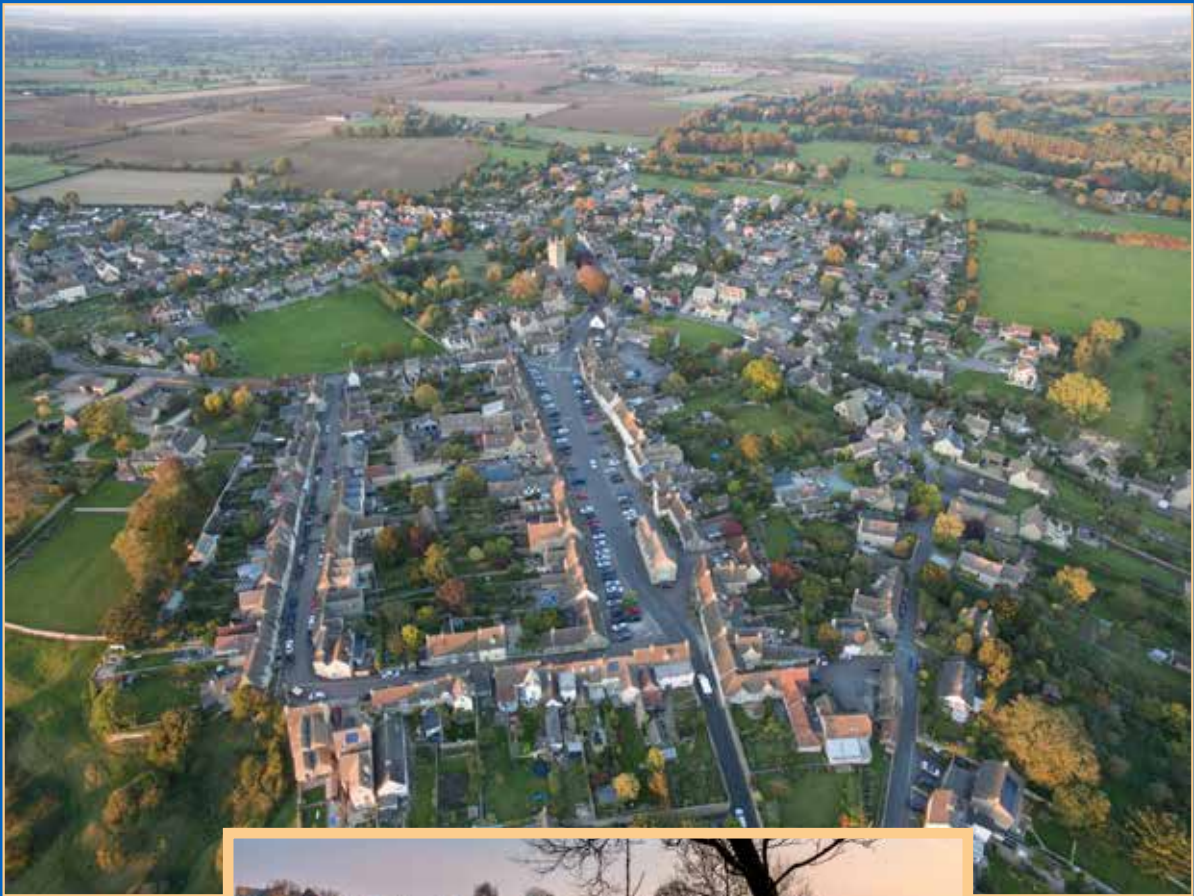




# Sherston Neighbourhood Plan Sustainability Appraisal (Incorporating Strategic Environmental Assessment)







# Sherston Neighbourhood Plan Sustainability Appraisal (Incorporating Strategic Environmental Assessment)

## Table of Contents

Non-Technical Summary

1. Introduction and Background
2. What is the Plan seeking to achieve?
3. What is the Sustainability Appraisal Context?
4. Developing and refining policies and 'reasonable alternatives'.
5. Assessment of land use options (reasonable alternatives).
6. Assessment of other policy options.
7. Conclusions and Next Steps.

Appendix A - Sustainability Appraisal Framework

Appendix B - Copy Foxley Tagg Report

## NON-TECHNICAL SUMMARY:

---

### What is a sustainability appraisal?

A sustainability appraisal (SA) has been carried out to inform the Sherston Neighbourhood Plan. This has incorporated a Strategic Environmental Assessment (SEA) process as required by the SEA Regulations.

Neighbourhood Plan groups use SA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with statutory and other interested parties. The purpose of the appraisal is to avoid negative environmental and socio-economic effects through the Neighbourhood Plan, and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

### What is the Sherston Neighbourhood Plan?

The Sherston Neighbourhood Plan (SNP) presents a plan for the parish of Sherston in Wiltshire for the period to 2026. Prepared to be in conformity with the Wiltshire Core Strategy, the SNP sets out a vision, objectives and a range of policies for the parish. These relate to a range of topics, including, but not limited to housing, community facilities, local character and distinctiveness and sports facilities.

It is currently anticipated that the SNP will undergo referendum some time in late 2018 or early 2019.

The key objectives that have been identified for the SNP are as follows:

#### 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, historic interest 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 providers of broadband and other media services to deliver a level of service which will support the needs of local businesses and households.

**Objective 4:**

The Plan will seek to provide for the housing needs of the community. It will do this through:

- Allowing an appropriate amount of development in selected locations – to include houses for sale on the open market, affordable 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.
- Seeking to identify solutions to existing identified access and parking problems (associated with drop off and pick up) at the Sherston Primary School.
- 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 wood and/or orchard;
- Identifying and safeguarding any sites identified in the locality that are considered to be of significant ecological or landscape quality.
- Protecting, maintaining and enhancing the historic environment.

**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:

- Considering the need for additional allotments;
- Encouraging the appropriate introduction of 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.

## PURPOSE OF THIS SA REPORT

---

This SA Report, which accompanies the Regulation 15 submission stage version of the SNP, is the third document to be produced as part of the SA process. The first document was the SA Scoping Report (February 2013), which includes information about the Neighbourhood Plan area's environment and community. The second accompanied the Regulation 14 submission. This third version has been modified to take account of comments made during that Consultation stage – which has involved some minor amendments to the wording of a number of the objectives

### The purpose of this Report is to:

- Identify, describe and evaluate the likely significant effects of the SNP and alternatives; and
- Provide an opportunity for consultees to offer views on any aspect of the SA process which has been carried out to date.

### The SA Report contains:

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

## ASSESSMENT OF ALTERNATIVE APPROACHES FOR THE SNP

---

The SNP is being prepared in the context of the Wiltshire Core Strategy (WCS). The Core Strategy provides a framework for how future development across Wiltshire will be planned and delivered.

In this context, Sherston is classified as a Large Village lying within the Malmesbury Community Area. (Large Villages are defined as “settlements with a limited range of employment, services and facilities”).

Core Policy 2 of the WCS states that “*Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.*”

Core Policy 13 of the WCS states that “*development within the Malmesbury Community Area should be in accordance with the settlement strategy set out in Core Policy 1*” and then goes on to define the level of new build housing development required to be met over the plan period to 2026 within the MCA. This states that, “*over the plan period (2006 to 2026), approximately 1 395 new homes will be provided of which about 885 will occur at Malmesbury. Approximately 510 homes will be provided in the rest of the Community Area*”.

Sherston lies within the “*rest of the Malmesbury Community Area*” for the purposes of this plan. At the time of writing this Report just over 400 homes had already been granted planning permission and/or have been built since 2006. The residual requirement at this time therefore is about 90 dwellings.

Whilst this indicates that there is not a requirement to deliver any significant further housing in the Neighbourhood Plan area over the plan period, consultation has suggested that a degree of further housing development in the Neighbourhood Plan area would be supported if it brings community benefits to the area (and more specifically: the provision of a new GP surgery, land for the future expansion of the existing Primary School and new pre-school facility, more burial space, improved and/or expanded sports facilities and some affordable housing).

The SNP incorporates proposals to allocate land for all of these purposes.

It also seeks to introduce a set of policies that:

- Seek to ensure that a wide range of existing services, facilities and businesses are retained in the parish, and
- Seek to protect various sites around the village that were identified during the plan preparation process as being of “local significance” from inappropriate development.

The SA process has supported the development of the SNP by continuously assessing the different options for each of the land use proposals that were being considered and by assessing all of the non-land use proposals that have been put forward.

## LAND USE OPTIONS

---

The Steering Group made the decision to take forward an appropriate level of housing through the SNP which would help deliver community benefits whilst seeking to limit the adverse impacts of such development.

Following a “call for sites” and an examination of Wiltshire Council’s Strategic Housing Land Availability Assessment (SHLAA) records the Steering Group were able to identify 17 possible development options. All of these were subjected to an independent site assessment undertaken by Foxley Tagg.

These sites were also subjected to an initial appraisal utilising the Sustainability Assessment criteria that had been formulated through the earlier produced SA Scoping Report.

What was readily apparent from both sets of analyses was that several of the sites that had been offered up for consideration were likely to have serious adverse (significant negative) impacts and were therefore not considered to be ‘reasonable alternatives’ for further assessment and inclusion in the SA Report. These were therefore excluded at this stage from further consideration.

This left seven sites for further consideration. These sites having been selected on the basis of their potential suitability, deliverability and availability as well as for the additional community benefit that might be offered (over and above the statutory requirements).

The Steering Group decided at this point to undertake a more detailed analysis of each of the remaining potential “option sites” in the form of both a SWOT analysis and SA Appraisal (see Tables 5 to 10 inclusive and Tables 11 and 12 below).

Having completed this analysis the Steering Group took the view that there was little point in pursuing proposals for new build housing development on one of the sites (Site 5 - the Allotment site). The identification of the existence of a legal agreement (which effectively precluded its development for a period beyond the life of the emerging SNP) meant that there was little purpose in pursuing this option. It was therefore dropped from further consideration as it was not considered to be a reasonable alternative.

This left six potential option sites in the frame. In early 2015 all of these sites were still in contention. The situation soon changed.

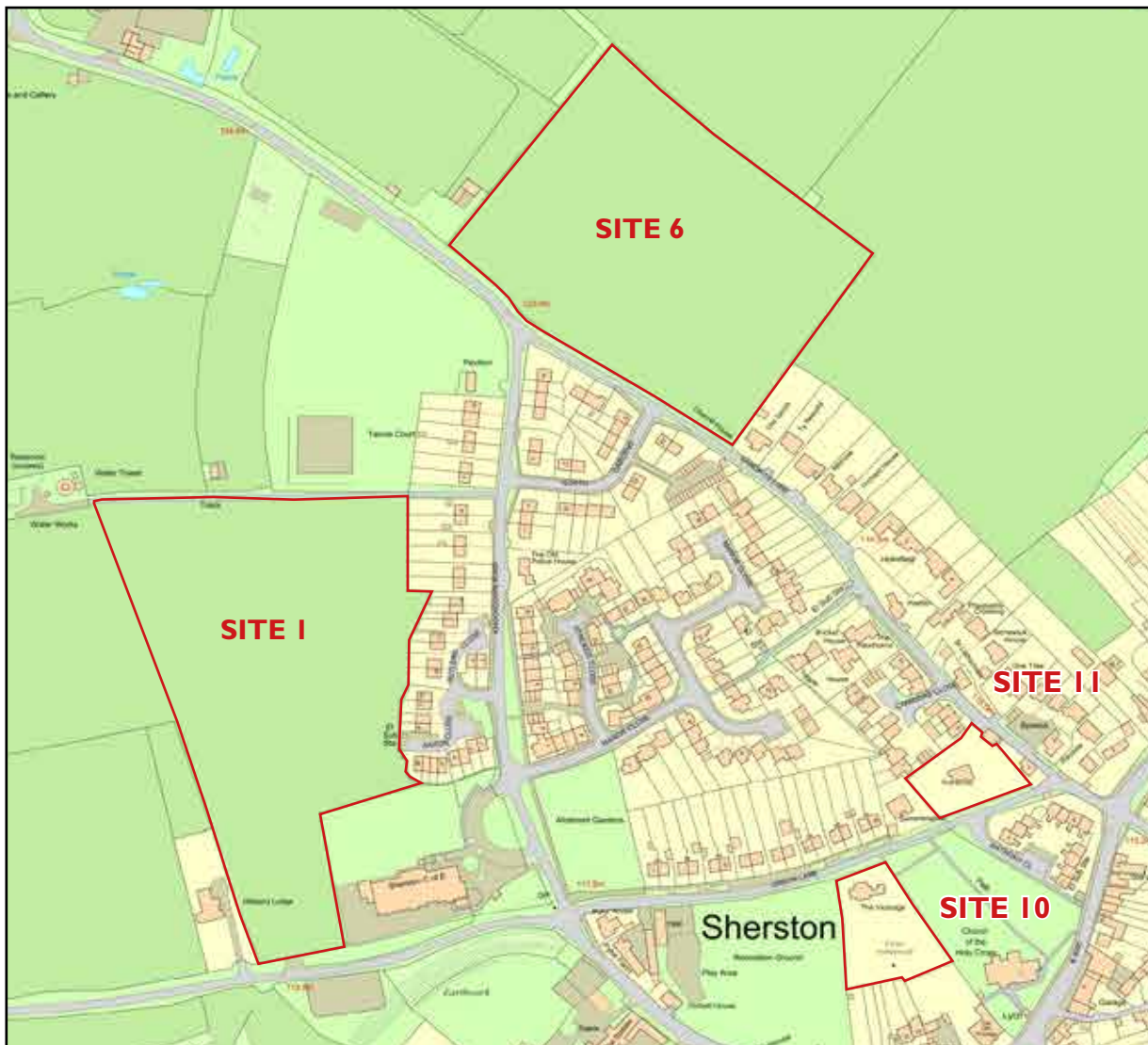
Firstly, one of the larger option sites that was being considered was withdrawn by the landowner (Site 17). Then it was discovered that another of the large sites being considered (Site 4) was the subject of a restrictive covenant which effectively precluded it from development (at least during the plan period). The decision was made by the Steering Group to remove both sites from further consideration. There were now only four option sites remaining.



These were:

- **Site 1** Land off Sopworth Road – which was considered to have the potential for a mixed use development (comprising a mixture of housing and community uses).
- **Site 6** Land off Sandpits Lane – which was considered to have the potential for housing development (on the site frontage only).
- **Site 10** Land off Green Lane – which was considered to have the potential for a mixed use development (comprising a limited number of houses and some burial space).
- **Site 11** Land at the junction of Sandpits Lane and Green Lane – which was considered to have the potential for limited housing development.

## PLAN I



All four remaining sites were re-assessed utilising the SA criteria – given that both Sites 1 and 6 had changed in size since the initial appraisal. (Site 1 was larger and Site 6 smaller than when first appraised). The appraisal findings linked to the SA of these remaining options are presented in Tables 14 and 15 below.

These show that both of the small housing sites that are being considered (Sites 10 and 11) are both sustainably located and unlikely to have a “Significant” adverse impact on any of the SA criteria.

Both of the two larger potential development sites (Sites 1 and 6) were given one potential “Significant Negative” score when assessed against the SA criteria – relating to the fact that both sites lie outside of the presently defined Village Development Boundary and are greenfield sites situated in the Cotswold AONB. Site 1 was



however considered to offer far more in terms of potential community benefits and be better located in relation to both existing and potentially new “local” services and facilities than Site 6. It was considered that the one identified Significant Negative impact that had been identified could and should be mitigated by a combination of appropriate landscaping, layout and design.

Before making any final decision, however, the Steering Group decided to seek the views of the village on which of these remaining development options should be pursued before proceeding to publish the draft SNP. This was the subject of a questionnaire survey (and related public meeting) in January 2017. Details of the process undertaken and subsequent outcomes are set out in the related Consultation Report.

It is a matter of record that the village opted overwhelmingly to support a proposal to release the whole of site I for mixed use development.

The Steering Group has accordingly opted to propose the allocation of the following sites for development in the emerging SNP:

- **Site I** – for mixed use development (housing plus community facilities).
- **Site I0** – for mixed use development (housing plus burial ground).
- **Site I1** - for housing development.

## NON – LAND USE PROPOSALS

---

Utilising the SA Framework of objectives and appraisal developed during the earlier scoping stage of the SA, all of the other policies put forward through the current Consultation version of the SNP have also been appraised. The SA Report below presents the findings of the appraisal under the following sustainability themes:

- Biodiversity
- Land and Soil Resources
- Water Resources and Flood Risk
- Air Quality and Environmental Pollution
- Climatic Factors
- Historic Environment
- Landscapes
- Population and Housing
- Healthy Communities
- Inclusive Communities
- Education and Skills
- Transport
- Economy and Enterprise

The appraisal has concluded that none of the proposed non-land use policies contained in the draft SNP are likely to have a “Significant Negative” or indeed a “Negative” impact on any of the above- mentioned themes. On the contrary, all of these proposed policies are, in one way or another, considered likely to have a “Significantly Positive” impact on those same criteria. These include:

- **Policy I** – which seeks to safeguard a wide range of existing services, facilities and business premises for the benefit of the wider community. There are a number of “significant” positive effects deriving from this policy including all of the benefits deriving from retaining as wide a range of such services and facilities as possible in the village (thus complying with at least four of the identified positive criteria). The inclusion of this policy in the plan is considered to be far superior to a “do nothing” option.
- **Policy No 2** – which seeks to safeguard those areas of land in and around the settlement that have been identified as having a distinctive character. This policy will potentially meet several of the identified sustainability objectives. The inclusion of this policy in the plan is considered to be far superior to a “do nothing” option.
- **Policy No 3**- which seeks to ensure that all new development in the SNP area is capable of accommodating the latest internet technology. It is not considered that this policy will have a negative effect on any of the sustainability criteria.

- **Policy No 7-** which is aimed at seeking to secure the eventual replacement of the existing sheltered accommodation at Anthony's Close by a purpose-built care or close-care facility. This would represent the redevelopment of an existing ageing (albeit 1960's "modern") structure which is no longer considered entirely fit for purpose. There are a number of potential "significant" beneficial effects deriving from this proposal and no identified major negative impacts.
- **Policy 8** - which is aimed at seeking to secure an enhanced and "inclusive" access between all parts of the village. In so doing it creates the opportunity to provide "significant positive" impacts on various different aspects of village life.
- **Policies 9, 10 and 11** - which seek to provide the mechanism for securing an additional level of protection for certain existing sports facilities in the village whilst also securing the enhancement and in due course the enlargement of those facilities. It is considered that overall these policies will have a significant positive effect.

## NEXT STEPS

---

The modified SNP and updated SA Report have now been submitted to Wiltshire Council for its consideration. Wiltshire Council have to consider whether the plan is suitable to go forward to Independent Examination in terms of the SNP meeting legal requirements and its compatibility with the Development Plan. If the subsequent Independent Examination is favourable, the SNP will be subject to a referendum, organised by Wiltshire Council. If more than 50% of those who vote agree with the plan, then it will be passed to Wiltshire Council with a request it is adopted. Once adopted, the SNP will become part of the Development Plan for the parish of Sherston.

# I. INTRODUCTION AND BACKGROUND

---

- I.1 The Sherston Neighbourhood Plan (SNP) is one of many such plans being prepared across the country. The SNP is being prepared by and for the community, with a Steering Group coordinating the production of the Plan. The SNP will need to be in conformity with the adopted Wiltshire Core Strategy. The Core Strategy sets the overall amount and location of growth required in the area. The SNP will identify locations for a new GP surgery, the possible expansion of the existing Primary School, a new pre-school building, new housing (general and affordable), a new vicarage, and additional burial space as well as including a number of general policies that will be used to inform future development.

## Sustainability Appraisal Explained

- I.2 A Sustainability Appraisal (SA) is a mechanism for considering and communicating the likely significant effects of an emerging plan, and reasonable alternatives in terms of key environmental issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding or mitigating negative environmental effects and maximising positive effects. Through this approach, the SA for the SNP seeks to maximise the emerging Neighbourhood Plan's contribution to sustainable development. The SEA process should be undertaken in compliance with the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive I. SA widens the scope of the assessment from focussing on environmental issues to also include social and economic issues.
- I.3 There is no legal requirement to undertake an SA of a neighbourhood plan as they are not Development Plan Documents. However, the advice is that assessing the social, economic and environmental effects of a neighbourhood plan is good practice, can help improve its overall sustainability and ensure that a wider range of sustainability considerations inform its development. It was therefore decided that undertaking an SA (incorporating the requirements of the SEA Directive) was the most effective way of considering the sustainability impacts of the draft SNP.
- I.4 There is a legal requirement to consider the need to carry out a Strategic Environmental Assessment (SEA) on plans which are determined likely to have significant environmental effects. It was considered that, because of the likely content of the SNP, including the consideration of development sites in the Cotswold AONB, there was the possibility that there might be significant environmental effects and therefore an SEA was undertaken alongside and informing the plan's preparation on the advice of Wiltshire Council. Although the requirements for sustainability appraisal and SEA are separate and distinct, they have a high degree of overlap and government guidance advises an integrated approach can be followed. Throughout this report therefore, where reference is made to a sustainability appraisal, it relates to the combined process of sustainability appraisal and SEA.
- I.5 The SEA Regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the plan. In line with the SEA Regulations this SA Report must essentially answer four questions. These are:
1. What's the scope of the SA?
  2. What has Plan-making / SA involved up to this point? 'Reasonable alternatives' must have been appraised for the plan.
  3. What are the appraisal findings at this current stage? i.e. in relation to the draft plan.
  4. What happens next?

1.6 These questions are derived from Schedule 2 of the SEA Regulations, which present 'the information to be provided within the report'. Table 1 below presents the linkages between the regulatory requirements and the four SA questions.

### Structure of this SA Report

1.7 This document is the SA Report for the SNP and hence needs to answer all four of the questions listed above with a view to providing the information required by the SEA Regulations. Each of the four questions is answered in turn within this report, as follows:

**Table 1: Questions that must be answered by the SA Report to meet regulatory requirements**

SA Report Question		In line with the Regulations the report must include:
<b>What is the scope of the SA?</b>	What is the plan seeking to achieve?	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes.
	What is the Sustainability context?	<ul style="list-style-type: none"> <li>The relevant environmental protection objectives, established at international or national level.</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.</li> </ul>
	What is the Sustainability baseline?	<ul style="list-style-type: none"> <li>The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.</li> <li>The environmental characteristics of areas likely to be significantly affected.</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.</li> </ul>
	What are the key issues & objectives that should be a focus?	Key problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment.
<b>What has plan-making / SA involved up to this point?</b>		<ul style="list-style-type: none"> <li>Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach).</li> <li>The likely significant effects associated with alternatives.</li> <li>Outline reasons for selecting the preferred approach in-light of alternatives appraisal / a description of how environmental objectives and considerations are reflected in the draft plan.</li> </ul>
<b>What are the assessment findings at this current stage?</b>		<ul style="list-style-type: none"> <li>The likely significant effects associated with the consultation version of the plan.</li> <li>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the Submission version of the plan.</li> </ul>
<b>What happens next?</b>		The next steps for plan making / SA process.

## 2. WHAT IS THE PLAN SEEKING TO ACHIEVE?

---

- 2.1 The vision and objectives for the SNP were developed following the review of extensive consultation exercises carried out by the NP Steering Group. The vision and objectives for the SNP are as follows.

### **Vision:**

1. To allow the village to continue to thrive as a vibrant community and to evolve whilst retaining its unique and distinctive character;
2. To manage development within and around the village in a sustainable manner that is both appropriate in scale and location sufficient to meet the continuing and future needs of the community;
3. To provide and maintain an outstanding quality of life for current and future generations by retaining, enhancing and where necessary replacing a wide range of existing services and facilities.

### **Summary Objectives:**

#### **Objective 1:**

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

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

#### **Objective 2:**

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

- Respects the high quality of the local environment by employing the use of building materials in sympathy with the Cotswold AONB;
- Is of the highest quality of design – utilising wherever possible traditional styles and proportions;
- Safeguarding those parts of the settlement that have been identified as being worthy of protection from development by reason of their landscape quality, ecological importance, historic interest 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 providers of broadband and other media services to deliver a level of service which will support the needs of local businesses and households.

#### **Objective 4:**

The Plan will seek to provide for the housing needs of the community. It will do this through:

- Allowing an appropriate amount of 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.
- Seeking to identify solutions to existing identified access and parking problems (associated with drop off and pick up) at the Sherston Primary School.
- 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 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:

- Considering the need for additional 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.



### 3. WHAT IS THE SUSTAINABILITY APPRAISAL CONTEXT?

- 3.1 The context and objectives of this sustainability appraisal were established in early 2013 when a draft SA Scoping Report was prepared, consulted on and amended following consideration of the comments received. A copy of the amended Scoping Report is being published alongside this Draft SA Report.
- 3.2 The purpose of the Scoping Report was to outline the 'scope' of the SA through setting out:
- A context review which reviews the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the Neighbourhood Plan;
  - Baseline data against which the Neighbourhood Plan can be assessed;
  - The key sustainability issues for the Neighbourhood Plan; and
  - An 'SA Framework' of objectives and assessment questions against which the Neighbourhood Plan can be assessed.
- 3.3 The SEA Regulations require that: "When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies". In England, the consultation bodies are Natural England, the Environment Agency and Historic England. These three authorities were consulted on the Scoping Report for a period of six weeks in February/ March 2013 (together with other interested parties). Table 2 below summarises the various responses and the actions taken.

