which is proposed to be safeguarded for future recreational use) raised concerns about what was meant by the term “safeguarding”. A meeting has been held with the owners to clarify this matter. The owners have now confirmed that, subject to certain safeguards to protect their interests, they are happy with the proposed policy (Policy 10).

Highways England – who had no comments to make on the draft plan.

The Coal Authority – who had no comments to make on the draft plan.

Natural England – who raised a couple of issues that have had to be addressed relating to site 1 (Sopworth Lane). That work has now been completed and Natural England have confirmed that they are satisfied with the outcome. This has resulted in a minor change to the wording of Policy 4 in the plan.



Wiltshire Council – who raised various points of detail about the draft plan. A meeting has been held with officers of the Council to discuss and agree an appropriate response to each of their comments. Each of the points raised has now been addressed and various minor amendments made to the wording of the draft plan. No changes were needed to any of the Policies contained in the draft plan. Changes have however been made to the supporting text where deemed necessary.

Historic England – who made detailed comments on each of the proposed allocated development sites and expressed concern about the lack of an appropriate “heritage assessment” of each site. It is this issue that has effectively delayed more rapid progress on the emerging plan. In short it has been necessary to arrange for the undertaking of a considerable amount of additional work – comprising the preparation of a professional “Heritage Assessment” of both Site 1 (Sopworth Lane) and Site 2 (The Vicarage) and subsequently the preparation of a detailed Development Brief for all three of the proposed allocated development sites. The latter being prepared at the suggestion of the Wiltshire Council’s Conservation Architect as the means of overcoming any remaining concerns about heritage issues.

Following the completion of these tasks in early August the Steering Group met up on the 13th August to undertake the following:

- a) To consider all of the comments received on the draft plan following its publication in accordance with the Regulation 14 consultation procedures.
- b) To agree any necessary changes to the draft plan taking into account those comments.
- c) To consider the draft Development Briefs that have been prepared for Sites 1,2 and 3. (If approved these will be attached to and form part of the Neighbourhood Plan).
- d) To consider the contents of a Basic Conditions Statement that has been prepared - which has to be submitted to Wiltshire Council together with all of the other supporting documentation in accordance with Regulation 15.
- e) To approve the submission of the Neighbourhood Plan in its amended form to Wiltshire Council at the earliest opportunity so that the plan can be progressed.

We are pleased to report that the Steering Group (SG) unanimously approved all of the recommended amendments to the draft plan, taking into account all of the comments received from interested parties (as noted above and as set out in detail in the schedule attached to the SG minutes that can be found on the website), and resolved to approve all of the other documents.

None of the approved amendments it should be noted result in the loss or dilution of any of the policies that were set out in the draft plan. To the contrary, all of the amendments made are considered to strengthen the plan and its stated objectives. The inclusion within the plan of a development brief for each of the proposed allocated development sites for example is considered to be particularly beneficial in that it will help guide future development in a way that takes account of all of the known local and wider issues. Copies of each of the approved Development Briefs will be placed on the website as soon as they have been made ready for publication. These will in due course be attached to (and form part of) the Neighbourhood Plan. The intention is now therefore to formally submit the Neighbourhood Plan to Wiltshire Council so that they can carry out any necessary further consultations and subsequently make arrangements for an independent examination of the plan (Stage 4 of the process). The role of the Inspector is to determine whether the Neighbourhood Plan meets the “basic conditions” and other requirements set out by law. Regulation 15 of the Neighbourhood Plan Regulations states 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.

Provided the Inspector determines that the plan meets these “basic conditions” then arrangements will be made by Wiltshire Council for the referendum to take place.

# Sherston Neighbourhood Plan Steering Group

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23 Cliff Road, Sherston, Wiltshire SN16 0LN

Tel 01666 840197

E-mail [clerk@sherston.org.uk](mailto:clerk@sherston.org.uk)

14<sup>th</sup> January 2013

## Sherston Neighbourhood Plan

I am sure you have read about our Neighbourhood Plan in the Cliffhanger. The plan will enable us to shape the future of the village for thirty years or more.

After considerable consultation in the village a set of aspirations has been developed into a set of objectives. Those likely to require additional land include a new surgery, improved housing for elderly and young people, more allotments, a new vicarage and more burial ground, greatly enhanced sports facilities, a stand alone pre-school and a community orchard and /or garden.

There will also need to be a modest number of new houses and an appropriate balance of employment opportunities.

This letter is to make all the landowners around the village aware of this opportunity and, whilst we imagine that the majority would not contemplate any development on their land, we would very much like to hear from you if you are interested. Please be assured that there is no commitment at this stage of the process and your responses will be treated in total confidence.

Any expressions of interest should, if possible, be directed to Sarah Wood, Secretariat to Sherston Steering Group at the above address by Monday 28th January 2013.

Mr J.W, Matthews  
Chairman of Sherston Neighbourhood Plan Steering Group

### **COPY PRESS RELEASE – REGULATION 14 CONSULTATION**

#### **PRESS RELEASE**

PRESS NOTICE FOR REGULATION 14 CONSULTATION – 22<sup>nd</sup> FEBRUARY 2018 TO 9<sup>th</sup> APRIL 2018

SHERSTON NEIGHBOURHOOD PLAN

PRE-SUBMISSION CONSULTATION

The Sherston Neighbourhood Plan Steering Group is pleased to invite the community to review the first draft of the Sherston Neighbourhood Plan.

The Sherston Neighbourhood Plan is the culmination of around six years hard work.

At the heart of the plan are eleven policies which seek to deal with the following key issues:

1. The protection of a wide range of existing community services and facilities and business premises;
2. The protection of certain specific identified open spaces and open areas in and around the village;
3. Securing the delivery of good quality high speed broadband throughout the plan area;
4. Allocating sufficient land to meet the future housing and community needs of the village;
5. Seeking to secure safe and inclusive access between the proposed new GP surgery, the Primary School and the village centre;
6. The protection and enhancement of existing sports facilities in and around the village.

The policies contained within the draft plan reflect the views of the community obtained over the last few years at a succession of workshops and other public events as well as through a number of questionnaire surveys. The policies set out in the draft plan are not final. The Steering Group is keen to hear the views of local residents, businesses and other interested parties on the draft plan before the plan is finalised.

The consultation period will run from 22<sup>nd</sup> February 2018 until 9<sup>th</sup> April 2018. The Neighbourhood Plan Regulations require the consultation period to run for a minimum of six weeks and all comments received during this time period have to be taken into account when finalising the plan.

Two drop-in sessions have been arranged to provide an opportunity for local residents to discuss the draft plan. These will be held at the Village Hall on Saturday 3<sup>rd</sup> and Saturday 17<sup>th</sup> March – from 10.00am to 12.30pm. All welcome.

All of the documents relating to the draft plan are available online (<http://www.sherston.org.uk/>). Printed copies of the plan and some of the associated documents can be reviewed at the locations listed below from the 22<sup>nd</sup> February 2018.

- Sherston Post Office/Stores
- The Tolsey GP Surgery

- Church of the Holy Cross
- The Angel Hotel

Response Forms will be available at all of these locations (as well as being obtainable online).

It is vital that the Sherston Neighbourhood Plan reflects the views and aspirations of the local community and so we would encourage you to comment and get involved.

All comments should be returned to either:

1. The Clerk of Sherston Parish Council – either online at [clerk@sherston.org.uk](mailto:clerk@sherston.org.uk) or to the following address: Donna Ford, Clerk Sherston Parish Council, 33 Hatherley, Yate BS37 4LT;  
or
2. By hand to The Post Office Stores, The Old School, High Street, Sherston, SN16 0LH

**Press Release ends**

## Appendix 7 – list of consultees plus copy letters

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### COPY LIST OF CONSULTEES AND CONSULTATION LETTERS – REGULATION 14 CONSULTATION

#### LIST OF CONSULTEES – SHERSTON NEIGHBOURHOOD PLAN – February 2018

Name	Email address
	CONTACT DETAILS REMOVED – GDPR REGULATIONS APPLIED
Natural England	
Environment Agency	
Historic England	
Primary Care Trust	
Wessex Water	
Homes and Communities Agency	
Highways England	
National Rail Infrastructure	
Bristol Water	
Coal Authority	
Wiltshire Council	
Cotswold AONB Board	
Luckington Parish Council	
Easton Grey Parish Council	
Cotswold District Council	
Gloucestershire county Council	
Hullavington Parish Council	
Norton Parish Council	
Mobile Operators Association	
B.T.	
Three	
O2	
Orange	
T Mobile	
Vodafone	

Virgin	
Holy Cross Church	
Landowners SITE 1 SITE 2 SITE 3 SITE 4	
Local Residents and businesses	Cliffhanger – press release/article Local Paper – press release (sent to Wiltshire Gazette and Wiltshire and Gloucestershire Standard). Facebook (Sherston What's Occurring) Drop-In Sessions at Village Hall – 10 <sup>th</sup> March and 17 <sup>th</sup> March 2018

Dear Sir / Madam,

**NOTIFICATION OF PUBLICITY OF SHERSTON NEIGHBOURHOOD PLAN**

**PRE-SUBMISSION CONSULTATION DRAFT**

STATUTORY CONSULTEES

REGULATION 14 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

I write to inform you, as a Consultation Body identified in Schedule 1 of the Regulations, that we are consulting on the pre-submission draft of the Sherston Neighbourhood Development Plan.

**Where can the plan proposal be inspected?**

The draft plan can be found on our website at:

<http://www.sherston.org.uk/sherston-neighbourhood-plan.html>

If required, printed copies of the document are available on request from Sherston Neighbourhood Plan Steering Group from:

Plan Steering Group from:

**Compass Graphic Design,**

**Unit 1B Ground Floor,**

**Sherston Old School,**

**High Street, Sherston,**

**Malmesbury,**

**Wiltshire SN16 0LH**

A copying charge of £YY.YY and additional postal charge will apply.

Otherwise, printed copies of the plan can be viewed throughout the publicity period during working hours at the following locations:

**Sherston Post Office and Stores – High Street, Sherston**

**The Tolsey GP Surgery – High Street, Sherston**

**Church of the Holy Cross, Sherston**

**The Angel Hotel – High Street, Sherston**

**How and by when may you make representations?**

Representations can either be sent via email to:

clerk@sherston.org.uk

or by hard copy to:

Sherston Neighbourhood Plan Consultation

c/o The Parish Council Clerk,

33 Hatherley,

Yate,

Bristol

BS37 4LT

It is a requirement that the plan must be made available for publicity for a minimum of six weeks. To ensure that you have adequate time in which to respond, submissions will be accepted until Monday 9<sup>th</sup> April 2018.

### **Next steps**

Following this consultation we will summarise all of the comments we have received, and describe if and how the plan has been modified in response to the issues raised. Following any amendments the proposed Plan will then be submitted to Wiltshire Council who will be responsible for publicising the plan that has been submitted to them and will invite comments for a further six weeks before arranging for the independent examination and referendum to take place.

Dated: XX February 2018

Donna Ford, Clerk to Sherston Parish Council.

Dear Sir / Madam,

**NOTIFICATION OF PUBLICITY OF SHERSTON NEIGHBOURHOOD PLAN**

**PRE-SUBMISSION CONSULTATION DRAFT**

OWNERS OF LAND DIRECTLY AFFECTED BY THE PROPOSALS IN THE DRAFT PLAN

REGULATION 14 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

I write to inform you, as the owner of land (or their representative) directly affected by proposals in the draft plan, that we are consulting on the pre-submission draft of the Sherston Neighbourhood Development Plan.

**Where can the plan proposal be inspected?**

The draft plan can be found on our website at:

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c/o The Parish Council Clerk,

33 Hatherley,

Yate,

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BS37 4LT

It is a requirement that the plan must be made available for publicity for a minimum of six weeks. To ensure that you have adequate time in which to respond, submissions will be accepted until Monday 9<sup>th</sup> April 2018.

### **Next steps**

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Dated: XX February 2018

Donna Ford, Clerk to Sherston Parish Council.

## Appendix 8 – Responses received

### RESPONSES RECEIVED FROM INTERESTED PARTIES FOLLOWING REGULATION14 CONSULTATION

NAME	ADDRESS OR ORGANISATION	COMMENTS
Resident 1	Sherston resident	Supports all of the policies as set out in the draft SNP. No changes sought.
Chrystele Garnier Highways England	Highways England, Brunel House, 930 Hempton Court, Aztec West , Bristol, BS32 4SR	<p>Thank you for providing Highways England with the opportunity to comment on the submission version of the draft Sherston Neighbourhood Plan. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the M4 which runs some distance to the south of the plan area.</p> <p>We are therefore satisfied that the proposed plan policies are unlikely to result in development which will impact significantly on the SRN and we have no comments to make. However, this response does not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the appropriate policy at the time.</p>
Resident 2	Sherston Resident	Supports all of the policies as set out in the draft SNP with the exception of Policy 3 (Broadband). No changes suggested.
Resident 3	Sherston resident	<p>Supports the SNP as drafted.</p> <p>Specific comments:</p> <p>Policy 1 – “Consideration should be given to the return of commercial businesses in premises which are now residential”.</p> <p>Policy 2 – “The recreation ground should be retained as an open space with maximum grassed area”.</p> <p>Policy 3 – “The development of 5G should be encouraged. The Broadband boxes should be installed in more suitable locations.</p> <p>Policy 5 – “The amenity of this site (the Vicarage) should be protected from unnecessary development on the recreation ground”.</p> <p>Policy 6 – “Subject to restrictions to preserve the character of the area”.</p> <p>Policy 9 – “ The facilities at the Football Field should be upgraded. The recreation ground should be protected especially as it is the site of an ancient earthwork.</p>
Resident 4	Sherston resident	Supports all of the policies as set out in the draft SNP. No changes

		sought.
Resident 5	Sherston resident	Supports all of the policies as set out in the draft SNP. No changes sought.
Resident 6	Sherston resident	Supports the Plan.  General comments – “The existing road system is completely inadequate for the proposed development. The use of existing verges and a one way system with mini roundabout should be given serious consideration by the Highway Authority as part of the planning approval”.  Policy 4 – “Support should be given to the completion of a new surgery as the two senior doctor’s who own the existing premises retire and will be selling the existing facilities”.  Policy 7 – “Priority to be given to complete replacement of sheltered accommodation”.
Resident 7	Sherston Resident	Supports all of the policies as set out in the draft SNP. No changes sought.
Resident 8	Sherston Resident	Supports all of the policies as set out in the draft SNP. No changes sought.
Resident 9	Sherston Resident	Supports all of the policies as set out in the draft SNP. No changes sought
Resident 10	Sherston Resident	Supports all of the policies as set out in the draft SNP. No changes sought
Resident 11	Sherston Resident	Supports all of the policies as set out in the draft SNP. No changes sought
Resident 12	Sherston Resident	Supports the Plan and no changes sought.  General Comments – “Well thought out – a coherent strategy for this lovely village”.  Policy 1 – “Priority should be given to this area. It needs strengthening”.  Policy 2 – “This is vital”.  Policy 3 – “Essential for attracting new businesses and maintaining a connected community”.  Policy 4 – “ The GPs surgery should be funded from health service resources where possible.”  Policy 5 – “Build a better vicarage”.  Policy 6 – “ Better use could be made of this land”.  Policy 9 – “ This should also be a priority that is higher up the list. Better use of facilities at the tennis club and football club. Don’t encroach on existing facilities at the Rec.”
Owner	Angel House	Supports the plan but some changes sought.

