

A Neighbourhood Plan for Sherston



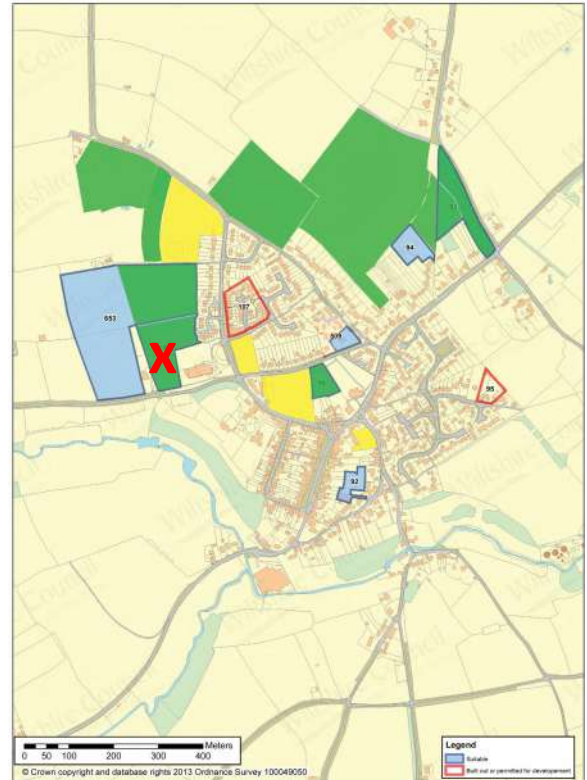
Site Assessments

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Plan Steering Group

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



Location & Description	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.		
	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.		
Policy Restrictions*		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
Physical Constraints	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.		

Potential Impacts	<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>		
Accessibility		Yes	No
	Public Transport Accessibility? *	x	
	Walking distance to primary services? **	x	
Overall Suitability	<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

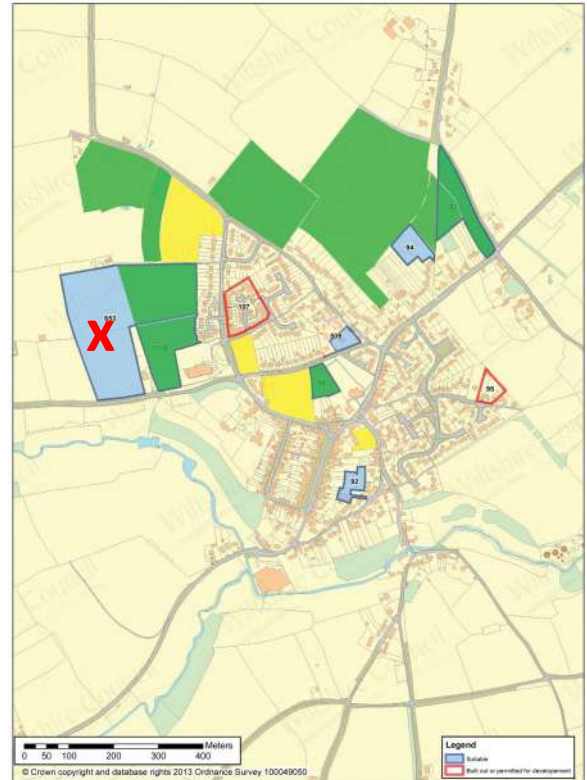


* Based on approx. 400m appropriate walking distance as set out by Institute of Highways and Transportation

** 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



Location & Description	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.		
Policy Restrictions*	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
	Within AONB?	x	
	Impact upon cultural heritage?		x
Physical Constraints	None significant.		

Potential Impacts	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.		
Accessibility		Yes	No
	Public Transport Accessibility?	x	
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
Overall Suitability	Not considered suitable due to its location away from the village boundary.		
Points scored	48		

From the south-western corner of the site looking north

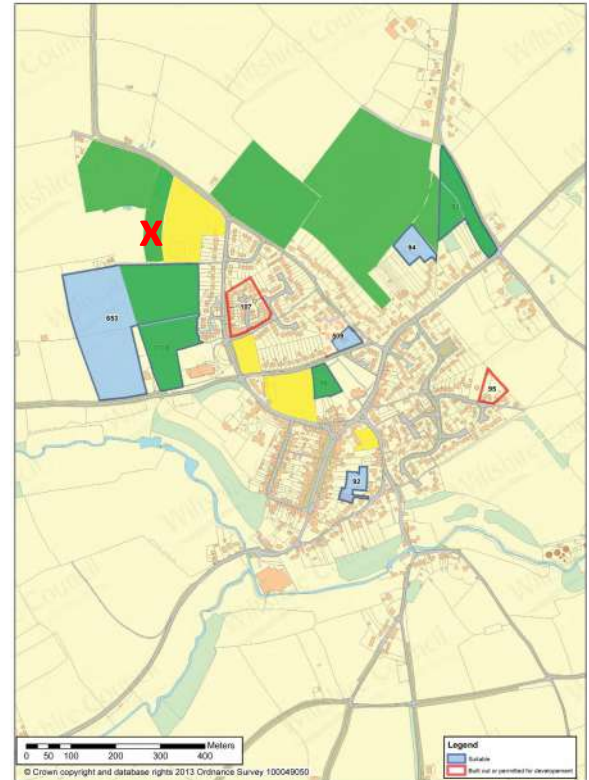


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3. West of Sports Field

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



Location & Description	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.		
Policy Restrictions*		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
Physical Constraints	<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>		

