

Sherston Neighbourhood Plan Review Consultation Event

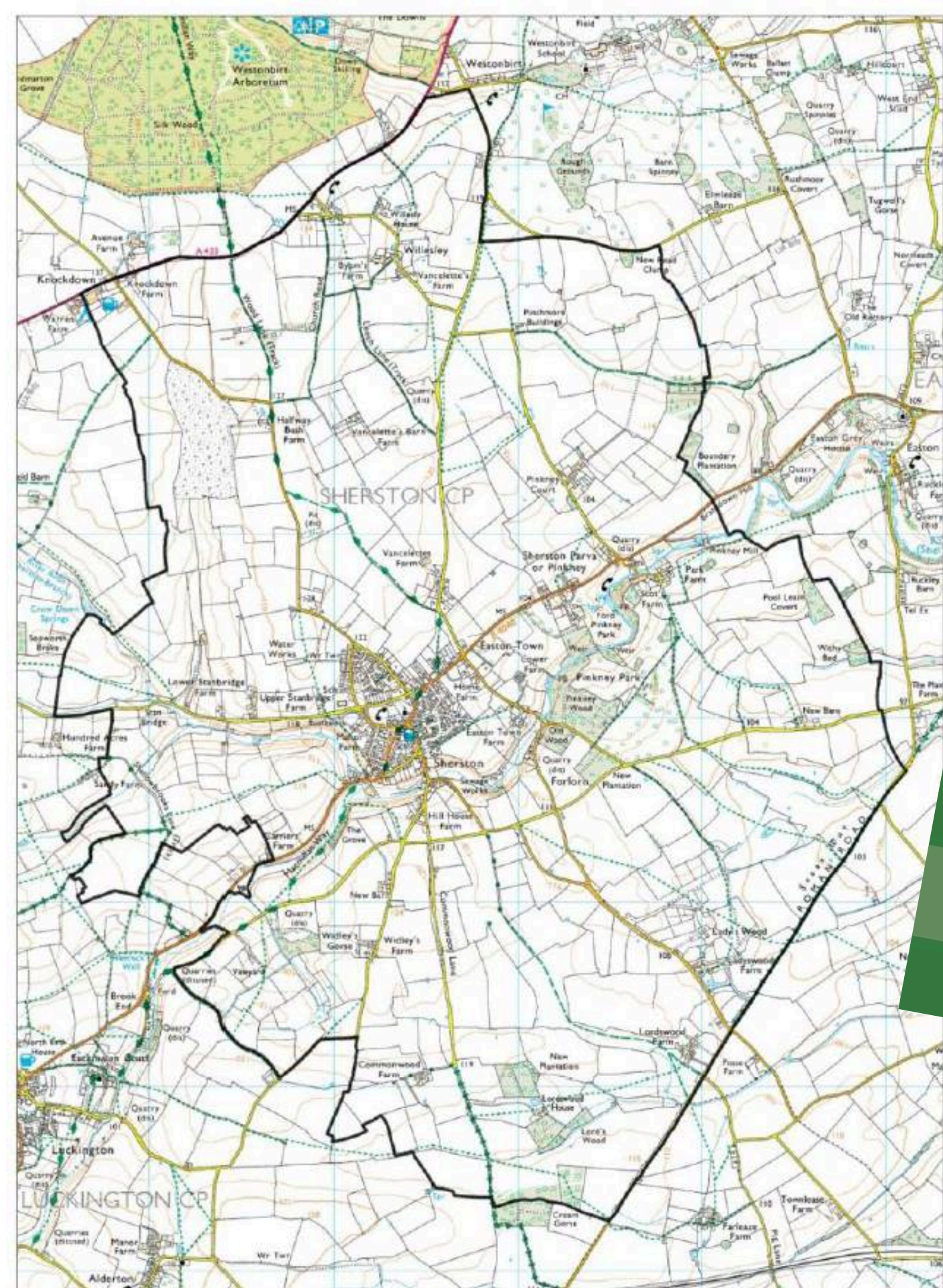


Sherston Neighbourhood Plan Working Party welcome you to this informal consultation on the Site Options, Local Green Space, Key Views and Heritage Assets.