	High Street, SN16 0LH	<p>General comments – “The Plan has been really well thought through and well communicated”.</p> <p>Policy 1 – “The Angel is cited under Policy 1 as premises to be protected. It is described as a restaurant and offices. However, it is an eight bedroom hotel and tearoom. If it is to be protected it will need to be agreed that it is not offices.</p> <p>Policy 4 – “Cycle pathway for children to cycle to the school?”.</p> <p>Policy 8 – “ Cycle pathways for cycling and mobility scooters too”.</p>
Residents 13 and 14	Sherston Residents	<p>Support the plan with no changes sought.</p> <p>General Comments – “The village has the room to expand and it will be good to do so. The surgery is vital to the village and a move and expansion is important.</p> <p>Policy 6 – “Improvement needs to be made to the road around that area before an increase in housing”.</p>
Resident 15	Sherston Resident	<p>Supports the plan. A few changes suggested.</p> <p>General Comments – “Thank you to all who have done so much work to prepare such a comprehensive plan”.</p> <p>Policy 1 – “I believe that it should be made more difficult still for the designated business premises to be de-designated and used for other purposes”.</p> <p>Policy 4 – “Subject to the strengthening of Policy 1 (as above).”</p> <p>Policy 8 – “However this should be strengthened. This is critical to securing the wider objectives of the plan. Funding needs to be identified that this is delivered – not just an aspiration.</p>
Resident 16	Sherston Resident	<p>Supports the plan with no changes sought.</p> <p>General Comments – “Well thought out in my opinion. Everyone’s needs considered well.”</p> <p>Policy 4 – “This is very important. New housing to keep village vibrant and especially the GP surgery”.</p>
Resident 17	Sherston Resident	Supports the plan with no changes sought.
Resident 18	Sherston Resident	Supports the plan with no changes sought.
Resident 19	Sherston Resident	<p>Supports all of the policies in the plan with no changes sought.</p> <p>General Comments – “Again as I always say to you about plans – social housing. This village is full of retired and privileged people. Where are the local youth supposed to live – Chippenham, Malmesbury, Bristol?!!! Not half buy and rent – too expensive .”</p>
Resident 20	Sherston Resident	Supports the plan with no changes sought.

		<p>Policy 1 – “Many of us have already felt the impact of losing our excellent butchers/greengrocers shop. Limited ability to prevent this is well demonstrated. Need to support Local Businesses!”</p> <p>Policy 4 – “We do hear disturbing reports of how many developers renege on agreements for % of affordable houses to be included. Vital that as full protection as possible is brought to bear.</p>
Resident 21	Sherston Resident	<p>Supports the plan with no changes sought.</p> <p>General Comments – “Thank you to all who have worked on this. Sherston needs to move with the times in the 21<sup>st</sup> Century but please ensure that the village remains the community it has always been”.</p> <p>Policy 1 – “Tucks – urgent need for a replacement food store (for butcher and greengrocer).”</p> <p>Policy 4 – “Single storey building for GP surgery with plenty of consulting rooms for visiting services (e.g opticians, dentist). A serious mistake was made in not including pre-school facilities when the new school was built.”</p> <p>Policy 5 – “New vicarage a priority for me but maybe a space for me in the burial ground in the future?”</p> <p>Policy 8 – “But equally necessary to provide enough car parking for staff and patients at the surgery”.</p>
Resident 22	Sherston Resident	<p>Is supportive of all of the policies in the draft SNP with the exception of Policies 3 and 4.</p> <p>Policy 3 does not recognise the still woeful provision, by modern standards, of internet access in Sherston and that most people I know in the villages do not currently experience anything like the target 25M capacity, which in itself is out of date. This must be a priority for the reasons detailed below.</p> <p>Policy 4 proposes housing development significantly in excess of the demonstrated local need, in excess of the development requirements in Core Policy 13 of the WCS, and of local opinion as assessed in the Sherston Housing Needs 2012 survey (where 90% of respondents asked for &lt;20 new units). This proposal is not a scale of development I can support. I believe we should safeguard the character of Sherston now and also as pressure grows for more development in coming years. I would not want Sherston to suffer the irreversible change in character new development has brought to Tetbury. I believe a different solution to re-homing the GP surgery be sought, based around a less ambitious plan and capital contributions from others, such as the GPs and surrounding villages who also benefit.</p>

		<p>The SNP comments that the proposed development represents a slowing down of development at Sherston but proposes 50 new units in the next 8 years vs. 90 built in the last 18 - an increase in rate!</p>
Sherston Tennis Club	Sherston Resident	<p>Policy 4 – “to encourage greater community usage of the courts (incl. kids coaching) and provide a safer playing environment, we would like planning to consider provision of a clubhouse and floodlights (the club would like it noted that it intends to add floodlighting in the future). A tennis or shared sports facility needs power, water and sewage connections, and this is an ideal opportunity to install them. The current lack of water and electricity also hinders maintenance of the courts (e.g. power cleaning). Vehicle access to the courts is only possible by driving around the football pitches, and site 1 could provide alternative access and parking.”</p> <p>Policy 11 – “As above, consideration should be made for future expansion of the tennis club (e.g. clubhouse/changing rooms/toilet) or shared sports facilities, including provision of utilities and access/parking.”</p>
Resident 23	Sherston Resident	<p>General Comments - Creating a new service hub for Sherston around the school, including a Doctor's surgery and provision for a pre-school playgroup and additional housing is a good idea, in the absence of the site on Easton Town which would have had direct access onto the B4040.</p> <p>I would be very concerned if any developments at the corner of Sandpits Lane and Green Lane (policy 6&amp;7) had access onto Sandpits Lane. The road narrows significantly at the current entrance to the existing house on proposed site 3 and the lane is already tested to the limits by the increase in traffic caused by the new developments of housing, including Carriers Close. (25 houses added since 1985).</p> <p>Policy 6 - Reservations concerning access, particularly onto Sandpits Lane. All access should be directed along Green Lane to Knockdown road. The junction of Sandpits Lane with Green Lane is already very dangerous and the Lane narrows significantly after this junction.</p> <p>Policy 7 - Concern for parking and access if increases the traffic on Sandpits Lane and particularly at the dangerous junction with Green Lane. Existing pedestrian access should be maintained onto Church Street from Anthony Close.</p>
Owners of Site 4	Sherston Residents	<p>Policy 10 - We are the owners of Site 4 – a two acre strip of land adjoining the football field on Knockdown Road. We note, with interest, your reference to the land being ‘safeguarded’ for the future expansion of the sports field. We would be most grateful</p>

		<p>if you would provide a response to the following questions please:</p> <ul style="list-style-type: none"> <li>- Please would you define your use of the word 'safeguarded'.</li> <li>- To date we have not been contacted by anyone from either the Neighbourhood Planning Committee or the Parish Council regarding 'safeguarding' the land. Please confirm how your assumptions around it's future use have taken into consideration any plans that the owners of the land might have.</li> </ul> <p>Whilst it is entirely permissible to submit a planning application which contains land not owned by the party submitting the request, we feel a little aggrieved that you have made a public declaration without involving us.</p> <p>We are not opposed to your proposals regarding Policy 10 but would welcome some clarity and engagement from the Committee.</p>
The Coal Authority	200 Lichfield Lane, Berry Hill Mansfield Nottinghamshire NG18 4RG	<p>Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it.</p> <p>Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p>
Charles Routh Natural England		<p>We have the following comments to make with respect to this Neighbourhood Development Plan:</p> <p>Site 1/Policy 4. The site is bounded on one side by a public right of way. If this development is likely to degrade the amenity value of this public right of way, it would be reasonable to set out in this policy measures (either on or off site) to ensure no net detriment to the amenity value of the public right of way network in the area.</p> <p>Site 1/Policy 4. This development is likely to be construed as "major development" as per para 116 of the NPPF. As such the plan should provide evidence that the "major development test" set out in this para is met. Failure to do so might mean the plan is unsound. This should include an analysis of the landscape impact of the policy. Apologies if this has already been provided in the supporting information, but resource constraints and priorities have meant I've not looked at it.</p>
Resident 24	Sherston Resident	<p>Supports all of the policies set out in the draft plan with no changes sought.</p> <p>General Comments – "The plan appears to provide a good way</p>

		forward for the village whilst ensuring the protection of the integral parts of the village for the future”.
LRM Planning Ltd (on behalf of the owners and prospective purchasers of Site 1)	22 Cathedral Road, Cardiff, CF11 9LJ	<p><b>GENERAL COMMENTS</b></p> <p>“I am writing on behalf of my client Acorn Property Group (APG) in response to the Regulation 14 public consultation on the draft Pre-Submission Sherston Neighbourhood Plan. APG have entered into a contract with the landowners and therefore have a legal interest in the site (Site 1).</p> <p>This response has been prepared having regard to the following consultation documents:</p> <ul style="list-style-type: none"> <li>• Sherston Neighbourhood Plan – February 2018</li> <li>• Sustainability Assessment – February 2018</li> <li>• Strategic Environmental Assessment Scoping Note – February 2018</li> <li>• Consultation Report – February 2018</li> </ul> <p>It is recognised that the Parish Council is consulting on a draft neighbourhood plan and that this is the first formal opportunity that stakeholders, including APG, have had to comment on the proposals. It is acknowledged that the plan may be subject to further revision following the receipt of responses from both the community and a number of technical/statutory consultees to the current consultation. With this in mind APG reserve the right to make additional or alternative comments on the emerging plan during the plan making process.</p> <p>APG welcome the inclusion of Site 1 West of Knockdown Road in the draft Plan and we outline detailed comments on the site allocation policy below.</p> <p>The development of the site will be key to the delivery of the Plan’s vision and objectives. Ongoing discussion with APG will therefore be essential in order to ensure that the Plan meets the requirements of the basic conditions and delivers the sustainable development that the community want to see in the area. With this in mind we encourage the Neighbourhood Plan Steering Group to continue to engage with APG in a positive and open manner as they work towards the finalisation of the Plan.”</p> <p>In September 2017 LRM Planning submitted a Site Appraisal document for Site 1 on behalf of APG and we note that this has been included in the list of supporting documents that are available to view of the Parish Council’s website. This representation should be read in conjunction with the Appraisal, a copy of which is enclosed for reference. As noted in the document additional technical work is required in relation to the site. We can confirm that this has been commissioned and is under way in respect of ecology, heritage, landscape and</p>



		<p>transport. Studies relating to these areas will be submitted as soon as they have been completed. The following updates on each can be provided at this point as follows:</p> <p><b>Ecology</b> Focus Ecology have been appointed to prepare a Preliminary Ecological Appraisal for the site. A site visit has been carried out and research of third party records is underway. The report is expected shortly and will be submitted to the Parish Council once completed.</p> <p>From the work undertaken to date we can advise that no immediate ecological constraints for the site have been identified, and that the consultant ecologist is not recommending that any further specialist surveys are required.</p> <p>It anticipated that an Ecological Mitigation and Enhancement Scheme would be agreed in writing with the Local Planning Authority prior to any development commencing on the site. This is usually conditioned as part of any planning permission and provides a working method statement for the retention and protection of any identified features of ecological value (mainly the species-rich hedgerows) and protection of any protected/notable species that may be present (e.g. nesting birds) for example. It will also identify where ecological enhancement can occur within any proposed development scheme.</p> <p>Heritage Cotswold <b>Archaeology</b> have been appointed to prepare a Heritage Assessment for the site. Initial research is underway and a site visit is due to take place during week commencing 9th April 2018. It is expected that the report will be completed and submitted to the Parish Council by the end of April 2018. The report will assess the relationship between the site and identified heritage assets such as the Conservation Area, and nearby Scheduled Monument.</p> <p><b>Landscape</b> Environmental Dimension Partnership (EDP) have been appointed to prepare a baseline Landscape and Visual Impact Assessment for the site.</p> <p>A site visit has been carried out and it is anticipated that the final report will be completed and submitted to the Parish Council my mid-April 2018. Initial findings suggest that subject to appropriate landscaping and sensitive design, development can be bought forward in this location in a way that minimises the landscape and visual impacts.</p> <p><b>Transport</b> Miles White Transport (MWT) have been appointed to</p>
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		<p>prepare a Transport Statement.</p> <p>The initial assessment of the site has confirmed that vehicular access will be taken from Sopworth Lane (Green Lane) via a new priority T junction. The work will include the collection of traffic survey data will need to be gathered outside of the current school holiday period. The Transport Statement will therefore be completed and submitted to the Parish Council by the end of April 2018.</p> <p><b>POLICY 4</b></p> <p>The site is referred to as ‘Sopworth Road’ (para 8.4.20), ‘Sopworth Lane’ (para 8.2.24) and ‘West of Knockdown Road’ (Policy 4). LRM Planning’s submission on behalf of APG referred to the site at ‘Land at Upper Stanbridge Farm’. It is a point of detail, but to avoid confusion the site should be referred to consistently in the Plan.</p> <p>Both the policy and the accompanying text make reference to Wiltshire Council’s Core Strategy Policy 43: Providing Affordable Housing. The policy sets out when affordable housing will be required and indicates the proportions which will be sought from open market housing development. For the area in question Policy 43 sets an affordable housing target of 40% and this is reflected in Policy 4 of the neighbourhood plan.</p> <p>However, in addition to setting the target the policy also states: The provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development.</p> <p>Whilst referred to in the text preceding Policy 4 (paragraph 8.4.14) this part of the Core Strategy Policy 43 should also be included within the neighbourhood plan policy.</p> <p>The February 2017 Development Appraisal Report provided by Seymour Chartered Surveyors is helpful in that it demonstrates that a scheme is achievable in this location. However, the viability of the proposed development will be a matter for thorough consideration at the time of a planning application. At that time full details of the size and cost associated with the GP surgery, the proposed mix of house sizes and types on the site, the full impact of any identified constraints and the requirements in terms of land for the various uses identified on the site will be known.</p> <p>Whilst APG remain confident about the deliverability of the overall scheme at this stage, it important in the interests of clarity for the local community that Core Strategy Policy 43 and the considerations within are explained.</p> <p>Proposals Map 7 accompanying Policy 4 should be updated to incorporate an additional strip of land to the north of the</p>
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western boundary. This land (see the attached site location plan) is proposed for allocation in order to provide additional scope to incorporate landscaping measures.