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

From Knockdown Road looking south into site

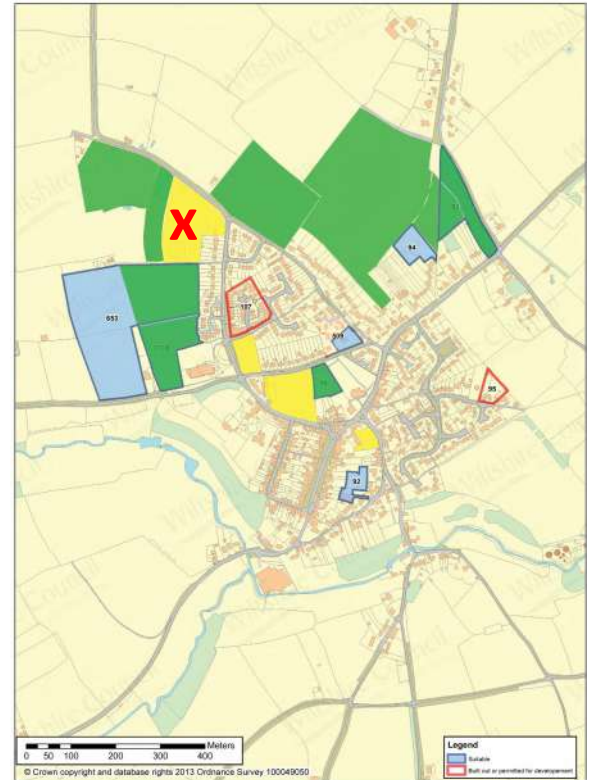


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4. Sports Field

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



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

Potential Impacts	Would require relocation of the football club, skate park and tennis courts.		
Accessibility		Yes	No
	Public Transport Accessibility?		x
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
Overall Suitability	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.		
Points scored	55		

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

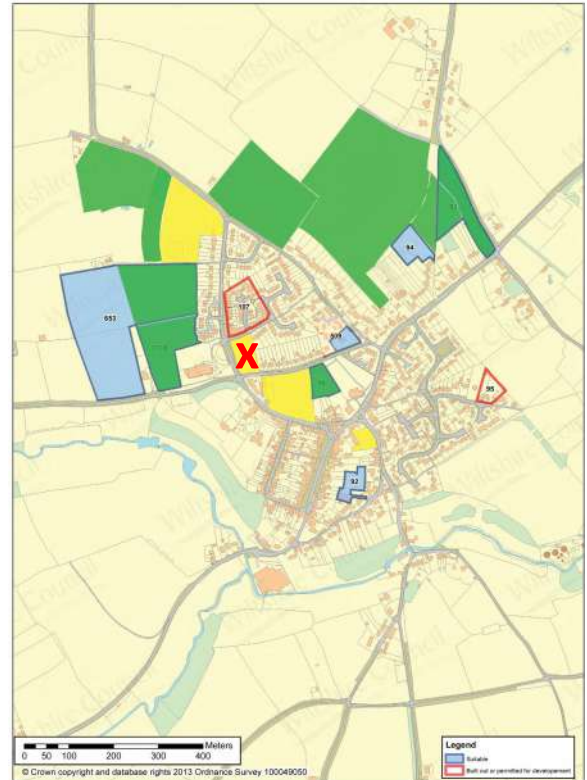


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5. Allotments Site

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



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

Potential Impacts	<p>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.</p> <p>Would result in the loss of an attractive open space within the village to be replaced by more houses..</p>		
Accessibility		Yes	No
	Public Transport Accessibility?	x	
	Walking distance to primary services?	x	
Overall Suitability	<p>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.</p>		
	<p>60</p>		
Points scored			