**Table 2 Summary responses to draft SA Scoping Report and actions taken.**

Consultation Response	How addressed
<p>Charles Routh, Lead Adviser, Natural England.</p> <hr/> <p>Overall it appears to be comprehensive. Our only comments are:</p> <ul style="list-style-type: none"> <li>• The National Character Area profiles which Natural England is in the process of producing for all natural areas in England, and has completed the one for the Cotswolds. You may find this a useful information source. Please see <a href="http://www.naturalengland.org.uk/publications/nca/default.aspx">www.naturalengland.org.uk/publications/nca/default.aspx</a> for more information.</li> <li>• With the advent of the NPPF, and the requirement to allocate land with the least environmental or amenity value, where consistent with other policies in this Framework. (para 110), we see Sustainability Appraisal potentially being the evidence base showing that this requirement has been met. In particular, we advise that any allocation process considers amenity value in the context of access to the countryside (and other informal recreational space) – both availability to new residents, and loss to existing residents, and that landscape impact on the AONB is carefully considered, so that it can be shown that the plan is consistent with the above paragraph of the NPPF. To show this with respect to biodiversity should be more straightforward.</li> </ul>	<p>Scoping Report amended to incorporate direct reference National Character Area profile.</p> <p>The details contained in the NCA Profile for the Cotswolds provide useful background information and guidance albeit at a much broader level than that contained in the above-mentioned Report prepared by White Consultants. It nevertheless is a useful source of background information which reinforces much of what is noted in this Scoping Report.</p> <p>All of these issues addressed through SA process.</p> <p>Sustainability Framework amended to incorporate direct reference to amenity value. Landscape impact on AONB was key consideration when assessing options.</p>

<p>Rohan Torkildsen , Historic Environment Planning Adviser , South West and West Midlands, English Heritage.</p> <hr/> <p>The two key points I would make relate to the Appraisals Framework. Often overlooked but of importance will be the assessment of the potential impact of proposals on the setting of all heritage assets, including the integrity of the settlement of Sherston itself. Often only the direct impacts of development are considered but not the indirect ones. You may find useful The Setting of Heritage assets (EH, 2010). <a href="http://www.english-heritage.org.uk/publications/setting-heritage-assets/">www.english-heritage.org.uk/publications/setting-heritage-assets/</a></p> <p>Could I also mention the importance of ensuring the consideration of all heritage assets whether designated or not - an important feature of national historic environment policy in the NPPF. Many archaeological features and buildings of local importance are important and shouldn't be overlooked. The historic environment record at the Council will be of particular interest in this respect and may highlight certain unknown and interesting historic features, as will the English Heritage website and specific neighbourhood plan making guidance. <a href="http://www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood/planning-opportunities/">www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood/planning-opportunities/</a></p>	<p>Appraisals Framework amended to make direct reference to “the setting of all historic assets”.</p> <p>Appraisals Framework amended to make direct reference to “non-designated assets with local significance”.</p>
<p>Conservation Team, Wiltshire Council</p> <hr/> <ul style="list-style-type: none"> <li>• Objective 2: suggest that bullet point 3 be slightly amended to explicitly include historic environment issues - 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, historic interest, or local significance.</li> <li>• Throughout the report – where there is reference to heritage assets (listed buildings, archaeology, conservation areas and locally significant sites/buildings etc.) their description should be expanded to include “... and their settings” in order to reflect current, more holistic, approach in conservation policy (see paras 129, 132 NPPF; paras 113-124 PPS5 Practice Guide [remains extant guidance]).</li> <li>• In addition to the obvious designated heritage assets (listed building, scheduled monuments, conservation area etc) care should be taken to include reference to non-designated heritage assets which have local significance. These are mentioned in a few areas of the document, but perhaps not consistently. Whilst falling below the bar for national designation, it is often these ordinary buildings/structures/sites which form the predominant fabric of an area and which make a very significant contribution to the way it looks and feels. Such buildings/structures can be very vulnerable to uncontrolled minor changes which may have an incremental impact upon the character and quality of an area. This value to local distinctiveness is recognised in the NPPF (para 135 requires that impact upon the significance of non-designated assets be taken into account in judging proposals) (also, paras 83-84 PPS5 Practice Guide).</li> </ul>	<p>Objective 2 amended as suggested.</p> <p>Description expanded to include phraseology “and their settings” where appropriate throughout the Scoping Report.</p> <p>Appraisals Framework amended as recommended to include reference to “non- designated heritage assets”.</p>

<p>Jill Cainey (local resident)</p> <hr/> <p>I contacted the Environment Agency (EA) for an update on the water quality and the Sherston Avon is now graded as “Moderate” (down from good), so the statement on page 19, under Surface Water will need to be adjusted.</p> <p>The EA also provided information on conservation values (protected) in the Sherston area, but did not identify the specific locations (for legal reasons). These points may be worth including (where not already mentioned - for instance the AONB is detailed in the SEA):</p> <p><b>Protected species and habitats</b>  Brown trout  Freshwater white clawed crayfish  Great crested newts  Brook lamprey  (add to general under biodiversity on pg 14)</p> <p><b>Protected Habitats</b>  Lowland calcareous grassland  Deciduous woodland  Traditional Orchard  (add to general under biodiversity on pg 14. Some of the habitats listed here may apply to the two County Wildlife Sites already detailed in the SEA)</p> <p><b>Local wildlife sites</b>  Carriers Farm Meadows  New Farm Meadows  (add to section on pg 14 addressing County Wildlife Sites)</p> <p><b>Area of Outstanding Natural Beauty</b>  Cotswolds AONB  (already included in SEA)</p> <p>Other than the points above the SEA is very comprehensive and appears to cover everything.</p>	<p>Scoping Report amended to take account of this noted change in water quality.</p> <p>Amendment made as suggested.</p> <p>Amendment made as suggested.</p> <p>Amendment made as suggested.</p>
---	--

3.4 The SA Scoping Report (as amended) identified a range of sustainability issues that it was considered should be a particular focus of the SA. These issues are as follows.

## What are the Key Issues and Objectives

3.5 The Key Issues are considered to be:

### Biodiversity:

- Whilst no SACs, SPAs or SSSIs have been identified within the plan area there are three areas identified as being County Wildlife Sites. These comprise: the land adjoining the River Avon to the south and west of the village; a larger area to the south and west of Willesley; and a small woodland area situated in otherwise open countryside towards the southern end of the Parish. The latter woodland area is also a noted “Ancient Woodland”. These areas will need to be protected from development and their integrity supported through improved ecological connections in the plan area.
- The river valleys surrounding the settlement have been identified by the local community as being important for a combination of biodiversity and landscape reasons. (N.B. These areas have been identified on a plan to be incorporated in the draft SNP as worthy of extra protection).
- Features of biodiversity value such as trees, hedgerows and ancient meadows should be protected from the impact of future development and where possible enhanced.
- The biodiversity of the River Avon has been identified as being worthy of special consideration.

### **Land, Soil and Water Resources:**

- Where possible, new development areas should be directed away from areas classified as the best and most versatile agricultural land (Grades 1, 2 and 3a). Where this is not possible new development areas should be directed towards areas of poorer quality land in preference to that of higher quality.
- Identify possible brown field development opportunities.

### **Water Resources and Flood Risk:**

- Groundwater quality is a significant issue, especially as the wider area is dependent on groundwater for drinking water.
- Consider need for adequate provision of surface water and foul drainage.
- Avoid development on those areas identified as being at risk from flooding.
- Ensure use of SUDS drainage where appropriate.

### **Air Quality and Environmental Pollution:**

- Consider impact of unacceptable levels of noise, light pollution, odour and vibration?

### **Climatic Factors:**

- Seek to minimise impact on climate change through careful site selection (minimising need to travel by car etc.) and sustainable design.

### **Historic Environment:**

- The need to protect, maintain and enhance the historic environment is a prime SA objective.
- The historic environment has the potential to be affected by the inappropriate design and layout of new development.
- Archaeological remains, both seen and unseen, have the potential to be affected by new development areas.

### **Landscape:**

- About 70% of the SNP plan area lies within the designated Cotswold AONB. The protection of the landscape character and scenic quality of the countryside is a key consideration.
- The delivery of good quality design that reflects local character.
- The protection of rights of way, open space and common land have been identified as being important to the local community.

### **Population and Housing:**

- Provide an adequate supply of affordable housing?
- Support the provision of a range of house types and sizes to meet the needs of all sectors of the community – particularly the elderly?
- Ensure adequate provision of land to meet housing needs?
- Provide housing in sustainable locations that allow easy access to a range of local services and facilities?

### **Healthy Communities:**

- Increase opportunities for regular participation in sport.
- Promote recreational and leisure opportunities.

### **Inclusive Communities:**

- Retain existing community facilities and provide additional facilities where such a need has been identified.
- Promote the development of a range of high quality, accessible community, cultural and leisure facilities.
- The need to identify sites for a replacement GP surgery, the expansion of the existing primary school, a new pre-school facility and enhanced or new sports facilities.

### **Education and Skills:**

- Ensuring the provision of adequate pre-school and primary school places in the village.
- Encouraging the retention and formation of new business opportunities.

**Transport:**

- Promoting developments that reduce the need to travel and reliance on the private car.
- Promoting uptake of sustainable travel choices (walking and cycling).

**Economy and Enterprise:**

- Promoting business development and seeking to prevent the loss of existing business premises.

3.6 The key issues outlined above were then translated into an 'SA Framework' of objectives and assessment questions. The SA report incorporates a Sustainability Framework that was created as a result of the research undertaken at that time. This comprises a list of sustainability objectives which were established during the scoping stage described above. These objectives provide a way in which the effects of the SNP can be described, analysed and compared and they form the basis of the assessment of the SNP. A copy of the full Sustainability Appraisal Framework is to be found at Appendix A. The SA objectives taken from this are set out in the Table below (Table 3).

**Table 3: SA Objectives**

Sustainability theme	Sustainability appraisal objective
Biodiversity	1. Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses - with particular reference to the designated County Wildlife Sites
Land and Soil Resources	2. Ensure efficient and effective use of land and give priority to the use of suitably located previously developed land and buildings
	3. Protect those areas identified as being Grade I agricultural land from inappropriate development
Water Resources and Flood Risk	4. Use and manage water resources in a sustainable manner
	5. Protect people and property from all sources of flooding and seek to reduce flood risk overall
Air Quality and Environmental Pollution	6. Minimise all sources of environmental pollution
Climatic Factors	7. Seek to minimise impact on climate change and reduce vulnerability to future climate change effects
Historic environment	8. Protect, maintain and enhance the historic environment – with particular reference to the designated ancient monument, the two Conservation Areas and all listed buildings
Landscapes	9. Conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and sense of place
Population and housing	10. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
Healthy communities	11. Provide a safe and healthy environment in which to live
Inclusive Communities	12. Retain existing community facilities and provide additional facilities where such a need has been identified
	13. Improve access to, and engagement in, local community services and facilities
Education and skills	14. Provide good quality educational facilities capable of meeting the needs of the local community and provide opportunities for people to improve their workplace skills
Transport	15. Reduce the need to travel and promote more sustainable transport choices
Economy and enterprise	16. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
	17. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

## 4. DEVELOPING AND REFINING POLICIES AND 'REASONABLE ALTERNATIVES'

---

- 4.1 The emerging SNP contains proposals for the following specific elements:
- Proposals for the allocation of land for a new GP surgery, a pre-school facility and the future expansion of the existing primary school;
  - Proposals for the allocation of land for new housing;
  - A proposal for the possible provision of an up to date care or close care facility in the village;
  - Proposals for protecting existing community services and facilities;
  - Proposals for protecting existing business premises;
  - Proposals for protecting the distinctive character or integrity of certain areas within and around the village which are considered to be of local significance;
  - Proposals to ensure that all new development is compatible with and makes provision for ultrafast broadband connectivity;
  - Proposals to safeguard an area of land for the possible expansion of future sports facilities serving the community;
  - Proposals to safeguard existing recreational facilities and to facilitate the provision of new (replacement) changing rooms etc.
- 4.2 These proposals reflect the will of the community as expressed at various times over the last few years at a series of workshops, exhibitions and public meetings. The emerging SNP has accordingly sought to identify sites for all of the above-mentioned proposed new build facilities and to identify which services, facilities and business premises should be given some form of protection as well as identifying those areas which are considered to be locally distinctive within the plan area and should be protected from inappropriate development.
- 4.3 The Wiltshire Core Strategy (WCS) identifies Sherston as a "Large Village" within its settlement strategy. (Large Villages are defined as "settlements with a limited range of employment, services and facilities"). Core Policy 2 of the WCS states that "Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities." All of the proposals that are set in the emerging SNP are considered to be entirely in conformity with this strategy.
- 4.4 Sherston lies within the Malmesbury Community Area (MCA) as defined in the WCS. Core Policy 13 of the WCS states that "development within the Malmesbury Community Area should be in accordance with the settlement strategy set out in Core Policy 1" and then goes on to define the level of new build housing development required to be met over the plan period to 2026 within the MCA.
- 4.5 The minimum housing target for Sherston is effectively determined by the Wiltshire Core Strategy. Core Policy 13 of the WCS states that, "over the plan period (2006 to 2026), approximately 1395 new homes will be provided of which about 885 will occur at Malmesbury. Approximately 510 homes will be provided in the rest of the Community Area".
- 4.6 The Steering Group sought to establish what level of housing should be planned for in the settlement given its status as a Large Village. The advice given by Wiltshire Council being that it was for the community to decide on any precise level of new build housing deemed acceptable or appropriate as per WCS Policy 2. It was suggested however that the starting point for considering what might be



appropriate would be to seek to make provision for new housing on an equitable basis across the “rest of the Community Area”. Sherston is one of 5 “Large Villages” identified in the MCA. As a base line, therefore, it was considered appropriate to seek to make provision for a minimum of 20% of any residual requirement (which makes allowance for both completions and outstanding commitments).

- 4.7 When work first started on preparing the SNP (in 2012) the overall residual requirement was quite significant (over 150 dwellings). This has inevitably reduced over the last five years (including some limited new build housing in Sherston). As it stands now the residual requirement for the MCA is about 90 dwellings (20% of which would be 16 units).
- 4.8 A Housing Needs survey undertaken in 2012 by Wiltshire Council identified a need for about 21 affordable housing units to be constructed in the village. Since then four units have been constructed. There is therefore an outstanding requirement for about 17 affordable units.
- 4.9 In addition to the above a need was identified for the following community facilities:
- A new (replacement) GP surgery.
  - A new pre-school facility.
  - Space to allow the existing Primary School to expand.
  - Additional burial space.
  - Additional or alternative sports facilities.
- 4.10 The SEA Directive and Regulations requires assessment of the likely significant effects of implementing the plan, and “reasonable alternatives”. Developing options/ alternatives is considered to be an important part of both the plan-making and sustainability appraisal process. For documents such as the SNP, these reasonable alternatives are the different options put forward during the preparation of the plan. Section 5 below examines all of the option sites that were put forward for consideration by the landowners for one or other of the various land use options being considered in the plan. Each of the alternative options considered are assessed in this SA. Section 6 then deals with the more general policies proposed to be incorporated in the SNP - for example in relation to the protection of existing services and facilities. The SA also considers what the significant effects might be if the SNP did not contain such policies. This is often referred to as the ‘do-nothing’ option.
- 4.11 The SEA Directive requires an assessment of “likely significant effects...taking into account the objectives and geographical scope of the plan or programme”. It is, therefore, necessary only to assess those effects of the SNP that are considered likely to be significant, not all possible effects.
- 4.12 Potential effects of the SNP have therefore first been identified via the SEA process and then a judgement made as to whether or not these are significant (e.g. development on green field sites within the AONB). Significance of effects has been determined taking account of the criteria for determining likely significance, outlined in Annex II of the SEA Directive. Significance has also been determined taking account of the established criteria adopted by Wiltshire Council in its Core Strategy Sustainability Appraisal Report. Assessment matrices (set out in the sections below) present the detailed findings. Each matrix provides the opportunity for discussion of likely effects, their potential significance and possible mitigation measures. Within each matrix, a significance ‘score’, ranging from 10 (significant positive) to 0 (significant negative) is given against each objective, based on the following criteria:

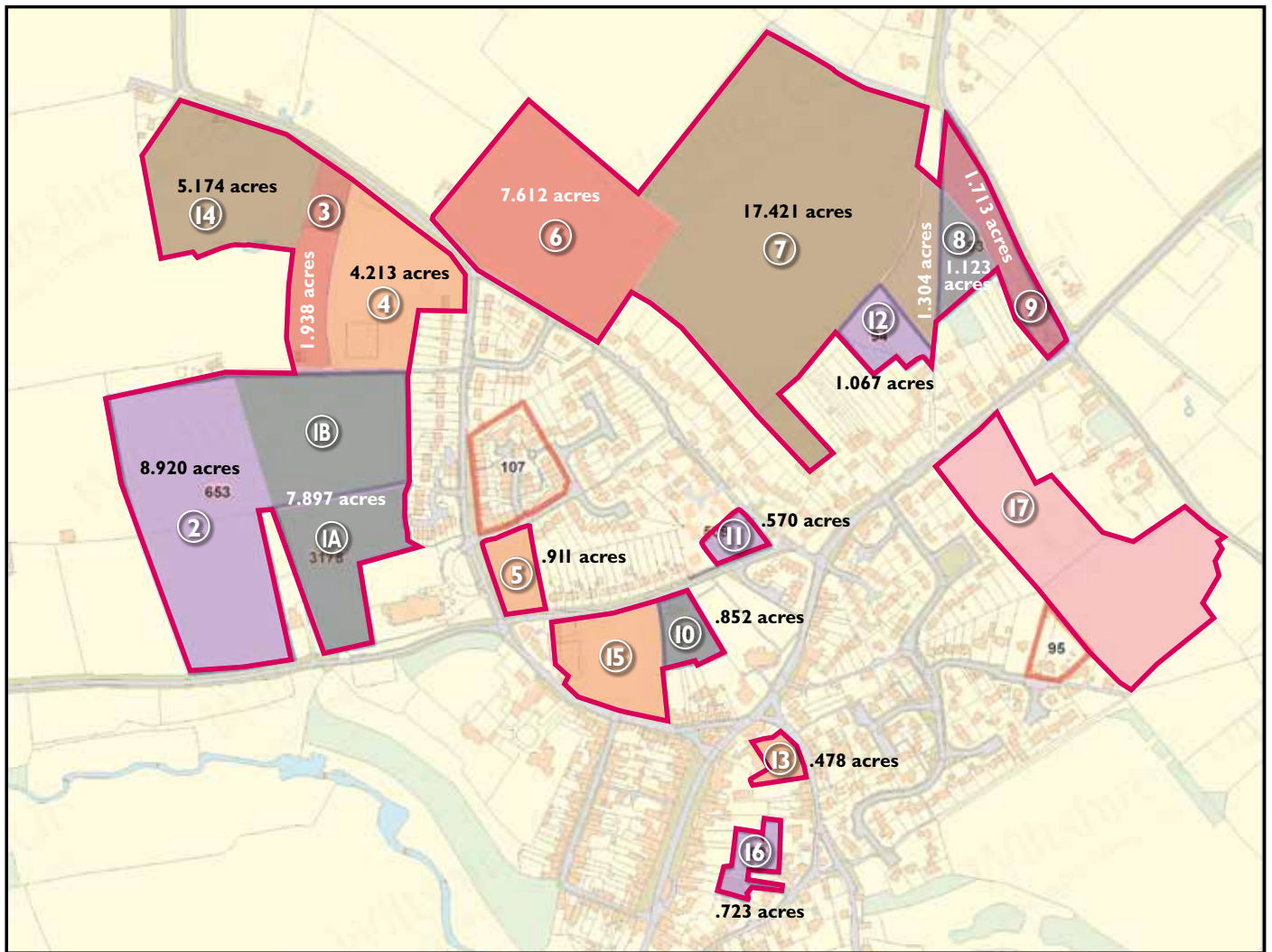
Significance Assessment	Description
10	Option would have a significant positive effect in its current form as it would help resolve an existing issue or maximise opportunities, leading to significant benefits. <b>SIGNIFICANT POSITIVE</b>
8	Option would have a positive effect
6	No effect
5	Effect uncertain
4	Neutral effect
2	Negative effect
0	The option would have a significant negative effect as it would substantially exacerbate existing problems with mitigation problematic. <b>SIGNIFICANT NEGATIVE</b>

## 5. ASSESSMENT OF LAND USE OPTIONS (REASONABLE ALTERNATIVES):

---

- 5.1 In December 2012 a letter was sent out to the owners of land surrounding the village asking whether they would be interested in offering up any of their land for some form of development during the plan period. Several land owners came forward at this time. An article was subsequently placed in the local village newspaper (The Cliffhanger) advising of the deadline for submission of any sites for consideration by the Steering Group.
- 5.2 Wiltshire Council was asked to provide information about the various SHLAA sites that had been promoted by landowners in the recent past. All such sites were recorded.
- 5.3 Any land owned by the Parish Council that it was considered might have development potential was also added to the list.
- 5.4 The following seventeen option sites were identified through this process (see plan 1 below):
  1. Land immediately to the west of new school (off Sopworth Lane).
  2. Land off Sopworth Lane – further to the west of Site 1.
  3. Land immediately to the west of existing Sports Field.
  4. The Sports Field.
  5. The Allotments Site.
  6. Land at north end of Sandpits Lane.
  7. Land between Sandpits Lane and Tetbury Lane.
  8. Land west of Tetbury Road (rear of existing houses on Easton Town).
  9. Land fronting Tetbury Road.
  10. Vicarage Site off Green Lane.
  11. Junction of Green Lane and Sandpits Lane.
  12. Land to rear of Hunters Field (off Easton Town).
  13. Village Hall Field (off Noble Street).
  14. Land adjacent to The Kennels, Knockdown Road.
  15. The Recreation Ground (off Court Street).
  16. Land between the High Street and Grove Road.
  17. Land south of Easton Town.

## PLAN 2 ALL SITES CONSIDERED IN THE SA



5.5 The Steering Group initially spent some time analysing these various option sites “in house” – utilising the SEA objectives as a starting point. It soon became apparent however that whilst it was unlikely that a number of the sites being considered would prove suitable and therefore not reasonable alternatives (for various reasons) 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 (given that all members of the Steering Group live within the SNP area).

5.6 The decision was made in April 2014 therefore by the Steering Group to appoint a firm of external independent consultants (Foxley Tagg) to assist in progressing the SNP. Their first task was to review the SEA Scoping Report and then to undertake a methodical Site Assessment of all of the identified option sites.

5.7 Foxley Tagg reported back on their findings in May 2014. A copy of their report is attached at Appendix B. In summary they concluded as follows:

- **Site 1** - whilst the southern part of the site was considered to “represent an appropriate extension of the village envelope with minimal visual impact” some concern was raised about the “minor visual impact” of development on the northern part of the site. Score 53 points.
- **Site 2** - not considered suitable for development due to its location away from the village boundary and constrained access provision. Score 48 points.

- **Site 3** – was considered unsuitable for development due to its location away from the village boundary, the shape of the site and potential difficulties of access. Score 48 points.
- **Site 4** – was considered to be very suitable in development terms but would result in the loss of sports facilities and recreational space. Should an alternative site for sports and recreational uses be found then site could be considered to be have good suitability. Score 55 points.
- **Site 5** – was considered to be very suitable in development terms and location but the loss of allotments as a social and recreational asset from within the village envelope was considered likely to have a detrimental effect on the amenity of the village. Score 60 points.
- **Site 6** – was considered to have limited development potential along the front of the site (south-eastern boundary) in line with the existing homes on Sandpits Lane. This would “look like natural growth and would round off this northern edge of the village. Potential for 10 to 15 homes fronting road. The rest of the site was considered suitable for a relocated recreation space or allotments. Score 51 points.
- **Site 7** – the location of this site, removed from the centre of the village, and the difficulty in accessing the site from the village make it unsuitable for development. Score 40 points.
- **Site 8** – this site was not considered suitable due to its “land-locked” nature and poor relationship with the rest of the village. Score 43 points.
- **Site 9** – whilst it was considered that the very southern end of the site might be appropriate for 1 or 2 dwellings given its relationship with the existing adjoining development the rest of the site was considered inappropriate for development. Score 45 points.
- **Site 10** – it was noted that the current vicarage sat in a sizeable plot and once removed the site would be suitable for a new vicarage, a new burial ground and limited enabling development. Score 61 points.
- **Site 11** – this site lies within the existing village development boundary and is considered suitable for small-scale development (approximately 2 to 5 units). Score 58 points.
- **Site 12** – is a land-locked site with no obvious means of vehicular access. Would result in an incongruous development behind an existing row of homes. Not considered suitable for development. Score 46 points.
- **Site 13** – development of this site would have an adverse impact on the character and setting of Noble Street and the adjoining Village Hall. This is a prominent site within the village. Its development would result in the loss of an important community recreational space. Score 55 points.
- **Site 14** – development on this site would look incongruous as the site is removed from the development boundary and as such is poorly related to the rest of the village. Not considered suitable for development. Score 42 points.
- **Site 15** – this site lies at the heart of the village and is an important community asset. A replacement recreational space would need to be provided elsewhere – probably in a less central and therefore less convenient location. Not considered suitable for development. Score 58 points.
- **Site 16** – this site comprises the “backland” gardens to the rear of the High Street. Its development would have an adverse impact on the Conservation Area. The site is heavily constrained and would be reliant on a shared form of access which could prove problematic. Not considered suitable for development. Score 58 points.
- **Site 17** – whilst it was considered that drainage and sewerage might be problematic on this green field site it was nevertheless considered to be suitable for development. Score 60 points.