### **SUSTAINABILITY APPRAISAL**

The Sustainability Appraisal considers a number of potential options for future development to meet the objectives set out in the Plan. The appraisal assesses all of the sites that were considered against thirteen separate criteria. The assessment of Site 1 concludes that development in this location will result in 'significant positive' effects under four categories; Population and Housing, Inclusive Communities, Education and Skills and Economy and Enterprise. The site was also assessed in terms of Transport as being 'significant positive'.

And a further five criteria were assessed as having either neutral, no or uncertain effects; Land and Soil Resources, Water Resources and Flood Risk, Air Quality and Environmental Pollution, Climatic Factors, Historic Environment.

The site was assessed as having an uncertain effect in terms of impact on Healthy Communities. We question the methodology employed for this element of the appraisal. Whilst community facilities including the GP surgery are referred to in the Inclusive Communities sustainability objective, the approach taken does not consider the role that the GP service will undoubtedly play in facilitating a healthy community. The 'sustainability objectives' set out in Table 3 should be revised to reflect this and the sites re-assessed accordingly. In our view the fact that development of Site 1 will provide a new facility and secure the provision of GP services in Sherston must be considered as having a positive impact on the health of the community.

Biodiversity was assessed as having a 'neutral effect'. As outlined above the Preliminary Ecological Appraisal has revealed that there are no immediate ecological constraints for the site and that no further specialist surveys will be required. The development of Site 1 in fact offers opportunities for ecological enhancement through potential measures such as hedgerow planting, landscaping and the inclusion of bat and bird boxes in the scheme. In light of this Site 1 can be considered to result in positive effects in terms of this sustainability objective and should be re-assessed accordingly.

In terms of Landscape Site 1 has been assessed as being 'significant negative'. Such a conclusion is clearly premature in the absence of any technical evidence. As confirmed above a Landscape and Visual Impact Assessment is currently under preparation and will be submitted to the Parish Council in the near future. Initial findings are that, with appropriate mitigation

		<p>and design, the site can be developed in a sensitive manner. This assessment will include recommended approaches to the design of any future scheme which will minimise the landscape and visual effects and provide mitigation for its anticipated effects. The Sustainability Appraisal should reconsider the proposal on receipt of this evidence.</p> <p>It is noted that Paragraph 5.31 of the Sustainability Appraisal also confirms community support for the allocation of the site stating:</p> <p>It is a matter of record that the village opted overwhelmingly to support a proposal to release the whole of Site 1 for mixed use development.</p> <p>In conclusion, the Sustainability Appraisal demonstrates that Site 1 is sustainable and a suitable location for future development. The site also scores significantly higher than the other options considered for allocation. This provides clear and robust evidence in support for the decision to allocate the site.</p> <p><b>CONCLUSION</b></p> <p>The evidence submitted in support of the Draft Sherston Neighbourhood Plan demonstrates that the site is suitable for development and achievable. The site is also available and, subject to the appropriate planning permission, can be brought forward in the short term. Importantly, Site 1 is also supported by the local community.</p> <p>Subject to the comments outlined in this letter, APG confirm their support for the principle of the allocation of Site 1 in the Draft Sherston Neighbourhood Plan.</p> <p>APG welcome and encourage further discussion with the Neighbourhood Plan Steering throughout the remainder of the plan's preparation. It is anticipated that a number of consultation comments will be related to Site 1 and we request sight of these at the earliest possible opportunity. This will assist in identifying whether it is necessary to commission any additional technical work in support of the proposed allocation.</p>
Wiltshire Council	Bythesea Road, Trowbridge, Wiltshire BA14 8JN	<p><b>SUPPORTING DOCUMENTS</b></p> <p>The draft Sustainable Appraisal (incorporating Strategic Environmental Assessment) provides a clear and equivalent assessment of the reasonable options considered for allocation in the plan. The final SA report will ensure the SNP contributes to sustainable development and is compatible with EU regulation. The Council would welcome a discussion about the role of Habitats Regulation Assessment as the SNP moves forward to the next stage.</p> <p><b>GENERAL</b></p> <p>The SNP usefully recognises the context provided by national</p>

		<p>policy and local policies within the Wiltshire Core Strategy and the North Wiltshire Local Plan.</p> <p>The draft Wiltshire Housing Site Allocations Plan (HSAP) was published for consultation in 2017. The consultation documents included proposals to amend the settlement boundary for Sherston. Acknowledgement of this parallel process is welcomed in the draft SNP.</p> <p>For ease of reference and identity it might to be useful to name each policy. For example: Policy 4: West of Knockdown Road, Policy 5: The Vicarage.</p> <p><b>PHYSICAL CONTEXT</b></p> <p>It is recognised that historic assets are included in the SA: ‘Objective 8 - Protect, maintain and enhance the historic environment – with particular reference to the designated ancient monument, the two Conservation Areas and all listed buildings’ and as such the importance of historic assets in the village is embedded in the site selection process. However, the section on physical context could be strengthened by reference to the importance of the village’s location in relation to the Fosse Way Roman road and to the substantial Roman villa excavated at Vancelletes Farm in the 1980s.</p> <p><b>OBJECTIVES</b></p> <p>A number of minor wording changes are suggested as follows:</p> <p>Objective 4</p> <p>Social rented housing is no longer a tenure that is sought from new developments by housing enablers. For clarity the word ‘social’ could be removed from the objective and instead just refer to affordable rented housing</p> <p>Objective 7, bullet 2</p> <p>Could this be expanded to include the historic environment and archaeological features?</p> <p>Objective 8, bullet 2</p> <p>Some alternative energy sources can have unintended consequences e.g. particulates from wood burners, NO2 from backup generators. A minor wording amendment to bullet 2 may help avoid this e.g. “encouraging the appropriate introduction of alternative energy sources”.</p> <p><b>Policy 1</b></p> <p>Policy 1 usefully defines the community services and facilities that are to be protected in accordance with Wiltshire Core Strategy Core Policy 49.</p> <p>Core Policy 35 of the Wiltshire Core Strategy protects existing employment sites in Principal Settlements, Market Towns and Local Service Centres. It does not extend to large villages. Policy 1 extends the same protection afforded to community services</p>
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		<p>and facilities to named business in Sherston in order to maintain local employment and will supplement Core Policy 35. This is supported.</p> <p><b>Policy 2</b> As identified in the SNP, Policy 2 will supplement Wiltshire Core Policy 51 by providing local information about the open spaces to be protected.</p> <p><b>Policy 3</b> The Government have recently published proposed changes to the National Planning Policy Framework. Section 10 of the amended document relates to supporting high quality communications and states ‘policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time’. Policy 3 therefore reflects the intention of emerging government guidance. However, this is not confirmed guidance. Policies in NPs that relate to broadband have been deleted through examination in neighbourhood plans in Wiltshire. It is suggested, therefore, that further research on the use of policies for broadband in NPs is undertaken so that the policy can be amended to reflect best practice and ensure delivery through the planning application process.</p> <p><b>Section 4 (New Build Development)</b> The supporting text to these policies usefully provides the policy context and the background to the sites included in the plan.</p> <p>It would also be helpful to add reference to the process of site selection that was undertaken through the sustainability appraisal and then judgements made to conclude that the three allocated sites were the most appropriate for the village. It is particularly important to identify how the policies seek to address any threats or weakness relating to the site identified through the SA process</p> <p>It should be noted that the 2012 Rural Housing Needs Survey was a snapshot in time used to inform the development of the SNP and that housing need will be based on all credible evidence at the time a planning application is submitted.</p> <p>Please note that, on page 22, the reference to the council waiting list could be changed to council housing register or Homes 4 Wiltshire register.</p> <p><b>Policy 8</b> Reference to school travel is supported and as most primary school pupils live within a ½ mile of school there should be a focus on their school travel plan and how to reduce travel by car.</p>
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		<p>Paragraph 8.4.33 refers to the use of CIL to secure the improvements sought through policy 8. It may be useful in the supporting text to clarify that this is a priority project for the use of CIL receipts received by Sherston Parish Council as this project is not currently on the Wiltshire Community Infrastructure Levy Regulation 123 List, September 2016.</p> <p><b>Policies 9, 10 and 11</b> Leisure Services agrees with the Sherston Neighbourhood Plan submission with particular interest and support for policies 2, 9, 10 and 11.</p>
<p>David Stuart Historic England</p>	<p>29 Queen Square, Bristol, BS1 4ND</p>	<p><b>Policy 4</b> <b>West of Knockdown Road</b></p> <p>3.2 ha of land north of and immediately adjoining the Conservation Area and the Scheduled Earthwork. The policy proposes a new GP surgery with parking, potential for expansion of the school, and up to 45 dwellings.</p> <p>The Foxley Tagg Report covering Site Assessments asserts that there will be no impact upon cultural heritage and that it would represent an appropriate extension of the village envelope with minimal visual impact (p69,70). The table on p100 asserts that the impact on archaeology is unknown/no information. Overall the Report provides no evidence to substantiate its assertions.</p> <p>The report on the site by LRM Planning Ltd confirms the location of the conservation area to the south east as a key issue and the statutory obligations to protect and enhance which exist. Reference is made to the need to consider this requirement through any planning application but there is no evidence of investigation to establish the role the site plays in defining the setting of the conservation area and thereby the in-principle suitability of the site for development. It is therefore not clear how the report is able to conclude that development is unlikely to have any significant impact on the conservation area (para 5.19, p13). Reference is also made to the need for a desk-based assessment to inform on below ground archaeological remains but there has apparently been no preliminary scoping to determine the archaeological potential of the site and whether this should inform the allocation in principle or the manner in which development is pursued.</p> <p>The Sustainability Appraisal includes a table (4A, p26) in which the site has been appraised against the Historic Environment. A score of 6 is given but it is not clear what methodology has been used to arrive at this outcome in terms of demonstrating an understanding of the significance of relevant heritage assets. There is no reference to a heritage analysis on pp 24 or 28 though Table 15 (p51) concludes that there is no intervisibility between</p>

		<p>the site and the Scheduled Monument, it is well outside the conservation area and well away from any listed buildings, and with no evidence of on-site archaeological interest. However, these observations do not in themselves mean that there will be no impact on the settings of these heritage assets.</p> <p>There is no reference to the Conservation Area Statement; one is not included within the schedule of available documents and we were unable to locate or otherwise access a copy online. We are not sufficiently familiar with the area to be able to offer informed comment ourselves but it is distinctly a possibility that the open and undeveloped nature of the site plays an important part in defining the strategic setting of the conservation area and that of the Scheduled Earthwork.</p> <p>We do not necessarily dispute that the site represents the best option for the development in question but the specific nature and quantum of this appears to have been determined primarily by the need to achieve viability, other constraints, as well as community aspirations. Even though the legitimate outcome of an SEA exercise may conclude that some level of (harmful) impact is justified this needs to be based on an appropriate level of robust, in this case heritage, evidence. We would therefore advise that the assertions referred to in the documents above are substantiated accordingly.</p> <p><b>Policy 5</b> <b>Vicarage Site</b></p> <p>The site lies within the conservation area and the setting of the Grade 1 Church of the Holy Cross. The policy proposes additional burial space and about 3 new dwellings including a replacement vicarage. The Foxley Tagg Report identifies the potential for visual impact upon the church on pp87/88 but makes no reference of the conservation area (though does on p111). It also confirms the existence of archaeological potential but is uncertain what this might be (pp103, 106 &amp; 111).</p> <p>The Sustainability Appraisal table 4A (p27) gives the site a low heritage score of 2, reflecting the likelihood of some harm but falling short of being deemed a Significant Negative Score. The description of the site on pp 29 &amp; 30 identifies the Grade II former Vicarage as an additionally relevant designated heritage asset along with several listed monuments in the churchyard. The open and undeveloped character of the site is considered to form part of the setting of the church and large scale development would have a significant adverse impact on it and the character of the conservation area. However, small scale development was considered acceptable. Table 15 on p51 and para 5.41 on p56 add that good design could mitigate any potential negative impact.</p>
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		<p>The replacement of the existing modern vicarage is unlikely to be an issue in principle and the extension of the existing churchyard to cater for future needs a logical step which is consistent with the existing setting of the church. However, even the addition of only 2 extra dwellings could have a significant effect on the setting of the listed church and the prevailing character of the conservation area and it cannot be assumed that such a seemingly modest level of development will not cause harm.</p> <p>We would therefore recommend that the setting of the church and relevant listed buildings and the character and appearance of the conservation area in this location be understood more fully to inform the basis of the policy. In the absence of a clear case for such housing in this location from a public benefits perspective it is not clear how any harm can be justified.</p> <p><b>Policy 6</b>  <b>Green Lane/Sandpits Lane junction</b></p> <p>The site lies immediately to the north of the conservation area and the policy proposes about 4 houses of a design and layout consistent with its character.</p> <p>The Foxley Tagg Report states that there will be no impact upon cultural heritage (pp89 &amp; 111) but identifies that there is a lack of knowledge or information on the site’s archaeological potential (p106).</p> <p>The Sustainability Appraisal scores the site 6 against heritage considerations (p27), reaffirming its existence outside the conservation area and “well away from any listed buildings” though not identifying which these might be. The Appraisal also highlights that the site was previously allocated for housing in the North Wiltshire Local Plan. The principle of development having been established the issue is then whether the site can accommodate the level of development proposed without causing harm to designated heritage assets. If the policy provision does not exceed that made by the previous allocation we are happy with the safeguards it makes for protecting the setting of the conservation area.</p> <p><b>Overall</b></p> <p>We have addressed the historic environment issues concerning the site allocations in question in some detail to highlight the need to understand the significance of relevant heritage assets to a degree appropriate to the potential for (harmful) impact upon them in accordance with the provisions for the protection and enhancement of the historic environment in the NPPF. It is also important to bear in mind that policies allocating sites for development need to be deliverable, and whatever any residual heritage issues might be they should not be of sufficient import to bring into question the integrity of the evidence upon which they were based and thereby their suitability. Based on the</p>
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		<p>available evidence we do not believe that such a positive conclusion can at present be drawn.</p> <p>Our original response to the SEA Scoping Report consultation drew attention to our guidance on the setting of heritage assets and it is somewhat disappointing that this appears not to have been used in the site assessments.</p> <p>We are conscious that the current consultation is the culmination of much work on the part of your community which it no doubt carried out in good faith and of the dismay it might experience on being advised to undertake more. At the same time, the Plan in its demonstration of conformity with national and local planning policy needs to show with evidence that it has addressed relevant policies for the protection and enhancement of the historic environment.</p> <p>Any additional work involved need not be great but will depend on a sufficient understanding of the principles used for determining the significance of heritage assets. The simplest and most straightforward approach would be to secure confirmation from Wiltshire Council's conservation and archaeology teams that the impacts on heritage assets arising from the site allocation policies as drafted are acceptable, expert advice we would be happy to defer to.</p> <p>We would also be happy to review our position on the Plan on receipt of further evidence.</p>
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## Appendix 9 – Responses plus commentary plus Action list