From the south looking north

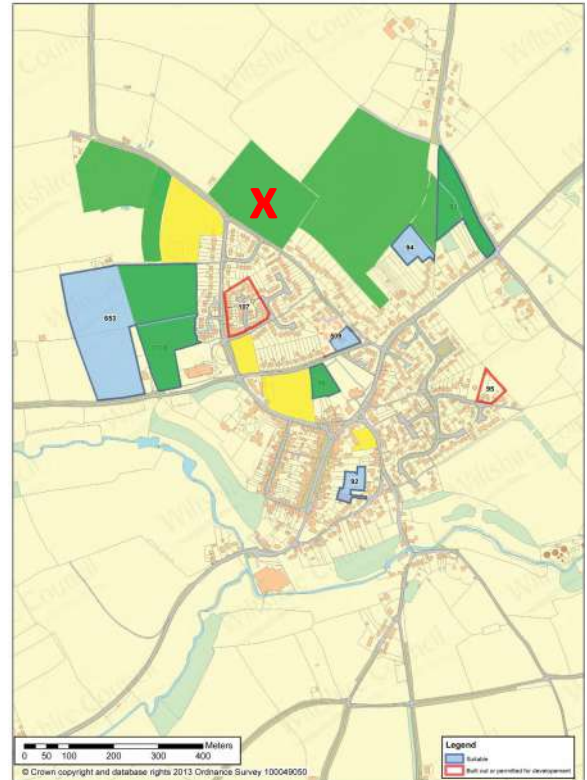


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6. North of Sandpits Lane

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



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

Potential Impacts	<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>		
Accessibility		Yes	No
	Public Transport Accessibility?		x
	Walking distance to primary services?	x	
Overall Suitability	<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

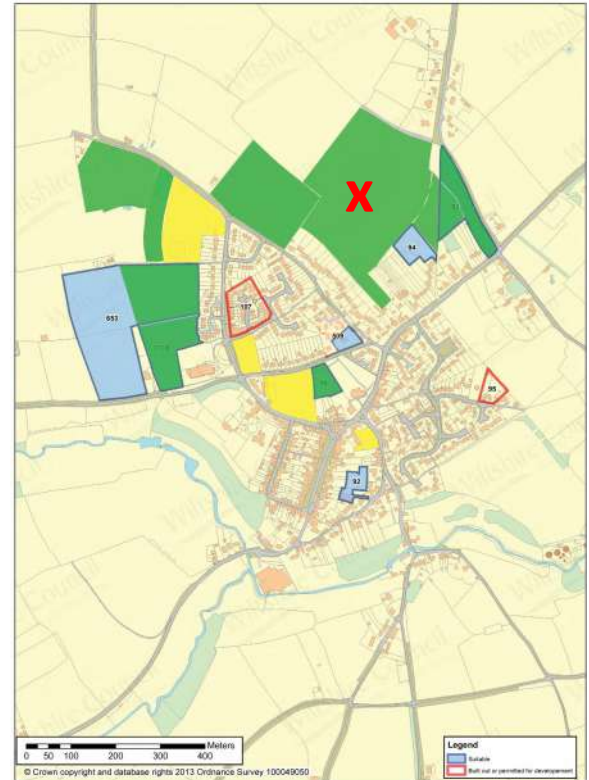


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7. Land between Sandpits Lane & Tetbury Road

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



Location & Description	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>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>		
Policy Restrictions*		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
Physical Constraints	No obvious access without going through another site, except to the north of the site where it just makes contact with Tetbury Road.		

Potential Impacts	<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>		
Accessibility		Yes	No
	Public Transport Accessibility? *	x	
	Walking distance to primary services? **	x	
Overall Suitability	<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>		
	<p>40</p>		
Points scored			

From the northern boundary of site looking south

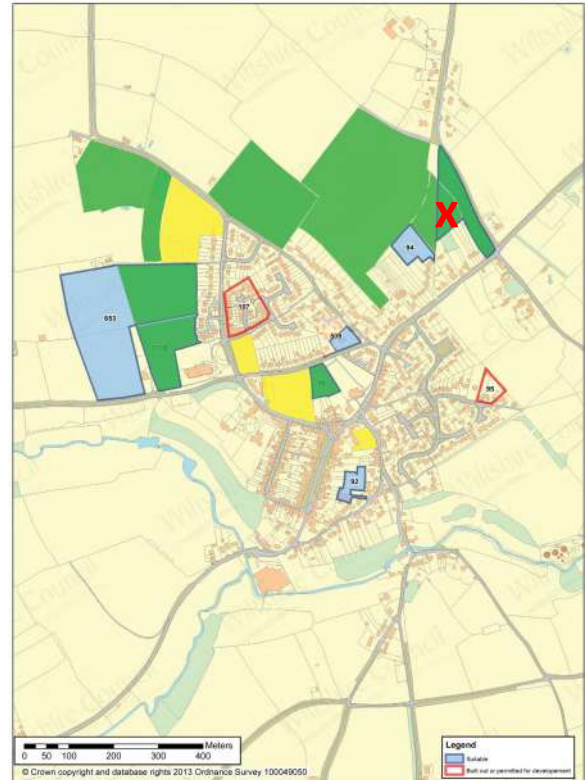


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8. Land west of Tetbury Road

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



Location & Description	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.		
Policy Restrictions*		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
Physical Constraints	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.		