5.8 A review of these same sites was then undertaken using the Sustainability Appraisal criteria. The results of which were as follows:

TABLE 4A – APPRAISAL OF OPTION SITES (1 TO 9)

SITE	1	2	3	4	5	6	7	8	9
Biodiversity	4	2	2	4	4	4	2	0	0
Land and soil resources	5	0	6	6	8	4	0	0	0
Water resources and Flood Risk	4	4	4	4	6	4	2	2	2
Air quality and Environmental pollution	4	2	2	4	4	4	2	2	2
Climatic Factors	4	2	2	4	4	4	2	2	2
Historic Environment	6	6	6	6	6	6	6	6	6
Landscapes	0	0	2	4	6	0	0	0	0
Population and Housing	10	0	4	6	6	6	0	0	0
Healthy Communities	5	2	2	2	5	8	2	2	2
Inclusive Communities	10	2	2	6	10	6	0	0	0
Education and skills	10	0	2	4	4	4	0	0	0
Transport	8	0	2	6	6	6	0	0	0
Economy and Enterprise	10	6	6	4	4	4	6	6	6

Key	
Significant Positive Score	
Significant Negative Score	



TABLE 4B – APPRAISAL OF OPTION SITES (10 TO 17)

SITE	10	11	12	13	14	15	16	17
Biodiversity	4	4	2	4	2	4	2	4
Land and soil resources	8	8	4	4	2	4	4	4
Water resources and Flood Risk	6	6	2	4	0	4	4	8
Air quality and Environmental pollution	6	6	2	6	2	6	0	4
Climatic Factors	4	4	2	4	0	4	4	4
Historic Environment	2	6	5	0	5	5	0	6
Landscapes	6	6	0	0	2	2	4	0
Population and Housing	6	6	0	6	2	6	2	10
Healthy Communities	5	5	2	6	2	0	6	8
Inclusive Communities	10	4	0	0	2	0	6	10
Education and skills	4	4	2	0	0	0	1	4
Transport	10	10	0	10	0	10	10	10
Economy and Enterprise	6	6	6	6	6	6	6	8

Key	
Significant Positive Score	
Significant Negative Score	

- 5.9 What was readily apparent from the above was that several of the sites that had been offered up for consideration were likely to have serious adverse (significant negative) impacts in terms of the SEA analysis and were therefore not considered to be 'reasonable alternatives' for further assessment and inclusion in the SA Report.
- 5.10 The Steering Group used this information to identify a short list of potential development sites (option sites) which were in turn then subjected to a more rigorous analysis. The sites selected for further consideration being:
1. **Site 1** – which had been identified as the most obvious location for expanding the existing primary school as well as for siting a pre-school facility (given the need for this facility to be located close to the existing primary school) and as a possible site for a new GP surgery. This land whilst privately owned was known to be partially controlled by Wiltshire Council who at the time had indicated that they were considering a proposal to put 10 units for elderly persons on this land (possibly under the affordable housing site exceptions procedures). The housing potential of this site was also therefore to be considered. This site had scored well in the Foxley Tagg analysis and, apart from one identified "significant negative" impact identified (which related to the fact that this is a green field site in the Cotswold AONB) no other particular issues had been identified through the SEA assessment. It was decided that the southern half of this site only should be taken forward for further consideration (Site 1A) at this time. It was assumed that none of the northern half of the site would be required for housing development given the other options being considered – not least Sites 4 and 17.
  2. **Site 4** – which was owned by the Parish Council. This site was to be considered as a potential housing site (having scored well in the Foxley Tagg analysis and given the fact that no particular issues had been identified through the SEA process). It was noted that any funds from the delivery of a development on this site could potentially be ploughed back into the community (to provide new and improved replacement sports facilities elsewhere for example). It was recognised, however, that if this site were to be chosen for housing the existing sports facilities would have to be relocated – which was another question the village would have to think about if this site was chosen as a preferred option. This site was not considered suitable for a new GP surgery.
  3. **Site 5** – the existing allotment site (which was under the control of the Parish Council). This site scored well in the Foxley Tagg analysis and no particular issues had been identified through the SEA assessment process. Whilst expected to be controversial the decision was made to give further consideration to this as a possible development option.
  4. **Site 6** – which had been identified as having potential for a limited amount of housing development on the site frontage in line with the existing housing on Sandpits Lane (i.e. a "rounding off" of the settlement along the northern edge of the village). This site was also considered to have the potential for use as a replacement sports facility. This site had a lower score than all of the other green field options that remained in contention in the Foxley Tagg analysis but, apart from the one identified "significant negative" impact (which again related to the fact that this is a large open green field site in the Cotswold AONB) no other major issues had been identified via the SEA assessment process. This site was not considered suitable for a new GP surgery. The decision was made that this site should be taken forward for further consideration.
  5. **Site 10** – which is the site of the existing "modern" vicarage and its large domestic garden. This site immediately adjoins the existing church and churchyard and former vicarage and lies within the designated Sherston Conservation Area. The Church of the Holy Cross is Grade I listed and the

former 17th Century vicarage Grade 2 listed. The adjoining churchyard, which runs along the entire eastern boundary of the vicarage site, contains several individually Grade 2 listed monuments. The “modern” vicarage site contains one Grade 2 listed monument (the socket of a Medieval Cross) as well as the house - which is understood to have been built in the late 1960’s or early 1970’s. This is of a very poor quality design and is in a relatively poor state of repair. The rest of the site comprises a large domestic garden containing several mature trees. It forms part of a larger generally undeveloped area surrounding the existing church. Development on this site could have a potentially adverse impact on the setting of these nearby buildings and structures unless care is taken over the siting, scale and design of any new build development. Large scale development on this site would it was considered be likely to have a significant adverse impact on the openness of the area and hence on the setting and character of both the surrounding Conservation Area and the various adjoining listed buildings. Small scale development, comprising one or two new build dwellings, was considered unlikely to have such an adverse impact. Nevertheless it was decided to give a negative score in the “historic environment” section of the SEA analysis. Bearing in mind also the identified urgent need for both a replacement vicarage and additional burial space this seemed to be an obvious option that had to be fully considered. This site scored well in the Foxley Tagg analysis and other than the negative score mentioned there were no other identified major issues via the SEA assessment process. To the contrary it attracted two “significant positive” scores (Transport and Inclusive Communities) via the SEA. The decision was made therefore that this site should be taken forward for further consideration.

6. **Site 11** – this site is currently allocated for housing development in the adopted North Wiltshire Local Plan. The current owner wished to retain that opportunity. The Steering Group considered that given its location and high score in the Foxley Tagg analysis and the absence of any major identifiable issues in the SEA assessment there was no good reason for it not to be considered as a reasonable housing option.
7. **Site 17** – which was identified by Foxley Tagg as a potential development site. Whilst this site had been identified as having one “significant negative” impact (due to it being a large open green field site in the AONB) there were no other major issues identified via the SEA assessment process. The Steering Group considered that it might be suitable for a number of alternative land uses including: a possible site for the new GP surgery; housing development; and as a possible site for new or replacement playing fields.

5.11 The following sites were all discounted from further consideration for any form of built development by the Steering Group at this point given both the number of “significant negative” impacts identified for each site through the SEA process and/or the guidance given by Foxley Tagg through their site assessment work. They are not considered to be ‘reasonable alternatives’ for the purposes of the SEA.

1. **Site 2** – which had scored badly in the Foxley Tagg assessment and had five identified “significant negative” criteria scores as well as several other “negative” scores.
2. **Site 3** – which had scored badly in the Foxley Tagg assessment and whilst it had not received any “significant negative” criteria scores in the SEA assessment had been given several “negative” scores against those same criteria. This site was not considered likely to be suitable for any new build development. However it was considered likely to have potential for the future expansion of the existing sports field should the decision be made to retain the existing sports field on its present site. (See Section 5 below).

3. **Site 7** – which had scored very badly in the Foxley Tagg assessment and had received six “significant negative” scores and a further five negative scores in the SEA assessment.
4. **Site 8** – which had scored badly in the Foxley Tagg assessment and received seven “significant negative” scores and a further four negative scores in the SEA assessment.
5. **Site 9** – which had scored badly in the Foxley Tagg analysis and also received seven “significant negative” scores and a further four negative scores in the SEA assessment.
6. **Site 12** – which had scored badly in the Foxley Tagg analysis and received four “significant negative” scores and six negative scores in the SEA assessment.
7. **Site 13** – which was given a high score in the Foxley Tagg analysis (given its central location within the village envelope) but had received four “significant negative” scores in the SEA assessment. This site which lies within the designated Conservation Area is an important village asset. It is regularly used by the village to host community events. It’s central location being crucial in this context. The decision was made therefore by the Steering Group not to pursue this as a serious development option.
8. **Site 14** – which had scored badly in the Foxley Tagg analysis and received four “significant negative” scores and seven negative scores in the SEA assessment.
9. **Site 15** – which had scored high marks in the Foxley Tagg analysis (given its central location within the village envelope) but had received three “significant negative” scores in the SEA assessment. This facility is centrally located and is heavily used by the youth of the village of all ages. It’s redevelopment and hence relocation to some other less central (peripheral) location was considered unacceptable. Its development was considered likely to prove highly controversial. The decision was made therefore by the Steering Group not to pursue this as a serious development option.
10. **Site 16** – which had scored high marks in the Foxley Tagg assessment (again because of its central location) but two “significant negative” and two other negative scores in the SEA assessment. Given the obvious difficulties in accessing any of this land, its limited development potential and more particularly its location in the historic core of the village (a Conservation Area surrounded by many listed buildings) the decision was made not to pursue this option any further.

#### **The Next Stage:**

- 5.12 It was considered appropriate at this stage to undertake a more detailed analysis of each of the remaining potential “option sites” in the form of a SWOT analysis. A copy of this analysis is shown in the tables below (Tables 5 to 11 inclusive).

**TABLE 5 SITE I (Land off Sopworth Road)**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Site under the control of Wiltshire Council –deliverable in short term</li> <li>• Single site could deliver a range of services and facilities</li> <li>• Site is being promoted for affordable housing by Wiltshire Council and part could be sold to GP surgery</li> <li>• Ideal site for pre-school facility and logical site for expansion of primary school</li> <li>• If central parking facility provided on site could reduce congestion on Knockdown Road.</li> </ul>	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Potential site for:            GP Surgery            Pre-school facility            Primary School extension            Car park            Affordable Housing</li> <li>• If GP surgery relocated could reduce parking on High Street</li> </ul>
<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Concern that delivery of more/better facilities would attract more housing development over longer term.</li> <li>• Sopworth Lane may not be suitable for scale/mix of development proposed</li> <li>• Relocation of GP surgery may reduce attractiveness of High Street.</li> <li>• Water main crosses the site – cannot be built over.</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Concern that provision of better facilities will generate demand for new housing in the village and more car trips.</li> </ul>



**TABLE 6 SITE 4 (The Football Field)**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Site owned by the Parish Council</li> <li>• if sold could provide funding for improved facilities elsewhere.</li> <li>• Could control amount of development. Part or all of site could be developed.</li> <li>• Alternatively the existing sports field could be improved and expanded onto adjoining site– with funds derived from other development in the village.</li> <li>• Site well screened from distant viewpoints.</li> </ul>	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Could release significant funds formuch improved sports facilitieselsewhere in the village – includingchanging rooms, sports hall,all weather playing surface and floodlights.</li> <li>• Need to identify alternative site for playing fields – a number of optionscould be considered - including Sites 6, 14 or 17.</li> </ul>
<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Would need to find suitable site forreplacement playing fields – capable of being developed well in advance of the football field being released for development.</li> <li>• Potential adverse impact on neighbouring properties on Knockdown Road.</li> <li>• Increased traffic on Knockdown Road. Junction with Sandpits Lane already dangerous.</li> <li>• If site retained for sports field use– introduction of floodlights could impact on neighbours.</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Increased traffic on Knockdown Road and Sandpits Lane.</li> <li>• Potential for further expansion onto Site 3.</li> <li>• Adverse impact of floodlights.s.</li> </ul>





**Table 7 SITE 5 (The Allotment Site)**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Central location</li> <li>• Highly accessible on foot to other village facilities.</li> <li>• Site could be suitable for housing or GP surgery.</li> </ul>	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Bigger allotment site could be provided elsewhere.</li> <li>• Potential site for GP surgery.</li> </ul>
<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Highly controversial site.</li> <li>• Potential traffic congestion and safety problems – outside the school.</li> <li>• Existing (legal) agreement prevents use for anything other than allotments for next 16 years.</li> <li>• Need to provide replacement allotments (statutory allotments).</li> <li>• Well established and well used site.</li> <li>• Would result in loss of green lung in centre of village.</li> <li>• Adverse visual impact.</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Concern that provision of better facilities will generate demand for new housing in the village and more car trips.</li> </ul>



**TABLE 8 SITE 6 (Land off Sandpits Lane)**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• If frontage land only used for housing development – could be seen as a natural rounding off of settlement and would limit development in depth.</li> <li>• Backland area has potential for use as replacement sports field.</li> <li>• Potential site for allotments and community orchard.</li> </ul>	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Suitable site for playing fields etc –level surface.</li> <li>• If site to rear protected for use for future playing fields could limit further expansion.</li> </ul>
<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Least sustainable of main options being considered for large scale development.</li> <li>• Sandpits Lane is narrow and poor quality. Limited utility for site access.</li> <li>• Sandpits Lane already a rat run and liable to flooding.</li> <li>• Greenfield site with no obvious natural limit to future development beyond site frontage.</li> <li>• If land to rear used as Sports Field and floodlights introduced – could impact on neighbours and open countryside.</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Unless land to rear protected from future development (e.g allocated for use a playing fields etc.) then danger of pressure for larger scale development over longer term.</li> <li>• Open countryside.</li> </ul>



**Table 9**

**SITE 10 (Vicarage Site ,Green Lane)**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Sustainable location.</li> <li>• Highly accessible on foot to village facilities (including church).</li> <li>• Partial brown field site.</li> <li>• Close to public transport.</li> <li>• Site adjoins existing church and intended to be used for erection of new vicarage plus new much needed (additional) burial space.</li> <li>• Site lies within existing defined Village Development Boundary.</li> </ul>	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Site for new vicarage.</li> <li>• Potential to provide additional burial space on site immediately adjoining existing churchyard.</li> <li>• Existing dwellinghouse on site is of poor quality and would benefit from being replaced.</li> <li>• Church of England very keen to deliver new vicarage asap.</li> </ul>
<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Site lies within designated Sherston Conservation Area.</li> <li>• Site abuts existing Grade I listed church.</li> <li>• Existing vegetation on the site (trees and shrubs) will limit development potential.</li> <li>• Lack of existing footway on Green Lane.</li> <li>• Provision of new vicarage likely to be reliant on some enabling development being permitted on same site. (Latest advice received being one additional dwellinghouse).</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Need for high quality design and layout given location of site within Conservation Area and adjoining listed building.</li> <li>• Need to ensure that the additional burial space is delivered as part of any development package with easy access between this site and the existing churchyard.</li> <li>• Increased traffic on Green Lane given absence of footways.</li> </ul>



**Table 10 SITE 11 (Land at corner Green Lane and Sandpits Lane)**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Sustainable location.</li> <li>• Highly accessible on foot to village facilities.</li> <li>• Brown field site.</li> <li>• Close to public transport.</li> <li>• Natural infill (surrounded by existing built development).</li> <li>• Limited visual impact.</li> <li>• Site lies inside existing Village Development Boundary and outside designated Conservation Area.</li> </ul>	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Potential for housing (approx. 4 houses).</li> <li>• Existing allocation in adopted Local Plan.</li> </ul>
<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Limited development potential.</li> <li>• Likely to fall below threshold for affordable housing.</li> <li>• Query re deliverability during plan period.</li> <li>• Some existing trees on the site may limit development potential.</li> <li>• No footpaths on site frontage.</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Access onto Sandpits Lane and/or Green Lane will require careful consideration.</li> <li>• Pedestrian safety on Sandpits Lane and/or Green Lane given lack of existing footways.</li> </ul>





**Table 11 SITE 17 (Land at Easton Town)**

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Sustainable location.</li> <li>• Accessible by public transport.</li> <li>• Natural infill/rounding off .</li> <li>• Limited visual impact.</li> <li>• Sewerage – possible direct link to works (via 3rd part land).</li> <li>• Development potential over longer term.</li> <li>• Possible site for GP surgery and sports facilities.</li> </ul>	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Potential for range of uses including: Housing GP Surgery Sports Field</li> <li>• Only large option site on existing bus route</li> </ul>
<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Green field site.</li> <li>• Query re deliverability during plan period.</li> <li>• Very large site with no natural boundary – how to limit development?</li> <li>• Sewerage – cost of off site provision and query re access over 3rd party land.</li> <li>• Privately owned site – no direct benefit to locality other than via S106 or CIL payments.</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• No natural boundary – fear of larger scale development over longer term. Where would it stop?</li> <li>• How much and what type of development would this site be suitable for?</li> </ul>



- 5.13 Having completed the SWOT analysis the Steering Group took the view that there was little point in pursuing any proposals for new build housing development on Site 5 (the Allotment site). The identification of the existence of a legal agreement (which effectively precluded its development for a period beyond the life of the emerging SNP) meant that there was little purpose in pursuing this option. It was therefore dropped from further consideration as it was not considered to be a reasonable alternative.
- 5.14 The decision was made therefore to present just six possible new build development options for new build development to the village. This was done at a manned Exhibition held over two days in September 2014 at which local residents were invited to comment on all of the options being considered at that time and more particularly asked to complete a questionnaire seeking their views on the various option sites as well as all of the other emerging ideas for meeting the identified NP objectives.
- 5.15 The outcome and feedback from the manned Exhibition (and related questionnaire survey) was first analysed and then discussed by the Steering Group at a number of subsequent meetings held over several succeeding months.
- 5.16 The results of the questionnaire survey insofar as they related to the various site options that had been tabled was reported as follows:
- Site 1A – there was a good level of support expressed for the allocation of this site for a mixed housing and community use option (GP surgery plus educational uses). There was far less support indicated for a “housing only” option on this site.
  - Site 4 – there was a reasonable level of support expressed for the allocation of the Football Field for housing development – with a clear indication that should this result in the sports facilities being relocated that they should preferably be replaced on Site 6.
  - Site 6 – there was a reasonable amount of support expressed for the allocation of the frontage part of this site only for housing development with the land to the rear being used to accommodate replacement sports facilities. Some concerns were however expressed about traffic issues.
  - Site 10 - there was considerable support expressed for the proposed allocation of the vicarage site for housing development.
  - Site 11 - support was also given to the proposed continued allocation of this site for housing development.
  - Site 17 – the level of support given to the suggested possible allocation of this site for a new GP surgery and/or housing development was quite low. This was also the least preferred site for any necessary proposed relocation of the sports facilities.
- 5.17 Further work was now started on analysing the suitability and availability (deliverability) of each of these option sites whilst at the same time discussions were ongoing about the amount of new build housing development that should be incorporated in the emerging SNP. This took some time.
- 5.18 Please find below an amended table that summarises the findings of the SEA assessment that had been undertaken in respect of all six of the remaining option sites:

**TABLE 12 Remaining Option Sites**

SITE	1A	4	6	10	11	17
Biodiversity	4	4	4	4	4	4
Land and soil resources	5	6	4	8	8	4
Water resources and Flood Risk	4	4	4	6	6	8
Air quality and Environmental pollution	4	4	4	6	6	4
Climatic Factors	4	4	4	4	4	4
Historic Environment	6	6	6	2	6	6
Landscapes	0	4	0	6	6	0
Population and Housing	10	6	6	6	6	10
Healthy Communities	5	2	8	5	5	8
Inclusive Communities	10	6	6	10	4	10
Education and skills	10	4	4	4	4	4
Transport	8	6	2	10	10	10
Economy and Enterprise	10	6	6	6	6	8

**Table 13 Appraisal Findings – remaining option sites**

Sustainability Theme	Discussion of potential effects and relative merits of options
<p><b>Biodiversity</b></p>	<p>In terms of biodiversity none of the six remaining option sites were considered likely to have a serious or significant adverse impact. None of these sites are located close to any of the identified County Wildlife sites (or Ancient Woodland). None of the sites was considered likely to contain any priority habitats or species.</p> <p>Site 1A is primarily given over to arable use and has been used for a wide variety of crops over the preceding decades. Whilst there are hedgerows along most of the site boundaries these have been regularly managed by the landowner and did not appear to contain any significant features. The appraisal carried out by Foxley Tagg noted that there was “some plant life, bird life or insect life of minor significance on this site”.</p> <p>Site 4 comprises the existing “Football Field” which contains an existing football pitch, some (hard surfaced) tennis courts, and a skateboard park. It is in regular “public” use. Whilst there are a number of trees and limited hedgerows situated along some of the site boundaries they did not appear to contain any significant features. The appraisal carried out by Foxley Tagg noted that there was “some plant life, bird life or insect life of minor significance on this site”.</p> <p>Site 6 is a large agricultural field. This field has been given over to arable use and has been used for a wide variety of crops over the years. Whilst there are hedgerows along the site frontage with Sandpits Lane they did not appear to contain any significant features. The appraisal carried out by Foxley Tagg noted that there was “some plant life, bird life or insect life of minor significance on this site”.</p> <p>Site 10 comprises the site of the former vicarage and its large garden. This is currently in “private” use. This site contains a number of trees and shrubs – most of which would have been planted as part of a domestic garden when the former vicarage was constructed in the 1970’s. The appraisal carried out by Foxley Tagg noted that there was “some plant life, bird life or insect life of minor significance on this site”.</p> <p>Site 11 comprises the curtilage of a large single dwellinghouse and garden. This site contains a number of domestically planted trees and shrubs and is well managed. The appraisal carried out by Foxley Tagg noted that there was “some plant life, bird life or insect life of minor significance on this site”.</p> <p>Site 17 comprises an existing field currently being used for the grazing of horses. It has been used for this same purpose for some considerable time. It is bounded by stone walls. The appraisal carried out by Foxley Tagg noted that there was “very little or no plant life, animal life, bird life, or insect life of significance on this site”.</p> <p>All six sites were given the same score when assessed against this particular theme (Score 4 – Neutral Effect).</p>



<p><b>Land and soil resources</b></p>	<p>Site 1A is currently in agricultural use and is a greenfield site. It has a Grade 3 Agricultural Land Classification. It is situated on the edge of the settlement immediately adjoining the existing Primary School and within easy walking distance of the village centre and local bus routes. It does not lie within an existing flood plain. It was not considered that development on this site would have a serious or significant adverse impact on this particular theme. It was given a score of 5 – Uncertain Effect.</p> <p>Site 4 is currently in use as existing playing fields/sports facilities. It is in “non-agricultural use” as per the Agricultural Land Classification. It is reasonably well located in relation to existing services and facilities in the village (lying within 800 metres of the village centre). It does not lie within a designated floodplain. It was given a score of 6 when assessed against this particular theme – i.e. having “No Effect”.</p> <p>Site 6 is currently in agricultural use and is a greenfield site. It has a Grade 3 Agricultural Land Classification. It is situated on the edge of the settlement albeit further from the village centre than sites 1A and 17. It does not lie within a designated floodplain. It was not considered that development on this site would have a serious or significant adverse impact on this particular theme. It was given a score of 4 – Neutral Effect (slightly below Sites 4 and 17 – the other greenfield sites – given its relative distance from the village centre).</p> <p>Site 10 is in domestic use. Whilst classified by Foxley Tagg as a “greenfield site” in their appraisal (as per current government guidance) it is actually the site of an existing dwellinghouse and its curtilage which could in our view be treated as “brownfield” for the purposes of the SA appraisal. It lies inside the existing Village Development Boundary. It is a highly sustainable location. Development on this site would make a positive contribution when assessed against this particular theme. It was given a score of 8 on this basis.</p> <p>Site 11 is also in domestic use. Whilst classified by Foxley Tagg as a “greenfield site” in their appraisal (as per current government guidance) it is actually the site of an existing dwellinghouse and its curtilage which could in our view be treated as “brownfield” for the purposes of the SA appraisal. It lies inside the existing Village Development Boundary. It is a highly sustainable location. Development on this site would make a positive contribution when assessed against this particular theme. It was also given a score of 8 on this basis.</p> <p>Site 17 is currently in equestrian use and is a greenfield site. The northern two thirds of the site is classified as Grade 3 whilst the southern third is classified as Grade 1 in the Agricultural Land Classification. It is situated on the edge of the settlement and is within easy walking distance of the village centre. It is slightly less accessible to the primary school than Sites 1A and 6. It does not lie within a designated floodplain. Whilst it was unclear precisely how much of this site might be required to be released for development, given the agricultural land classification it was given a score of 4 – Neutral Effect. It was assumed that no built development would be permitted on the southern part of the site.</p>
<p><b>Water resources and Flood Risk</b></p>	<p>None of the remaining sites lie within a designated floodplain. Sites 1A, 6 and 17 would require new surface water and foul drainage systems to be implemented. Site 17 lies outside of an area presently served by mains drainage. There would be potential benefits to other residents should these be introduced. Sites 10 and 11 are already linked to the existing drainage systems. SUDS drainage systems would be required on any of the remaining option sites. Site 17 was given a score of 8 – Positive Effect. Sites 10 and 11 were given a score of 6 – No Effect. Sites 1A, 4 and 6 were given a score of 4 – Neutral Effect.</p>