NAME	ADDRESS OR ORGANISATION	COMMENTS	Commentary and Recommended Response	ACTION TAKEN Following SG meeting on 13 <sup>th</sup> August 2018
Resident 1	Sherston resident	Supports all of the policies as set out in the draft SNP. No changes sought.	Support noted and welcomed.	None required.
Chrystele Garnier Highways England	Highways England, Brunel House, 930 Hempton Court, Aztec West , Bristol, BS32 4SR	Thank you for providing Highways England with the opportunity to comment on the submission version of the draft Sherston Neighbourhood Plan. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the M4 which runs some distance to the south of the plan area. We are therefore satisfied that the proposed plan policies are unlikely to result in development which will impact significantly on	Comments noted.	None required.
		the SRN and we have no comments to make. However, this response does not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the appropriate policy at the time.		
Resident 2	Sherston Resident	Supports all of the policies as set out in the draft SNP with the exception of Policy 3 (Broadband). No changes suggested.	Support noted and welcomed. In absence of any alternative suggestions or more detailed comments in respect of Policy 3 no action recommended.	Following discussions with Wiltshire Council (see below) it was agreed to make no change to Policy 3.
Resident 3	Sherston resident	Supports the SNP as drafted. Specific comments: Policy 1 – “Consideration should be given to the return of commercial businesses in premises which are now residential”.	Support noted and welcomed.  Policy 1 – whilst sympathetic to the idea this is not something that can realistically be controlled/realised via the planning process. Recommend no change.  Policy 2 – the policy seeks to secure the retention of the	None required.  No change.  No change.

		<p>Policy 2 – “The recreation ground should be retained as an open space with maximum grassed area”.</p> <p>Policy 3 – “The development of 5G should be encouraged. The Broadband boxes should be installed in more suitable locations.</p> <p>Policy 5 – “The amenity of this site (the Vicarage) should be protected from unnecessary development on the recreation ground”.</p> <p>Policy 6 – “Subject to restrictions to preserve the character of the area”.</p> <p>Policy 9 – “ The facilities at the Football Field should be upgraded. The recreation ground should be protected especially as it is the site of an ancient earthwork.</p>	<p>recreation ground as an area of open space. How it is used and laid out for recreational use is considered to be a matter for the landowner.</p> <p>Policy 3 – this is not something that the SNP can influence. This policy deals specifically with the provision of high quality broadband access to all new developments within the SNP area. The provision of BT boxes is outside of the control of the Local Planning Authority.</p> <p>Policy 5 – The amenity of this site should be unaffected by development on the recreation ground given its proposed protection under Policy 2.</p> <p>Policy 6 – This policy already incorporates such a requirement.</p> <p>Policy 9 – Policy 11 is specifically targeted at enabling such improvements to be made at the Football Field. Policy 2 seeks to protect the Recreation Ground from inappropriate development (requiring planning permission).</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>
Resident 4	Sherston resident	Supports all of the policies as set out in the draft SNP. No changes sought.	Support noted and welcomed.	None required.
Resident 5	Sherston resident	Supports all of the policies as set out in the draft SNP. No changes sought.	Support noted and welcomed.	None required.
Resident 6	Sherston resident	<p>Supports the Plan.</p> <p>General comments – “The existing road system is completely inadequate for the proposed development. The use of existing verges and a one way system with mini roundabout should be given serious consideration by the Highway Authority as part of the planning approval”.</p>	<p>Support noted and welcomed.</p> <p>General comments – it is assumed that the author is expressing concern about the potential impact of the proposed development on Site 1 on the local highway network. It will of course be for the Highway Authority to determine what works will be required to be undertaken should development proceed on Site 1. It should be noted however that the Traffic Impact Assessment undertaken by Arup’s concluded that it is “unlikely that road users would perceive the increase in traffic</p>	<p>None required.</p> <p>The Neighbourhood Plan has been modified to include specific reference to the possible use of CIL payments for the carrying out of additional offsite highway works (as per Policy 8 of the plan).</p> <p>Decisions on the precise works required to facilitate the development of Site 1 to be decided by Wiltshire Council at the planning application stage.</p>

			<p>and that the local highway network would continue to function adequately” should this development take place.</p> <p>Wiltshire Council Highways raised no concerns about this proposal when consulted in advance of the finalisation of the draft SNP. The Arup TIA does identify some possible offsite highway improvement works that could be undertaken to ensure that a safe and inclusive access is provided between Site 1 and the rest of the village. Policy 8 supports the implementation of any such proposals that are deemed necessary or appropriate as part of that development. Some of these works could be funded from the anticipated CIL payments.</p> <p>A Transport Statement prepared by Miles White Transport concludes that:</p> <ol style="list-style-type: none"> <li>1. Existing traffic volumes are very low on all the roads surrounding the site.</li> <li>2. The site is accessible on foot with the village centre being within 500m or a 6 minute walk.</li> <li>3. The site is accessible by cycle with all parts of the village being within an acceptable cycling distance.</li> <li>4. The site is accessible by bus services that operate via the High Street in the village centre. This allows regular travel to Yate and Malmesbury.</li> <li>5. Vehicular access to the site will be from Sopworth Lane and will include the introduction of a 30mph speed limit. The associated sight lines accord with current design standards.</li> <li>6. Pedestrian access between the site and the village will be provided that will improve links to the GP surgery site and the existing primary school.</li> <li>7. The site will provide car parking in accordance with the current Wiltshire Council standards.</li> <li>8. The proposed development will generate 65, 49 and 56 two-way vehicle movements in the morning, school and evening peak hours respectively, i.e. a maximum of around 1 per minute.</li> <li>9. The increased number of vehicles using the Crossroad Junction will be barely perceptible to other roads users</li> </ol>	
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		<p>Policy 4 – “Support should be given to the completion of a new surgery as the two senior doctor’s who own the existing premises retire and will be selling the existing facilities”.</p> <p>Policy 7 – “Priority to be given to complete replacement of sheltered accommodation”.</p>	<p>and the overall volumes will still be well within the typical carrying capacity of these roads.</p> <p>10. This level of increase will not have an adverse effect upon operational performance or road safety at this junction, or on any of the roads themselves.</p> <p>11. The development will introduce a Travel Plan that will seek to promote the use of non car modes when travelling to and from the site. This will be achieved primarily by providing detailed information on the availability of non-car travel options together with the provision of facilities that will encourage their use.</p> <p>Recommend that an additional section be added to the NP dealing specifically with how the CIL payments might be used and making the possible use of CIL payments for the carrying out of additional offsite highway works (as per Policy 8 of the plan) a high priority.</p> <p>Policy 4 – support noted. Full details of the reasoning behind this proposed allocation are given in the SNP documents.</p> <p>Policy 7 – this is the intended outcome of this policy.</p>	<p>None required.</p> <p>None required.</p>
Resident 7	Sherston Resident	Supports all of the policies as set out in the draft SNP. No changes sought.	Support noted and welcomed.	None required.
Resident 8	Sherston Resident	Supports all of the policies as set out in the draft SNP. No changes sought.	Support noted and welcomed.	None required.
Resident 9	Sherston Resident	Supports all of the policies as set out in the draft SNP. No changes sought	Support noted and welcomed.	None required.
Resident 10	Sherston Resident	Supports all of the policies as set out in the draft SNP. No changes sought	Support noted and welcomed.	None required.
Resident 11	Sherston Resident	Supports all of the policies as set out in the draft SNP. No changes sought	Support noted and welcomed.	None required.
Resident 12	Sherston Resident	<p>Supports the Plan and no changes sought.</p> <p>General Comments – “Well thought out – a coherent strategy for this lovely village”.</p>	<p>Support noted and welcomed.</p> <p>General Comments – noted.</p> <p>Policy 1 – noted and agreed. No change needed.</p>	<p>None required.</p> <p>None required.</p> <p>No change.</p>

		<p>Policy 1 – “Priority should be given to this area. It needs strengthening”.</p> <p>Policy 2 – “This is vital”.</p> <p>Policy 3 – “Essential for attracting new businesses and maintaining a connected community”.</p> <p>Policy 4 – “ The GPs surgery should be funded from health service resources where possible.”</p> <p>Policy 5 – “Build a better vicarage”.</p> <p>Policy 6 – “ Better use could be made of this land”.</p> <p>Policy 9 – “ This should also be a priority that is higher up the list. Better use of facilities at the tennis club and football club. Don’t encroach on existing facilities at the Rec.”</p>	<p>Policy 2 - noted and agreed. No change needed.</p> <p>Policy 3 - noted and agreed. No change needed.</p> <p>Policy 4 – comments noted. The day to day running of the GP surgery would of course be funded by the NHS. The SNP cannot determine how the new build surgery is actually funded. That is a matter for the landowners and GPs to determine.</p> <p>Policy 5 – comments noted and agreed. No change needed.</p> <p>Policy 6 – comments noted and agreed. No change needed.</p> <p>Policy 9 – comments noted and agreed. No change needed.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>
Owner	Angel House High Street, SN16 0LH	<p>Supports the plan but some changes sought.</p> <p>General comments – “The Plan has been really well thought through and well communicated”.</p> <p>Policy 1 – “The Angel is cited under Policy 1 as premises to be protected. It is described as a restaurant and offices. However, it is an eight bedroom hotel and tearoom. If it is to be protected it will need to be agreed that it is not offices.</p> <p>Policy 4 – “Cycle pathway for children to cycle to the school?”.</p>	<p>Support noted and welcomed.</p> <p>General Comments – comments noted.</p> <p>Policy 1 – It is fully accepted the Angel is an hotel and restaurant/tea room and not in office use. This was an error in the wording of the policy. Recommend that a change to the description is made.</p> <p>Policy 4- on site provision of cycle paths is something that could be incorporated in the “requirements” section of this policy. Off site provision would be a matter for County Highways to consider – in the context of Policy 8.</p> <p>Recommend amending the wording of Policy 4 to incorporate a reference to cycling.</p> <p>Policy 8 – see Para 8.4.32 of the NP which refers to the needs of</p>	<p>None required.</p> <p>None required.</p> <p>The reference to the Angel in Policy 1 has been altered as requested.</p> <p>Policy 4 has been amended to make a specific reference to cycleways.</p> <p>No change.</p>

		Policy 8 – “ Cycle pathways for cycling and mobility scooters too”.	cyclists. This Policy is aimed at all forms of movement (including pedestrians, cyclists and mobility scooters). No change recommended.	
Residents 13 and 14	Sherston Residents	Support the plan with no changes sought.  General Comments – “The village has the room to expand and it will be good to do so. The surgery is vital to the village and a move and expansion is important. Policy 6 – “Improvement needs to be made to the road around that area before an increase in housing”.	Support noted and welcomed.  General Comments – noted and agreed.  Policy 6 – This site lies on the corner of Green Lane and Sandpits Lane. It is assumed that access is most likely going to be achievable from Green Lane for any new build housing with only limited access off Sandpits Lane. A Development Brief has been prepared which will form part of the NP to help inform the final site layout. This seeks to ensure that access to any new build development on the site is taken off Green Lane. The proposed access arrangements will need to be the subject of detailed negotiations with the County Highway Authority at the planning application stage. No objections have been raised by Wiltshire Council to this proposed housing allocation from a highway viewpoint. It is of course a long-standing housing allocation.  Recommend amending the wording of Policy 6 to make direct reference to the prepared Development Brief.	None required.  None required.  Policy 6 – the Policy has been altered to make direct reference to the Development Brief that has been prepared for the site. See Appendix 3 to the NP.
Resident 15	Sherston Resident	Supports the plan. A few changes suggested. General Comments – “Thank you to all who have done so much work to prepare such a comprehensive plan”.  Policy 1 – “I believe that it should be made more difficult still for the designated business premises to be de-designated and used for other purposes”.	Support noted and welcomed.  General Comments – Noted.  Policy 1 – Whilst fully supportive of the sentiment it is considered that it would be difficult to strengthen the policy without stepping beyond what would be acceptable from a planning policy viewpoint. This policy mirrors others found elsewhere in Local Plans but goes further by identifying specific sites to which the policy can be applied. All of these sites were identified via the SNP consultation process and hence represent the stated wishes of the village. No change recommended.  Policy 4 – comments noted. No change recommended.	None required.  None required.  No change.  No Change.  The NP has been amended to incorporate a new section dealing specifically with how any CIL



