

SHERSTON NEIGHBOURHOOD PLAN

ASSESSMENT OF POTENTIAL DEVELOPMENT SITES

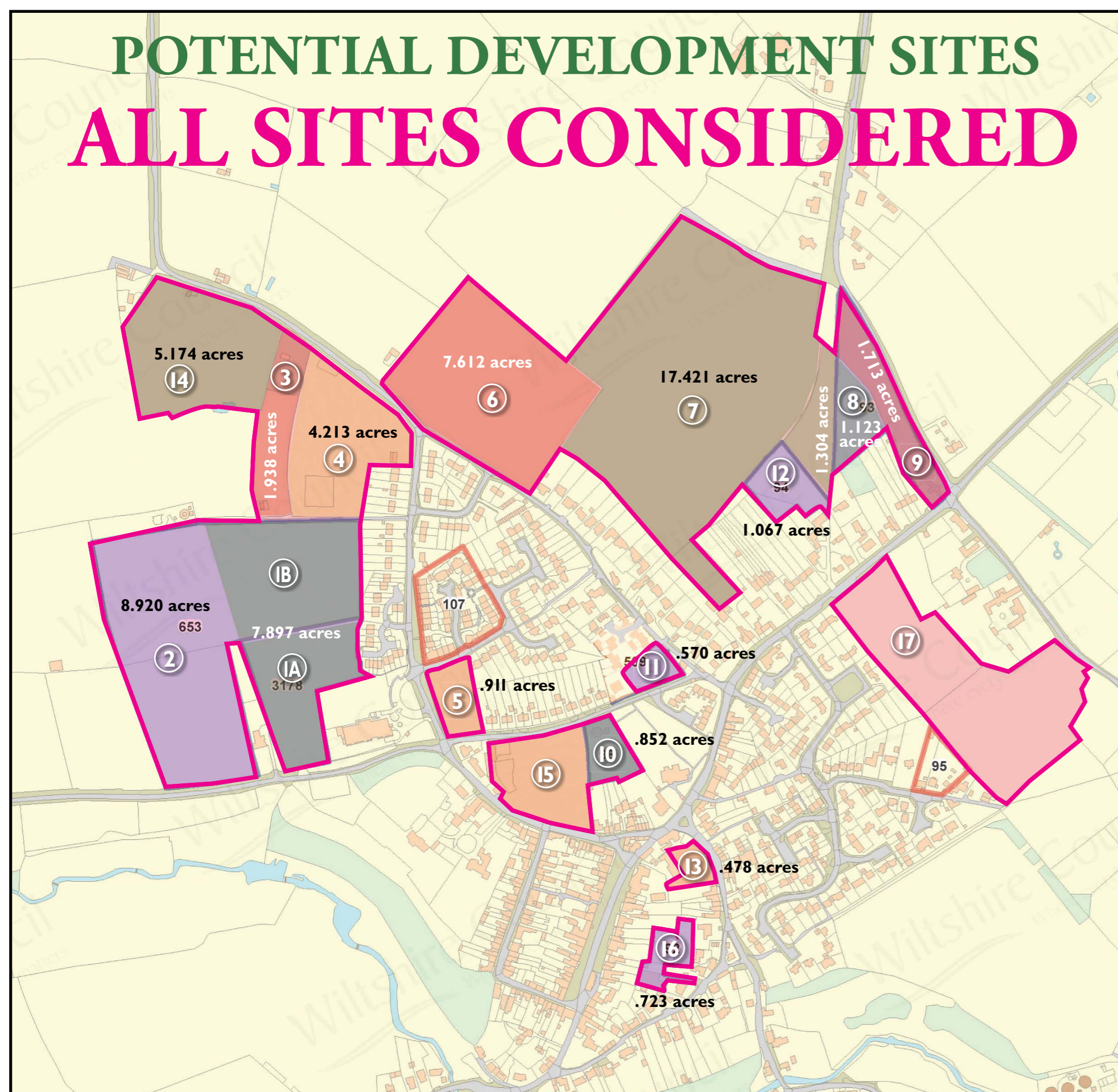
An assessment has been made by Messrs Foxley Tagg of all of the sites identified by the Neighbourhood Plan Steering Group as having some potential for development (after undertaking a “call for sites”).

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

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

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

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



Site No.	Location	Score	Rank Order	Comment on suitability of site
2	Sopworth Lane	48	7	Not considered suitable due to its location away from the village boundary and constrained access provision.
3	West Football Field	48	7	Unsuitable for development due to location away from village boundary, shape of site and potential difficulties of access.
5	Allotments	60	2	Site potentially very suitable in development terms and location but loss of allotments as a social and recreational asset from within the village envelope would have a detrimental effect on the amenity of the village.
7	East Sandpits Lane	40	12	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.
8	West Tetbury Rd	43	10	Site is not considered suitable due to ‘land-locked’ nature and poor relationship with the rest of the village.
9	Off Tetbury Road	45	9	Very southern end of the site may be appropriate for 1 or 2 dwellings as there is a relationship with the existing built environment (too small for allocation). Rest of site not considered appropriate.
12	North Hunters Field	46	8	Would result in an incongruous development behind an existing row of homes. Poor drainage of site could cause further drainage issues to the adjacent homes as well as to any new dwellings. No current access available. Not suitable.
13	Village Hall Field	55	4	Not considered suitable due to impact upon the amenity of the area, loss of community space and topography.
14	Adjoining Kennels	42	11	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 suitable.
15	Recreation Ground	58	3	Replacement recreational space would have to be provided elsewhere—probably in a less central and therefore less convenient location. Impact upon the amenity of the centre of the village would be very significant. Not suitable.
16	Rear High Street	58	3	Potential over development of the area. Adverse impact upon Conservation Area. The site is heavily constrained and would be reliant upon a shared form of access which could prove problematic. Not suitable.



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