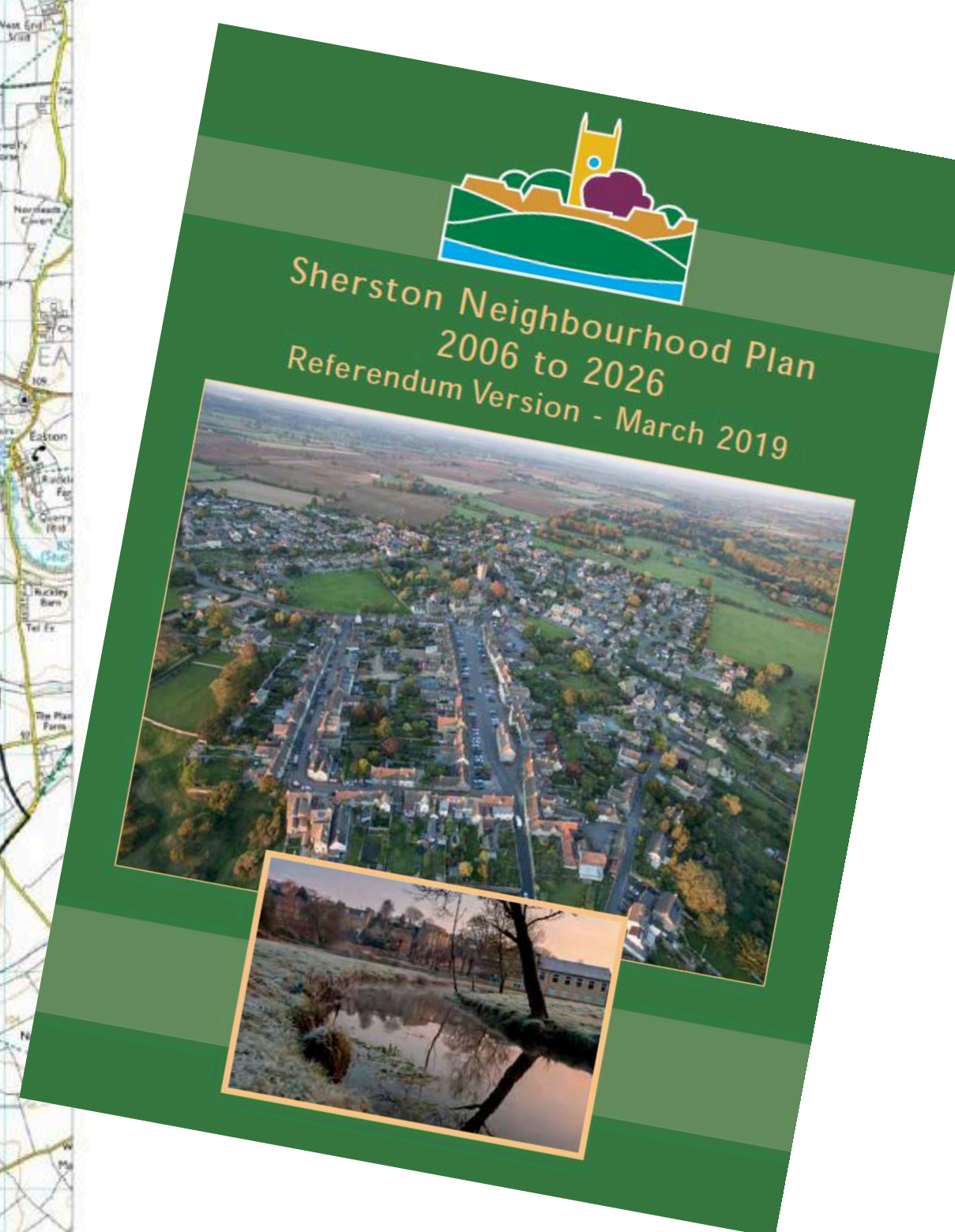
The existing Sherston Neighbourhood Plan was made in March 2019 following a referendum where the community voted in favour of the Plan. It is now used in the determination of Planning Applications in the neighbourhood area. A copy of the existing neighbourhood plan is available on both the Wiltshire Council, and Parish Council, websites.

At the end of 2024, the Parish Council launched a Review of the neighbourhood plan, and we undertook a community questionnaire to understand your thoughts on the existing plan and what else needed to be covered. This questionnaire was delivered to every household in the Parish via the Sherston Cliffhanger, and published on social media and the parish council website. We received 126 responses to the questionnaire. The headlines of this feedback is shown on the next page.