		<p>Policy 4 – “Subject to the strengthening of Policy 1 (as above).”</p> <p>Policy 8 – “However this should be strengthened. This is critical to securing the wider objectives of the plan. Funding needs to be identified that this is delivered – not just an aspiration.</p>	<p>Policy 8 – any works required as a direct result of any of the proposals set out in the SNP will of course have to be funded by the developer. These works will be identified by the County Highway Authority following the submission of any planning applications. It is unfortunately not possible to superimpose any additional off-site highway (or other) requirements on the developer. It will be for the community to decide (probably via the Parish Council) what additional works might be deemed desirable to achieve in conjunction with any specific development – to which the anticipated CIL payments can be directed. This policy is aimed at ensuring that the need to provide enhanced inclusive access between Site 1 and the rest of the village is high on the Agenda when such decisions come to be made.</p> <p>Recommend that an additional section be added to the NP dealing specifically with how the CIL payments might be used and making the possible use of CIL payments for the carrying out of additional offsite highway works (as per Policy 8 of the plan) a high priority.</p>	<p>payments might be utilised. Additional offsite highway works are given high priority.</p>
Resident 16	Sherston Resident	<p>Supports the plan with no changes sought.</p> <p>General Comments – “Well thought out in my opinion. Everyone’s needs considered well.”</p> <p>Policy 4 – “This is very important. New housing to keep village vibrant and especially the GP surgery”.</p>	<p>Support noted and welcomed.</p> <p>General Comments – noted.</p> <p>Policy 4 – comments noted and agreed.</p>	<p>None required.</p> <p>None required.</p> <p>None required.</p>
Resident 17	Sherston Resident	<p>Supports the plan with no changes sought.</p>	<p>Support noted and welcomed.</p>	<p>None required.</p>
Resident 18	Sherston Resident	<p>Supports the plan with no changes sought.</p>	<p>Support noted and welcomed.</p>	<p>None required.</p>
Resident 19	Sherston Resident	<p>Supports all of the policies in the plan with no changes sought.</p> <p>General Comments – “Again as I always say to you about plans – social housing. This village is full of retired and privileged people. Where are the local youth supposed to live –</p>	<p>Support noted and welcomed.</p> <p>General Comments – Policy 4 provides an opportunity to provide a significant number of additional affordable houses in the village – capable of meeting the level of need identified in the 2012 Housing Needs Survey. It is anticipated that a further review of local housing need will be</p>	<p>None required.</p> <p>No change.</p>

		Chippenham, Malmesbury, Bristol?!!! Not half buy and rent – too expensive .”	undertaken in conjunction with any planning application submitted in respect of Site 1 – see below the comments made by LRM Planning relating to this aspect of Policy 4. No change recommended.	
Resident 20	Sherston Resident	Supports the plan with no changes sought.  Policy 1 – “Many of us have already felt the impact of losing our excellent butchers/greengrocers shop. Limited ability to prevent this is well demonstrated. Need to support Local Businesses!”  Policy 4 – “We do hear disturbing reports of how many developers renege on agreements for % of affordable houses to be included. Vital that as full protection as possible is brought to bear.	Support noted and welcomed.  Policy 1 – this policy may not prevent the loss of individual “businesses” (such as the greengrocers or butchers shops) but will hopefully help minimise the loss of further business premises in the village and surrounding parish.  Policy 4 – it will of course be up to Wiltshire Council to implement this policy – which together with Wiltshire Council Core Strategy Policy 43 will seek to secure the target of 40% provision on this site.	None required.  None required.  None required.
Resident 21	Sherston Resident	Supports the plan with no changes sought.  General Comments – “Thank you to all who have worked on this. Sherston needs to move with the times in the 21 <sup>st</sup> Century but please ensure that the village remains the community it has always been”.  Policy 1 – “Tucks – urgent need for a replacement food store (for butcher and greengrocer).”  Policy 4 – “Single storey building for GP surgery with plenty of consulting rooms for visiting services (e.g opticians, dentist). A serious mistake was made in not including pre-school facilities when the new school was built.”  Policy 5 – “New vicarage	Support noted and welcomed.  General Comments – noted and agreed.  Policy 1 - - the draft policy may not prevent the loss of individual “businesses” (such as the greengrocers or butchers shops) but will hopefully help minimise the loss of further business premises in the village and surrounding parish.  Policy 4 – comments noted.  Policy 5 – noted.  Policy 8 – agreed. Policy 4 allocates land for “a new enhanced GP surgery with associated parking and space for related mobile services” seeks to achieve this. The Wiltshire Core strategy lays down more specific parking requirements. See also the Development Brief that has been prepared confirming this.	None required.  None required.  None required.  None required.  No change.

		<p>a priority for me but maybe a space for me in the burial ground in the future?"</p> <p>Policy 8 – “But equally necessary to provide enough car parking for staff and patients at the surgery”.</p>		
Resident 22	Sherston Resident	<p>Is supportive of all of the policies in the draft SNP with the exception of Policies 3 and 4. Policy 3 does not recognise the still woeful provision, by modern standards, of internet access in Sherston and that most people I know in the villages do not currently experience anything like the target 25M capacity, which in itself is out of date. This must be a priority for the reasons detailed below.</p> <p>Policy 4 proposes housing development significantly in excess of the demonstrated local need, in excess of the development requirements in Core Policy 13 of the WCS, and of local opinion as assessed in the Sherston Housing Needs 2012 survey (where 90% of respondents asked for &lt;20 new units). This proposal is not a scale of development I can support. I believe we should safeguard the character of Sherston now and also as pressure grows for more development in coming years. I would not want Sherston to suffer the irreversible change in</p>	<p>Support for these policies noted and welcomed.</p> <p>Policy 3 – whilst supportive of the views expressed here in relation to the speed of internet connectivity in the village unfortunately the SNP is unable to influence the general level (speed) of provision throughout the plan area. The SNP is a “land use” plan which can nevertheless require developers of new build properties to meet the standards set out in this policy. This type of policy has been successfully implemented elsewhere in the country and is deemed to be compatible with NPPF 173. This policy also it should be noted states that “where possible and desirable additional ducting should be provided that also contributes to a local access network for the wider community”. This is considered to be about as far as one can go in seeking to influence future faster internet provision. No change recommended.</p> <p>Policy 4 – this issue has been debated at length over the last five years (see the Consultation Statement for full details). The proposals set out in Policy 4 received a very high level of support from the village when this issue was canvassed in January 2017 - being that Site 1 should be allocated for a mixed use development comprising up to 45 houses (40% affordable) plus land being set aside to accommodate a new GP Surgery, a pre-school facility and for the future expansion of Sherston Primary School. This single development will help meet most of the key objectives identified for the SNP.</p> <p>The Housing Needs Survey referred to by the author was a snapshot view of the affordable housing needs of the village as they stood in 2012 – no more and</p>	<p>None required.</p> <p>No change.</p> <p>No change.</p>

		<p>character new development has bought to Tetbury. I believe a different solution to re-homing the GP surgery be sought, based around a less ambitious plan and capital contributions from others, such as the GPs and surrounding villages who also benefit.</p> <p>The SNP comments that the proposed development represents a slowing down of development at Sherston but proposes 50 new units in the next 8 years vs. 90 built in the last 18 - an increase in rate!</p>	<p>no less. The situation has now moved on.</p> <p>Despite the best efforts of a group of individuals in the village over several months - who were tasked with identifying and/or bringing forward a range of alternative options that could achieve the same outcomes (objectives) with fewer houses – no alternative solutions that were viable or deliverable could be found.</p> <p>The scale of development proposed is not considered to be incompatible with either the Wiltshire Core Strategy or guidance in the NPPF.</p> <p>No change recommended.</p>	
Sherston Tennis Club	Sherston Resident	<p>Policy 4 – “to encourage greater community usage of the courts (incl. kids coaching) and provide a safer playing environment, we would like planning to consider provision of a clubhouse and floodlights (the club would like it noted that it intends to add floodlighting in the future). A tennis or shared sports facility needs power, water and sewage connections, and this is an ideal opportunity to install them. The current lack of water and electricity also hinders maintenance of the courts (e.g. power cleaning). Vehicle access to the courts is only possible by driving around the football pitches, and site 1 could provide alternative access and parking.”</p>	<p>Policy 4 – pedestrian and cycle access is proposed to be provided via Site 1 linking to the sports field. A Development Brief has been prepared that seeks to influence the shape of any future development on Site 1 which shows this. It is not considered likely that any additional on-site parking (beyond that already envisaged to serve the GP surgery and education uses) will be provided to serve the sports facilities on the adjoining football field. Vehicular access to the sports field is not something that can readily be achieved given the intervening land ownership (the access road leading through to the water tower). It is suggested that the Tennis Club be invited to speak to the landowners/ developers to establish whether the desired water and electricity supplies can be provided. This is not considered to be something that the NP can influence or require.</p> <p>Policy 11 supports the provision of new sports facilities and/or a clubhouse on the football field site.</p> <p>No change recommended.</p> <p>Policy 11 – this policy supports the provision of this type of shared facility.</p> <p>No change recommended.</p>	<p>No changes made to Policy 4 reflecting these comments – however see the Development Brief prepared for the Sopworth Lane Site (Site 1) at Appendix 1 of the NP which seeks to deal with the pedestrian/cycling access issue.</p> <p>No change.</p>

		<p>Policy 11 – “As above, consideration should be made for future expansion of the tennis club (e.g. clubhouse/changing rooms/toilet) or shared sports facilities, including provision of utilities and access/parking.”</p>		
Resident 23	Sherston Resident	<p>General Comments - Creating a new service hub for Sherston around the school, including a Doctor's surgery and provision for a pre-school playgroup and additional housing is a good idea, in the absence of the site on Easton Town which would have had direct access onto the B4040.</p> <p>I would be very concerned if any developments at the corner of Sandpits Lane and Green Lane (policy 6&amp;7) had access onto Sandpits Lane. The road narrows significantly at the current entrance to the existing house on proposed site 3 and the lane is already tested to the limits by the increase in traffic caused by the new developments of housing, including Carriers Close. (25 houses added since 1985)</p> <p>Policy 6 - Reservations concerning access, particularly onto Sandpits Lane. All access should be directed along Green Lane to Knockdown road. The junction of Sandpits Lane with Green Lane is already very dangerous and the Lane narrows significantly after this junction.</p> <p>Policy 7 - Concern for parking and access if increases the traffic on Sandpits Lane and</p>	<p>General Comments – noted and agreed.</p> <p>Comments noted. It will be for Wiltshire Council to determine the precise access arrangements. A Development Brief has however been prepared for this site which seeks to ensure that most if not all of the new development on this site takes access from Green Lane. Recommend that the Development Brief that has been prepared for the site be added to the NP.</p> <p>See comments above.</p> <p>Policy 7 – the SNP supports the idea of redeveloping this site for some form of care facility. This is a matter that will be determined by Wiltshire Council at some future date. Recommend comments noted.No action required at present time.</p>	<p>None required.</p> <p>A Development Brief has been prepared for this site which deals with this issue – see Policy 5 and Appendix 3 of the NP.</p> <p>See above.</p> <p>No change.</p>

		particularly at the dangerous junction with Green Lane. Existing pedestrian access should be maintained onto Church Street from Anthony Close.		
Owners of Site 4	Sherston Residents	<p>Policy 10 - We are the owners of Site 4 – a two acre strip of land adjoining the football field on Knockdown Road. We note, with interest, your reference to the land being ‘safeguarded’ for the future expansion of the sports field. We would be most grateful if you would provide a response to the following questions please:</p> <ul style="list-style-type: none"> <li>- Please would you define your use of the word ‘safeguarded’.</li> <li>- To date we have not been contacted by anyone from either the Neighbourhood Planning Committee or the Parish Council regarding ‘safeguarding’ the land. Please confirm how your assumptions around it’s future use have taken into consideration any plans that the owners of the land might have.</li> </ul> <p>Whilst it is entirely permissible to submit a planning application which contains land not owned by the party submitting the request, we feel a little aggrieved that you have made a public declaration without involving us.</p> <p>We are not opposed to your proposals regarding Policy 10 but would welcome some clarity and engagement from the Committee.</p>	<p>A meeting has been held with the owners of Site 4 to discuss their concerns. They were particularly concerned about the term “safeguarded” land. It was explained to them that there was no suggestion that this land would be compulsory purchased and indeed more to the point that the expansion of the existing sports facilities onto their land could as previously advised only take place with their full agreement and cooperation. They have since confirmed in writing that they would be willing to make their land available at some future date for this purpose provided that:</p> <ol style="list-style-type: none"> <li>1.The site was sold at full market value to the Parish Council (to ensure that they did not lose money on relinquishing the plot).</li> <li>2.Any sale included an appropriate uplift clause.</li> <li>3.An alternative paddock had first been identified for their use elsewhere in and around the village.</li> </ol>	No change.
The Coal	200 Lichfield Lane,	Thank you for consulting	Comments noted.	None required.

Authority	Berry Hill Mansfield Nottinghamshire NG18 4RG	The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.		
Charles Routh Natural England		<p>We have the following comments to make with respect to this Neighbourhood Development Plan:</p> <p>Site 1/Policy 4. The site is bounded on one side by a public right of way. If this development is likely to degrade the amenity value of this public right of way, it would be reasonable to set out in this policy measures (either on or off site) to ensure no net detriment to the amenity value of the public right of way network in the area.</p> <p>Site 1/Policy 4. This development is likely to be construed as “major development” as per para 116 of the NPPF. As such the plan should provide evidence that the “major development test” set out in this para is met. Failure to do so might mean the plan is unsound. This should include an analysis of the landscape impact of the policy. Apologies if this has already been</p>	<p>Policy 4 – the existence of a public right of way alongside western site boundary previously noted. Further work has now been undertaken to consider the means of safeguarding the amenity of this PROW. This has included the preparation of a Development Brief for the site – a copy of which will be attached to the SNP as an Appendix – which makes specific reference to the need to safeguard the amenity of the PROW.</p> <p>A “Landscape and Visual Appraisal” Report that has been prepared for Site 1 by a company (EDP) acting for the landowners has recently been submitted for our consideration. (A copy of this report has been placed on the SNP website). This confirms, that subject to the introduction of appropriate measures it should be entirely possible to safeguard the amenity of the PROW. It is recommended that the Development Brief that has been prepared for the site be modified to take account of some of the recommendations contained in this report and that the Brief itself forms part of the NP.</p> <p>Policy 4 – It is accepted that the development of Site 1 is likely to be construed as a “major development” in the context of Para 116 of the NPPF. The landscape issues relevant to the consideration of this matter are set out in the SEA Scoping Report and related Sustainability Appraisal.</p> <p>This issue will need to be addressed in the Basic Conditions Statement that has to be prepared to support the Regulation 15 submission. It was addressed in the “Landscape and Visual Appraisal Report” prepared</p>	<p>Policy 4 has been modified to make it clear that the PROW needs to be fully safeguarded. The Development Brief prepared for the site makes specific reference to the need to protect the amenity value of the PROW. This now forms part of the NP.</p> <p>This issue is fully addressed in the Basic Conditions Statement. Natural England have now confirmed that there is sufficient evidence to address the Para 116 NPPF issue.</p> <p>A copy of the Landscape and Visual Appraisal Report prepared by EDF has been placed on the SNP website.</p>

		provided in the supporting information, but resource constraints and priorities have meant I've not looked at it.	by EDF (see above).  A copy of this Report has been sent to Natural England who have since responded as follows: "The level of detail .... would appear to be more than adequate for the purposes of supplying evidence around an assessment of any detrimental effect on the landscape, and the extent to which that could be moderated, as far as the soundness of the Neighbourhood Plan is concerned."  Recommend that a copy of the Landscape and Visual Appraisal Report prepared by EDP be placed on the NP website and that this issue be fully addressed in the Basic Conditions Statement.	
Resident 24	Sherston Resident	Supports all of the policies set out in the draft plan with no changes sought. General Comments – "The plan appears to provide a good way forward for the village whilst ensuring the protection of the integral parts of the village for the future".	Support noted and welcomed. Noted and agreed.	None required. None required.
LRM Planning Ltd (on behalf of the owners and prospective purchasers of Site 1)	22 Cathedral Road, Cardiff, CF11 9LJ	<b>GENERAL COMMENTS</b> "I am writing on behalf of my client Acorn Property Group (APG) in response to the Regulation 14 public consultation on the draft Pre-Submission Sherston Neighbourhood Plan. APG have entered into a contract with the landowners and therefore have a legal interest in the site (Site 1).  This response has been prepared having regard to the following consultation documents: • Sherston Neighbourhood Plan – February 2018 • Sustainability Assessment – February 2018 • Strategic Environmental Assessment Scoping Note – February 2018	The Steering Group were aware of this situation and acknowledge the importance of this submission in the context of seeking to confirm the viability and deliverability of Site 1 as part of the draft SNP.  Noted.  Noted.  Support noted and welcomed.	None required.  None required.  None required.