<b>Air quality and Environmental pollution</b>	None of the remaining option sites were considered likely to have serious or significant adverse impact when measured against this theme. The two existing built up sites (10 and 11) were considered likely to have slightly less impact. These were given a score of 6 – No Effect. Sites 1A, 4, 6 and 17 were given a score of 4 – Neutral Effect.
<b>Climatic Factors</b>	All of the remaining option sites lie within relative close proximity to the village centre and Primary School. Most lie within walking distance of a bus route. Any development on these sites would be expected to meet the wider sustainability criteria laid down for new build in the Wiltshire Core Strategy and NPPF. All of the sites were given the same score when measured against this theme (scoring 4 – Neutral Effect).
<b>Historic Environment</b>	<p>Site 1A lies outside of the designated Sherston Conservation Area. There are no listed buildings within close proximity to the site. There is an existing Scheduled Ancient Monument on the opposite side of the lane giving access to the site but this is separated from such by a high stone wall, vegetation and a manege. There is no inter-visibility between the site and the SAM. There is no evidence of any archaeological interest in the site. It was given a score of 6 when assessed against this theme (No Effect).</p> <p>Site 4 lies well outside of the designated Conservation Area and well away from any listed buildings. There is no evidence of any archaeological interest in the site. It was given a score of 6 when assessed against this theme (No Effect).</p> <p>Site 6 lies well outside of the designated Conservation Area and well away from any listed buildings. There is no evidence of any archaeological interest in the site. It was given a score of 6 when assessed against this theme (No Effect).</p> <p>Site 10 lies within the designated Sherston Conservation Area and is situated near to the local church (Church of the Holy Cross) which is Grade 1 listed and next to the churchyard which contains several listed monuments. It is also abutted by the former 17th Century Vicarage – Grade 2 listed. It forms part of a larger area that is relatively undeveloped and open in character – comprising the churchyard and a couple of large domestic gardens. It was given a negative score of 2 when assessed against this theme given the fact that any new build development on the site, other than perhaps the erection of a single replacement dwellinghouse and a very limited amount of additional new build development, is considered likely to have a potentially adverse impact on the openness and setting of this part of the Conservation Area and the adjoining listed buildings/structures. Any development on this site would therefore have to be limited in extent and would need to take full account of the need to preserve and enhance the setting of both the church and the Conservation Area. The use of the southern part of the site, nearest to the existing church, as additional burial space will help mitigate the impact of any such development.</p> <p>Site 11 lies outside of the designated Conservation Area and well away from any listed buildings. There is no evidence of any archaeological interest in the site. It was given a score of 6 when assessed against this theme (No Effect).</p> <p>Site 17 lies well outside of the designated Conservation Area and well away from any listed buildings. There is no evidence of any archaeological interest in the site. It was also given a score of 6 when assessed against this theme (No Effect).</p>

**Landscapes**

The entire village and most of the northern two thirds of the plan area lie within the designated Cotswold AONB. Any new build development proposed on land outside of the presently defined Village Development Boundary (VDB) is likely therefore to be considered to have a potentially adverse impact on the AONB. This has been recognised when assessing each of the option sites against this particular theme. With the exception therefore of the two small (brownfield) sites that front onto Green Lane (Sites 10 and 11) which were given a score of 6 (No Effect), and the existing Football Field site (Site 4) which already has an “urban” character and is reasonably well screened from the surrounding area by recent planting and hence was given a score of 4 (Neutral Effect) the other three “greenfield” sites, all of which lie outside of the presently defined VDB and hence are treated as lying within an area of open countryside were given the same score – scoring 0 (Significant Negative). Should development be promoted on any of these sites then it would be necessary for appropriate mitigation works to be undertaken – by way of a combination of high quality design and careful landscaping. It has to be recognised however that any proposals for new build development outside of the present VDB would be likely to have a similar impact score. Several of the sites that had already been discounted from consideration as not being “reasonable alternatives” received exactly the same score when assessed against this theme. They were discounted for several other reasons – all as noted in Table 4 above.

<p><b>Population and Housing</b></p>	<p>Site 1A is considered to have the potential to meet several of the noted SNP objectives under this theme. Given the fact that Wiltshire Council has a controlling interest in the site, and that together with the landowner has indicated a willingness to secure and deliver a number of the desired “community” facilities that have been identified through the SNP process this site was given a very high score when assessed against this theme. Most notably this site is considered ideally situated to accommodate the following much needed facilities: a site for a new (replacement) GP surgery; a site that can be safeguarded for the future expansion of the existing Primary School should it be required; a site for a new pre-school facility (adjoining the existing Primary School); and together with some new build market housing as a site capable of delivering some additional affordable housing. Whilst not necessarily the only option site that could deliver some or all of these same elements it was clearly considered to be worthy of a high score when assessed against this theme. It was given a score of 10 which is a Significant Positive score.</p> <p>The only other option site that was given a similar score when assessed against this theme was Site 17. This site was also considered capable of accommodating all of the desired elements noted above with the exception of those relating to education. Site 1A is realistically the only suitable sit for accommodating the potential Primary School expansion and pr-school facility (given their desire to be located adjacent to the existing Primary School). Site 17 nevertheless, being situated on a bus route, was considered to have the the potential to accommodate the new GP surgery together with some new build market and affordable housing as well as possibly providing land for some replacement playing fields (should Site 4 be selected for development – hence triggering the need to identify an alternative sports site). Site 17 was also given a score of 10 – Significantly Positive.</p> <p>Site 4 was not considered suitable for any of the desired new community facilities. It was only considered suitable for housing (which would in turn have provided some affordable housing). It would also have resulted in the loss of existing playing fields which would have had to be replaced elsewhere if that option were selected. Whilst a reasonably sustainable location it was not considered worthy of a high score. It was given a score of 6 – No Effect.</p> <p>Site 6 was similarly not considered suitable for any of the desired community facilities. The frontage part of the site was however considered to have potential for housing. Whilst it was not known precisely how many dwellings might be accommodated on the site frontage (which was the only part of the site that was considered suitable for any new build development) it was assumed that this might attract an affordable housing requirement. It was therefore given the same score as Site 4. A score of 6 – No Effect.</p> <p>Sites 10 and 11 are both small sites with limited development potential. They are too small to accommodate any of the desired community facilities. They are too small to attract an affordable housing requirement. They were both given the same score. A score of 6 – No Effect.</p>
<p><b>Healthy Communities</b></p>	<p>Two of the remaining option sites were considered to have potential for recreational use – to replace the facilities that might be lost should Site 4 be selected for development. These were Sites 6 and 17 – both of which were considered large enough to accommodate replacement playing fields. As a result, both of these sites were given a score of 8 (Positive Effect). Sites 1A, 10 and 11 were all given a 5 (Effect Uncertain) given that they could offer no benefit but had no obvious negative impact. Site 4 however, which is currently in recreational use was given a score of 2 given the fact that, if developed it would have resulted in the loss of existing playing fields/sports facilities. However, it was acknowledged that this site, which is owned by the Parish Council, would not have been developed unless replacement sports facilities had been provided elsewhere. It was not therefore given a Significant Negative score under this theme.</p>

<p><b>Inclusive Communities</b></p>	<p>Site 1A is considered to have the potential to meet several of the noted SNP objectives under this theme. Given the fact that Wiltshire Council has a controlling interest in the site, and that together with the landowner has indicated a willingness to secure and deliver a number of the desired “community” facilities that have been identified through the SNP process this site was given a very high score when assessed against this theme. Most notably this site is considered ideally situated to accommodate the following much needed facilities: a site for a new (replacement) GP surgery; a site that can be safeguarded for the future expansion of the existing Primary School should it be required; a site for a new pre-school facility (adjoining the existing Primary School); and together with some new build market housing as a site capable of delivering some additional affordable housing. Whilst not necessarily the only option site that could deliver some or all of these same elements it was clearly considered to be worthy of a high score when assessed against this theme. It was given a score of 10 which is a Significant Positive score.</p> <p>Site 17 was given the same score. This site was also considered capable of accommodating all of the desired elements noted above with the exception of those relating to education. Site 1A is realistically the only suitable site for accommodating the potential Primary School expansion and pre-school facility (given their desire to be located adjacent to the existing Primary School). Site 17 nevertheless, being situated on a bus route, was considered to have the potential to accommodate the new GP surgery together with some new build market and affordable housing as well as possibly providing land for some replacement playing fields (should Site 4 be selected for development – hence triggering the need to identify an alternative sports site). Site 17 was also therefore given a score of 10 – Significantly Positive.</p> <p>Site 4 was not considered suitable for any of the desired new community facilities. It was only considered suitable for housing (which would in turn have provided some affordable housing). It would also have resulted in the loss of existing playing fields which would have had to be replaced elsewhere if that option were selected. Whilst a reasonably sustainable location it was not considered worthy of a high score. It was given a score of 6 – No Effect.</p> <p>Site 6 was similarly not considered suitable for any of the desired community facilities. The frontage part of the site was however considered to have potential for housing. Whilst it was not known precisely how many dwellings might be accommodated on the site frontage (which was the only part of the site that was considered suitable for any new build development) it was assumed that this might attract an affordable housing requirement. It was therefore given the same score as Site 4. A score of 6 – No Effect.</p> <p>Site 10 is considered capable of accommodating a much-needed expansion of the existing churchyard. The owners have indicated that they would be willing to release part of the site for this purpose. No other sites have been identified considered capable of meeting this need. This is why it has been given a score of 10 (Significant Positive).</p> <p>Site 11 is a small site with limited development potential. It is too small to accommodate any of the desired community facilities. A score of 6 was given – No Effect.</p>
<p><b>Education and skills</b></p>	<p>Site 1A is considered to be the only site capable of meeting the identified need for education purposes (including both a site to be safeguarded for the future expansion of the Primary School and for the erection of a new pre-school facility). It was therefore given a score of 10 (Significantly Positive). None of the other remaining option sites are considered capable of meeting this need. They were all given the same score – 4 (Neutral Effect).</p>

<p><b>Transport</b></p>	<p>Site 1A is well located in relation to existing services and facilities in the village. It lies directly adjacent to the existing Primary School and is within easy walking distance of the village centre. It does not however lie adjacent to an existing bus route (but is within 800 metres of a bus stop on the High Street). It was therefore given a score of 8 under this theme (Positive Effect).</p> <p>Site 4 is located slightly further from the village facilities (and Primary School) than Site 1A but still lies within 800 metres of these and the nearest bus stop. It was given a score of 6 (No Effect).</p> <p>Site 6 lies further out still than both Sites 4 and 1A. Whilst the village PO/Stores are still just within 800 metres the nearest bus stop is just beyond this. Site 6 fronts onto Sandpits Lane – a narrow rural lane with no footways. There are concerns about the suitability of this lane as a means of providing access to this site and the implications arising from generating additional traffic. It was given a score of 2 (Negative Effect) as a result of those concerns.</p> <p>Sites 10 and 11 are both situated much closer to the village centre and within easy walking distance of all services, facilities and the bus stop. They were both given a Significant Positive score of 10 on this basis.</p> <p>Site 17 lies on the main bus route and is within 800 metres of the village centre (and related facilities). This is a sustainable location for development. It was given a score of 10 (Significant Positive) score on this basis.</p>
<p><b>Economy and Enterprise</b></p>	<p>Site 1A could accommodate the desired new GP surgery and is realistically the only suitable location for siting the desired new and/or expanded education facilities. As such it is capable of delivering land that could provide a significant amount of employment and thus help to support the rural economy. This is considered to represent a Significant Positive and hence was given a score of 10.</p> <p>Site 17 is considered potentially suitable for the proposed new build GP surgery and as such can also offer benefits to the rural economy. This would be at a slightly lower level than Site 1A (given that it could not reasonably accommodate the desired education facilities) and so has been given a slightly lower score of 8 (Positive Effect).</p> <p>None of the other option sites are likely to offer any beneficial outcomes under this theme. They have all been given the same score – 6 (No Effect).</p>

5.20 As at early 2015 therefore all of these sites were still in contention for some form of new build allocation. The situation soon changed.

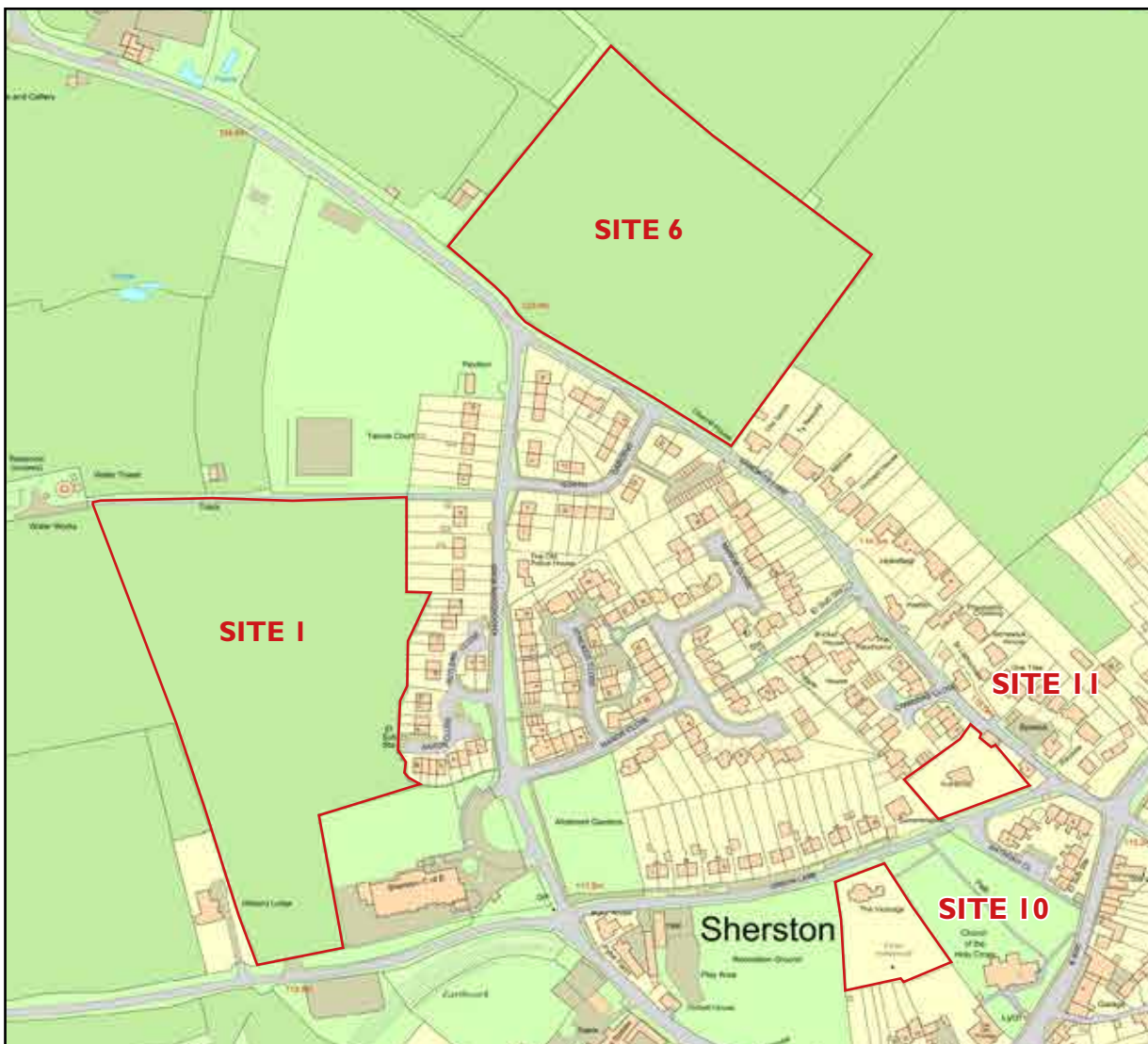
5.21 Firstly the owners of Site 17 informed the Steering Group that they wished to withdraw their site from consideration. This despite the fact that it was considered to have potential for a mixed use allocation (housing plus GP surgery plus replacement playing fields) and that the one identified “significant negative” impact could most probably be mitigated by careful design and appropriate landscaping. This site could therefore no longer be considered as a reasonable alternative.

5.22 Then it was discovered that the Sports Field (Site 4) was the subject of a restrictive covenant which effectively precluded it from being redeveloped in the manner suggested. At the very least this meant that the site was not likely to be deliverable during the plan period and just as importantly it meant that if developed (assuming that the restrictive covenant could be removed/varied) the Parish Council was unlikely to receive sufficient funds to purchase and redevelop some alternative site elsewhere in close proximity to the village for use as playing fields with enhanced facilities. This site could also therefore no longer be considered as a reasonable alternative.

5.22 This forced the Steering Group to radically rethink the various options. Following the removal of Sites 4 and 17 from the equation the only remaining sites that it was considered could deliver most if not all of the new build housing and community facilities that had been identified through the SNP process were:

- **Site 1** – which had the potential for a mixed use development comprising a mixture of housing and community facilities (including land for a new GP surgery and additional education facilities). The whole of Site 1 was now up for consideration.
- **Site 6** – which had the potential for a limited amount of housing development on the site frontage. The earlier suggested use of the land to the rear for replacement sports facilities having fallen away following the withdrawal of Site 4 from consideration. Larger scale development on this site (i.e. beyond the site frontage) was not considered appropriate given the lack of any natural boundary to the site and anticipated problems in mitigating the impact of such development.
- **Site 10** – the Vicarage site – which was proposed to be allocated for a mixed use development comprising a small number of houses plus additional burial space.
- **Site 11** – an existing small scale housing allocation that was proposed to be retained.

#### FOUR FINAL OPTION SITES



5.23 All of these sites remained in contention throughout 2015 and 2016 – whilst work continued on trying to secure the future of the GP surgery in the village and to establish the viability and deliverability of such a proposition. This had become the key objective of the emerging SNP. As explained elsewhere it was not until about November 2016 that matters came to a head. This involved detailed negotiations between

Wiltshire Council, the GP surgery and the owners of Site 1. Eventually the Steering Group was advised that arrangements had been put in place to secure delivery of a new GP surgery – but for this to be achieved it would most probably be necessary to allocate the whole of Site 1 for a mixed use development incorporating sufficient land to accommodate the proposed new GP surgery plus space for the future expansion of the Primary School and the building of a new pre-school as well as land for the erection of up to 45 houses (of which 40% were to be affordable). This conclusion having been reached following the preparation of a Viability Assessment.

5.24 Following the removal of Site 4 from the equation it was clearly no longer necessary to consider the need to identify a site for the provision of replacement sports facilities. This meant that consideration now had to be given to the possibility of allocating (or safeguarding) Site 3 for a possible future expansion of the existing playing fields. The amount of land required to be released on Site 6 was therefore now much reduced.

5.25 Nothing had fundamentally changed in respect of Sites 10 and 11.

5.26 As noted above, the area of land proposed to be released for development on Site 1 had changed. This had now reverted back to the original full site acreage.

5.27 Please see below a revised summary assessment matrix showing each of the sites that remained in contention for some form of new build development following the decisions noted above. These were the only reasonable alternatives that could be considered by the Steering Group.

**TABLE 14 Final Option Sites**

SITE	1	6	10	11
Biodiversity	4	4	4	4
Land and soil resources	5	4	8	8
Water resources and Flood Risk	4	4	6	6
Air quality and Environmental pollution	4	4	6	6
Climatic Factors	4	4	4	4
Historic Environment	6	6	2	6
Landscapes	0	0	6	6
Population and Housing	10	6	6	6
Healthy Communities	5	8	5	5
Inclusive Communities	10	6	10	4
Education and skills	10	4	4	4
Transport	8	2	10	10
Economy and Enterprise	10	6	6	6
<b>TOTAL SCORE</b>	<b>80</b>	<b>55</b>	<b>77</b>	<b>75</b>

Key	
Significant Positive Score	
Significant Negative Score	



5.28 The table below (Table 15) presents a more detailed appraisal of the final option sites - as assessed against each of the noted SA Sustainability Themes (as per Table 3 above).

**TABLE 15                      Appraisal Findings – Final Option Sites**

Sustainability Theme	Discussion of potential effects and relative merits of options
<b>Biodiversity</b>	<p>In terms of biodiversity none of the four remaining option sites were considered likely to have a serious or significant adverse impact. None of these sites are located close to any of the identified County Wildlife sites (or Ancient Woodland). None of the sites was considered likely to contain any priority habitats or species.</p> <p>Site 1 is primarily given over to arable use and has been used for a wide variety of crops over the preceding decades. Whilst there are hedgerows along most of the site boundaries these have been regularly managed by the landowner and did not appear to contain any significant features. The appraisal carried out by Foxley Tagg noted that there was “some plant life, bird life or insect life of minor significance on this site”.</p> <p>Site 6 comprises the frontage part of a large agricultural field. This field has been given over to arable use and has been used for a wide variety of crops over the years. Whilst there is a hedgerow along the site frontage with Sandpits Lane which would most probably have to be removed in its entirety should development take place it does not appear to contain any significant features. The appraisal carried out by Foxley Tagg noted that there was “some plant life, bird life or insect life of minor significance on this site”.</p> <p>Site 10 comprises the site of the former vicarage and its large garden. This is currently in “private” use. This site contains a number of trees and shrubs – most of which would have been planted as part of a domestic garden when the former vicarage was constructed in the 1970’s. The appraisal carried out by Foxley Tagg noted that there was “some plant life, bird life or insect life of minor significance on this site”.</p> <p>Site 11 comprises the curtilage of a large single dwellinghouse and garden. This site contains a number of domestically planted trees and shrubs and is well managed. The appraisal carried out by Foxley Tagg noted that there was “some plant life, bird life or insect life of minor significance on this site”.</p> <p>All four sites were given the same score when assessed against this particular theme (Score 4 – Neutral Effect).</p>

<p><b>Land and soil resources</b></p>	<p>Site 1 is currently in agricultural use and is a greenfield site. It has a Grade 3 Agricultural Land Classification. It is situated on the edge of the settlement immediately adjoining the existing Primary School and within easy walking distance of the village centre and local bus routes. It does not lie within an existing flood plain. It is not considered that development on this site would have a serious or significant adverse impact on this particular theme. It has been given a score of 5 – Uncertain Effect.</p> <p>Site 6 comprises part of a field currently in agricultural use. It is a greenfield site. It has a Grade 3 Agricultural Land Classification. It is situated on the edge of the settlement albeit further from the village centre than sites 1. It does not lie within a designated floodplain. It was not considered that development on this site would have a serious or significant adverse impact on this particular theme. It has been given a score of 4 – Neutral Effect (slightly below Sites 1 – the other greenfield site – given its relative distance from the village centre).</p> <p>Site 10 is in domestic use. Whilst classified by Foxley Tagg as a “greenfield site” in their appraisal (as per current government guidance) it is actually the site of an existing dwellinghouse and its curtilage which could in our view be treated as “brownfield” for the purposes of the SA appraisal. It lies inside the existing Village Development Boundary. It is a highly sustainable location. Development on this site would make a positive contribution when assessed against this particular theme. It has been given a score of 8 on this basis (Positive Effect).</p> <p>Site 11 is also in domestic use. Whilst also classified by Foxley Tagg as a “greenfield site” in their appraisal (as per current government guidance) it is actually the site of an existing dwellinghouse and its curtilage which could in our view be treated as “brownfield” for the purposes of the SA appraisal. It lies inside the existing Village Development Boundary. It is a highly sustainable location. Development on this site would make a positive contribution when assessed against this particular theme. It was also given a score of 8 on this basis (Positive Effect).</p>
<p><b>Water resources and Flood Risk</b></p>	<p>None of the four final option sites lie within a designated floodplain. Sites 1 and 6 would require new surface water and foul drainage systems to be implemented. There would be potential benefits to other residents should these be introduced. Sites 10 and 11 are already linked to the existing drainage systems. SUDS drainage systems would be required on any of the remaining option sites. Sites 1 and 6 were given a score of 4 - Neutral Effect. Sites 10 and 11 were given a score of 6 – No Effect.</p>
<p><b>Air quality and Environmental pollution</b></p>	<p>None of the remaining option sites were considered likely to have serious or significant adverse impact when measured against this theme. The two existing built up sites (10 and 11) were considered likely to have slightly less impact. These were given a score of 6 – No Effect. Sites 1 and 6 were given a score of 4 – Neutral Effect.</p>
<p><b>Climatic Factors</b></p>	<p>All four remaining option sites lie within relative close proximity to the village centre and Primary School. Most lie within walking distance of a bus route. Any development on these sites would be expected to meet the wider sustainability criteria laid down for new build in the Wiltshire Core Strategy and NPPF. All four sites were given the same score when measured against this theme (scoring 4 – Neutral Effect).</p>