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

Looking into site through Site 9 from Tetbury Road

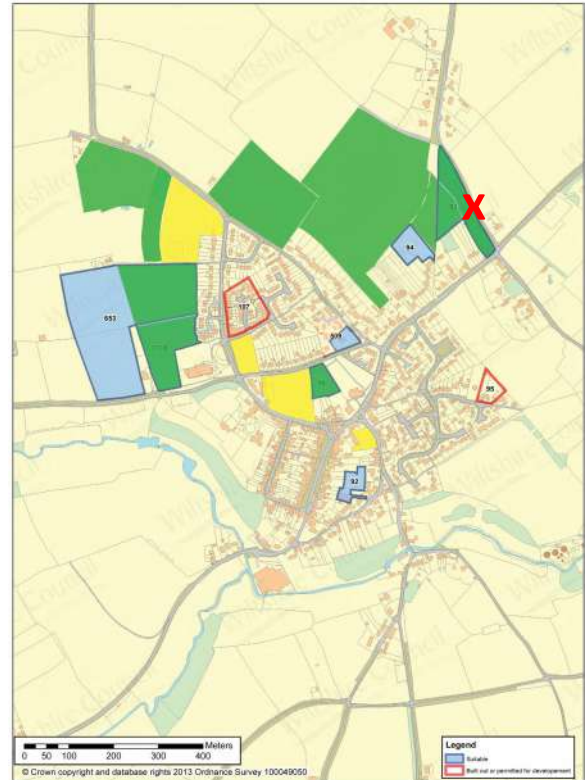


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9. Land off Tetbury Road

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



Location & Description	Thin strip of pasture land that runs along the western side of Tetbury Road		
Policy Restrictions*		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
Physical Constraints	<p>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.</p> <p>Drainage issue.</p>		

Potential Impacts	High impact on the landscape and would look somewhat incongruous to develop all the way along the road running out of the village.		
Accessibility		Yes	No
	Public Transport Accessibility?	x	
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
Overall Suitability	<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>		
Points scored	45		

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

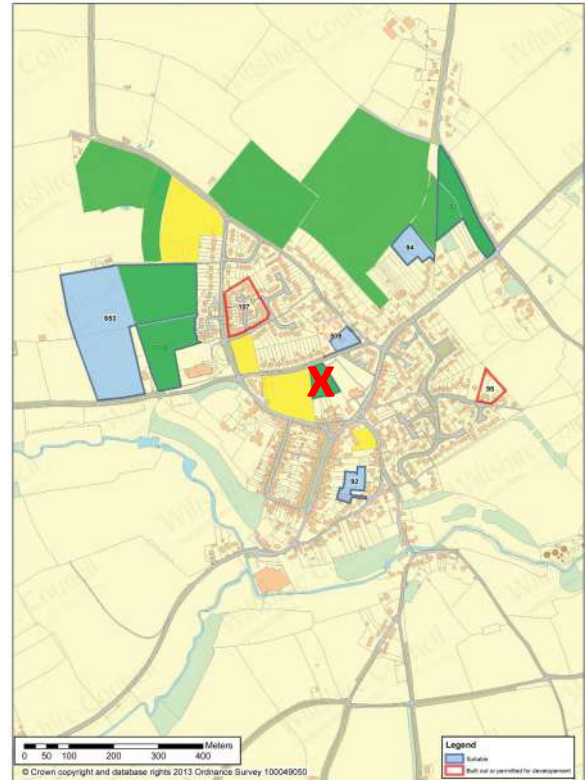


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10. Vicarage Site off Green Lane

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



Location & Description	Site is the current vicarage is located between the playing fields and the church graveyard.		
Policy Restrictions*		Yes	No
	Within settlement boundary?	x	
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?	x	
Physical Constraints	<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>		

Potential Impacts	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.		
Accessibility		Yes	No
	Public Transport Accessibility?	x	
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
Overall Suitability	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.		
Points scored	61		

View of Vicarage from Green Lane

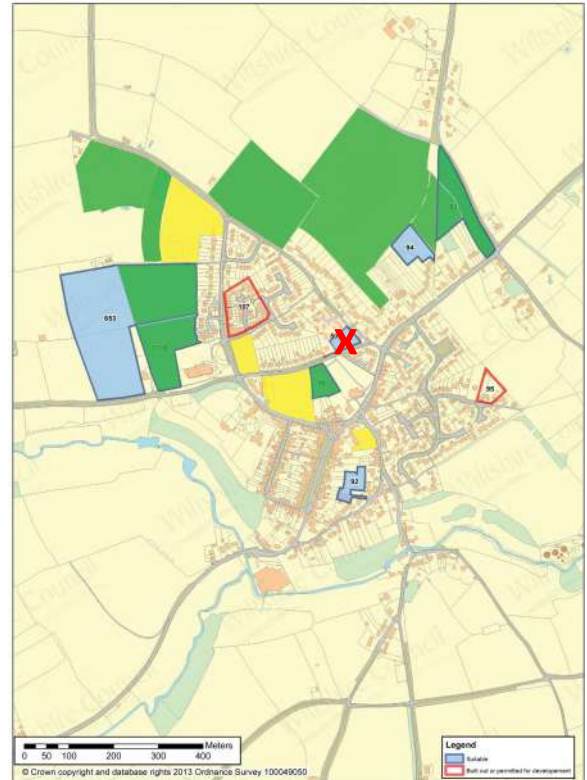


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11. Junction Green Lane & Sandpits Lane