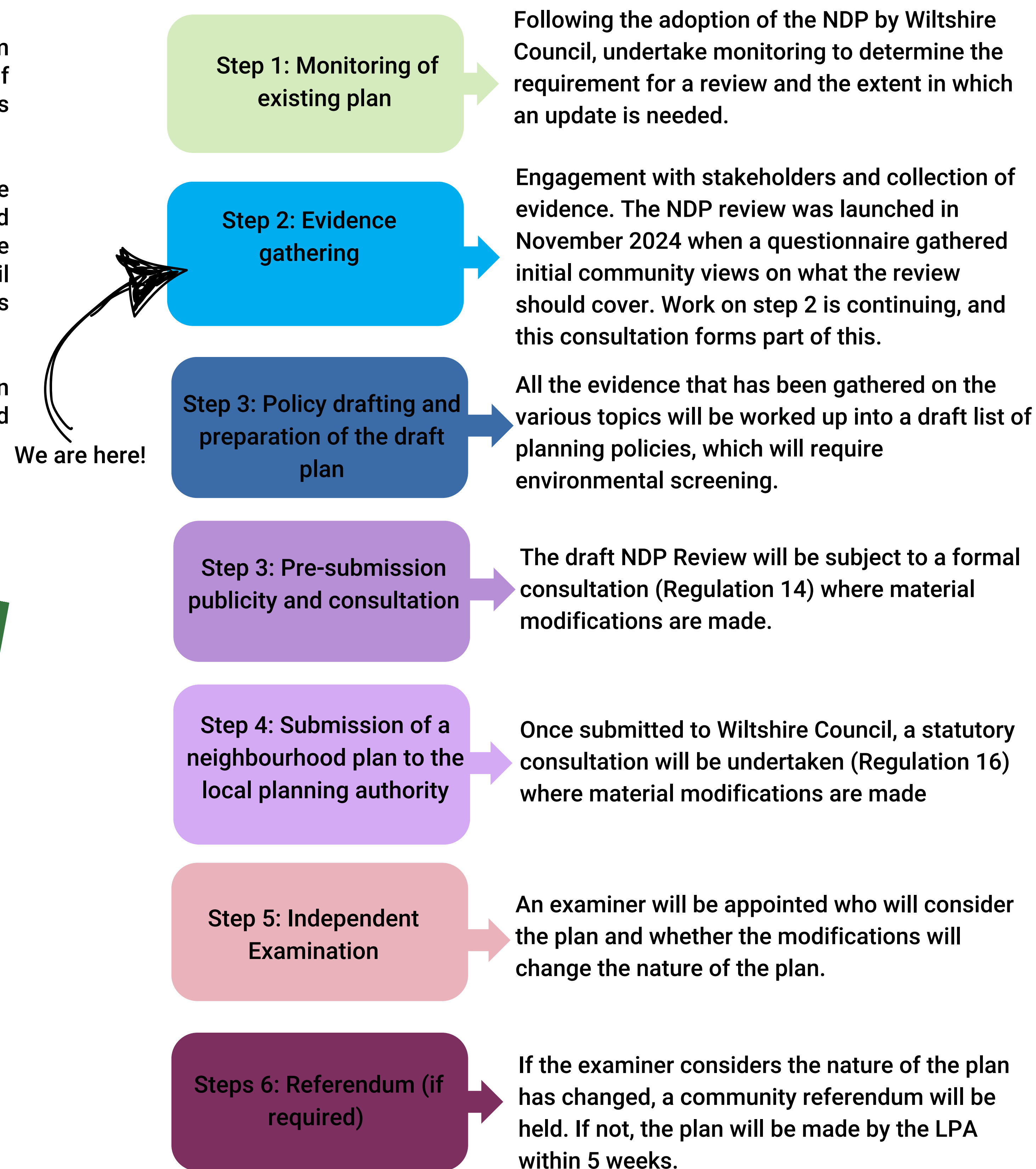
As well as the updated community priorities, the Review will take into account the changes in the national and local planning policy context to ensure the plan remains up to date and effective. This includes latest evidence on housing need, which is further explained later on.



Extract of Sherston designated neighbourhood area



What have we done to date? The stages of the NDP Review



The Sherston Vision and Objectives



Our Vision to 2038 is to ensure Sherston continues to thrive as a vibrant community and to evolve whilst retaining its unique and distinctive character.