<p><b>Historic Environment</b></p>	<p>Site 1 lies outside of the designated Sherston Conservation Area. There are no listed buildings within close proximity to the site. There is an existing Scheduled Ancient Monument on the opposite side of the lane giving access to the site but this is separated from such by a high stone wall, vegetation and a recently constructed manege. There is no inter-visibility between the site and the SAM. There is no evidence of any archaeological interest in the site. It was given a score of 6 when assessed against this theme (No Effect).</p> <p>Site 6 lies well outside of the designated Conservation Area and well away from any listed buildings. There is no evidence of any archaeological interest in the site. It was given a score of 6 when assessed against this theme (No Effect).</p> <p>Site 10 lies within the designated Sherston Conservation Area and is situated near to the local church (Church of the Holy Cross) which is Grade 1 listed and the former vicarage which is Grade 2 listed. Any development on this site would have to be limited in extent and would need to take full account of the need to preserve and enhance the setting of the church, former vicarage and the Conservation Area. It was given a score of 2 – Negative Effect when assessed against this theme. It is considered that a low density development which incorporates a good quality design and a layout that takes full account of the setting of the church and former vicarage, the green nature of the existing plot, and which utilises the land at the southern end of the plot as an extension to the existing churchyard would mitigate any potential negative impact. (N.B. The owners of this plot have indicated that all they would be seeking is to fund the erection or refurbishment of the existing vicarage by way of the erection of one additional dwellinghouse on the site plus releasing the rest of the site for use as additional burial space. This would seem to be an ideal development option.)</p> <p>Site 11 lies outside of the designated Conservation Area and is well away from any listed buildings. There is no evidence of any archaeological interest in the site. It was given a score of 6 when assessed against this theme (No Effect).</p>
<p><b>Landscapes</b></p>	<p>The entire village and most of the northern two thirds of the plan area lie within the designated Cotswold AONB. Any new build development proposed on land outside of the presently defined Village Development Boundary (VDB) is likely therefore to be considered to have a potentially adverse impact on the AONB. This has been recognised when assessing each of the option sites against this particular theme. With the exception therefore of the two small (brownfield) option sites that front onto Green Lane (Sites 10 and 11) - which were given a score of 6 (No Effect) - both of the “greenfield” sites (Sites 1 and 6), which lie outside of the presently defined VDB (and hence are treated as lying within an area of open countryside for planning purposes) were given the same score – scoring 0 (Significant Negative).</p> <p>This is perhaps the key issue for the remaining option sites. Should development be promoted on either of these sites then it would be necessary for appropriate mitigation works to be undertaken – by way of a combination of high quality design and careful landscaping.</p> <p>Any policy subsequently included in the SNP for the development of either site should incorporate a specific requirement to where possible seek to retain and reinforce existing hedgerows, and to establish new areas of substantial planting and landscaping throughout the site so as to mitigate the impact of any proposed development on the AONB.</p> <p>It has to be recognised however that any proposals for new build development outside of the present VDB would be likely to have a similar negative impact score. Several of the sites that had already been discounted from consideration as not being “reasonable alternatives” received exactly the same score when assessed against this theme – all as noted in Table 4 above.</p>

<p><b>Population and Housing</b></p>	<p>Site 1 is considered to have the potential to meet several of the noted SNP objectives under this theme. Given the fact that Wiltshire Council has a controlling interest in the site, and that together with the landowner has indicated a willingness to secure and deliver a number of the desired “community” facilities that have been identified through the SNP process this site has been given a very high score when assessed against this theme. Most notably this site is considered ideally situated to accommodate the following much needed facilities: a site for a new (replacement) GP surgery; a site that can be safeguarded for the future expansion of the existing Primary School should it be required; a site for a new pre-school facility (adjoining the existing Primary School); and together with some new build market housing as a site capable of delivering some additional affordable housing. Whilst not necessarily the only option site that could deliver some or all of these same elements it was clearly considered to be worthy of a high score when assessed against this theme. It was given a score of 10 which is a Significant Positive score.</p> <p>Site 6 is not considered suitable for the placement of any of the desired community facilities. The frontage part of the site was however considered to have potential for housing- with any new housing fronting directly out onto Sandpits Lane. Whilst it was not known precisely how many dwellings might be accommodated on the site frontage (which was the only part of the site that was considered suitable for any new build development) it was assumed that this might attract an affordable housing requirement. It was therefore given the same score as Site 4. A score of 6 – No Effect.</p> <p>Sites 10 and 11 are both small sites with limited development potential. They are too small to accommodate any of the desired community facilities. They are also too small to attract an affordable housing requirement. They were both given the same score. A score of 6 – No Effect.</p>
<p><b>Healthy Communities</b></p>	<p>None of the remaining option sites are now considered to have potential for promoting recreational and/or leisure opportunities. Given the fact that Site 4 is no longer being considered for development there is in fact no longer a need to seek to identify an alternative site to accommodate replacement playing fields etc. Whilst Site 6 was previously considered to have some potential for such a purpose the reduced site area now under consideration (which would allow for frontage development only on Sandpits Lane) would not be sufficient to accommodate any such facilities. (N.B. Site 3 which immediately abuts Site 4 is now being considered as a potential recreation site – allowing for an expansion of the existing playing fields).</p> <p>Sites 1, 6, 10 and 11 have all been given a score of 5 (Effect Uncertain) under this theme given that none can offer any benefit but have no obvious negative impact.</p>

<b>Inclusive Communities</b>	<p>Site 1 is considered to have the potential to meet several of the noted SNP objectives under this theme. Given the fact that Wiltshire Council has a controlling interest in the site, and that together with the landowner has indicated a willingness to secure and deliver a number of the desired “community” facilities that have been identified through the SNP process this site has been given a very high score when assessed against this theme. Most notably this site is considered ideally situated to accommodate the following much needed facilities: a site for a new (replacement) GP surgery; a site that can be safeguarded for the future expansion of the existing Primary School should it be required; a site for a new pre-school facility (adjoining the existing Primary School); and together with some new build market housing as a site capable of delivering some additional affordable housing. Whilst not necessarily the only option site that could deliver some or all of these same elements it was clearly considered to be worthy of a high score when assessed against this theme. It was given a score of 10 which is a Significant Positive score.</p> <p>Site 6 is not considered suitable for any of the desired community facilities. The frontage part of the site is considered to have potential for housing. Whilst it is not known precisely how many dwellings might be accommodated on the site frontage (which was the only part of the site that was considered suitable for any new build development) it was assumed that this might attract an affordable housing requirement. It was therefore given a score of 6 – No Effect.</p> <p>Site 10 is considered capable of accommodating a much-needed expansion of the existing churchyard. The owners have indicated that they would be willing to release part of the site for this purpose. No other sites have been identified considered capable of meeting this need. This is why it has been given a score of 10 (Significant Positive).</p> <p>Site 11 is a small site with limited development potential. It is too small to accommodate any of the desired community facilities. A score of 6 was given – No Effect.</p>
<b>Education and skills</b>	<p>Site 1 is considered to be the only site capable of meeting the identified need for education purposes (including both a site to be safeguarded for the future expansion of the Primary School and for the erection of a new pre-school facility). It was therefore given a score of 10 (Significantly Positive). None of the other remaining option sites are considered capable of meeting this need. They were all given the same score – 4 (Neutral Effect).</p>
<b>Transport</b>	<p>Site 1 is well located in relation to existing services and facilities in the village. It lies directly adjacent to the existing Primary School and is within easy walking distance of the village centre. It does not however lie adjacent to an existing bus route (but is within 800 metres of a bus stop on the High Street). It was therefore given a score of 8 under this theme (Positive Effect).</p> <p>Site 6 is further out than Site 1. Whilst the village PO/Stores are still just within 800 metres the nearest bus stop is just beyond this. Site 6 fronts onto Sandpits Lane – a narrow rural lane with no footways. There are concerns about the suitability of this lane as a means of providing access to this site and the implications arising from generating additional traffic. It was given a score of 2 (Negative Effect) as a result of those concerns.</p> <p>Sites 10 and 11 are both situated much closer to the village centre and within easy walking distance of all services, facilities and the bus stop. They were both given a Significant Positive score of 10 on this basis.</p>

<b>Economy and Enterprise</b>	<p>Site 1 could accommodate the desired new GP surgery and is realistically the only suitable location for siting the desired new and/or expanded education facilities. As such it is capable of delivering land that could provide a significant amount of employment and thus help to support the rural economy. This is considered to represent a Significant Positive and hence was given a score of 10.</p> <p>None of the other option sites are likely to offer any beneficial outcomes under this theme. They have all been given the same score – 6 (No Effect).</p>
-------------------------------	---

5.29 Taking into account all of the above- mentioned information the following conclusions were reached.

- Sites 10 and 11 are both sustainable sites for small scale development. Site 10 offers an additional benefit insofar as it can provide land for the much-needed expansion of the churchyard.
- Site 1 is considered to be a far more sustainable option than Site 6. It is the only site that can realistically make land available to meet several of the key objectives identified through the SNP process – including sites for: the erection of a new/replacement GP surgery; the future expansion of the Primary School; the erection of a new pre-school facility - and sufficient housing to ensure the delivery of a combination of much needed affordable and market housing.
- Site 6, whilst offering an opportunity to provide a limited amount of additional housing (including perhaps some affordable housing), offers little else in terms of potential community benefits.
- Whilst both Sites 1 and 6 have attracted one “significant negative” score (both being greenfield sites situated outside of the existing Village Development Boundary) it is considered that through a combination of appropriate landscaping and careful design/layout this potentially adverse impact can be mitigated.

**Decision:**

5.30 Before making any final decision, the Steering Group decided to seek the views of the village on which of the remaining development options should be pursued before proceeding to publish this draft SNP. This was the subject of a questionnaire survey (and related public meeting) in January 2017. Details of the process undertaken and subsequent outcomes are set out in the related Consultation Report.

5.31 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. The actual proposed policy wording (taken from the draft SNP) being:

**POLICY 4**

**Site 1 West of Knockdown Road**

Approximately 3.3 ha of land situated off Sopworth Lane, as identified on the Proposals Map, 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.

5.32 As will be noted this proposed policy includes various forms of mitigation (to overcome the earlier identified “significant negative” impact of this being a green field site located in the AONB) – in terms of landscaping, layout and design.

5.33 The Steering Group in addition opted to propose the allocation of Sites 10 and 11 for housing development – taking into account the fact that neither of these sites had been identified as having any “significant negative” impacts and both had received good local support.

5.34 Site 6 was rejected at this point as a potential development site – primarily on the basis that it was not needed to meet any remaining housing need and did not offer any obvious wider benefits to the village. It had been given a lower score than Site 1 in the Foxley Tagg analysis and scored less well in the SEA assessment. Whilst it was considered that some form of mitigation might be possible to overcome the identified “significant negative” impact of undertaking a housing development on this site frontage (which would result in the loss of an existing hedgerow and developing part of a much larger open green field in the AONB) through a combination of strategic landscaping and careful design it was not considered necessary or appropriate to propose the allocation of this site for further development – particularly when the village had made it clear that it wished to limit the amount of new build housing development in and around the village over the remaining plan period to that which is now being promoted on Sites 1, 10 and 11 via the emerging SNP.

#### **Summary Conclusions on Land Use Options:**

5.35 The proposed “new build” and other land use options set out in the draft SNP that are therefore proposed to be taken forward for development are as follows:

- Policy 4 - Site 1 – proposed allocation for mixed use development including land for the erection of a new GP surgery, a pre-school facility, the future expansion of the existing Primary School, and the erection of approximately 45 dwellings (including 40% affordable housing) ;
- Policy 5 - Site 10 – proposed allocation for approximately 3 dwellings (net 2) including the erection of a new vicarage and the provision of additional burial space;
- Policy 6 - Site 11 – proposed allocation for approximately 4 (net 3) dwellings;
- Policy 7 – which supports the upgrading or replacement of the existing sheltered accommodation on Anthony Close by a purpose-built care or close care facility.

5.36 These proposed housing sites will together deliver up to about 50 dwellings. This will exceed the estimated residual dwelling requirement identified in the draft Core Strategy for Sherston. These figures include specific proposals aimed at meeting locally identified needs. Policy 4 will secure the provision of a significant number of affordable houses whilst Policy 7 will it is hoped provide an opportunity to provide extra care housing in a sustainable location. This is considered likely to have a positive effect.

5.37 In addition, it is considered that the provision of some additional housing (beyond the minimum required to meet the strategic objectives) will help:

- deliver a much needed replacement GP surgery;
- secure the longer term maintenance of a wide range of existing services and facilities currently available in the village;
- future proof the village from anticipated continuing pressure for new build development (by identifying land currently considered most suitable and available for such development in the short/medium term); and
- provide some funding for much needed improvements to the existing sports facilities available in the village and/or certain identified desirable improvements to the local highway network so as to provide inclusive access between the proposed new GP surgery, the existing Primary School and the village centre via increased CIL contributions.

These are all considered to be positive benefits.

5.38 Two of the option sites considered involve the use of “greenfield” land. Both Sites 1 and 6 are currently in agricultural use. Sites 10 and 11 on the other hand currently contain domestic properties (and their large gardens). Apart from these two small sites no other brownfield development opportunities were identified (apart from perhaps the possible redevelopment of Anthony’s Close). Negative effects in relation to loss of greenfield land are therefore inevitable. These are not considered to be overriding in the context of the identified need for more housing (including affordable housing) and other community facilities in and around the village.

5.39 The proposed allocated sites all avoid areas at risk from flooding (a positive environmental effect in relation to flood risk and climate change adaptation) but issues associated with flooding and the management of surface water run-off are still recognised as requiring management in the draft SNP (see Policy 4).

5.40 All of the proposed allocated sites are situated reasonably close to a range of existing services and facilities and have (or are capable of providing) inclusive access for pedestrians and cyclists. All are within a reasonable walking distance of the village centre and available bus services. This should help achieve positive outcomes in relation to air quality and climate change mitigation by encouraging alternatives to the private car. All of the proposed allocated housing sites are considered to be accessible both to the existing and proposed relocated GP surgery and the existing primary school facilities.

5.41 Impact on built heritage was a key consideration in site selection, with effects on the Conservation Area, scheduled ancient monument and both listed and non-listed heritage buildings considered. Overall it is considered that the SNP as drafted will have a positive effect insofar as it seeks to avoid sites that might have significant negative effects. Site 16 for example was specifically discounted because of its potential adverse impact on both the village Conservation Area and several adjoining listed and non-listed buildings (and their settings).

5.41 Site 10 does have the potential for a negative impact in relation to the ‘historic environment’ objective (given its relationship to the adjoining Grade I listed church). The existing dwelling on this site is however totally out of character with its setting and surroundings and would benefit from being replaced (or refurbished) in a manner that better reflects its setting. By restricting any new build development on the site and by securing a good design for any additional or replacement it should be entirely possible to mitigate the impact of such development. This combined with the added benefits of providing a new vicarage and for the future burial needs of the local community is the reason why the decision was made to support this proposed allocation.



- 5.42 By far the majority of the SNP area lies within the designated Cotswold AONB (including all of the built up area within the settlement boundary). Most of the larger option sites that have been considered in this appraisal were considered likely to have a “significant” negative effect on the AONB. The selected key site (Site 1) falls into this category. The draft SNP nevertheless is considered to have a positive effect overall insofar as it seeks to avoid locations that are particularly sensitive in landscape terms but changes in the character of existing greenfield sites will inevitably have an effect on the landscape at the local level. The selected sites will make a positive contribution to meeting local housing need and a feature of the plan is the allocation of sites for a range of both market and affordable housing, as well as encouraging the provision of extra-care homes.
- 5.43 It is acknowledged that the proposed development of Site 1 – which is a green field site situated within the AONB – is likely to have a potentially significant negative effect from a landscape viewpoint. As noted above, however, the same would have been true for whichever option had been chosen to meet the identified future need for different forms of built development. The selected option is however realistically the only practical option that can meet the need to provide land for the erection of a new GP surgery, school extension and pre-school facility. It is also considered to be the most logical location for new build housing – which will at least in part help fund these other facilities. The impact of such development on the surrounding landscape will be mitigated by a combination of careful design, master planning and additional landscaping – all of which are requirements of Policy 4.
- 5.44 Providing homes in accessible locations, combined with the provision of a range of housing will contribute to social inclusion, providing a positive effect. The SNP recognises the need to safeguard land to allow for the future expansion of the Sherston Primary School. It is considered that it would be wrong to allow the land immediately adjoining the existing school to be developed for some other purpose. A positive effect is anticipated in relation to education provision and the SNP also includes proposals for the siting of a new pre-school facility in an optimum location (adjoining the existing Primary School).
- 5.45 The need to identify a site for the construction of a new build GP surgery was identified early in the plan process. The only sites considered suitable for such a facility following an initial appraisal were Sites 1, 5 and 17. Following the removal of Site 17 from consideration by the landowner, the only site that has been identified as having the potential for such is now Site 1 (which is under the control of Wiltshire Council). All other options were discounted for the reasons set out in the table above.
- 5.46 As noted above, it is considered that the provision of some new build housing in and around the settlement will help contribute to maintaining a good level of existing services and facilities in the village. To some extent this is neutral across all of the option sites, although putting housing in locations that are close to existing and/or proposed new services and facilities should benefit the entire community in the long run. The selected locations seek to minimise the distance to travel to such services and facilities. Extra care housing might also contribute to employment opportunities but the significance of this is uncertain.
- 5.47 The amount of new housing proposed in the SNP will contribute to a range of social and economic objectives, including the encouragement of inclusive communities. The Core Strategy seeks to secure affordable housing provision on sites with 5 dwellings or more or a commuted sum payment on smaller sites, helping to ensure that some additional affordable housing is provided. The do-nothing option would give rise to uncertainties in relation to the scale and location of future development. Planning applications would then have to be assessed solely against the Core Strategy, NPPF and other material considerations. This is not considered likely to be the most sustainable option.

## 6. ASSESSMENT OF OTHER POLICY OPTIONS:

6.1 In relation to all of the other policies contained in the Draft SNP - dealing with the protection of a range of existing services, facilities and businesses as well as with the provision of improved or replacement facilities (including the GP surgery, burial space, pre-school facility etc.) - it is considered that for the most part it is only positive effects that are anticipated (see Table 16 below). There could also however be benefits associated with reducing the need to travel in terms of reducing Greenhouse gas emissions and Ultrafast Broadband could contribute to positive effects relating to a vibrant and diversified economy and diverse employment opportunities.

6.2 The table below summarises the anticipated impacts of each of these policies on the identified SEA sustainability objectives.

TABLE 16 SEA assessment of non- land use policies

POLICY NUMBER	1	2	3	7	8	9	10	11
CRITERIA								
Biodiversity	4	10	4	5	4	4	4	4
Land and soil resources	4	8	4	10	4	4	4	4
Water resources and Flood Risk	4	8	4	6	4	4	4	4
Air quality and Environmental pollution	4	6	4	6	4	4	4	4
Climatic Factors	4	8	5	8	4	4	4	4
Historic Environment	10	10	4	10	4	8	4	4
Landscapes	6	10	4	6	4	4	8	4
Population and Housing	4	4	4	10	4	4	4	4
Healthy Communities	4	10	4	6	4	10	10	10
Inclusive Communities	10	10	4	6	10	10	10	10
Education and skills	8	4	6	6	4	4	4	4
Transport	10	6	8	10	10	8	8	8
Economy and Enterprise	10	4	10	8	4	4	4	4

Key	
Significant Positive Score	
Significant Negative Score	

Policy 1	Which seeks to prevent the loss of certain identified existing services, facilities and businesses.
Policy 2	Which seeks to protect certain identified areas of local significance.
Policy 3	Which seeks to ensure that ultrafast broadband is made available to all new development.
Policy 7	Which lends support to the upgrading or replacement of an existing sheltered housing site in the village.
Policy 8	Which supports the provision of enhanced “inclusive access” between Site 1 and the village centre as well as elsewhere.
Policy 9	Which seeks to safeguard our existing sports and recreational facilities in the village.
Policy 10	Which seeks to safeguard an area of land adjoining the existing Football Field for possible future recreational use.
Policy 11	Which supports the provision of new or replacement sports facilities on the Football Field.

6.3 The table below (Table 17) presents a more detailed appraisal of each of these primarily non-land use proposals as assessed against each of the noted SA Sustainability Themes (as per Table 3 above).

**TABLE 17 Appraisal Findings – Non- Land Use Proposals**

Sustainability Theme	Discussion of potential effects and relative merits of options
<b>Biodiversity</b>	Policy 2 (which seeks to protect those areas identified by the local community as being locally significant – including: the river valleys to the south and west of the village; the local community woodland; and various areas of open space etc.) is considered to warrant a “Significant Positive” score under this theme. None of the other policies are considered likely to have a particularly adverse or beneficial impact on biodiversity and hence have been given a primarily neutral score.
<b>Land and soil resources</b>	Policy 7 (which lends support to the upgrading of an existing poor quality sheltered housing scheme in the centre of the village) is considered worthy of a “Significant Positive” under this theme. If this development were to take place it would both “maximise reuse” of a previously developed site and potentially “maximise densities in a sustainable location” as per the stated SA objectives. Policy 2 will play a part in helping to protect the loss of any natural floodplain (by protecting the river valleys from further development) and hence has been given appositive score. All of the other policies are considered likely to have a neutral effect.
<b>Water resources and Flood Risk</b>	Policy 7 (which lends support to the upgrading of an existing poor quality sheltered housing scheme in the centre of the village) is considered worthy of a “Significant Positive” under this theme. If this development were to take place it would both “maximise reuse” of a previously developed site and potentially “maximise densities in a sustainable location” as per the stated SA objectives. Policy 2 will play a part in helping to protect the loss of any natural floodplain (by protecting the river valleys from further development) and hence has been given appositive score. All of the other policies are considered likely to have a neutral effect.

<b>Air quality and Environmental pollution</b>	None of the other policies are considered likely to have a particularly adverse impact on air quality and/or environmental pollution impact and hence have been given a primarily neutral score.
<b>Climatic Factors</b>	Policies 2 and 7 are considered likely to have a Positive impact on this issue. Policy 7 because of the potentially beneficial improvements to the form of construction – replacing an existing outdated and unsustainable development form. Policy 2 because of the desire to protect our open spaces and river valleys from development. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this issue and hence have been given a primarily neutral score.
<b>Historic Environment</b>	Policies 1, 2 and 7 are considered likely to have a Significant Positive impact on this issue. Policy 1 because of the benefits likely to accrue from protecting many of our existing services, facilities and businesses – many of which are located in historic buildings (listed and unlisted) – and hence hopefully minimising the opportunities for inappropriate conversion etc. Policy 2 because it should help preserve the setting and character of the village. Policy 7 because the replacement of this existing building, which is situated immediately adjoining the Grade I listed church, would represent a significant potential benefit to the historic character of the village. Policy 9 (which seeks to protect our existing sports facilities) would have a lesser but still a positive effect on the historic environment. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this issue and hence have been given a primarily neutral score.
<b>Landscapes</b>	Policy 2 is considered likely to have a Significant Positive impact on this issue – by adding another layer of protection to some identified open areas and other sites identified by the community as being of local significance. Policy 10 (which seeks to safeguard a small site adjoining the existing Football Field for future recreational use) could help improve the appearance of what is currently a field given over to the keeping of horses (with associated stabling etc.) is also considered likely to have a positive benefit. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this issue and hence have been given a primarily neutral score.
<b>Population and Housing</b>	Policy 7 is aimed at encouraging the redevelopment of an existing sheltered housing site and replacing it with a more sustainable and well designed alternative facility for the elderly. This policy is considered to warrant a Significant Positive score under this theme. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this theme and hence have been given a neutral score.
<b>Healthy Communities</b>	Policy 7 is aimed at encouraging the redevelopment of an existing sheltered housing site and replacing it with a more sustainable and well designed alternative facility for the elderly. This policy is considered to warrant a Significant Positive score under this theme. Policies 9, 10 and 11 are all aimed at retaining or enhancing the opportunities in and around the village for leisure/recreational use. They have all been given a Significant Positive score under this theme.  None of the other policies are considered likely to have a particularly adverse or beneficial impact on this theme and hence have been given a neutral score.
<b>Inclusive Communities</b>	With the exception of Policies 3 (Broadband) and 7 (sheltered housing) all of the other policies noted here are considered to offer a Significant Positive impact under this theme. All of them will contribute in some positive way to either the retention, enhancement or improvement in access to a range of existing and proposed community facilities.