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



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

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

Looking at site from Green Lane

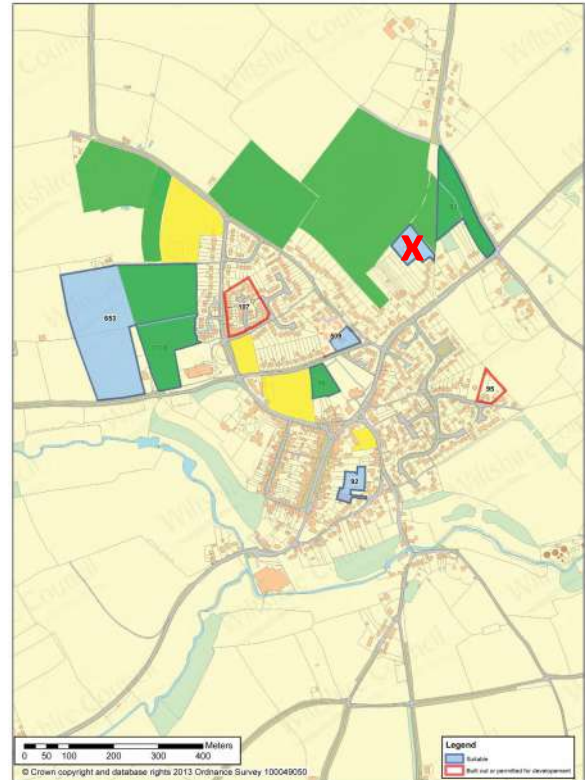


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12. Land North of Hunter's Field

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



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

Potential Impacts	<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>		
Accessibility		Yes	No
	Public Transport Accessibility?		x
	Walking distance to primary services?	x	
	Walking distance to key local services?	x	
Overall Suitability	Not considered suitable.		
Points scored	46		

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

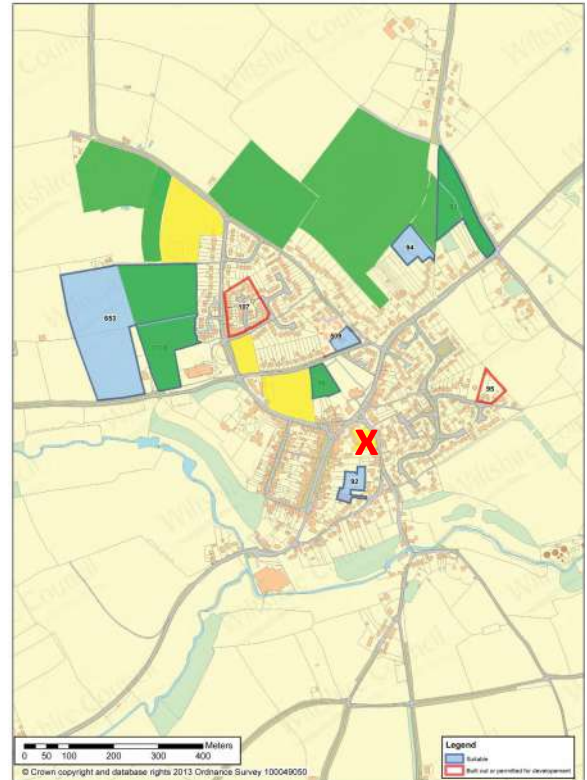


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13. Village Hall Field

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



Location & Description	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.		
Policy Restrictions*		Yes	No
	Within settlement boundary?	x	
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?	x	
Physical Constraints	Site in a very prominent position given its raised location.		
	Village Hall is on the site, which an important community facility.		

Potential Impacts	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		
Accessibility		Yes	No
	Public Transport Accessibility? *	x	
	Walking distance to primary services? **	x	
	Walking distance to key local services? **	x	
Overall Suitability	Not considered suitable due to impact upon the amenity of the area, loss of community space and topography.		
Points scored	55		

Looking south-west from Noble Street

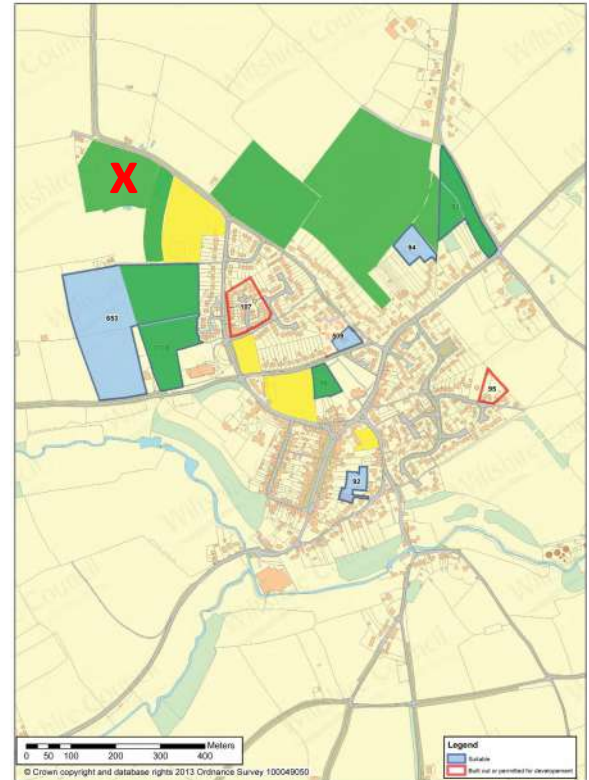


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14. Site adjacent to Kennels, Knockdown Rd

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



Location & Description	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.		
Policy Restrictions*		Yes	No
	Within settlement boundary?		x
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?		x
Physical Constraints	Site is fairly flat and would not be visible from elsewhere in the village.		