We want to manage development within and around the village in a sustainable manner that is both appropriate in scale and location and sufficient to meet the continuing and future needs of the community.

We wish to provide and maintain an outstanding quality of life for our current and future generations by retaining, enhancing and where necessary replacing a wide range of existing services and facilities.

OUR OBJECTIVES TO 2038

1 The Plan will support the provision of community and other 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 to meet the needs of all local residents.

2 The Plan will ensure that the design of 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 National Landscape.
- Is of the highest quality and standard– utilising where appropriate traditional styles and materials

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.

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, 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.

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

- Ensuring that existing important public open space and other green spaces within and adjoining the village are retained and/or enhanced.
- 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.

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.

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:

- Preserving the community wood and orchard.
- Identifying and safeguarding any sites identified in the locality that are considered to be of significant ecological or landscape quality.
- Ensure development provides meaningful and measurable net gains for biodiversity, in the right places.

8 The Plan will protect and encourage the enhancement of the historic environment in and around the village by:

- Ensuring new development conserves or enhances Sherston's significant heritage assets.
- Identifying and safeguarding buildings and sites as Non-Designated Heritage Assets where they are worthy of protection by reason of their historic interest or local value and significance.

9 The Plan will encourage a move towards a low carbon economy, reflecting Wiltshire's declaration of a climate emergency, which includes local food production, reducing energy demands, and the generation of renewable energy by:

- Considering the need for additional allotments
- Seeking to ensure the use of sustainable construction methods.
- Encouraging the appropriate introduction of small-scale alternative energy sources (specifically roof-top solar, ground and air source heat systems) for use within existing and all new development within and around the village.



Housing Development

What are Wiltshire Council's proposals for Sherston?

Wiltshire Council are currently undertaking a review of their Local Plan which will assess the future levels of need for new homes and employment land up until 2038. Sherston remains a 'Large Village' within the settlement hierarchy, defined as 'settlements with a more limited range of employment, services and facilities. Development will be limited to that needed to help meet their housing needs and improve employment opportunities, services and facilities'.

Wiltshire Council submitted their Draft Local Plan to the Secretary of State for examination in November 2024 which sets out the Council's housing requirements for Large Villages over the plan period. It identifies an indicative required housing number for Sherston as 87 units until 2038, reduced to 30 as a result of completions and commitments (including the 3 allocations in the existing NDP). In order to deliver this requirement, the emerging Wiltshire Local Plan sets out that 'neighbourhood planning groups would be expected to look to accommodate new homes to meet housing requirements in full by identifying opportunities in their plans, where necessary, at Large Villages themselves, where new homes could meet both local needs and support the strategic role for such settlements'.

By allocating additional land for housing in our neighbourhood plan, the community is able to shape development in our village, as well as communicate our expectations and aspirations for where housing should go, what it should look like and what infrastructure would be needed to support it.