<b>Education and skills</b>	Policy 1 is considered likely to make a positive contribution towards this issue – by encouraging the retention and/or formation of new businesses in the locality capable of providing training for employees. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this theme and hence have been given a neutral score.
<b>Transport</b>	Policies 1, 7 and 8 are considered to be Significant Positive under this theme. Policy 1 – which seeks to protect a wide range of existing services, facilities and businesses should help reduce the need to travel and provide wider opportunities for people to work locally. The potential replacement of the existing sheltered housing scheme by a purpose-built improved facility for the elderly in a highly sustainable location is considered to be equally beneficial. The highway improvements supported by Policy 8 should help reduce reliance on the motor car and encourage walking and cycling. Most of the other policies are considered likely to have a positive impact on this theme and hence have been given a high score as well.
<b>Economy and Enterprise</b>	Policy 1 is partially aimed at protecting existing businesses whilst providing opportunities for replacement in due course. This is considered to represent a Significant Positive under this theme. Policy 3 (Broadband) will hopefully help people to work from home and thus both support the rural economy and promote business development in the plan area. This is also considered worthy of a Significant Positive score. Policy 7 has the potential to provide additional employment opportunities (in the care sector) and hence is given a Positive score. None of the other policies are considered likely to have a particularly adverse or beneficial impact on this theme and hence have been given a neutral score.

- 6.3. As can be seen from the tables above, none of the non-land use policies contained in the emerging plan are considered to warrant a Significant Negative (or even a Negative) score.
- 6.4 Policy No 1 seeks to safeguard a wide range of existing services, facilities and business premises for the benefit of the wider community. There are a number of “significant” positive effects deriving from this policy including all of the benefits deriving from retaining as wide a range of such services and facilities as possible in the village (thus complying with at least four of the identified positive criteria). There are no obvious negative impacts. The inclusion of this policy in the plan is considered to be far superior to a “do nothing” option.
- 6.5 Policy No 2 seeks to safeguard those areas of land in and around the settlement that have been identified as having a distinctive character. This policy will potentially meet several of the identified sustainability objectives. The inclusion of this policy in the plan is considered to be far superior to a “do nothing” option.
- 6.6 Policy No 3 seeks to ensure that all new development in the SNP area is capable of accommodating the latest internet technology. It is not considered that this policy will have a negative effect on any of the sustainability criteria.
- 6.7 Policy No 7 is aimed at seeking to secure the eventual replacement of the existing sheltered accommodation at Anthony’s Close by a purpose-built care or close-care facility. This would represent the redevelopment of an existing ageing (albeit 1960’s “modern”) structure which is no longer considered entirely fit for purpose. There are a number of potential “significant” beneficial effects deriving from this proposal and no identified major negative impacts.
- 6.8 Policy 8 is aimed at seeking to secure an enhanced and “inclusive” access between all parts of the village. In so doing it creates the opportunity to provide “significant positive” impacts on various different aspects of village life.
- 6.9 Policies 9, 10 and 11 seek to provide the mechanism for securing an additional level of protection for certain existing sports facilities in the village whilst also securing the enhancement and in due course the enlargement of those facilities. It is considered that overall these policies will have a significant positive effect.

## 7. OVERALL CONCLUSIONS AND NEXT STEPS

---

### Potential Significant Effects:

- Policy No 1 seeks to safeguard a wide range of existing services, facilities and business premises for the benefit of the wider community. Four “Significant Positive” effects have been identified deriving from this policy -including all of the benefits deriving from retaining as wide a range of such services and facilities as possible in the village. There are no obvious negative impacts. The inclusion of this policy in the plan is considered to be far superior to a “do nothing” option.
- Policy No 2 seeks to safeguard those areas of land in and around the settlement that have been identified by the local community as having a distinctive character. This policy, which is considered to warrant a Significant Positive score in at least four themes, will potentially help meet several of the other identified sustainability objectives. The inclusion of this policy in the plan is considered to be far superior to a “do nothing” option.
- Policy No 3 seeks to ensure that all new development in the SNP area is capable of accommodating the latest internet technology. It is not considered that this policy will have a negative effect on any of the sustainability criteria. It is anticipated however that it will have a “Significant Positive” impact on at least one of the SA themes (Economy and Enterprise).
- Policy No 4 seeks to allocate sufficient land for a mixed use development capable of meeting many of the objectives identified by the local community through the SNP process. The allocation of this particular site for development is considered to meet several of the identified SA objectives – four of which are noted as being “Significant Positives”. The primary reasons for this being that Wiltshire Council has a controlling interest in the site and that they, together with the landowner, have indicated that they would be willing to secure and deliver a number of the desired “community” facilities that have been identified through the SNP process. As a result, this site has been given a very high score when assessed against some of these particular themes. Most notably this site is considered ideally situated to accommodate the following much needed facilities: a site for a new (replacement) GP surgery; a site that can be safeguarded for the future expansion of the existing Primary School should it be required; a site for a new pre-school facility (adjoining the existing Primary School); and together with some new build market housing as a site capable of delivering some additional affordable housing. Conversely, however, it has to be acknowledged that the site has attracted one “Significant Negative” score under the “Landscapes” theme. This is because the proposal site lies outside of the presently defined Village Development Boundary and is a greenfield site in the Cotswold AONB. The Steering Group, having considered all of the available options and, taking into account the views expressed by the local community, have opted to propose the allocation of this site for mixed use development (for all of the positive reasons noted above). It is recognised however that some mitigation works will be required to ensure that such development is readily assimilated into its context. This will be by way of a mixture of appropriate strategic landscaping and good design.
- Policy No 5 allocates land for the erection of a small number of dwellings (including a new vicarage) together with the provision of an area of land for use as burial space in a highly sustainable location close to the centre of the village. The burial space being something that the local community urgently requires. The reservation of part of this site for such a purpose represents a Significant Positive under the “inclusive Communities” theme. The sustainable location of the site (combined with its brownfield credentials) provide additional positive benefits.

- Policy No 6 allocates a small brownfield site situated in a highly sustainable location for a small-scale housing development. This was why it was given a Significant Positive benefit score under the “Transport” theme.
- Policy No 7 is aimed at seeking to secure the eventual replacement of the existing sheltered accommodation at Anthony’s Close by a purpose-built care or close-care facility. This would represent the redevelopment of an existing ageing (albeit 1960’s “modern”) structure which is no longer considered entirely fit for purpose. There are a number of potential “significant” beneficial effects deriving from this proposal and no identified major negative impacts.
- Policy 8 is aimed at seeking to secure an enhanced and “inclusive” access between all parts of the village. In so doing it creates the opportunity to provide “significant positive” impacts on various different aspects of village life.
- Policies 9, 10 and 11 seek to provide the mechanism for securing an additional level of protection for certain existing sports facilities in the village whilst also securing the enhancement and in due course the enlargement of those facilities. It is considered that overall these policies will have a significant positive effect.

## Overall Conclusions

- 7.1 The SNP seeks to positively plan for a level of new housing development required in the village to meet local needs, to help fund additional facilities and to provide a degree of future-proofing (all in accordance with the Wiltshire Core Strategy). It identifies sites capable of meeting a range of needs, including housing for younger and older people and those requiring larger social housing.
- 7.2 There is an identified need for a new GP surgery and the SNP seeks to identify a site that can meet that need.
- 7.3 There is also an identified need to make provision for future pre-school and expanded primary education in the village. The SNP seeks to identify a site that can also help meet those needs.
- 7.4 The built heritage and surrounding landscape are key considerations. The SNP has sought to take account of these factors in allocating sites for development and also contains policies that will ensure that future development respects them.
- 7.5 There are tensions between the desire to locate development as close to the existing village centre as possible (to help create a sustainable pattern of development that encourages walking and cycling) and the actual availability, suitability, and acceptability of any land considered capable of meeting identified needs. The only option sites that were identified as having any significant development potential (i.e. having the capacity to accommodate more than 3 or 4 dwellings) were all green field sites situated outside of the existing settlement boundary. Any such development will inevitably impact on the AONB and the setting of the village.
- 7.6 The SNP will inevitably therefore give rise to some negative environmental effects at the local level associated with the loss of greenfield sites – to some extent these have already been accounted for through assessment of the Core Strategy and have not been judged to be unacceptable. These effects are inevitable and unavoidable if the SNP is to accommodate even the limited amount of development required by the Core Strategy.
- 7.7 In the absence of the SNP the requirement for growth would not go away, individual planning applications would come forward and be assessed against the Core Strategy, the NPPF and any other material considerations.  
If the aspirations in the SNP for high quality development are realised there will be significant positive effects that might not be realised if the SNP was absent.

## Next Steps

7.8 The SNP has now been submitted to Wiltshire Council for its consideration in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. Wiltshire Council will then have to consider whether the plan is suitable to go forward to Independent Examination in terms of the SNP meeting legal requirements and its compatibility with the Local Plan. If the subsequent Independent Examination is favourable, the SNP will be subject to a referendum, organised by Wiltshire Council. If more than 50% of those who vote agree with the plan, then it will be passed to Wiltshire Council with a request it is adopted. Once adopted, the SNP will become part of the Development Plan for the parish of Sherston.

Maps are reproduced by courtesy of The Ordnance Survey – License No 100049050

Maps prepared by Paul Ormiston

Photos supplied by James Pyle.

Design and artwork: Paul Ormiston, Compass Graphic Design, Sherston.



## Appendix A - Sustainability Appraisal Framework

### Sustainability Appraisal Framework

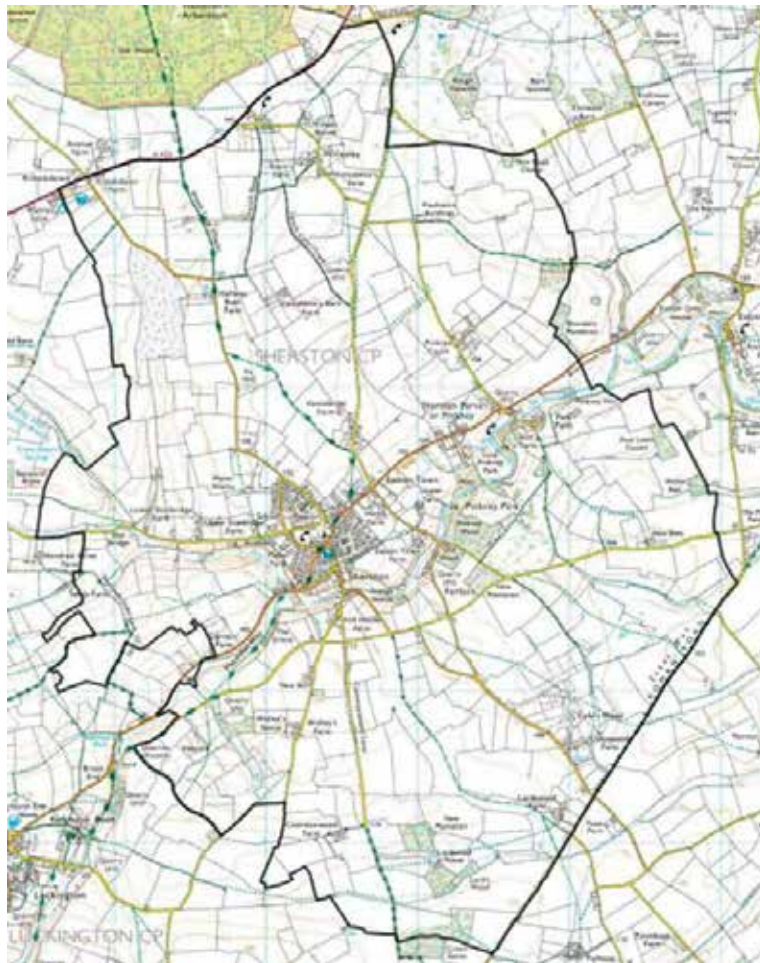
Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the policy ?
Biodiversity	1. Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses - with particular reference to the designated County Wildlife Sites	<ol style="list-style-type: none"> <li>1. Protect and enhance priority habitats and species?</li> <li>2. Protect and enhance locally designated biodiversity sites?</li> <li>3. Avoid habitat fragmentation?</li> <li>4. Ensure all new developments protect and enhance local biodiversity as far as possible?</li> <li>5. Contribute to the achievement of objectives and targets within local BAPs?</li> <li>6. Result in greater community engagement with biodiversity?</li> <li>7. Maintain the existing extent of ancient woodland sites?</li> <li>8. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</li> </ol>
Land and Soil Resources	2. Ensure efficient and effective use of land and give priority to the use of suitably located previously developed land and buildings	<ol style="list-style-type: none"> <li>1. Maximise densities in sustainable locations that have good access to local facilities and key infrastructure?</li> <li>2. Maximise reuse of Previously Developed Land where possible/appropriate?</li> <li>3. Encourage remediation of contaminated land?</li> <li>4. Avoid the loss of natural floodplain?</li> </ol>
	3. Protect those areas identified as being Grade 1 agricultural land from inappropriate development	<ol style="list-style-type: none"> <li>1. Protect the best and most versatile agricultural land?</li> <li>2. Protect and enhance soil quality?</li> </ol>
Water Resources and Flood Risk	4. Use and manage water resources in a sustainable manner	<ol style="list-style-type: none"> <li>1. Take into account predicted future impacts of climate change, including water scarcity issues?</li> <li>2. Encourage sustainable and efficient management of water resources?</li> <li>3. Ensure that essential water infrastructure is co-ordinated with all new development?</li> <li>4. Consider the need for adequate provision of surface water and foul drainage?</li> <li>5. Promote provision of pollution prevention measures?</li> <li>6. Protect, and where possible, improve surface, ground and drinking water quality?</li> </ol>

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the policy ?
	5. Protect people and property from the risk of flooding	<ol style="list-style-type: none"> <li>1. Minimise the risk of flooding to people and property (new and existing development)?</li> <li>2. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</li> <li>3. Protect and enhance the natural function of floodplains?</li> <li>4. Ensure the use of Sustainable Drainage Systems (SUDS) in appropriate circumstances?</li> </ol>
Air Quality and Environmental Pollution	6 Minimise all sources of environmental pollution.	<ol style="list-style-type: none"> <li>1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration?</li> <li>2. Minimise all forms of contamination to soils?</li> </ol>
Climatic Factors	7. Seek to minimise impact on climate change and reduce vulnerability to future climate change effects	<ol style="list-style-type: none"> <li>1. Minimise emissions of greenhouse gases and ozone depleting substances?</li> <li>2. Minimise the likely impacts of future development on climate change through appropriate adaptation?</li> <li>3. Promote the development of renewable and low carbon sources?</li> <li>4. Promote energy efficiency in buildings and new development?</li> <li>5. Minimise contributions to climate change through sustainable building practices?</li> </ol>
Historic environment	8. Protect, maintain and enhance the historic environment – with particular reference to the designated ancient monument, the two Conservation Areas and all listed buildings	<ol style="list-style-type: none"> <li>1. Conserve and enhance features and areas of historical and cultural value (and their settings), including Listed Buildings, non-designated assets with local significance, archaeology, Conservation Areas and the Scheduled Ancient Monument?</li> <li>2. Ensure appropriate archaeological assessment prior to development?</li> <li>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</li> <li>4. Improve and broaden access to, and understanding of, local heritage and historic sites?</li> <li>5. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design?</li> <li>6. Support the delivery of actions in the adopted Sherston Conservation Area Statement (1999).</li> </ol>

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the policy ?
Landscapes	9. Conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and sense of place	<ol style="list-style-type: none"> <li>1. Protect and enhance the landscape character and scenic quality of the countryside?</li> <li>2. Conserve and enhance areas with landscape designations and take account of their management objectives?</li> <li>3. Maintain and enhance the character and distinctiveness of settlements?</li> <li>4. Deliver good quality design that reflects local character?</li> <li>5. Protect rights of way, open space and common land?</li> <li>6. Improve the quality and quantity of access to the wider countryside for recreation?</li> <li>7. Consider amenity value in the context of access to the countryside (and other informal recreational space)?</li> </ol>
Population and housing	10. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	<ol style="list-style-type: none"> <li>1. Provide an adequate supply of affordable housing?</li> <li>2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community – particularly the elderly?</li> <li>3. Ensure adequate provision of land to meet housing needs?</li> <li>4. Provide quality and flexible homes that meet people's needs?</li> <li>5. Ensure that best use is made of the existing housing stock?</li> <li>6. Promote the use of sustainable building techniques, including use of sustainable building materials in construction?</li> <li>7. Provide housing in sustainable locations that allow easy access to a range of local services and facilities?</li> <li>8. Provide for an adequate range of housing?</li> </ol>
Healthy communities	11. Provide a safe and healthy environment in which to live.	<ol style="list-style-type: none"> <li>1. Promote design of buildings and spaces to reduce crime and the fear of crime?</li> <li>2. Increase opportunities for regular participation in sports /exercise?</li> <li>3. Protect rural ways of life?</li> <li>4. Promote recreational and leisure opportunities?</li> </ol>
Inclusive Communities	12. Retain existing community facilities and provide additional facilities where such a need has been identified	<ol style="list-style-type: none"> <li>1. Improve the availability and accessibility of key local facilities, including healthcare, education, retail and leisure?</li> <li>2. Promote the development of a range of high quality, accessible community, cultural and leisure facilities?</li> <li>3. Encourage active involvement of local people in community activities?</li> <li>4. Maintain and enhance local facilities?</li> </ol>

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the policy ?
	13. Improve access to, and engagement in, local community services and facilities	<ol style="list-style-type: none"> <li>1. Maintain or enhance the quality of life of existing local residents?</li> <li>2. Encourage active involvement of local people in the design of new developments?</li> <li>3. Encourage and promote social cohesion?</li> </ol>
Education and skills	14. Provide good quality educational facilities capable of meeting the needs of the local community and provide opportunities for people to improve their workplace skills	<ol style="list-style-type: none"> <li>1. Ensure the provision of adequate pre- school and primary school places to meet need resulting from additional new housing development?</li> <li>2. Encourage the retention and formation of new businesses in the locality capable of providing training for employees.</li> </ol>
Transport	15. Reduce the need to travel and promote more sustainable transport choices	<ol style="list-style-type: none"> <li>1. Promote developments that reduce the need to travel and reliance on the private car?</li> <li>2. Promote uptake of sustainable travel choices ie walking and cycling?</li> </ol>
Economy and enterprise	16. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	<ol style="list-style-type: none"> <li>1. Promote business development?</li> <li>2. Support the rural economy and farm diversification?</li> <li>3. Seek to prevent the loss of existing business premises?</li> </ol>
	17. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	<ol style="list-style-type: none"> <li>1. Provide local employment opportunities?</li> <li>2. Assist businesses in finding appropriate land and/or premises?</li> <li>3. Protect existing employment sites?</li> </ol>

# A Neighbourhood Plan for Sherston



## Site Assessments

# Contents

1. Site Assessment Proformas
2. Points-based criteria tables
3. Site analysis tables from Sherston Neighbourhood  
Plan Steering Group

# SHERSTON NEIGHBOURHOOD PLAN



## I. West of new school & Knockdown Road

Site Address	Green Lane
Owner details	Wiltshire CC (controlled by)
Site Size	3.2 ha
Brown or Greenfield?	Green
Existing use	Agriculture; arable



<b>Location &amp; Description</b>	Land sites to rear of school and rear of the houses in Butler's Close, Saxon Close and those fronting Knockdown Road.		
	Location is good, on the edge of the village but well-related, just a short walk from all the amenities in the village.		
<b>Policy Restrictions*</b>	The land is predominantly flat, but slopes upwards slightly from the road to the northern boundary. The site is bordered by a mix of hedges, trees and other vegetation.		
		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
<b>Physical Constraints</b>	Within AONB?	x	
	Impact upon cultural heritage?		x
<b>Physical Constraints</b>	There are no significant physical barriers to development.		
	Access would have to be gained from Green Lane, a small road potentially not capable of coping with significant levels of traffic.		

<b>Potential Impacts</b>	<p>Proximity to school means that the southern end of the site would have very little impact upon the amenity of existing local residents.</p> <p>Small visual impact.</p> <p>Impact upon amenity of homes in Butler's Close, Saxon Close and those fronting Knockdown Road.</p>		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility? *	x	
	Walking distance to primary services? **	x	
<b>Overall Suitability</b>	<p>Good. Would represent an appropriate extension of the village envelope with minimal visual impact.</p>		

From the south-western corner of the site looking east



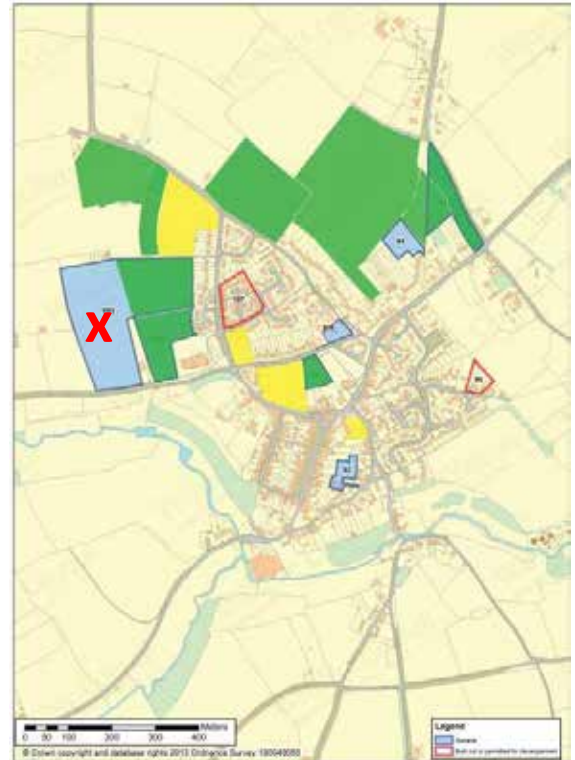
\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation



## 2. West of Site I, Green Lane

Site Address	Green Lane
Owner details	Moody + A.N. OTHER
Site Size	3.6 ha
Brown or Greenfield?	Green
Existing use	Agriculture, arable



<b>Location &amp; Description</b>	West of Site I, separated by a strip of residential land to the south but borders site I towards the north of the site.		
	Site rises away from Green Lane to the north where it plateaus at the northern boundary of the site.		
<b>Policy Restrictions*</b>	Site is away from the village envelope and does not currently relate to the rest of the settlement		
		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
<b>Physical Constraints</b>	Within AONB?	x	
	Impact upon cultural heritage?		x
	None significant.		