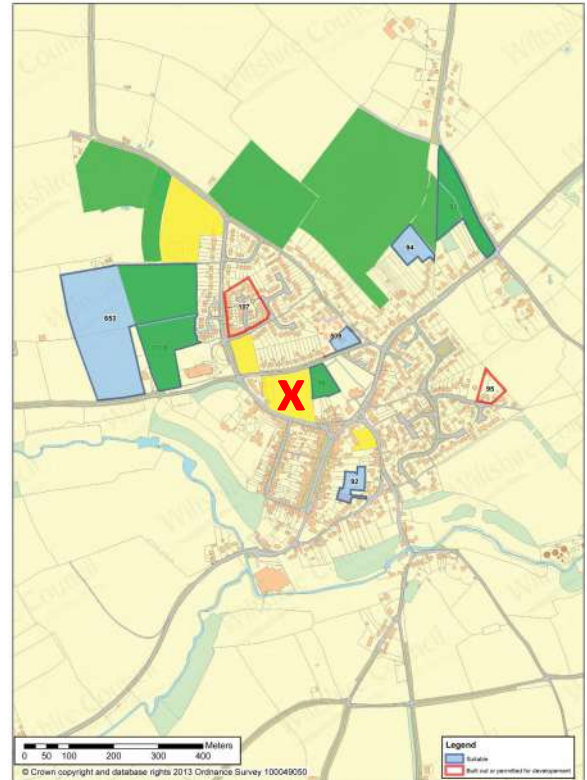
Potential Impacts	Would look incongruous as is poorly related to the rest of the village.		
Accessibility		Yes	No
	Public Transport Accessibility? *		x
	Walking distance to primary services? **		x
	Walking distance to key local services? **		x
Overall Suitability	Not considered suitable due to location.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

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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



Location & Description	<p>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.</p> <p>Site is reasonably flat and well located but is an important resource for the community.</p>		
Policy Restrictions*		Yes	No
	Within settlement boundary?	x	
	Within flood plane?		x
	Within AONB?	x	
	Impact upon cultural heritage?	x	
Physical Constraints	None.		

Potential Impacts	<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>		
Accessibility		Yes	No
	Public Transport Accessibility? *	x	
	Walking distance to primary services? **	x	
Overall Suitability	<p>Not considered suitable.</p>		

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



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

Sites	1	2	3	4	5
1. Site Access					
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				
2. Designation					
a. Brownfield uncontaminated	5				
b. Brownfield some contamination	3				
c. Brownfield heavy contamination	2				
d. Greenfield	1	X	X	X	X

3. Topography						
a. Mostly level	5	X		X	X	X
b. Gentle slope	3		X			
c. Steep sloping	2					
d. Landscaping or levelling required	1					
4. Features crossing site e.g. pylons, power lines & pipes						
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					
5. Flood risk						
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					

6. Archaeology?						
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					
7. The natural environment: biodiversity & ecology						
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					
8. The natural environment: landscape settings, views and natural features						
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	3	X	X		X	

natural features						
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					
9. Relation to the built environment						
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					
10. Loss of amenities						
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					

I 1. Sustainability: buses						
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					
I2. Sustainability: footpaths						
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					
I3. Sustainability: access to retail, health and recreational amenities						
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					
14. Local infrastructure: schools						
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					
Total Score		53	48	48	55	60

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

Sites		6	7	8	9	10
I. Site Access						
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		
2. Designation						
a. Brownfield uncontaminated	5					
b. Brownfield some contamination	3					
c. Brownfield heavy contamination	2					
d. Greenfield	1	X	X	X	X	X

3. Topography						
a. Mostly level	5	X	X	X	X	X
b. Gentle slope	3					
c. Steep sloping	2					
d. Landscaping or levelling required	1					
4. Features crossing site e.g. pylons, power lines & pipes						
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					
5. Flood risk						
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					

6. Archaeology?						
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			
7. The natural environment: biodiversity & ecology						
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					
8. The natural environment: landscape settings, views and natural features						
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					
9. Relation to the built environment						
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					
10. Loss of amenities						
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					
11. Sustainability: buses						
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					
12. Sustainability: footpaths						
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					
13. Sustainability: access to retail, health and recreational amenities						
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					
14. Local infrastructure: schools						
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					
Total		51	40	43	45	61