		<p>• Consultation Report – February 2018</p> <p>It is recognised that the Parish Council is consulting on a draft neighbourhood plan and that this is the first formal opportunity that stakeholders, including APG, have had to comment on the proposals. It is acknowledged that the plan may be subject to further revision following the receipt of responses from both the community and a number of technical/statutory consultees to the current consultation. With this in mind APG reserve the right to make additional or alternative comments on the emerging plan during the plan making process.</p> <p>APG welcome the inclusion of Site 1 West of Knockdown Road in the draft Plan and we outline detailed comments on the site allocation policy below.</p> <p>The development of the site will be key to the delivery of the Plan’s vision and objectives. Ongoing discussion with APG will therefore be essential in order to ensure that the Plan meets the requirements of the basic conditions and delivers the sustainable development that the community want to see in the area. With this in mind we encourage the Neighbourhood Plan Steering Group to continue to engage with APG in a positive and open manner as they work towards the finalisation of the Plan.”</p> <p>In September 2017 LRM Planning submitted a Site Appraisal document for Site 1 on behalf of APG</p>	<p>Noted and agreed. (N.B. A meeting has been held with LRM since this submission at which all of their various comments and these likely recommendations were discussed. No changes have been made to these recommendations as a result of those discussions).</p> <p>Noted. (N.B. Copies of all of the various reports referred to have now been received and have been placed on the website).</p> <p>We have now received a copy of this report. This recommends that:  “Once the development proposals are confirmed, a detailed Ecological Mitigation &amp; Enhancement Strategy should be written and agreed with the Local Planning Authority. The strategy will ensure that any future development of this site retains existing features and habitats of ecological value (e.g. mature, species-rich hedgerows), minimises the impact upon protected species (e.g. nesting birds) and maximises the potential of retained habitats to enhance biodiversity and contribute towards local and national biodiversity targets.”  It is recommended that Policy 4 be modified to incorporate the requirement that a detailed Ecological and Mitigation Strategy be prepared for the site and that a copy of the Focus Report be placed on the NP website. It is also recommended that the Development Brief that has been prepared for the site be modified to incorporate all of the detailed recommendations made in this report.</p> <p>We have now received a copy of this Report.</p> <p>This assessment investigates the known and potential heritage assets which may be affected by a proposed development on Site 1.</p>	<p>None required.</p> <p>Copies of all of these reports have been placed on the NP website.</p> <p>Policy 4 has been amended to incorporate the following additional requirement:  “A detailed Ecological and Mitigation Strategy that ensures that any future development of this site retains existing features and habitats of ecological value, minimises the impact on protected species and maximises the potential of retained habitats to enhance biodiversity.”  The Development Brief for the site has been modified to incorporate some of the details included in the Focus Report. This can be found at Appendix 1 of the SNP.</p> <p>Policy 4 has been modified to incorporate the following additional requirement:  “An archaeological assessment being undertaken in accordance with CP 58 of the Wiltshire Core Strategy.”</p> <p>The Development Brief for the site has been modified to incorporate the details included in the Cotswold Archaeology Report. This</p>
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		<p>and we note that this has been included in the list of supporting documents that are available to view of the Parish Council's website. This representation should be read in conjunction with the Appraisal, a copy of which is enclosed for reference. As noted in the document additional technical work is required in relation to the site. We can confirm that this has been commissioned and is under way in respect of ecology, heritage, landscape and transport. Studies relating to these areas will be submitted as soon as they have been completed. The following updates on each can be provided at this point as follows:</p> <p><b>Ecology</b> Focus Ecology have been appointed to prepare a Preliminary Ecological Appraisal for the site. A site visit has been carried out and research of third party records is underway. The report is expected shortly and will be submitted to the Parish Council once completed.</p> <p>From the work undertaken to date we can advise that no immediate ecological constraints for the site have been identified, and that the consultant ecologist is not recommending that any further specialist surveys are required.</p> <p>It anticipated that an Ecological Mitigation and Enhancement Scheme would be agreed in writing with the Local Planning Authority prior to any development commencing on the site. This is usually conditioned as part of any planning permission and provides a working method statement for</p>	<p>It concludes that, with the exception of some historic plough marks (identified from aerial photography), and the stone stile that is to be found at the southern end of the site (which marks the route of an historic footpath), there is no evidence of any significant archaeology on the site.</p> <p>It suggests that further investigative work would be beneficial so as to better understand the archaeological potential and significance within the Site boundary.</p> <p>A settings assessment undertaken as part of this report 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.</p> <p>It is recommended that a copy of this Report is placed on the SNP website and that Policy 4 is modified to incorporate an additional requirement requiring the submission of a Archaeological Assessment in accordance with Core Strategy Policy CP58.</p> <p>It is also recommended that the Development Brief that has been prepared for the site be modified to incorporate the detailed recommendations made in the Report.</p> <p>We have now received a copy of this Report.</p> <p>This concludes that:  "1. The site lies within the Cotswolds AONB which bestows a high degree of sensitivity on both its character and visual amenity of receptors in the landscape around it. The site does, however, have a strong relationship with the existing settlement and, in the context of the need to provide further housing in the village, appears to have a degree of support as a housing allocation within the draft Neighbourhood Plan.  2.Perhaps of the greatest noteworthiness is the potential for the western edge of any development of the site to</p>	<p>can be found at Appendix 1 of the SNP.</p> <p>Policy 4 has been amended to make specific reference to the need to minimise the impact of any development on this site on the existing PROW.</p> <p>A Development Brief has been prepared for Site 1 which incorporates additional information contained in the EDP Report (see copy at Appendix 1 of the SNP).</p> <p>The Basic Conditions Statement has been modified to take account of the additional information contained in this report</p>
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		<p>the retention and protection of any identified features of ecological value (mainly the species-rich hedgerows) and protection of any protected/notable species that may be present (e.g. nesting birds) for example. It will also identify where ecological enhancement can occur within any proposed development scheme.</p> <p>Heritage Cotswold <b>Archaeology</b> have been appointed to prepare a Heritage Assessment for the site. Initial research is underway and a site visit is due to take place during week commencing 9th April 2018. It is expected that the report will be completed and submitted to the Parish Council by the end of April 2018. The report will assess the relationship between the site and identified heritage assets such as the Conservation Area, and nearby Scheduled Monument.</p>	<p>become visible on the skyline in views from the wider landscape to the west, particularly around Sopworth. At present, receptors here are aware of the location of Sherston in the landscape due to the visibility of the church tower and water tower. However, currently, the main body of housing of the village is not visible in these views. As such, in designing the scheme, care needs to be taken to 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>3. On this basis, and if most of the recommendations set out above can be 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 minimising adverse effects on landscape character and visual amenity. Any future planning application for the site should be informed by this baseline report and proposals should be assessed against this in the form of a full Landscape and Visual Impact Assessment. Such a sensitive approach to the scheme should then be capable of satisfying the third bullet point of paragraph 116 of the NPPF (as referenced at Section 2 of this report) and, subject to the other paragraph 116 'tests' being met, the scheme should be acceptable in landscape and visual terms." Policy 4 already seeks to ensure that the impact of this proposed development on the AONB is minimised.</p> <p>It is recommended however that the information contained in this Report be used to assist in the preparation of the Basic Conditions Statement and that the Development Brief is modified to incorporate any appropriate detailed recommendations.</p> <p>We have now received a copy of this Report.</p> <p>None of the information supplied in this Report contradicts that</p>	<p>None required.</p> <p>No change. A Development Brief has been prepared for the site – see copy at Appendix 1 of the SNP - which makes use of both the Arup and MWT Reports</p> <p>The SNP has been amended to provide a consistent name for this and all of the other sites.</p> <p>No change.</p>
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		<p>provided in the earlier prepared Arup Report.</p> <p>Comments noted and agreed. Recommend that all references to the individual sites be made consistent. To be named as follows:  Site 1 – Sopworth Lane  Site 2 – The Vicarage  Site 3 – The Elms  Comments noted. LRM made this same point prior to publication of the draft SNP. The Steering Group took advice from Wiltshire Council about this issue at the time. They advised that it was unnecessary to amend the wording of the policy itself given that Policy 4 of the SNP has to be read in conjunction with Core Strategy Policy 43. Para 8.4.14 of the draft SNP makes this point.  No change recommended.</p> <p>A site visit has been carried out and it is anticipated that the final report will be completed and submitted to the Parish Council by mid-April 2018. Initial findings suggest that subject to appropriate landscaping and sensitive design, development can be brought forward in this location in a way that minimises the landscape and visual impacts.</p> <p><b>Landscape</b>  Environmental Dimension Partnership (EDP) have been appointed to prepare a baseline Landscape and Visual Impact Assessment for the site.</p>	<p>No change.</p> <p>None required.</p> <p>None required.</p> <p>No change.</p>
		<p>Noted but not agreed. The village has previously expressed concern about the scale of development on this site. Should the developer wish to purchase additional land from the landowner so as to facilitate additional landscaping to the west of the site this could presumably be done without the need for expanding the allocated site area. An increase in the allocated site area could open the door to unnecessary additional development.  No change recommended.</p> <p>Noted and agreed.</p>	<p>No change.</p>