<b>Potential Impacts</b>	Access would have to be gained from Green Lane, a small, narrow road potentially not capable of coping with a significant increase in levels of traffic.		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility?	x	
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
<b>Overall Suitability</b>	Not considered suitable due to its location away from the village boundary.		
<b>Points scored</b>	48		

From the south-western corner of the site looking north



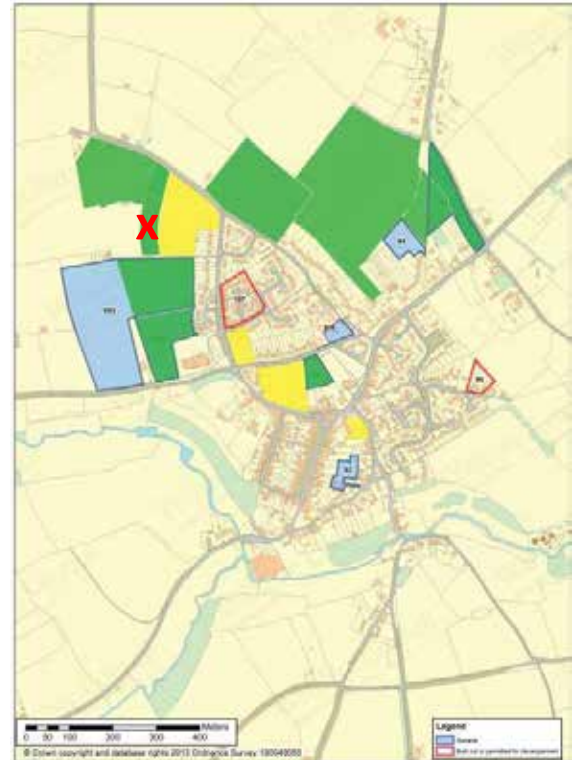
\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation



## 3. West of Sports Field

Site Address	Knockdown Road
Owner details	Wyatt Family
Site Size	0.78 ha
Brown or Greenfield?	Green
Existing use	Pony paddock & Small copse



<b>Location &amp; Description</b>	Thin strip of land to the west of Sherston Town FC football ground (Site 4). Site is relatively flat and bordered on all sides by thick vegetation.		
<b>Policy Restrictions*</b>		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
<b>Physical Constraints</b>	<p>Site is removed from other residential areas and is not well related to the rest of the village.</p> <p>Shape of site- long and thin, does not lend itself to residential development.</p>		

<b>Potential Impacts</b>	Development of site without development of either of the adjacent sites would look incongruous.		
	Site well-screened but visibility may be poor for egress from the site.		
	Access would be onto a very narrow highway.		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility?*		<b>x</b>
	Walking distance to primary services? **	x	
	Walking distance to key local services? **	x	
<b>Overall Suitability</b>	Unsuitable for development due to location away from village boundary, shape of site and potential difficulties of access.		
<b>Points scored</b>	<b>48</b>		

From Knockdown Road looking south into site

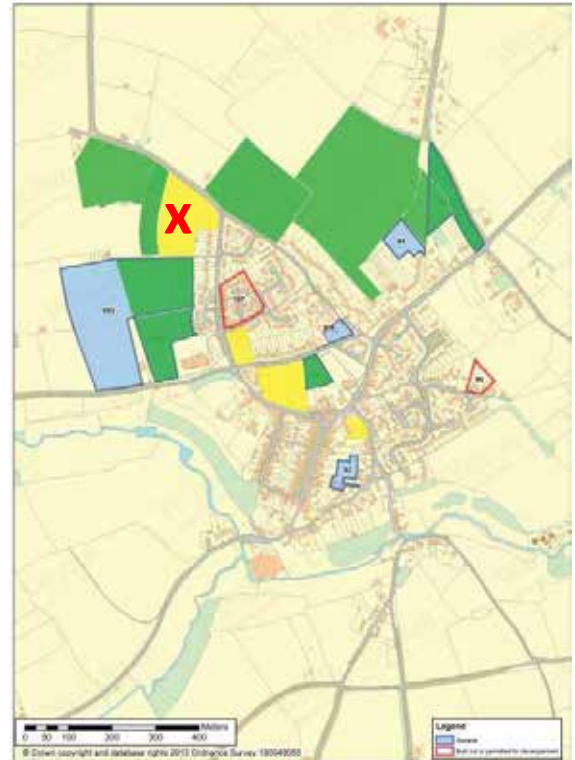


\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation

## 4. Sports Field

Site Address	Knockdown Road
Owner details	Sherston PC
Site Size	1.7 ha
Brown or Greenfield?	Greenfield
Existing use	Sports Field



<b>Location &amp; Description</b>	<p>On corner of Knockdown Road and Sandpits Lane.</p> <p>Site currently houses a football pitch, a changing rooms building, 2 x tennis courts and a small skate park.</p> <p>Site is flat and screened to the south but visible from Knockdown Road.</p>		
<b>Policy Restrictions*</b>		Yes	No
	Within settlement boundary?		
	Within flood plane?		
	Within AONB?		
	Impact upon cultural heritage?		
<b>Physical Constraints</b>	None significant.		

<b>Potential Impacts</b>	Would require relocation of the football club, skate park and tennis courts.		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility?		<b>x</b>
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
<b>Overall Suitability</b>	Site very suitable in development terms but not ideal due to existing recreational uses. Should an alternative site for recreational uses be found then site could be considered suitable.		
<b>Points scored</b>	<b>55</b>		

From the north-western tip of the site looking south-east



\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation



## 5. Allotments Site

Site Address	Knockdown Road
Owner details	Wiltshire Council (20 year lease)
Site Size	0.37 ha
Brown or Greenfield?	Greenfield
Existing use	Statutory Allotments



<b>Location &amp; Description</b>	<p>Opposite school, within village envelope.</p> <p>Very flat site, very well located in the village.</p>		
<b>Policy Restrictions*</b>		Yes	No
	Within settlement boundary?	x	
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
<b>Physical Constraints</b>	<p>Site is not large but has no significant physical constraints.</p>		

<b>Potential Impacts</b>	Relocation of the allotments site to elsewhere within or on the edge of the village would be required which could take them out of walking distance to some residents.		
	Would result in the loss of an attractive open space within the village to be replaced by more houses..		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility?	x	
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
<b>Overall Suitability</b>	Site very suitable in development terms and location but loss of allotments within the village envelope would have a detrimental effect on the amenity of the village.		
<b>Points scored</b>	<b>60</b>		

From the south looking north



\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation

## 6. North of Sandpits Lane

Site Address	Sandpits Lane
Owner details	Goulding
Site Size	3.0 ha
Brown or Greenfield?	Greenfield
Existing use	Agriculture; arable



<b>Location &amp; Description</b>	Site to the north of Sandpits Lane where it meets Knockdown Road.		
	Site is reasonably flat and is bordered by more agricultural fields on 2 sides and residential development and agriculture on the 3rd side.		
<b>Policy Restrictions*</b>		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
<b>Physical Constraints</b>	Access on to Sandpits Lane would not be suitable for a large number of dwellings.		

<b>Potential Impacts</b>	<p>Development of the whole site would result in a significant expansion of the village envelope which would look incongruous.</p> <p>Limited number of homes possible anyway due to the relatively small size of Sandpits Lane and the effects that the access would have.</p> <p>Concern that development of front of site could open up remainder for development.</p>		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility?		x
	Walking distance to primary services?	x	
<b>Overall Suitability</b>		x	
	<p>Front of 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.</p> <p>Site also potentially suitable for relocated recreation or allotments.</p>		

From the western corner of the site looking east



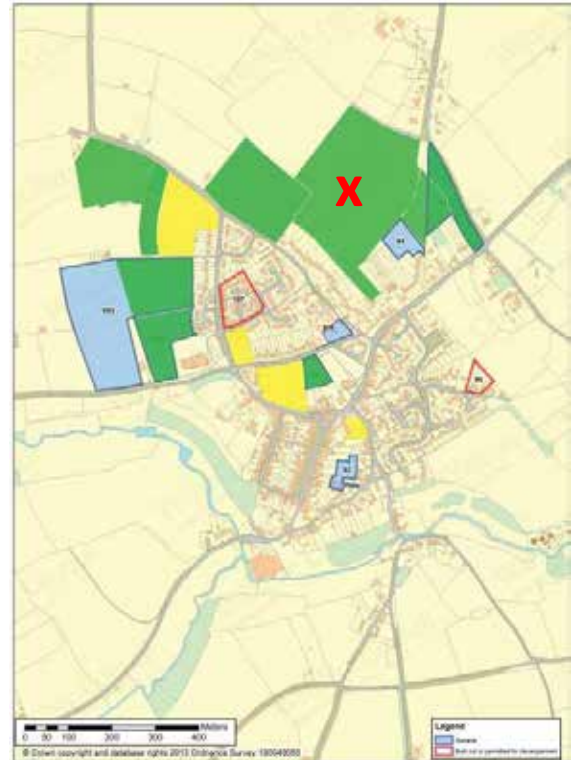
\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation



## 7. Land between Sandpits Lane & Tetbury Road

Site Address	Tetbury Road
Owner details	Freeth
Site Size	7.0 ha
Brown or Greenfield?	Greenfield
Existing use	Agriculture; arable



<b>Location &amp; Description</b>	<p>Very large, open site. Prominent from the rear of the homes facing Sandpits lane and Tetbury Road, and visible from Tetbury Road itself but well screened from the rest of the village.</p> <p>Away from village centre and would result in a significant expansion away from the centre of the village.</p> <p>(Shortcuts would make the site accessible from the village within reasonable walking distances.)</p>		
	<b>Policy Restrictions*</b>	Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
<b>Physical Constraints</b>	<p>No obvious access without going through another site, except to the north of the site where it just makes contact with Tetbury Road.</p>		

<b>Potential Impacts</b>	<p>Increased traffic on such a narrow highway as Tetbury Road could be problematic.</p> <p>Increase of village envelope to north with associated access could open up area for further development.</p>		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility? *	x	
	Walking distance to primary services? **	x	
<b>Overall Suitability</b>	<p>The location, removed from the centre of the village, and the difficulty in accessing the site from the village make the site unsuitable for development.</p>		
<b>Points scored</b>	<b>40</b>		

From the northern boundary of site looking south



\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation

## 8. Land west of Tetbury Road

Site Address	Tetbury Road
Owner details	Bridgman
Site Size	0.98 ha
Brown or Greenfield?	Greenfield
Existing use	Agriculture; grassland



<b>Location &amp; Description</b>	Triangle of land located just to the west of Tetbury Road, separated from the road by Site 9.		
	Site is not prominent from the road and, although it borders the back gardens of a few homes facing Easton Road, it is removed from the rest of the village.		
<b>Policy Restrictions*</b>		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
<b>Physical Constraints</b>	Site is land-locked and it would require the unlocking of adjacent sites for access to a highway.		
	Site is not a shape that is particularly conducive to development for residential.		
	Drainage considered poor.		

<b>Potential Impacts</b>	Would look incongruous and would be inaccessible without development of adjacent sites, particularly site 9 to the east.		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility?	x	
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
<b>Overall Suitability</b>	Site is not considered suitable due to location and 'land-locked' nature.		
<b>Points scored</b>	<b>43</b>		

Looking into site through Site 9 from Tetbury Road



\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation

## 9. Land off Tetbury Road

Site Address	Tetbury Road
Owner details	Lacey
Site Size	0.69 ha
Brown or Greenfield?	Greenfield
Existing use	Pasture; Pony Paddock



<b>Location &amp; Description</b>	Thin strip of pasture land that runs along the western side of Tetbury Road		
<b>Policy Restrictions*</b>		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
<b>Physical Constraints</b>	Shape of site would only allow a line of development fronting the road. Most of site does not have a relationship with the rest of the village.  Drainage issue.		



<b>Potential Impacts</b>	High impact on the landscape and would look somewhat incongruous to develop all the way along the road running out of the village.		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility?	x	
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
<b>Overall Suitability</b>	<p>Very southern end of the site may be appropriate for 1 or 2 dwellings as there is a relationship with the existing built environment.</p> <p>Rest of site not considered appropriate.</p>		
<b>Points scored</b>	<b>45</b>		

From centre of the site on Tetbury Road looking south looking north



\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation

## 10. Vicarage Site off Green Lane

Site Address	Green Lane
Owner details	Church of England (Diocese of Bristol)
Site Size	0.34 ha
Brown or Greenfield?	Brownfield
Existing use	Dwelling and garage plus garden store



<b>Location &amp; Description</b>	Site is the current vicarage is located between the playing fields and the church graveyard.		
<b>Policy Restrictions*</b>		Yes	No
	Within settlement boundary?	x	
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?	x	
<b>Physical Constraints</b>	<p>Small site but with good access. A lot of vegetation on the site but nothing that would affect development.</p> <p>Potential visual impact on the church must be considered.</p>		

<b>Potential Impacts</b>	Visual impact upon setting of the church.  Redevelopment could improve amenity of this area of Green Lane given the unattractive nature of the existing dwelling on the site.		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility?	x	
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
<b>Overall Suitability</b>	The current vicarage has plenty of room and, once the existing dwelling has been removed, would be suitable for a new vicarage, a new burial ground and limited enabling development.		
<b>Points scored</b>	<b>61</b>		

View of Vicarage from Green Lane



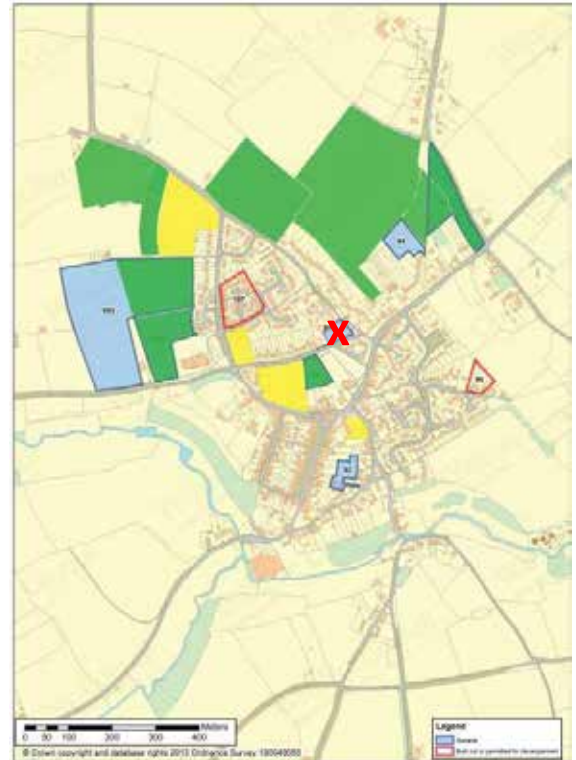
\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation



## 11. Junction Green Lane & Sandpits Lane

Site Address	Green Lane
Owner details	
Site Size	0.23 ha
Brown or Greenfield?	Brownfield
Existing use	Single dwelling & garden



<b>Location &amp; Description</b>	Residential site that could be developed for further housing.		
<b>Policy Restrictions*</b>		Yes	No
	Within settlement boundary?	x	
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
<b>Physical Constraints</b>	Tight site. Existing dwelling on site that would have to be removed or worked around.		

<b>Potential Impacts</b>	Low impact in terms of visual impact as site is surrounded by very large hedges and trees.		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility?	x	
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
<b>Overall Suitability</b>	Considered suitable for very small-scale development		
<b>Points scored</b>	<b>58</b>		

Looking at site from Green Lane

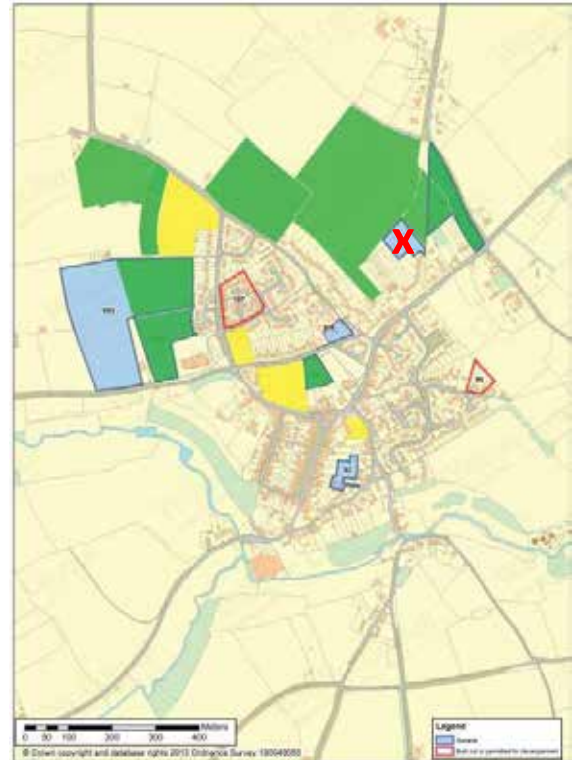


\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation

## 12. Land North of Hunter’s Field

Site Address	Rear of Hunters Field
Owner details	Squires
Site Size	0.43 ha
Brown or Greenfield?	Greenfield
Existing use	Domestic garden



<b>Location &amp; Description</b>	'Landlocked' site behind houses on Easton Town & Huntersfield.		
<b>Policy Restrictions*</b>		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
<b>Physical Constraints</b>	No access other than via Huntersfield. Impossible to develop in isolation within an adjacent site coming forward.  Poor drainage.		

<b>Potential Impacts</b>	<p>Would result in an incongruous development behind an existing row of homes.</p> <p>Poor drainage of site could cause further drainage issues to the adjacent homes.</p> <p>No current access available.</p>		
<b>Accessibility</b>		<b>Yes</b>	<b>No</b>
	Public Transport Accessibility?		x
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
<b>Overall Suitability</b>	Not considered suitable.		
<b>Points scored</b>	<b>46</b>		

Site just visible in the distance in the centre of the shot



\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation

## 13.Village Hall Field

Site Address	Noble St
Owner details	Sherston PC
Site Size	0.19 ha
Brown or Greenfield?	Greenfield
Existing use	Community use



<b>Location &amp; Description</b>	Raised site above road adjacent to the Village Hall in a central location within the village envelope.		
	Site slope upwards from the road towards the Village Hall.		
<b>Policy Restrictions*</b>		Yes	No
	Within settlement boundary?	x	
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?	x	
<b>Physical Constraints</b>	Site in a very prominent position given its raised location.		
	Village Hall is on the site, which an important community facility.		



<b>Potential Impacts</b>	Adverse impact upon look & feel of Noble St and upon the Village Hall. Feel of overdevelopment on a prominent site in the village. Loss of community recreational space		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility? *	x	
	Walking distance to primary services? **	x	
	Walking distance to key local services? **	x	
<b>Overall Suitability</b>	Not considered suitable due to impact upon the amenity of the area, loss of community space and topography.		
<b>Points scored</b>	<b>55</b>		

Looking south-west from Noble Street



\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation

## 14. Site adjacent to Kennels, Knockdown Rd

Site Address	Knockdown Road
Owner details	Moulder
Site Size	7.0 ha
Brown or Greenfield?	Grenfield
Existing use	



<b>Location &amp; Description</b>	On the bend of Knockdown Road, north of the village adjacent to the kennels. Site is somewhat removed from the edge of the village and fairly remote from the rest of the village.		
<b>Policy Restrictions*</b>		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
<b>Physical Constraints</b>	Site is fairly flat and would not be visible from elsewhere in the village.		

<b>Potential Impacts</b>	Would look incongruous as is poorly related to the rest of the village.		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility? *		x
	Walking distance to primary services? **		x
	Walking distance to key local services? **		x
<b>Overall Suitability</b>	Not considered suitable due to location.		
<b>Points scored</b>	<b>42</b>		

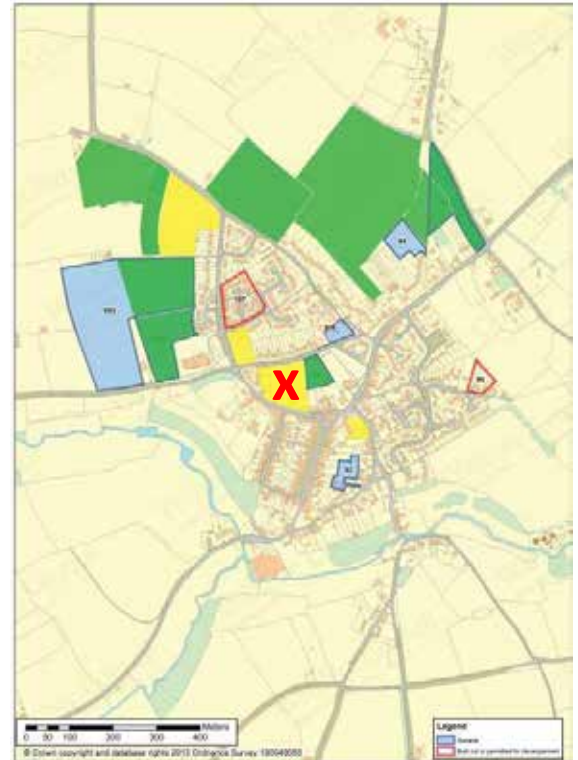
\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation



## 15. Recreation Ground

Site Address	Green Lane
Owner details	Sherston PC
Site Size	1.0 ha
Brown or Greenfield?	Greenfield
Existing use	Public Open Space



<b>Location &amp; Description</b>	Situated at the heart of the village between Green Lane and Court St this site is the current village recreation ground and is used for sport and play.		
	Site is reasonably flat and well located but is an important resource for the community.		
<b>Policy Restrictions*</b>		Yes	No
	Within settlement boundary?	x	
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?	x	
<b>Physical Constraints</b>	None.		

<b>Potential Impacts</b>	<p>Loss of recreational space would have to be made up elsewhere- likely in a less convenient location.</p> <p>Impact upon the amenity of the centre of the village would be very significant.</p>		
<b>Accessibility</b>		Yes	No
	Public Transport Accessibility? *	x	
	Walking distance to primary services? **	x	
<b>Overall Suitability</b>	Not considered suitable.		

From the north-east corner of the site looking south-west looking north



\* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

\*\* Based on approx. 800m appropriate walking distance as set out by Institute of Highways and Transportation

**Site Selection Points-based Assessment table: Sites 1-5**

	Sites	1	2	3	4	5
<b>1. Site Access</b>						
a. Adjacent to major highway (i.e. a '2 car-width' road)	5	X			X	X
b. Adjacent to minor public highway (i.e. single track road)	3		X	X		
c. Removed from a major highway (i.e. a '2 car-width' road) so reliant on adjoining land	2					
d. Removed from minor public highway (i.e. single track road) so reliant on adjoining land	1					
<b>2. Designation</b>						
a. Brownfield uncontaminated	5					
b. Brownfield some contamination	3					
c. Brownfield heavy contamination	2					
d. Greenfield	1	X	X	X	X	X
<b>3. Topography</b>						
a. Mostly level	5	X		X	X	X
b. Gentle slope	3		X			
c. Steep sloping	2					
d. Landscaping or levelling required	1					
<b>4. Features crossing site e.g. pylons, power lines &amp; pipes</b>						
a. No features that will require resiting/removing (or none identified as yet)	5	X	X	X	X	X
b. There is a feature(s) which is either feasible to remove/resite or on periphery of site	3					
c. Feature that will be difficult to resite/remove	1					
<b>5. Flood risk</b>						
a. No risk	5	X	X	X	X	X
b. Flood Zone 1 (1000 to 1 chance per annum)	3					
c. Flood Zone 2 between 1000 to 1 and 100 to 1 chance per annum)	2					
d. Flood Zone 3 (high risk 100-1 or less chance per annum)	1					

<b>6. Archaeology?</b>						
a. No/extremely unlikely	5					
b. Unlikely	4				X	X
c. Unknown/no information	3	X	X	X		
d. Yes potential	2					
e. Yes known	1					
<b>7. The natural environment: biodiversity &amp; ecology</b>						
a. Very little or no plant life, animal life, bird life or insect life of significance on the site	5					
b. Some plant life, animal life, bird life or insect life of minor significance on this site	3	X	X	X	X	X
c. Plant life, animal life, bird life or insect life of medium significance on this site	2					
d. Plant life, animal life, bird life or insect life of major significance on this site	1					
<b>8. The natural environment: landscape settings, views and natural features</b>						
a. No impact upon surrounding natural landscape setting and views of landscape including river and watercourses, wooded areas and other natural features	5			X		X
b. Minor upon surrounding natural landscape setting and views of landscape including river and watercourses, wooded areas and other natural features	3	X	X		X	
c. Medium impact upon surrounding natural landscape setting and views of landscape including river and watercourses, wooded areas and other natural features	2					
d. Major impact upon surrounding natural landscape setting and views of landscape including river and watercourses, wooded areas and other natural features	1					
<b>9. Relation to the built environment</b>						
a. The site is located fully within the settlement boundary	5					X
b. The site is located adjacent to the settlement boundary	4	X			X	
c. The site reliant on the development of another site to become adjacent to the settlement	2		X	X		
d. The site is totally removed from the settlement	1					
<b>10. Loss of amenities</b>						
a. The site will not result in the loss of any amenities or community facilities	5	X	X	X		
b. The site will result in the loss of a minor amenity or facility that is easily replaced elsewhere	4				X	
c. The site will result in the loss of an amenity or facility that may be problematic to replace	2					X
d. The site will result in the loss of an irreplaceable amenity or facility	1					

<b>I 1. Sustainability: buses</b>						
a. There is an existing bus stop within 400m of the site	5					X
b. There is an existing bus stop within 800m of the site	3	X	X		X	
c. The nearest bus stop is more than 800m away from the site, but walkable	2			X		
d. The nearest bus stop is not walking distance from the site	1					
<b>I 2. Sustainability: footpaths</b>						
a. There are existing footpaths and/or pavements connecting the site with the village centre	5				X	
b. The site could easily be connected to footpaths or pavements that connect to the village centre	3	X				
c. The site is within 200m of an existing footpaths or pavements connecting the site with the village centre	2		X	X		
d. The site is well-removed from any footpaths	1					
<b>I 3. Sustainability: access to retail, health and recreational amenities</b>						
a. The site is within 400m of local shops and/or amenities	5					X
b. The site is within 800m of local shops and/or amenities	3	X	X		X	
c. The site is more than 800m from shops and/or amenities	2			X		
d. The site is not within walking distance form shops and/or amenities	1					
<b>I 4. Local infrastructure: schools</b>						
a. The site is within 400m of the primary school	5	X	X	X	X	X
b. The site is within 800m of the primary school	3					
c. The site is more than 800m from the primary school	2					
d. The site is not within walking distance of the primary school	1					
<b>Total Score</b>		<b>53</b>	<b>48</b>	<b>48</b>	<b>55</b>	<b>60</b>