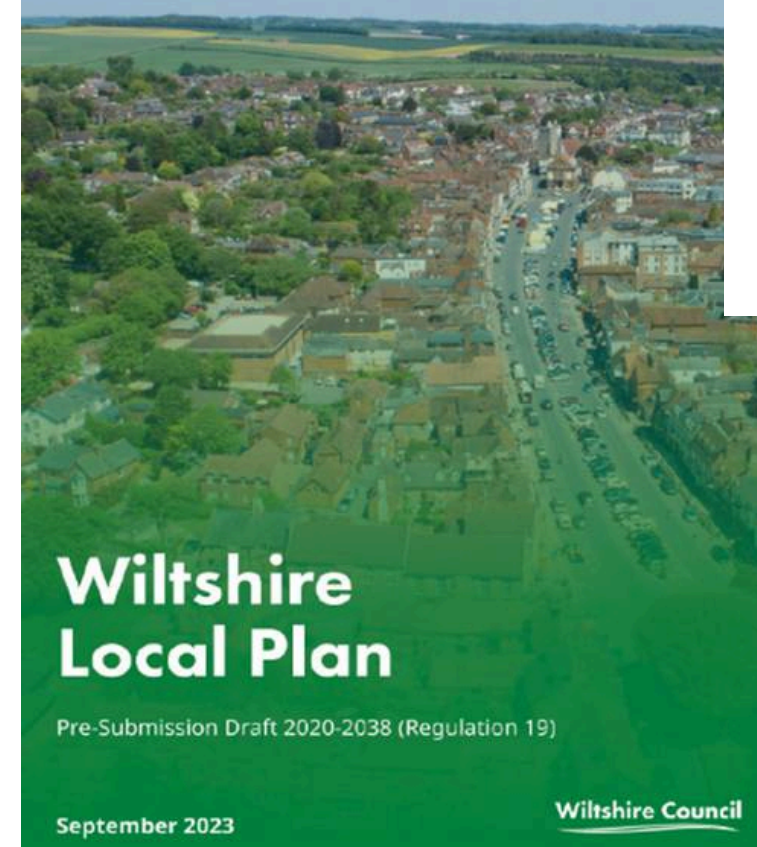
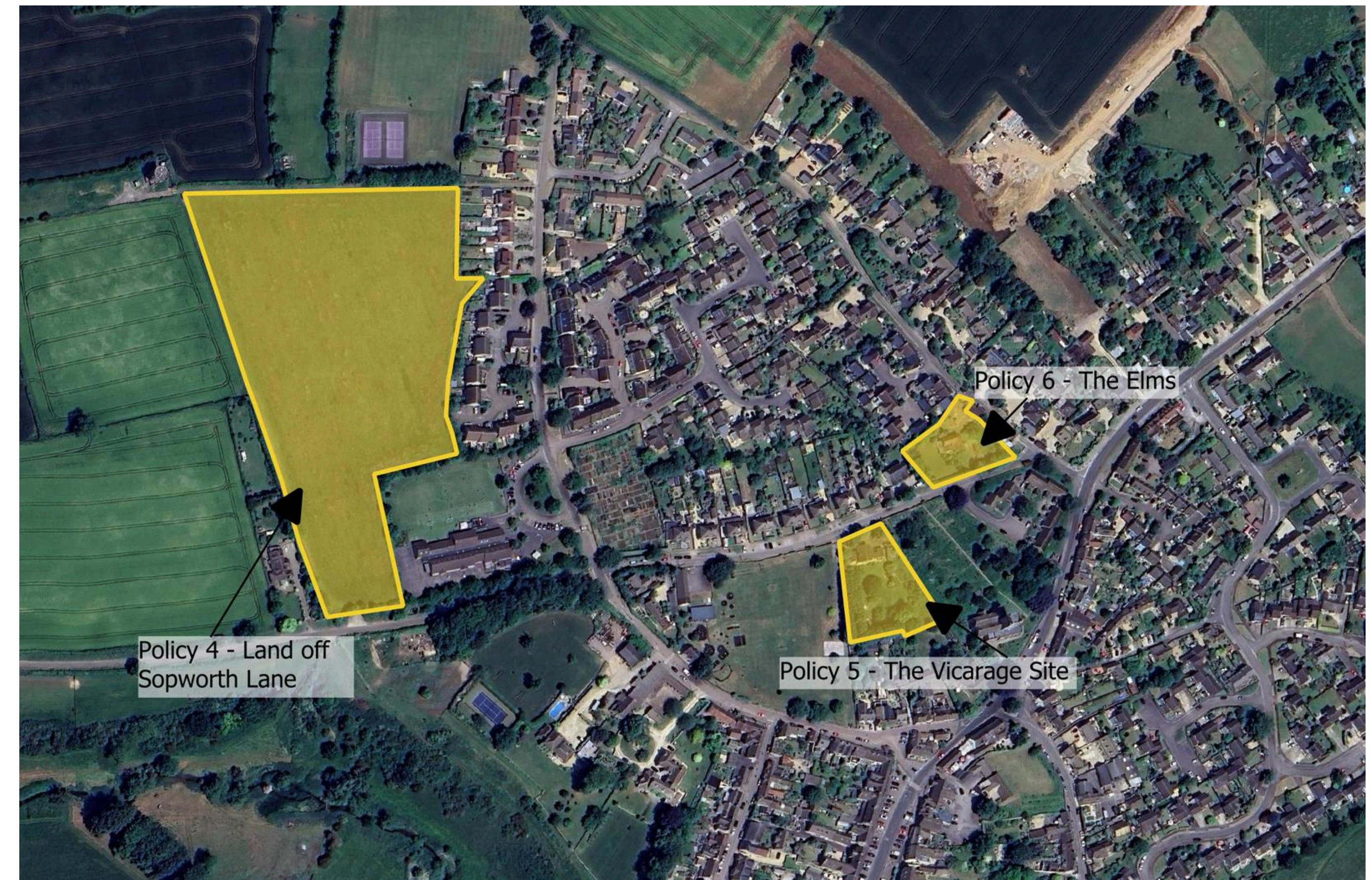