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

	Sites	11	12	13	14	15	16	17
1. Site Access								
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					
2. Designation								
a. Brownfield uncontaminated	5							
b. Brownfield some contamination	3							
c. Brownfield heavy contamination	2							
d. Greenfield	1	X	X	X	X	X	X	X

3. Topography								
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				
4. Features crossing site e.g. pylons, power lines & pipes								
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							
5. Flood risk								
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							
6. Archaeology?								
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	
7. The natural environment: biodiversity & ecology								
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							
8. The natural environment: landscape settings, views and natural features								

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							
9. Relation to the built environment								
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			
10. Loss of amenities								
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		
11. Sustainability: buses								
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							
12. Sustainability: footpaths								
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			
13. Sustainability: access to retail, health and recreational amenities								
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							
14. Local infrastructure: schools								
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							
Total Score		58	46	55	42	58	58	60

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
Site Area (acres)	7.89	8.92	1.94	4.21	0.91	7.6
Current Land Use	Agriculture Arable	Agriculture Arable	Pony paddock Small copse	Sports Field	Statutory Allotments	Agriculture Arable
Any existing buildings	NO	NO	NO	Changing Rooms Skate board area Tennis courts	NO	NO
Adjoining Land Uses	School Residential Agriculture	Agriculture Single dwelling	Agriculture Football field	Agriculture Pony Paddock Housing	Residential School opposite	Agriculture Housing opposite and adjoining site
Greenfield or brownfield	Green	Green	Green	Green	Green	Green
If vacant last known use	N/A				N/A	N/A
Any planning history	None seen	None seen	None seen	Sports facilities all approved	None noted	None seen
Land ownership	Wiltshire Council + Moody	Moody + A.N. OTHER	Wyatt Family	Sherston PC	Wiltshire Council (20 year lease)	Goulding
Tenancy or other legal issues?	Part site subject to buy-back deal				Statutory Allotments	Land is tenanted

Other issues affecting availability?	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
Proximity to village centre? (In metres)	400 (5 mins)	600 (7.5 mins)	825 (10 mins)	620 (8 mins)	300 (3 mins)	670 (8 mins)
Inside or outside current VDB?	OUT	OUT	OUT	OUT	IN	OUT
Relationship to existing built up area?	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
How site currently accessed?	Off Sopworth Lane	Via adjoining field off Sopworth Lane	Off Knockdown Road	Off Knockdown Road.	Pedestrian access only	Off Knockdown Road.
Is site easily accessible from highway?	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.
Proximity to school? (metres)	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)
Proximity to bus stop? (metres)	550 (6 mins)	670 (8 mins)	900 (11 mins)	700 (9 mins)	400 (5 mins)	750 (10 mins)
Is site within Conservation Area?	NO	NO	NO	NO	NO	NO
Any landscape designations?	AONB	AONB	AONB	AONB	AONB	AONB

Landscape Impact – visibility?	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.
Other Local Plan designations?			None identified	None identified	None identified	None identified
Flood Risk?	NO	NO	NO	NO	NO	NO
Potential contamination?	Unlikely	Unlikely	Unlikely	Unlikely	Unlikely	Unlikely
Topography?	Rising ground to north	Ground rises to plateau	Flat	Flat	Flat	Flat
Power lines or pipelines crossing site?	None crossing site. One by site entrance.	None identified	None identified	None identified	None identified	None identified
Potential conflict with adjoining land uses?			Sports Ground	Limited	None identified	None identified
Mature trees on site?	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
Listed buildings?	NO	NO	NO	NO	NO	NO
Archaeology?				Unlikely	Site well dug. Unlikely	
Any ecological potential?	Limited. Site well cultivated.	Limited. Site well cultivated.	Copse is overgrown and site	Limited to edges of playing areas	Limited. Site well cultivated.	Limited. Site well cultivated.

Trees, hedges, wild areas?	Hedgerows and trees.	Hedgerows and trees.	not parched. Some potential.		Hedgerows and verges.	Hedgerows and trees.
Other factors that could affect development potential?	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	
Deliverable (net) site area? (In acres)						
Potential type of development?						
Number of houses that could be accommodated						
Infrastructure issues?	Water main crosses field.					
Water supply?						
Sewerage?	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
Availability – timescale?				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
Location	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
Site Area (acres)	17.42	2.42	1.71	0.85	0.57	1.07
Current Land Use	Agriculture Arable	Agriculture Grassland	Pony Paddock	Single dwelling	Single dwelling and garden	Domestic Garden
Any existing buildings	NO	NO	Lean –to shelter in southern section	Dwelling and garage plus garden store	Dwelling and outbuildings	NO
Adjoining Land Uses	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
Greenfield or brownfield	Green	Green	Green	Brown	Brown	Green
If vacant last known use	N/A	N/A	N/A	N/A	N/A	N/A
Any planning history	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
Land ownership	Freeth	Bridgman	Lacey	Church of England (Diocese of Bristol)	Dickenson	Squires
Tenancy or other legal						

issues?						
Other issues affecting availability?	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	
Proximity to village centre? (In metres)	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)
Inside or outside current VDB?	OUT Except for small parcel at south end	OUT	OUT	IN	IN	OUT
Relationship to existing built up area?	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
How site currently accessed?	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
Is site easily accessible from highway?	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
Proximity to school?	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)