**Site Selection Points-based Assessment table: Sites 6-10**

Sites		6	7	8	9	10
<b>1. Site Access</b>						
a. Adjacent to major highway (i.e. a '2 car-width' road)	5					X
b. Adjacent to minor public highway (i.e. single track road)	3	X			X	
c. Removed from a major highway (i.e. a '2 car-width' road) so reliant on adjoining land	2					
d. Removed from minor public highway (i.e. single track road) so reliant on adjoining land	1		X	X		
<b>2. Designation</b>						
a. Brownfield uncontaminated	5					
b. Brownfield some contamination	3					
c. Brownfield heavy contamination	2					
d. Greenfield	1	X	X	X	X	X
<b>3. Topography</b>						
a. Mostly level	5	X	X	X	X	X
b. Gentle slope	3					
c. Steep sloping	2					
d. Landscaping or levelling required	1					
<b>4. Features crossing site e.g. pylons, power lines &amp; pipes</b>						
a. No features that will require re-siting/removing (or none identified as yet)	5	X				X
b. There is a feature(s) which is either feasible to remove/re-site or on periphery of site	3		X	X	X	
c. Feature that will be difficult to re-site/remove	1					
<b>5. Flood risk</b>						
a. No risk	5	X	X	X	X	X
b. Flood Zone 1 (1000 to 1 chance per annum)	3					
c. Flood Zone 2 between 1000 to 1 and 100 to 1 chance per annum)	2					
d. Flood Zone 3 (high risk 100-1 or less chance per annum)	1					

<b>6. Archaeology?</b>						
a. No/extremely unlikely	5					
b. Unlikely	4					
c. Unknown/no information	3	X		X	X	
d. Yes potential	2					X
e. Yes known	1		X			
<b>7. The natural environment: biodiversity &amp; ecology</b>						
a. Very little or no plant life, animal life, bird life or insect life of significance on the site	5					
b. Some plant life, animal life, bird life or insect life of minor significance on this site	3	X	X			X
c. Plant life, animal life, bird life or insect life of medium significance on this site	2			X	X	
d. Plant life, animal life, bird life or insect life of major significance on this site	1					
<b>8. The natural environment: landscape settings, views and natural features</b>						
a. No impact upon surrounding natural landscape setting and views of landscape including river and watercourses, wooded areas and other natural features	5					X
b. Minor upon surrounding natural landscape setting and views of landscape including river and watercourses, wooded areas and other natural features	3	X	X	X	X	
c. Medium impact upon surrounding natural landscape setting and views of landscape including river and watercourses, wooded areas and other natural features	2					
d. Major impact upon surrounding natural landscape setting and views of landscape including river and watercourses, wooded areas and other natural features	1					
<b>9. Relation to the built environment</b>						
a. The site is located fully within the settlement boundary	5					X
b. The site is located adjacent to the settlement boundary and is well related	4	X	X	X		
c. The site reliant on the development of another site to become adjacent to the settlement	2				X	
d. The site is totally removed from the settlement	1					
<b>10. Loss of amenities</b>						
a. The site will not result in the loss of any amenities or community facilities	5	X	X	X	X	X
b. The site will result in the loss of a minor amenity or facility that is easily replaced elsewhere	4					
c. The site will result in the loss of an amenity or facility that may be problematic to replace	2					

d. The site will result in the loss of an irreplaceable amenity or facility	1					
<b>11. Sustainability: buses</b>						
a. There is an existing bus stop within 400m of the site	5				X	X
b. There is an existing bus stop within 800m of the site	3	X		X		
c. The nearest bus stop is more than 800m away from the site, but walkable	2		X			
d. The nearest bus stop is not walking distance from the site	1					
<b>12. Sustainability: footpaths</b>						
a. There are existing footpaths and/or pavements connecting the site with the village centre	5					X
b. The site could easily be connected to footpaths or pavements that connect to the village centre	3	X		X	X	
c. The site is within 200m of an existing footpaths or pavements connecting the site with the village centre	2		X			
d. The site is well-removed from any footpaths	1					
<b>13. Sustainability: access to retail, health and recreational amenities</b>						
a. The site is within 400m of local shops and/or amenities	5					X
b. The site is within 800m of local shops and/or amenities	3	X	X	X	X	
c. The site is more than 800m from shops and/or amenities	2					
d. The site is not within walking distance form shops and/or amenities	1					
<b>14. Local infrastructure: schools</b>						
a. The site is within 400m of the primary school	5	X				X
a. The site is within 800m of the primary school	3					
b. The site is more than 800m from the primary school	2		X	X	X	
c. The site is not within walking distance of the primary school	1					
<b>Total</b>		<b>51</b>	<b>40</b>	<b>43</b>	<b>45</b>	<b>61</b>



**Site Selection Points-based Assessment table: Sites 11-16**

	Sites	11	12	13	14	15	16	17
<b>1. Site Access</b>								
a. Adjacent to major highway (i.e. a '2 car-width' road)	5					X		X
b. Adjacent to minor public highway (i.e. single track road)	3	X		X	X		X	
c. Removed from a major highway (i.e. a '2 car-width' road) so reliant on adjoining land	2							
d. Removed from minor public highway (i.e. single track road) so reliant on adjoining land	1		X					
<b>2. Designation</b>								
a. Brownfield uncontaminated	5							
b. Brownfield some contamination	3							
c. Brownfield heavy contamination	2							
d. Greenfield	1	X	X	X	X	X	X	X
<b>3. Topography</b>								
a. Mostly level	5	X	X		X	X		X
b. Gentle slope	3						X	
c. Steep sloping	2							
d. Landscaping or levelling required	1			X				
<b>4. Features crossing site e.g. pylons, power lines &amp; pipes</b>								
a. No features that will require re-siting/removing (or none identified as yet)	5	X	X	X	X	X	X	X
b. There is a feature(s) which is either feasible to remove/re-site or on periphery of site	3							
c. Feature that will be difficult to re-site/remove	1							
<b>5. Flood risk</b>								
a. No risk	5	X	X	X	X	X	X	X
b. Flood Zone 1 (1000 to 1 chance per annum)	3							
c. Flood Zone 2 between 1000 to 1 and 100 to 1 chance per annum)	2							

d. Flood Zone 3 (high risk 100-1 or less chance per annum)	1							
<b>6. Archaeology?</b>								
a. No/extremely unlikely	5							
b. Unlikely	4							
c. Unknown/no information	3	X	X		X			X
d. Yes potential	2							
e. Yes known	1			X		X	X	
<b>7. The natural environment: biodiversity &amp; ecology</b>								
a. Very little or no plant life, animal life, bird life or insect life of significance on the site	5			X		X	X	
b. Some plant life, animal life, bird life or insect life of minor significance on this site	3	X	X		X			
c. Plant life, animal life, bird life or insect life of medium significance on this site	2							
d. Plant life, animal life, bird life or insect life of major significance on this site	1							
<b>8. The natural environment: landscape settings, views and natural features</b>								
a. No impact upon surrounding natural landscape setting and views of landscape including river and watercourses, wooded areas and other natural features	5	X		X		X	X	X
b. Minor upon surrounding natural landscape setting and views of landscape including river and watercourses, wooded areas and other natural features	3		X		X			
c. Medium impact upon surrounding natural landscape setting and views of landscape including river and watercourses, wooded areas and other natural features	2							
d. Major impact upon surrounding natural landscape setting and views of landscape including river and watercourses, wooded areas and other natural features	1							
<b>9. Relation to the built environment</b>								
a. The site is located fully within the settlement boundary	5	X		X		X	X	X
b. The site is located adjacent to the settlement boundary and is well related	4							
c. The site reliant on the development of another site to become adjacent to the settlement or is adjacent to boundary but poorly related	2		X					
d. The site is totally removed from the settlement	1				X			
<b>10. Loss of amenities</b>								
a. The site will not result in the loss of any amenities or community facilities	5	X	X		X		X	X

b. The site will result in the loss of a minor amenity or facility that is easily replaced elsewhere	4			X				
c. The site will result in the loss of an amenity or facility that may be problematic to replace	2							
d. The site will result in the loss of an irreplaceable amenity or facility	1					X		
<b>11. Sustainability: buses</b>								
a. There is an existing bus stop within 400m of the site	5	X		X		X	X	X
b. There is an existing bus stop within 800m of the site	3		X					
c. The nearest bus stop is more than 800m away from the site, but walkable	2				X			
d. The nearest bus stop is not walking distance from the site	1							
<b>12. Sustainability: footpaths</b>								
a. There are existing footpaths and/or pavements connecting the site with the village centre	5		X	X		X	X	X
b. The site could easily be connected to footpaths or pavements that connect to the village centre	3	X						
c. The site is within 200m of an existing footpaths or pavements connecting the site with the village centre	2							
d. The site is well-removed from any footpaths	1				X			
<b>13. Sustainability: access to retail, health and recreational amenities</b>								
a. The site is within 400m of local shops and/or amenities	5	X		X		X	X	X
b. The site is within 800m of local shops and/or amenities	3							
c. The site is more than 800m from shops and/or amenities	2		X		X			
d. The site is not within walking distance form shops and/or amenities	1							
<b>14. Local infrastructure: schools</b>								
a. The site is within 400m of the primary school	5	X		X		X	X	
b. The site is within 800m of the primary school	3		X		X			X
c. The site is more than 800m from the primary school	2							
d. The site is not within walking distance of the primary school	1							
<b>Total Score</b>		<b>58</b>	<b>46</b>	<b>55</b>	<b>42</b>	<b>58</b>	<b>58</b>	<b>60</b>

Site Reference	1	2	3	4	5	6
	West of new school and Knockdown Road	West of Site 1	West of Sports Field	Sports Field off Knockdown Road	Allotments site	North of Sandpits Lane
<b>Site Area (acres)</b>	7.89	8.92	1.94	4.21	0.91	7.6
<b>Current Land Use</b>	Agriculture Arable	Agriculture Arable	Pony paddock Small copse	Sports Field	Statutory Allotments	Agriculture Arable
<b>Any existing buildings</b>	NO	NO	NO	Changing Rooms Skate board area Tennis courts	NO	NO
<b>Adjoining Land Uses</b>	School Residential Agriculture	Agriculture Single dwelling	Agriculture Football field	Agriculture Pony Paddock Housing	Residential School opposite	Agriculture Housing opposite and adjoining site
<b>Greenfield or brownfield</b>	Green	Green	Green	Green	Green	Green
<b>If vacant last known use</b>	N/A				N/A	N/A
<b>Any planning history</b>	None seen	None seen	None seen	Sports facilities all approved	None noted	None seen
<b>Land ownership</b>	Wiltshire Council + Moody	Moody + A.N. OTHER	Wyatt Family	Sherston PC	Wiltshire Council (20 year lease)	Goulding
<b>Tenancy or other legal issues?</b>	Part site subject to buy-back deal				Statutory Allotments	Land is tenanted
<b>Other issues affecting availability?</b>	Half of site might be available via Wilts Council		Land is jointly owned by family group	Need to replace and have ready for use prior to site being made available	Need to replace and have ready for use prior to site being made available. Public opinion!	Land is jointly owned by family group
<b>Proximity to village centre? (In metres)</b>	400 (5 mins)	600 (7.5 mins)	825 (10 mins)	620 (8 mins)	300 (3 mins)	670 (8 mins)
<b>Inside or outside current VDB?</b>	OUT	OUT	OUT	OUT	IN	OUT
<b>Relationship to existing built up area?</b>	Abuts existing built up area. Well related.	Rural location away from village	Outskirts of village but abuts recreation space	Abuts existing built-up area.	Sits within built up area. Well related.	Site is on edge of built up area with rural feel
<b>How site currently accessed?</b>	Off Sopworth Lane	Via adjoining field off Sopworth Lane	Off Knockdown Road	Off Knockdown Road.	Pedestrian access only	Off Knockdown Road.
<b>Is site easily accessible from highway?</b>	Yes – off Sopworth Lane but this is rural road. Query access via school site?	Yes – off Sopworth Lane but this is rural road.	Yes – but site very narrow.	Yes – but needs to be away from Sandpits Lane junction.	Yes – could be obtained from Manor Close or Knockdown Road	Yes – off Knockdown Road through hedge.
<b>Proximity to school? (metres)</b>	Less than 50 metres (1 min)	300 (4 mins)	350 (4 mins)	150 (2 mins)	Less than 50 metres (1 min)	200 (2.5 mins)
<b>Proximity to bus stop? (metres)</b>	550 (6 mins)	670 (8 mins)	900 (11 mins)	700 (9 mins)	400 (5 mins)	750 (10 mins)
<b>Is site within Conservation Area?</b>	NO	NO	NO	NO	NO	NO
<b>Any landscape designations?</b>	AONB	AONB	AONB	AONB	AONB	AONB

<b>Landscape Impact – visibility?</b>	Section nearest Sopworth Lane reasonably well screened. Upper parts highly visible from long distance.	Highly visible from long distance to west. Less visible from south than Site I	Site well screened from most directions – albeit visible from football field and north.	Site well screened from all directions.	Minimal impact. Site within established village area.	Site visible from long distance to east and north but limited visibility from west and south.
<b>Other Local Plan designations?</b>			None identified	None identified	None identified	None identified
<b>Flood Risk?</b>	NO	NO	NO	NO	NO	NO
<b>Potential contamination?</b>	Unlikely	Unlikely	Unlikely	Unlikely	Unlikely	Unlikely
<b>Topography?</b>	Rising ground to north	Ground rises to plateau	Flat	Flat	Flat	Flat
<b>Power lines or pipelines crossing site?</b>	None crossing site. One by site entrance.	None identified	None identified	None identified	None identified	None identified
<b>Potential conflict with adjoining land uses?</b>			Sports Ground	Limited	None identified	None identified
<b>Mature trees on site?</b>	NO Some along site boundary.	One mature tree on line of earlier hedge boundary.	Small copse containing many trees. Few on site boundary.	Along site boundaries	NO	NO Some in hedgerows around site
<b>Listed buildings?</b>	NO	NO	NO	NO	NO	NO
<b>Archaeology?</b>				Unlikely	Site well dug. Unlikely	
<b>Any ecological potential?</b>	Limited. Site well cultivated.	Limited. Site well cultivated.	Copse is overgrown and site not parched. Some potential.	Limited to edges of playing areas	Limited. Site well cultivated.	Limited. Site well cultivated.
<b>Trees, hedges, wild areas?</b>	Hedgerows and trees.	Hedgerows and trees.			Hedgerows and verges.	Hedgerows and trees.
<b>Other factors that could affect development potential?</b>	Only part of site subject to buy back arrangements.			Need to replace with similar facility elsewhere first	Need to replace with similar or larger allotment site in close proximity to village first	
<b>Deliverable (net) site area? (In acres)</b>						
<b>Potential type of development?</b>						
<b>Number of houses that could be accommodated</b>						
<b>Infrastructure issues?</b>	Water main crosses field.					
<b>Water supply?</b>						
<b>Sewerage?</b>	MAINS 100 metres In Knockdown Road	MAINS 300metres In Knockdown Road	MAINS 150 metres Rear Knockdown Road	MAINS Rear Knockdown Road	MAINS In Knockdown Road	MAINS 50 metres Rear North End Gardens
<b>Availability – timescale?</b>				Would have to await preparation and delivery of new facility	Promise made to village not to develop for 15 years	

Site Reference	7	8	9	10	11	12
<b>Location</b>	Land between Sandpits Lane and Tetbury Lane	Land west of Tetbury Lane	Off Tetbury Lane	Vicarage site off Green Lane	Junction Green Lane and Sandpits Lane	North of Hunters Field
<b>Site Area (acres)</b>	17.42	2.42	1.71	0.85	0.57	1.07
<b>Current Land Use</b>	Agriculture Arable	Agriculture Grassland	Pony Paddock	Single dwelling	Single dwelling and garden	Domestic Garden
<b>Any existing buildings</b>	NO	NO	Lean –to shelter in southern section	Dwelling and garage plus garden store	Dwelling and outbuildings	NO
<b>Adjoining Land Uses</b>	Housing to west and south Agriculture to north and east	Agriculture to west and east. Housing (gardens) to south	Agriculture Single dwelling to south	Graveyard/church Recreation ground Housing opposite	Residential on all sides	Residential to south and west Agriculture to north and east
<b>Greenfield or brownfield</b>	Green	Green	Green	Brown	Brown	Green
<b>If vacant last known use</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Any planning history</b>	Monopole approved in 2001	None Seen	Residential scheme withdrawn in 1990 Field shelter approved in 1992 Access approved in 2002	Conservation Area consent for tree works	None seen	None seen
<b>Land ownership</b>	Freeth	Bridgman	Lacey	Church of England (Diocese of Bristol)	Dickenson	Squires
<b>Tenancy or other legal issues?</b>						
<b>Other issues affecting availability?</b>	Site has no means of direct vehicular access to main road. Reliant on adjoining land.	Site has no means of direct vehicular access to main road. Reliant on adjoining land.			Current occupier not seemingly interested in development	
<b>Proximity to village centre? (In metres)</b>	880 (11 mins) (600 via short cut)	800 (10 mins) (550 via footpath)	720 (9 mins)	230 (2.5 mins)	300 (3 mins)	850 (11 mins) (450 via footpath)
<b>Inside or outside current VDB?</b>	OUT Except for small parcel at south end	OUT	OUT	IN	IN	OUT
<b>Relationship to existing built up area?</b>	Rural feel Beyond limits of present development. Small area to rear of Easton Town closer related.	Adjoining land either large gardens or agriculture. Rural feel.	Outskirts of village. Semi-rural feel. Southern section better related to existing built up area	Within built up area. Suburban location	Within built up area. Suburban or semi-rural feel.	Lies outside village and is semi-rural in character
<b>How site currently accessed?</b>	Via public bridleway off Tetbury Road	Via field access through adjoining land	Off Tetbury Road Two field access points	Off Green Lane	Off Sandpits Lane. Pedestrian access off Green Lane.	No vehicular access
<b>Is site easily accessible from highway?</b>	NO Reliant on third party land or opening up bridleway	NO Reliant on third party land	YES but Tetbury Road is narrow and rural in character	Yes – but visibility poor to east	YES but visibility to south on Sandpits Lane is poor.	NO
<b>Proximity to school?</b>	1200 (15 mins) (600 via Sandpits)	1000 (12.5 mins) (730 via footpath)	900 (11 mins)	200 (2.5 mins)	300 (3 mins)	1000 ( 12.5 mins) (600 via footpath)

<b>Proximity to bus stop? (metres)</b>	600 (7.5 mins) (350 via short cut)	500 (6 mins) (250 via footpath)	400 (5 mins)	320 (4 mins)	140 (2 mins)	540 (7 mins) (140 via footpath)
<b>Is site within Conservation Area?</b>	SOUTHERN PART YES	NO	NO	YES	NO	NO
<b>Any landscape designations?</b>	AONB	AONB	AONB	AONB	AONB	AONB
<b>Landscape Impact – visibility?</b>	Large parts highly visible from some distance (footpaths and bridleways) and Sandpits Lane	Large parts highly visible from some distance (footpaths and bridleways) and Sandpits Lane	Northern section highly visible from west (Sandpits Lane). Southern section far less impact	Site virtually invisible because of surrounding vegetation. Setting of church and Conservation Area?	Site virtually invisible because of surrounding vegetation. Minimal landscape impact.	Site is highly visible from Sandpits Lane and public footpaths to east and north
<b>Other Local Plan designations?</b>						
<b>Flood Risk?</b>	NO	NO	NO	NO	NO	NO
<b>Potential contamination?</b>	Unlikely	Unlikely	Former quarry?	Unlikely	Oil/diesel tanks	Unlikely
<b>Topography?</b>	Relatively flat but rising towards north	Rising ground from south west to north east	Rising ground south to north	Flat	Flat	Generally flat
<b>Power lines or pipelines crossing site?</b>	YES one power line crosses from east to west at southern end	YES one power line crosses from east to west at northern end	YES two power lines crossing northern part of site		NO	NO
<b>Potential conflict with adjoining land uses?</b>						
<b>Mature trees on site?</b>	YES in hedgerows	YES in hedgerows	YES in hedgerows	YES several throughout the site	YES several throughout the site	Along site boundary to east and north
<b>Listed buildings?</b>	NO	NO	NO	Adjoins Grade I listed building	NO	NO
<b>Archaeology?</b>	YES site shown in records as containing crop marks			YES Potential exists given location		
<b>Any ecological potential?</b>	LIMITED because it is highly cultivated but hedgerows and trees	YES Unimproved grassland? Trees and hedgerows.	YES Former quarry area in particular. Trees and hedgerows	YES Site overgrown. Trees and hedgerows	YES Site overgrown – some potential	LIMITED Domestic garden – well manicured but abuts open fields. Trees and hedgerows.
<b>Other factors that could affect development potential?</b>	Reliant on adjoining land being developed first	Reliant on adjoining land being developed first	Part of site may be filled ground.			Not capable of being developed without adjoining land.
<b>Deliverable (net) site area? (In acres)</b>						
<b>Potential type of development?</b>						
<b>Number of houses that could be accommodated?</b>						
<b>Infrastructure issues?</b>						
<b>Water supply?</b>						
<b>Sewerage?</b>	Lack of mains supply? Nearest in Sandpits Lane	Lack of mains supply? Nearest at Court Street	Lack of mains supply? Nearest at Court Street	MAINS In Green Lane	MAINS In Green Lane	Lack of mains services? Nearest at Court Street
<b>Availability – timescale?</b>						



	13	14	15	16	18	19
<b>Location</b>	Village Hall Field	Site adjoining Kennels off Knockdown Road	Recreation Ground off Green Lane	Land between High Street and Grove Road		
<b>Site Area (acres)</b>	0.48	5.17	2.60	0.72		
<b>Current Land Use</b>	Community Use	Pony paddock	Community Use	Domestic Garden		
<b>Any existing buildings</b>	Village Hall	Stables	Scout Hut Play equipment			
<b>Adjoining Land Uses</b>	Housing Village Hall Pub	Agriculture Kennels	Housing on all sides	Residential		
<b>Greenfield or brownfield</b>	Green	Green	Green	Domestic Garden		
<b>If vacant last known use</b>						
<b>Any planning history</b>	None seen	Application for erection of industrial units in 1999	Scout Hut approved Play equipment			
<b>Land ownership</b>	Sherston PC	Moulder	Sherston PC	Stancombe and others		
<b>Tenancy or other legal issues?</b>	Covenant may prevent site from being developed for housing without approval of former owner		Covenant on land that may mean brewery has first call on land	Covenant?		
<b>Other issues affecting availability?</b>	Loss of community facility		Loss of community facility. Would need to be replaced first.	Access very difficult off Grove Road/ Noble Street		
<b>Proximity to village centre? (In metres)</b>	100 (1.5 mins)	950 (11 mins)	120 (2 mins)	230 (3 mins)		
<b>Inside or outside current VDB?</b>	IN	OUT	IN	IN		
<b>Relationship to existing built up area?</b>	Lies within established village	Well beyond present village limits	Lies within established village	Lies within established village		
<b>How is the site currently accessed?</b>	Vehicular access off Noble Street. Pedestrian access via Village Hall yard.	Off Knockdown Road	Vehicular access off Green Lane. Pedestrian access off Court Street and Green Lane.	No direct vehicular access		
<b>Is site easily accessible from highway?</b>	NO Difference in levels would be problematic in Conservation Area.	YES but close to right-angled bend.	YES Off Green Lane.	NO		
<b>Proximity to school?</b>	400 (5 mins)	450 (5 mins)	100 (1 min)	500 (6 mins)		
<b>Proximity to bus stop? (metres)</b>	150 (2 mins)	1000 (12 mins)	200 (2.5 mins)	280 (3 mins)		
<b>Is site within Conservation Area?</b>	YES	NO	YES	YES		
<b>Any landscape</b>	AONB	AONB	AONB	AONB	AONB	AONB

<b>designations?</b>						
<b>Landscape Impact – visibility?</b>	Minimal landscape impact	Site reasonably well screened by existing vegetation from most directions.	Minimal landscape impact	Minimal landscape impact		
<b>Other Local Plan designations?</b>						
<b>Flood Risk?</b>	NO	NO	NO	NO		
<b>Potential contamination?</b>	Unlikely	Unlikely	Unlikely	Unlikely		
<b>Topography?</b>	Flat site but well above Noble Street	Flat	Flat site	Flat		
<b>Power lines or pipelines crossing site?</b>			Power line along Green Lane			
<b>Potential conflict with adjoining land uses?</b>		Adjoining kennels (noise nuisance)	Potential conflict with VH and pub	Access will be difficult		
<b>Mature trees on site?</b>	No significant trees on site	On site boundary only	Several trees around site including some newly planted.	Not able to access		
<b>Listed buildings?</b>	NO	NO	NO	YES		
<b>Archaeology?</b>	YES Given location close to centre of village		YES May be site of earlier earthworks	YES Given location		
<b>Any ecological potential?</b>	Limited. Hedgerows	May have potential particularly around perimeter.	Limited. Trees and hedgerows.	Limited Domestic garden		
<b>Other factors that could affect development potential?</b>	Site purchased specifically to secure use associated with VH		Part of site could potentially be developed – if scout hut relocated.			
<b>Deliverable (net) site area?(In acres)</b>						
<b>Potential type of development?</b>						
<b>Number of houses that could be accommodated?</b>						
<b>Infrastructure issues?</b>						
<b>Water supply?</b>						
<b>Sewerage?</b>	MAINS In Noble Street	Lack of Mains Nearest on Knockdown Road	MAINS Court Street	MAINS High Street or Grove Road		
<b>Availability – timescale?</b>						