Table 4.4 Distribution of housing growth for the Chippenham rural area

	Housing growth (2020-2038)	Completions and commitments (1 April 2020 - 31 March 2022)*	Residual at 1st April 2022
Local Service Centre			
Market Lavington	117	62	55
Large Village			
Ashton Keynes	42	29	13
Atworth ■	66	0	66
Oaksey	29	14	15
Potterne	78	24	54
Rowde ■	67	20	47
Rudloe	255	255	0
Seend ■	27	4	23
Shaw/Whitley	73	23	50
Sherston	87	57	30

The existing NDP allocations:

The existing NDP allocates three sites for development, as shown on the map below for a total of 52 dwellings (net of 50 dwellings):



Policy 4: Land off Sopworth Lane

This site is allocated for mixed use development of approximately 45 houses, a new GP surgery and for the expansion of the primary school. This site is subject to a live outline planning application for the construction of 45 residential units, access and open space. Planning Permission was granted for the erection of the GP surgery in February 2022. No works have commenced on this and the permission has expired, however there remains a need for a new surgery and no alternative site has been put forward. The site remains available and suitable and it is proposed to be retained in the NDP Review.

Policy 5: The Vicarage site

The site is allocated for 3 new dwellings, including a replacement vicarage. No application has yet been made for the development however there are no reasons to conclude the site is unavailable within the plan period. The site therefore remains available and suitable and it is proposed to be retained in the NDP Review.

Policy 5: The Elms

The site is allocated for 4 new dwellings, including replacement of the existing dwelling. Full planning permission for the redevelopment of the site to provide 4 detached dwellings has recently been approved in March 2024, works have not yet commenced on site. The site remains available and suitable and it is proposed to be retained in the NDP Review.

Potential Site Options



The Site Selection Process

The first step in the site selection process was to gather a suite of potential sites. This was done through a Call for Sites exercise, undertaken by the Parish Council in spring 2024. 8 sites across the village were put forward by landowners and interested parties. In addition to this, a review of the Wiltshire Strategic Housing and Economic Land Availability Assessment (SHELAA) identified a further 4 sites within the Parish. One of these had already received detailed planning consent and the landowner of another wrote to the Parish Council to confirm it was no longer available for development. Therefore, in total, 10 sites were taken forward to an initial stage of assessment to determine their potential suitability for residential allocation.

This comprehensive site assessment process looked at a wide range of physical, environmental, landscape, historical, accessibility and planning related constraints. Each site was given a red, amber or green rating based on their suitability for allocation in the plan.

- **Green sites** were identified as being 'suitable, available and achievable' for either housing, commercial or community uses. The site is free from constraints and is appropriate for allocation for proposed use in a Neighbourhood Plan.
- **Amber sites** are those that are 'potentially suitable, available and achievable' for either housing, commercial or community uses. These are sites that have some significant constraints that would need to be resolved or mitigated.
- **Red sites** are those that are 'not currently suitable, available and achievable' for either housing, commercial or community uses. These sites would conflict with the existing spatial strategy or other Local policy or have show-stopping constraints.

The RAG assessment has concluded that 6 of these sites are potentially suitable and available but have constraints – some significant – which would need to be overcome if they are to be selected in due course. Due to the constraints that cover the whole parish (such as the Cotswolds National Landscape designation) no sites could be identified as being 'green'.

The remaining 4 sites were found to be 'red' - not currently suitable, available and achievable. The results are shown on the adjacent map, with the full assessment methodology and details available in the Site Assessment Report, which is available on the Parish Council website: <https://sherston.org.uk/sherston-neighbourhood-plan/>

For the avoidance of any doubt, this assessment does not propose to allocate all of these areas of land for development. No sites have yet been chosen for allocation. This assessment is an early stage in the site selection process for the Sherston Neighbourhood Plan. We are now seeking to understand where the community's preferred location for development is.

The outcome of the community responses will be taken into account, in addition there will be an appraisal of potential sites against the NDP objectives when determining which sites can be taken forward for further discussion and evaluation with landowners.

Its time to have your say!

Please let us know whether you support the principle of residential development on the 6 potential sites by completing our short questionnaire available by following the link below or scanning the QR code. Paper copies are also available.