Proximity to bus stop? (metres)	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)
Is site within Conservation Area?	SOUTHERN PART YES	NO	NO	YES	NO	NO
Any landscape designations?	AONB	AONB	AONB	AONB	AONB	AONB
Landscape Impact – visibility?	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
Other Local Plan designations?						
Flood Risk?	NO	NO	NO	NO	NO	NO
Potential contamination?	Unlikely	Unlikely	Former quarry?	Unlikely	Oil/diesel tanks	Unlikely
Topography?	Relatively flat but rising towards north	Rising ground from south west to north east	Rising ground south to north	Flat	Flat	Generally flat
Power lines or pipelines crossing site?	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
Potential conflict with adjoining land uses?						
Mature trees on site?	YES in hedgerows	YES in hedgerows	YES in hedgerows	YES several	YES several	Along site

				throughout the site	throughout the site	boundary to east and north
Listed buildings?	NO	NO	NO	Adjoins Grade I listed building	NO	NO
Archaeology?	YES site shown in records as containing crop marks			YES Potential exists given location		
Any ecological potential?	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.
Other factors that could affect development potential?	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.
Deliverable (net) site area? (In acres)						
Potential type of development?						
Number of houses that could be accommodated?						
Infrastructure issues?						
Water supply?						

Sewerage?	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
Availability – timescale?						

	13	14	15	16	18	19
Location	Village Hall Field	Site adjoining Kennels off Knockdown Road	Recreation Ground off Green Lane	Land between High Street and Grove Road		
Site Area (acres)	0.48	5.17	2.60	0.72		
Current Land Use	Community Use	Pony paddock	Community Use	Domestic Garden		
Any existing buildings	Village Hall	Stables	Scout Hut Play equipment			
Adjoining Land Uses	Housing Village Hall Pub	Agriculture Kennels	Housing on all sides	Residential		
Greenfield or brownfield	Green	Green	Green	Domestic Garden		
If vacant last known use						
Any planning history	None seen	Application for erection of industrial units in 1999	Scout Hut approved Play equipment			
Land ownership	Sherston PC	Moulder	Sherston PC	Stancombe and others		
Tenancy or other legal issues?	Covenant may prevent site from being developed for housing without approval of former		Covenant on land that may mean brewery has first call on land	Covenant?		

	owner					
Other issues affecting availability?	Loss of community facility		Loss of community facility. Would need to be replaced first.	Access very difficult off Grove Road/ Noble Street		
Proximity to village centre? (In metres)	100 (1.5 mins)	950 (11 mins)	120 (2 mins)	230 (3 mins)		
Inside or outside current VDB?	IN	OUT	IN	IN		
Relationship to existing built up area?	Lies within established village	Well beyond present village limits	Lies within established village	Lies within established village		
How is the site currently accessed?	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		
Is site easily accessible from highway?	NO Difference in levels would be problematic in Conservation Area.	YES but close to right-angled bend.	YES Off Green Lane.	NO		
Proximity to school?	400 (5 mins)	450 (5 mins)	100 (1 min)	500 (6 mins)		
Proximity to bus stop? (metres)	150 (2 mins)	1000 (12 mins)	200 (2.5 mins)	280 (3 mins)		
Is site within Conservation Area?	YES	NO	YES	YES		
Any landscape	AONB	AONB	AONB	AONB	AONB	AONB

designations?						
Landscape Impact – visibility?	Minimal landscape impact	Site reasonably well screened by existing vegetation from most directions.	Minimal landscape impact	Minimal landscape impact		
Other Local Plan designations?						
Flood Risk?	NO	NO	NO	NO		
Potential contamination?	Unlikely	Unlikely	Unlikely	Unlikely		
Topography?	Flat site but well above Noble Street	Flat	Flat site	Flat		
Power lines or pipelines crossing site?			Power line along Green Lane			
Potential conflict with adjoining land uses?		Adjoining kennels (noise nuisance)	Potential conflict with VH and pub	Access will be difficult		
Mature trees on site?	No significant trees on site	On site boundary only	Several trees around site including some newly planted.	Not able to access		
Listed buildings?	NO	NO	NO	YES		
Archaeology?	YES Given location close		YES	YES		

	to centre of village		May be site of earlier earthworks	Given location		
Any ecological potential?	Limited. Hedgerows	May have potential particularly around perimeter.	Limited. Trees and hedgerows.	Limited Domestic garden		
Other factors that could affect development potential?	Site purchased specifically to secure use associated with VH		Part of site could potentially be developed – if scout hut relocated.			
Deliverable (net) site area?(In acres)						
Potential type of development?						
Number of houses that could be accommodated?						
Infrastructure issues?						
Water supply?						
Sewerage?	MAINS In Noble Street	Lack of Mains Nearest on Knockdown Road	MAINS Court Street	MAINS High Street or Grove Road		
Availability – timescale?						