		<p><b>Transport</b> Miles White Transport (MWT) have been appointed to prepare a Transport Statement.</p> <p>The initial assessment of the site has confirmed that vehicular access will be taken from Sopworth Lane (Green Lane) via a new priority T junction. The work will include the collection of traffic survey data will need to be gathered outside of the current school holiday period. The Transport Statement will therefore be completed and submitted to the Parish Council by the end of April 2018.</p> <p><b>POLICY 4</b> The site is referred to as 'Sopworth Road' (para 8.4.20), 'Sopworth Lane' (para 8.2.24) and 'West of Knockdown Road' (Policy 4). LRM Planning's submission on behalf of APG referred to the site at 'Land at Upper Stanbridge Farm'. It is a point of detail, but to avoid confusion the site should be referred to consistently in the Plan.</p> <p>Both the policy and the accompanying text make reference to Wiltshire Council's Core Strategy Policy 43: Providing Affordable Housing. The policy sets out when affordable housing will be required and indicates the proportions which will be sought from open market housing development. For the area in question</p>	<p>Noted and agreed.</p> <p>Comments noted but not agreed. The criteria utilised for assessing this issue in the SA was set out from the outset in the original draft SEA. These were in turn based on similar criteria used by both WC and others when preparing their Sustainability Assessments. It is not considered appropriate to change the criteria at this stage of the process to accommodate this suggestion. This particular element is currently scored under the "Community" objective. If the criteria were to be changed this would necessitate re-evaluating all of the other option sites that were considered during the site selection process. Whilst agreeing with the proposition that the provision of new GP services would have a "positive impact on the health of the community" it is not considered necessary or appropriate to change the criteria in the manner suggested.</p> <p>No change recommended.</p> <p>The Ecology report (prepared by Focus) does suggest that this element could have been given a better score – particularly taking into account the potential enhancement measures that could be undertaken. In the absence of a similar more detailed assessment being undertaken of all of the original option sites the advice that has been received from Wiltshire Council is to leave the SA unchanged. It is acknowledged however that the impact of this proposed development on "biodiversity" is most probably likely to be less than first anticipated.</p> <p>No change recommended.</p> <p>The Landscape and Visual</p>	<p>The Basic Conditions Statement has been amended to take account of the information contained in this report and the Development Brief amended.</p> <p>None required.</p> <p>None required.</p> <p>None required.</p> <p>None required.</p> <p>None required.</p>
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		<p>Policy 43 sets an affordable housing target of 40% and this is reflected in Policy 4 of the neighbourhood plan. However, in addition to setting the target the policy also states: The provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development.</p> <p>Whilst referred to in the text preceding Policy 4 (paragraph 8.4.14) this part of the Core Strategy Policy 43 should also be included within the neighbourhood plan policy.</p> <p>The February 2017 Development Appraisal Report provided by Seymour Chartered Surveyors is helpful in that it demonstrates that a scheme is achievable in this location. However, the viability of the proposed development will be a matter for thorough consideration at the time of a planning application. At that time full details of the size and cost associated with the GP surgery, the proposed mix of house sizes and types on the site, the full impact of any identified constraints and the requirements in terms of land for the various uses identified on the site will be known.</p> <p>Whilst APG remain confident about the deliverability of the overall scheme at this stage, it important in the interests of clarity for the local community that Core Strategy Policy 43 and the considerations within are explained.</p> <p>Proposals Map 7 accompanying Policy 4 should be updated to incorporate an additional</p>	<p>Appraisal Report prepared by EDP similarly suggest that this element could also have been given a better score. The same advice from WC noted above however applies here. The information contained in this report is nevertheless very helpful.</p> <p>It is recommended that the details contained in this report be used when Preparing the Basic Conditions Report and be incorporated as appropriate into the Development Brief that has been prepared for the site.</p> <p>Noted.</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>Noted.</p> <p>Noted. (N.B. A meeting has been held with LRM to discuss their comments - at which all of the other comments made in relation to the Sopworth Lane site were given to them).</p>	
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		<p>strip of land to the north of the western boundary. This land (see the attached site location plan) is proposed for allocation in order to provide additional scope to incorporate landscaping measures.</p> <p><b>SUSTAINABILITY APPRAISAL</b></p> <p>The Sustainability Appraisal considers a number of potential options for future development to meet the objectives set out in the Plan. The appraisal assesses all of the sites that were considered against thirteen separate criteria. The assessment of Site 1 concludes that development in this location will result in 'significant positive' effects under four categories; Population and Housing, Inclusive Communities, Education and Skills and Economy and Enterprise. The site was also assessed in terms of Transport as being 'significant positive'.</p> <p>And a further five criteria were assessed as having either neutral, no or uncertain effects; Land and Soil Resources, Water Resources and Flood Risk, Air Quality and Environmental Pollution, Climatic Factors, Historic Environment.</p> <p>The site was assessed as having an uncertain effect in terms of impact on Healthy Communities. We question the methodology employed for this element of the appraisal. Whilst community facilities including the GP surgery</p>		
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		<p>are referred to in the Inclusive Communities sustainability objective, the approach taken does not consider the role that the GP service will undoubtedly play in facilitating a healthy community. The 'sustainability objectives' set out in Table 3 should be revised to reflect this and the sites re-assessed accordingly. In our view the fact that development of Site 1 will provide an new facility and secure the provision of GP services in Sherston must be considered as having a positive impact on the health of the community.</p> <p>Biodiversity was assessed as having a 'neutral effect'. As outlined above the Preliminary Ecological Appraisal has revealed that there are no immediate ecological constrains for the site and that no further specialist surveys will be required. The development of Site 1 in fact offers opportunities for ecological enhancement through potential measures such as hedgerow planting, landscaping and the inclusion of bat and bird boxes in the scheme. In light of this Site 1 can be considered to result in positive effects in terms of this sustainability objective and should be re-assessed accordingly.</p> <p>In terms of Landscape</p>		
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		<p>Site 1 has been assessed as being 'significant negative'. Such a conclusion is clearly premature in the absence of any technical evidence. As confirmed above a Landscape and Visual Impact Assessment is currently under preparation and will be submitted to the Parish Council in the near future. Initial findings are that, with appropriate mitigation and design, the site can be developed in a sensitive manner. This assessment will include recommended approaches to the design of any future scheme which will minimise the landscape and visual effects and provide mitigation for its anticipated effects. The Sustainability Appraisal should reconsider the proposal on receipt of this evidence.</p> <p>It is noted that Paragraph 5.31 of the Sustainability Appraisal also confirms community support for the allocation of the site stating:</p> <p>It is a matter of record that the village opted overwhelmingly to support a proposal to release the whole of Site 1 for mixed use development.</p> <p>In conclusion, the Sustainability Appraisal demonstrates that Site 1 is sustainable and a suitable location for future development. The site also scores significantly higher than the other options considered for allocation. This provides clear and robust evidence in support for the decision to allocate the site.</p> <p><b>CONCLUSION</b></p>		
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		<p>The evidence submitted in support of the Draft Sherston Neighbourhood Plan demonstrates that the site is suitable for development and achievable. The site is also available and, subject to the appropriate planning permission, can be brought forward in the short term. Importantly, Site 1 is also supported by the local community. Subject to the comments outlined in this letter, APG confirm their support for the principle of the allocation of Site 1 in the Draft Sherston Neighbourhood Plan. APG welcome and encourage further discussion with the Neighbourhood Plan Steering throughout the remainder of the plan's preparation. It is anticipated that a number of consultation comments will be related to Site 1 and we request sight of these at the earliest possible opportunity. This will assist in identifying whether it is necessary to commission any additional technical work in support of the proposed allocation.</p>		
Wiltshire Council	Bythesea Road, Trowbridge, Wiltshire BA14 8JN	<p><b>SUPPORTING DOCUMENTS</b>  The draft Sustainable Appraisal (incorporating Strategic Environmental Assessment) provides a clear and equivalent assessment of the reasonable options considered for allocation in the plan. The final SA report will ensure the SNP contributes to sustainable development and is compatible with EU regulation. The Council would welcome a discussion about the role of Habitats Regulation Assessment as the SNP moves forward to the next stage.</p>	<p>A meeting was held with officers of Wiltshire Council to discuss all of their comments. Recommended changes to take account of their comments are noted below.  This matter has been discussed with Wiltshire Council. A Habitats Regulation Assessment of the NP has since been undertaken by the Council. This concludes that the proposals contained in the plan will have "no significant effect".</p> <p>Noted.</p> <p>Noted.</p> <p>Noted and agreed. Recommend</p>	<p>A copy of the Habitats Regulation Assessment report prepared by WC has been placed on the website.</p> <p>The Basic Conditions Statement has been amended to take account of this conclusion.</p> <p>None required.</p> <p>None required.</p> <p>The SNP has been amended in accordance</p>

		<p><b>GENERAL</b> The SNP usefully recognises the context provided by national policy and local policies within the Wiltshire Core Strategy and the North Wiltshire Local Plan. The draft Wiltshire Housing Site Allocations Plan (HSAP) was published for consultation in 2017. The consultation documents included proposals to amend the settlement boundary for Sherston. Acknowledgement of this parallel process is welcomed in the draft SNP.</p> <p>For ease of reference and identity it might to be useful to name each policy. For example: Policy 4: West of Knockdown Road, Policy 5: The Vicarage.</p> <p><b>PHYSICAL CONTEXT</b> It is recognised that historic assets are included in the SA: 'Objective 8 - Protect, maintain and enhance the historic environment – with particular reference to the designated ancient monument, the two Conservation Areas and all listed buildings' and as such the importance of historic assets in the village is embedded in the site selection process. However, the section on physical context could be strengthened by reference to the importance of the village's location in relation to the Fosse Way Roman road and to the substantial Roman villa excavated at Vancelletes Farm in the 1980s.</p>	<p>naming each policy in manner suggested. Site 1 – Sopworth Lane Site 2 – The Vicarage Site 3 – The Elms</p> <p>Noted. Recommend amending Section 4 as suggested to include a specific reference to the Roman period.</p> <p>Recommend amending objective 4 as suggested.</p> <p>Recommend expanding Objective 7 by adding in reference as suggested.</p> <p>Recommend amending Objective 8 as suggested.</p> <p><b>Policy 1</b> Support for this policy noted and welcomed.</p> <p><b>Policy 2</b> Comments noted.</p> <p><b>Policy 3</b> A meeting has been held with Wiltshire Council to discuss these comments. It seems that few if any Neighbourhood Plans have successfully incorporated a Policy dealing with this issue (and none as yet in Wiltshire). It was felt however that the Policy as</p>	<p>with this suggestion. Each Policy has been given a separate title and each site identified by name.</p> <p>The SNP has been amended to include an additional paragraph relating to this period of history – see Para 4.3.</p> <p>The wording of Objective 4 has been amended as suggested – it now refers to “affordable rented housing”.</p> <p>The wording of objective 7 has been amended as suggested.</p> <p>The wording of Objective 8 has been amended as suggested.</p> <p>None required.</p> <p>None required.</p> <p>No change.</p>
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		<p><b>OBJECTIVES</b></p> <p>A number of minor wording changes are suggested as follows:</p> <p>Objective 4 Social rented housing is no longer a tenure that is sought from new developments by housing enablers. For clarity the word 'social' could be removed from the objective and instead just refer to affordable rented housing</p> <p>Objective 7, bullet 2 Could this be expanded to include the historic environment and archaeological features?</p> <p>Objective 8, bullet 2 Some alternative energy sources can have unintended consequences e.g. particulates from wood burners, NO2 from backup generators. A minor wording amendment to bullet 2 may help avoid this e.g. "encouraging the appropriate introduction of alternative energy sources".</p> <p><b>Policy 1</b> Policy 1 usefully defines the community services and facilities that are to be protected in accordance with Wiltshire Core Strategy Core Policy 49.</p> <p>Core Policy 35 of the Wiltshire Core Strategy protects existing employment sites in Principal Settlements, Market Towns and Local Service Centres. It does not extend to large villages. Policy 1 extends the same protection afforded to community services and facilities to named business in Sherston in order to maintain local employment and will supplement Core Policy 35. This is supported.</p>	<p>drafted was entirely in accordance with both current and emerging NPPF policy guidance and hence it was deemed worthwhile seeking to retain this policy as drafted in the SNP. Alternative options have been considered – including amending the wording of this policy to simply make direct reference for the need for new development in the SNP to be compatible with the NPPF but this is felt to be too loose and less likely to be acceptable. Recommend – no change.</p> <p>Noted.</p> <p>Recommend adding a paragraph in the supporting text cross-referencing the site selection process as follows: "A rigorous site selection process was undertaken to identify the most appropriate deliverable, viable and sustainable locations for each of the various different types of development that it was considered would be needed to meet the underlying objectives of the plan. Full details of this process are to be found in the Sustainability Assessment document that accompanies the plan."</p> <p>Noted.</p> <p>Recommend amending text as suggested.</p> <p>Noted.</p> <p>This is an item that has previously been identified as a priority by the Steering Group – along with much needed improvements to local sports facilities. Recommend adding a short section into the SNP dealing specifically with CIL priorities.</p>	<p>None required.</p> <p>An additional paragraph (8.4.20) has been added to Section 8 of the SNP. This states that: "A rigorous site selection process was undertaken to identify the most appropriate deliverable, viable and sustainable locations for each of the various different types of development that it was considered would be needed to meet the underlying objectives of the plan. Full details of this process are to be found in the Sustainability Assessment document that accompanies the plan."</p> <p>None required.</p> <p>Para 8.4.30 of the SNP has been amended as suggested.</p> <p>None required.</p> <p>An additional Section (Section 6) has been added to the SNP setting out the CIL payment priorities. Following a discussion about the use of CIL payments at the Steering Group meeting it was agreed to add a reference to the possibility of utilising CIL funding for</p>
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		<p><b>Policy 2</b> As identified in the SNP, Policy 2 will supplement Wiltshire Core Policy 51 by providing local information about the open spaces to be protected.</p> <p><b>Policy 3</b> The Government have recently published proposed changes to the National Planning Policy Framework. Section 10 of the amended document relates to supporting high quality communications and states 'policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time'. Policy 3 therefore reflects the intention of emerging government guidance. However, this is not confirmed guidance. Policies in NPs that relate to broadband have been deleted through examination in neighbourhood plans in Wiltshire. It is suggested, therefore, that further research on the use of policies for broadband in NPs is undertaken so that the policy can be amended to reflect best practice and ensure delivery through the planning application process.</p> <p><b>Section 4 (New Build Development)</b> The supporting text to these policies usefully provides the policy context and the background to the sites included in the plan.</p>	<p>Support noted and welcomed.</p>	<p>any necessary improvements to the Primary school site deriving from the other proposals in the NP.</p> <p>None required.</p>
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		<p>It would also be helpful to add reference to the process of site selection that was undertaken through the sustainability appraisal and then judgements made to conclude that the three allocated sites were the most appropriate for the village. It is particularly important to identify how the policies seek to address any threats or weakness relating to the site identified through the SA process</p> <p>It should be noted that the 2012 Rural Housing Needs Survey was a snapshot in time used to inform the development of the SNP and that housing need will be based on all credible evidence at the time a planning application is submitted.</p> <p>Please note that, on page 22, the reference to the council waiting list could be changed to council housing register or Homes 4 Wiltshire register.</p> <p><b>Policy 8</b> Reference to school travel is supported and as most primary school pupils live within a ½ mile of school there should be a focus on their school travel plan and how to reduce travel by car. Paragraph 8.4.33 refers to the use of CIL to secure the improvements sought through policy 8. It may be useful in the supporting text to clarify that this is a priority project for the use of CIL</p>		
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		<p>receipts received by Sherston Parish Council as this project is not currently on the Wiltshire Community Infrastructure Levy Regulation 123 List, September 2016.</p> <p><b>Policies 9, 10 and 11</b> Leisure Services agrees with the Sherston Neighbourhood Plan submission with particular interest and support for policies 2, 9, 10 and 11.</p>		
David Stuart Historic England	29 Queen Square, Bristol, BS1 4ND	<p><b>Policy 4</b> <b>West of Knockdown Road</b></p> <p>3.2 ha of land north of and immediately adjoining the Conservation Area and the Scheduled Earthwork. The policy proposes a new GP surgery with parking, potential for expansion of the school, and up to 45 dwellings.</p> <p>The Foxley Tagg Report covering Site Assessments asserts that there will be no impact upon cultural heritage and that it would represent an appropriate extension of the village envelope with minimal visual impact (p69,70). The table on p100 asserts that the impact on archaeology is unknown/no information. Overall the Report provides no evidence to substantiate its assertions.</p> <p>The report on the site by LRM Planning Ltd confirms the location of the conservation area to the south east as a key issue and the statutory obligations to protect and enhance which exist. Reference is made to the</p>	<p><b>Policy 4</b></p> <p>Since receiving these comments we have received a Heritage Assessment prepared by Cotswold Archaeology for the Sopworth Lane site.</p> <p>This assessment investigated “the known and potential heritage assets” which may be affected by a proposed development on Site 1.</p> <p>The main conclusions were as follows:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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</li> </ol>	<p><b>Policy 4</b></p> <p>A Development Brief has been prepared for Site 1 (which incorporates the conclusions and recommendations as set out in the Cotswold Archaeology Heritage Assessment) which has been incorporated into the NP. The wording of Policy 4 has been modified to take account of the heritage issues raised in that report and to make specific reference to the Development Brief. The Basic Conditions Statement has been modified to incorporate appropriate references to the Cotswold Archaeology report.</p>

		<p>need to consider this requirement through any planning application but there is no evidence of investigation to establish the role the site plays in defining the setting of the conservation area and thereby the in-principle suitability of the site for development. It is therefore not clear how the report is able to conclude that development is unlikely to have any significant impact on the conservation area (para 5.19, p13). Reference is also made to the need for a desk-based assessment to inform on below ground archaeological remains but there has apparently been no preliminary scoping to determine the archaeological potential of the site and whether this should inform the allocation in principle or the manner in which development is pursued.</p> <p>The Sustainability Appraisal includes a table (4A, p26) in which the site has been appraised against the Historic Environment. A score of 6 is given but it is not clear what methodology has been used to arrive at this outcome in terms of demonstrating an understanding of the significance of relevant heritage assets. There is no reference to a heritage analysis on pp 24 or 28 though Table 15 (p51) concludes that there is no intervisibility between the site and the Scheduled Monument, it is well outside the conservation area and well away from any listed buildings, and with no evidence of on-site archaeological interest. However, these observations do not in themselves mean that there will be no impact</p>	<p>remnant agricultural features such as furrows or ditches would not be of more than low heritage significance.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</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>A copy of this Report was</p>	
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		<p>on the settings of these heritage assets.</p> <p>There is no reference to the Conservation Area Statement; one is not included within the schedule of available documents and we were unable to locate or otherwise access a copy online. We are not sufficiently familiar with the area to be able to offer informed comment ourselves but it is distinctly a possibility that the open and undeveloped nature of the site plays an important part in defining the strategic setting of the conservation area and that of the Scheduled Earthwork.</p> <p>We do not necessarily dispute that the site represents the best option for the development in question but the specific nature and quantum of this appears to have been determined primarily by the need to achieve viability, other constraints, as well as community aspirations. Even though the legitimate outcome of an SEA exercise may conclude that some level of (harmful) impact is justified this needs to be based on an appropriate level of robust, in this case heritage, evidence. We would therefore advise that the assertions referred to in the documents above are substantiated accordingly.</p>	<p>forwarded to Historic England with the request that further consideration be given to this issue.</p> <p>The following response was received:</p> <p>“This is a helpful document in that it specifically addresses the heritage issues we have previously identified for this site. The question then is whether it’s answers are deemed reasonable outcomes of the analysis which has been undertaken.</p> <p>As I have indicated before, our assessment of such reports is limited by a lack of familiarity with the area. My inclination from the Heritage Assessment is to feel that the heritage significance in the form of the respective settings of the Scheduled earthwork and Conservation Area are bound up as one; the earthwork was created as a defensive structure to protect the settlement from the northwest and this understanding may also inform the strategic setting of the conservation area from this quarter. Such value may apply regardless of the fact that some development has taken place between the conservation area and the site in question. The latter’s rural nature and role as part of a larger “natural” and undeveloped context may therefore be a significant aspect of that setting.</p> <p>I am therefore obliged to defer to those with more local knowledge and expertise – namely Wiltshire Council’s conservation officer and County Archaeologist. You indicate that you will be meeting with the Council on one of the other proposed development sites and it seems sensible to use this opportunity to run all the sites in question past its heritage experts to establish definitively whether there are any reasons why the allocations in principle within the Plan and the specific forms of development where proposed should not be allowed.</p> <p>Our role is not to substitute for or duplicate the role of the Council in this respect and we would be</p>	
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			<p>happy to defer to the advice of its heritage experts, thus simplifying the process for all concerned.”</p> <p>A meeting was held with the Wiltshire Council’s Conservation Officer to discuss the views expressed by Historic England and more particularly to establish whether the Council took the view that any of the proposed allocated sites should not be developed. All of the proposed development sites were discussed. After some discussion it was agreed that, provided that a Development Brief was prepared for each of the proposed housing sites – Sites 1, 2 and 3 – which took into account all of the known site constraints and opportunities (including the heritage issues) this should, if deemed satisfactory, overcome any heritage concerns.</p> <p>A Development Brief was therefore prepared for each site – a copy of which was forwarded to the WC Conservation Officer for his comments and approval. He replied on 31<sup>st</sup> July 2018 as follows:</p> <p>“In general, the combination of the text and illustrations (shown in the Development Briefs) 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 Sherston Neighbourhood Plan 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>Taking into account the fact that the WC Conservation Officer is content with all three of the proposed allocations from a heritage viewpoint, provided that the Development Briefs that have been prepared are incorporated into the NP, it is recommended that:</p>	<p><b>Policy 5</b></p> <p>A Development Brief has been prepared for Site 2 (which incorporates the conclusions and recommendations as set out in the Border Archaeology Heritage Assessment) which has been incorporated into the NP. The wording of Policy 5 has been modified to take account of the heritage issues raised in that report and to make specific reference to the Development Brief. The Basic Conditions Statement has been modified to incorporate appropriate references to the Border Archaeology report.</p>
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		<p><b>Policy 5 Vicarage Site</b> The site lies within the conservation area and the setting of the Grade 1 Church of the Holy Cross. The policy proposes additional burial space and about 3 new dwellings including a replacement vicarage. The Foxley Tagg Report identifies the potential for visual impact upon the church on pp87/88 but makes no reference of the conservation area</p>	<p>1.This policy be retained but amended where necessary to take account of the guidance contained in the Cotswold Archaeology report. 2. The Development Brief prepared for the site be incorporated into the SNP 3. The Basic Conditions Statement amended to incorporate relevant references to the Cotswold report.</p> <p><b>Policy 5</b></p> <p>Since receiving these comments we have received a Heritage Assessment prepared by Border Archaeology for this site.</p> <p>The findings of the Report can be summarised as follows: <b>Archaeological Assessment:</b> Prehistoric and Roman: The potential for encountering deposits and features of prehistoric or Romano-British date has been assessed as <b>Low</b>, 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 <b>Moderate to High</b>, 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 <b>Low</b>, 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><b>Built Heritage Assessment:</b> The potential impact of the proposed development on nearby listed heritage assets has been assessed as being in the</p>	
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		<p>(though does on p111). It also confirms the existence of archaeological potential but is uncertain what this might be (pp103, 106 &amp; 111).</p> <p>The Sustainability Appraisal table 4A (p27) gives the site a low heritage score of 2, reflecting the likelihood of some harm but falling short of being deemed a Significant Negative Score. The description of the site on pp 29 &amp; 30 identifies the Grade II former Vicarage as an additionally relevant designated heritage asset along with several listed monuments in the churchyard. The open and undeveloped character of the site is considered to form part of the setting of the church and large scale development would have a significant adverse impact on it and the character of the conservation area. However, small scale development was considered acceptable. Table 15 on p51 and para 5.41 on p56 add that good design could mitigate any potential negative impact.</p> <p>The replacement of the existing modern vicarage is unlikely to be an issue in principle and the extension of the existing churchyard to cater for future needs a logical step which is consistent with the existing setting of the church. However, even the addition of only 2 extra dwellings could have a significant effect on the setting of the listed church and the prevailing character of the conservation area and it cannot be assumed that such a seemingly modest level of development will not cause harm.</p>	<p><b>Slight to Moderate</b> 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.</p> <p>More specifically, the site contains the remains of a Grade II listed medieval churchyard 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 two new houses (in particular the new Vicarage house) 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, as a result of their sensitive design and with 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>The overall conclusion being: "Based on the results of this Heritage Impact Assessment, informed by a detailed assessment of readily available archaeological and historical</p>	
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		<p>We would therefore recommend that the setting of the church and relevant listed buildings and the character and appearance of the conservation area in this location be understood more fully to inform the basis of the policy. In the absence of a clear case for such housing in this location from a public benefits perspective it is not clear how any harm can be justified.</p>	<p>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.”</p> <p>We wrote to Historic England as follows on the 26<sup>th</sup> July 2018:</p> <p>“We have been in discussion with the Conservation Officer at Wiltshire Council – as you suggested – about all three of the proposed allocated development sites in the draft plan. Copies of your comments on the draft NP having been sent to WC in advance of that meeting. The Council had not previously raised any concerns from a conservation viewpoint to any of the proposed allocated sites. In short, after some discussion, we agreed to prepare a Development Brief for each site – taking into account heritage, landscape, highway, ecology and all other relevant matters. The Council considered that this was most probably the best way of dealing with your (or any similar) concerns. These have now been completed – following the receipt of a Heritage Assessment for the Vicarage site (Site 2 – Policy 5) which has been prepared by Border Archaeology. Please find attached a copy of their report for your information and attention. You have already seen</p>	<p><b>Policy 6</b></p> <p>A Development Brief has been prepared for Site 3 which has been incorporated into the NP. The wording of Policy 6 has been modified to take account of the heritage issues raised in that report and to make specific reference to the Development Brief.</p>
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			<p>and commented upon a copy of the Cotswold Archaeology Report on Site 1 (Sopworth Lane). We are now awaiting the receipt of any feedback from the Council on both the latest Heritage Assessment and the three draft Briefs. “</p> <p>Historic England replied as follows on 27<sup>th</sup> July 2018:</p> <p>“The decision to prepare a development brief for each site implies that the suitability of each for development is deemed acceptable in principle. Our previous comments were essentially on this matter – heritage evidence to demonstrate their in-principle suitability where new allocations are being suggested, and to substantiate development quota where these are being promoted.</p> <p>We assume from this that the Council’s conservation officer/County Archaeologist has therefore stated that they are happy with all of the above. If so, given our willingness to defer to their advice, I am not sure what added value is felt to come from preparing briefs at this moment in time? Evidence need only be proportionate and I wouldn’t want our advice to be misinterpreted and possibly unnecessary work undertaken. At the same time, briefs will be useful in the future anyway to help guide development so will not be wasted.”</p> <p>As reported (in our comments on Policy 4 noted above), the Council’s Conservation Officer responded as follows to the receipt of the Border Archaeology Heritage Assessment (for the Vicarage Site) and the three Development Briefs that had been prepared on his recommendation:</p> <p>“In general, the combination of the text and illustrations (shown in the Development Briefs) 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</p>	<p><b>Overall</b></p> <p>Copies of the Heritage Assessments prepared by Cotswold Archaeology and Border Archaeology to be placed on the NP website.</p> <p>The development briefs prepared for Sites 1, 2 and 3 to be incorporated into the NP and the relevant policies modified as appropriate.</p>
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			<p>Vicarage site to address the issues previously raised by HE and subsequently discussed with the Sherston Neighbourhood Plan 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>Taking into account the fact that the WC Conservation Officer is content with all three of the proposed allocations from a heritage viewpoint, provided that the Development Briefs that have been prepared are incorporated into the NP, it is recommended that:</p> <ol style="list-style-type: none"> <li>1. This policy be retained but amended where necessary to take account of the guidance contained in the Border Archaeology report.</li> <li>2. The Development Brief prepared for the site be incorporated into the SNP</li> <li>3. The Basic Conditions Statement amended to incorporate relevant references to the Border Archaeology report.</li> </ol>	
		<p><b>Policy 6</b>  <b>Green Lane/Sandpits Lane junction</b>  The site lies immediately to the north of the conservation area and the policy proposes about 4 houses of a design and layout consistent with its character.  The Foxley Tagg Report states that there will be no impact upon cultural heritage (pp89 &amp; 111) but identifies that there is a lack of knowledge or</p>	<p><b>Policy 6</b></p> <p>Wiltshire Council has raised no objection to the proposed allocation of this site from a “heritage” viewpoint. Indeed, it is a site that was first allocated for development by their predecessor Local Planning Authority in the adopted North Wiltshire Local Plan. It is an extant allocation. The scale of development envisaged on the site is no greater than that assumed when the site was first allocated for development.</p> <p>The comments made by Historic England have nevertheless been discussed with the Wiltshire Council Conservation Officer. His advice was the same as for the other two proposed allocated sites – i.e. to prepare a development brief that dealt with all of the relevant issues (including heritage matters).  As noted above, we received the following written response from the Council on 31<sup>st</sup> July 2018:</p> <p>“In general, the combination of the text and illustrations (shown</p>	

		<p>information on the site's archaeological potential (p106).</p> <p>The Sustainability Appraisal scores the site 6 against heritage considerations (p27), reaffirming its existence outside the conservation area and "well away from any listed buildings" though not identifying which these might be. The Appraisal also highlights that the site was previously allocated for housing in the North Wiltshire Local Plan. The principle of development having been established the issue is then whether the site can accommodate the level of development proposed without causing harm to designated heritage assets. If the policy provision does not exceed that made by the previous allocation we are happy with the safeguards it makes for protecting the setting of the conservation area.</p>	<p>in the Development Briefs) 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 Sherston Neighbourhood Plan 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>Taking into account the fact that the WC Conservation Officer is content with all three of the proposed allocations from a heritage viewpoint, provided that the Development Briefs that have been prepared are incorporated into the NP, it is recommended that:</p> <ol style="list-style-type: none"> <li>1. This policy be retained.</li> <li>2. The Development Brief prepared for the site be incorporated into the SNP</li> <li>3. The Basic Conditions Statement amended to incorporate relevant references to any heritage matters.</li> </ol> <p><b>Overall</b></p> <p>A considerable amount of further work has been undertaken on the heritage issue since the preparation of the draft plan. This has included the preparation of full Heritage Assessments of both Site 1 and Site 2 and the preparation of a Development Brief for all three sites (taking into account the identified heritage and other issues).</p> <p>As noted above further guidance was sought from Historic England on receipt of the Heritage Assessments prepared for both the Sopworth Lane and Vicarage sites. In both cases HE responded by stating that, given their lack of detailed knowledge of the proposed development sites, they were willing to defer to the advice received from Wiltshire Council's Conservation Officers. Wiltshire Council has not raised an objection to these proposed allocations from a heritage (or indeed any other) viewpoint. They did suggest however that a</p>	
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		<p><b>Overall</b></p> <p>We have addressed the historic environment issues concerning the site allocations in question in some detail to highlight the need to understand the significance of relevant heritage assets to a degree appropriate to the potential for (harmful) impact upon them in accordance with the provisions for the protection and enhancement of the historic environment in the NPPF. It is also important to bear in mind that policies allocating sites for development need to be deliverable, and whatever any residual heritage issues might be they should not be of sufficient import to bring into question the integrity of the evidence upon which they were based and thereby their suitability. Based on the available evidence we do not believe that such a positive conclusion can at present be drawn.</p> <p>Our original response to the SEA Scoping Report consultation drew attention to our guidance on the setting of heritage assets and it is somewhat disappointing that this appears not to have been used in the site assessments.</p> <p>We are conscious that the current consultation is the culmination of much work on the part of your community which it no doubt carried out in good faith and of the dismay it might experience on being advised to undertake more. At the same time, the Plan in its demonstration of conformity with national and local planning policy needs to show with</p>	<p>Development Brief be prepared for all three sites. This work has now been completed. The Council has since confirmed that it is content that the three prepared development briefs “demonstrate an understanding of the heritage constraints” sufficient to “address the issues previously raised by HE”. It is recommended that copies of both of the formal Heritage Assessments that have been submitted be placed on the SNP website and that the Development Briefs prepared for each site be approved and incorporated into the SNP.</p>	
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		<p>evidence that it has addressed relevant policies for the protection and enhancement of the historic environment.</p> <p>Any additional work involved need not be great but will depend on a sufficient understanding of the principles used for determining the significance of heritage assets. The simplest and most straightforward approach would be to secure confirmation from Wiltshire Council's conservation and archaeology teams that the impacts on heritage assets arising from the site allocation policies as drafted are acceptable, expert advice we would be happy to defer to.</p> <p>We would also be happy to review our position on the Plan on receipt of further evidence.</p>		
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