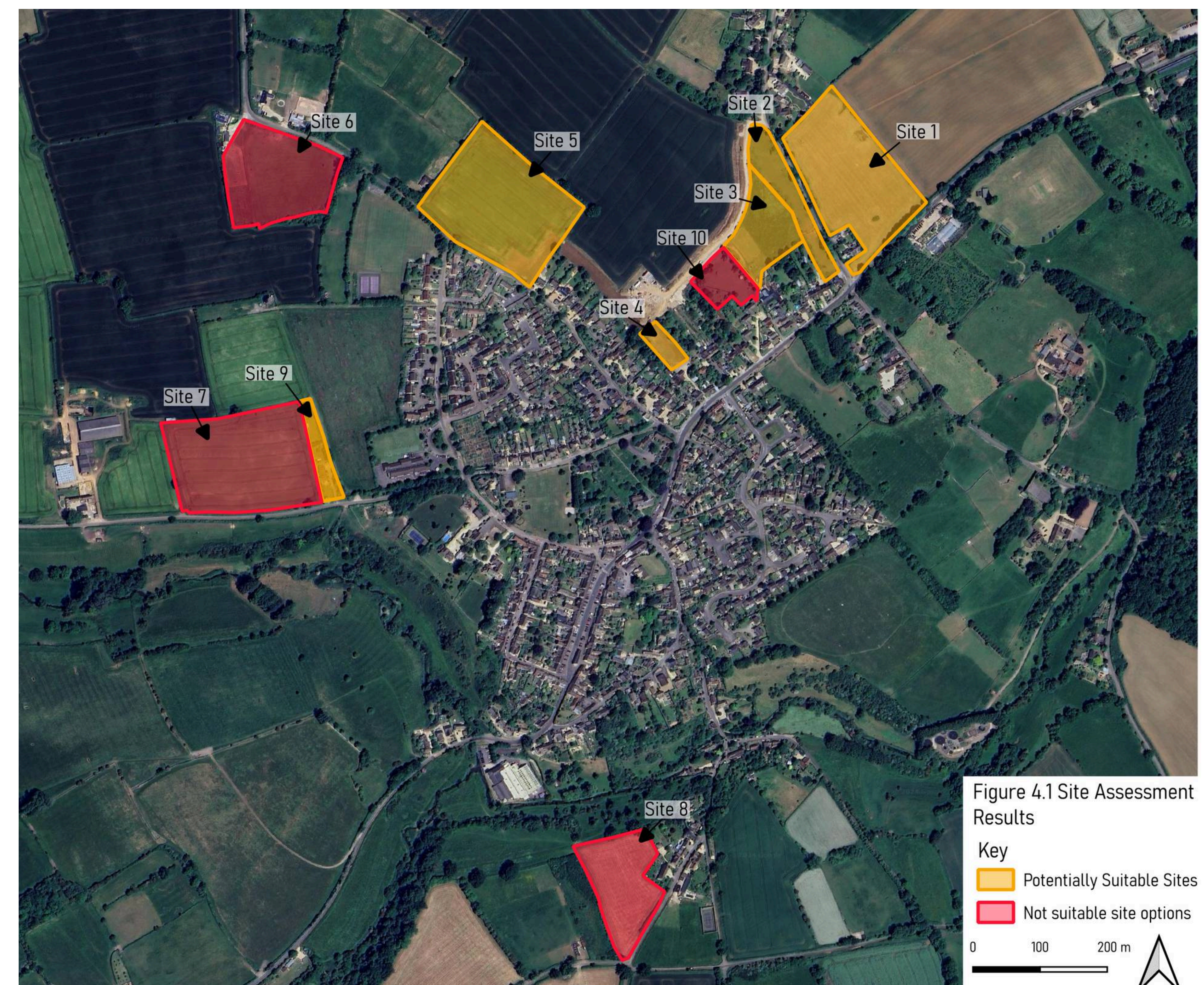
<https://forms.office.com/e/JzC1z3zMm3>



A summary of the 6 potential site options are shown on the next page.

It is important to highlight that the required 30 dwellings do not have to be provided on a single site. It is the purpose of the Neighbourhood Plan Review to decide where and how much of any site can be developed to meet the residual requirement. Comments are also invited on the red sites.

The Questionnaire will remain open until 6th April 2025.

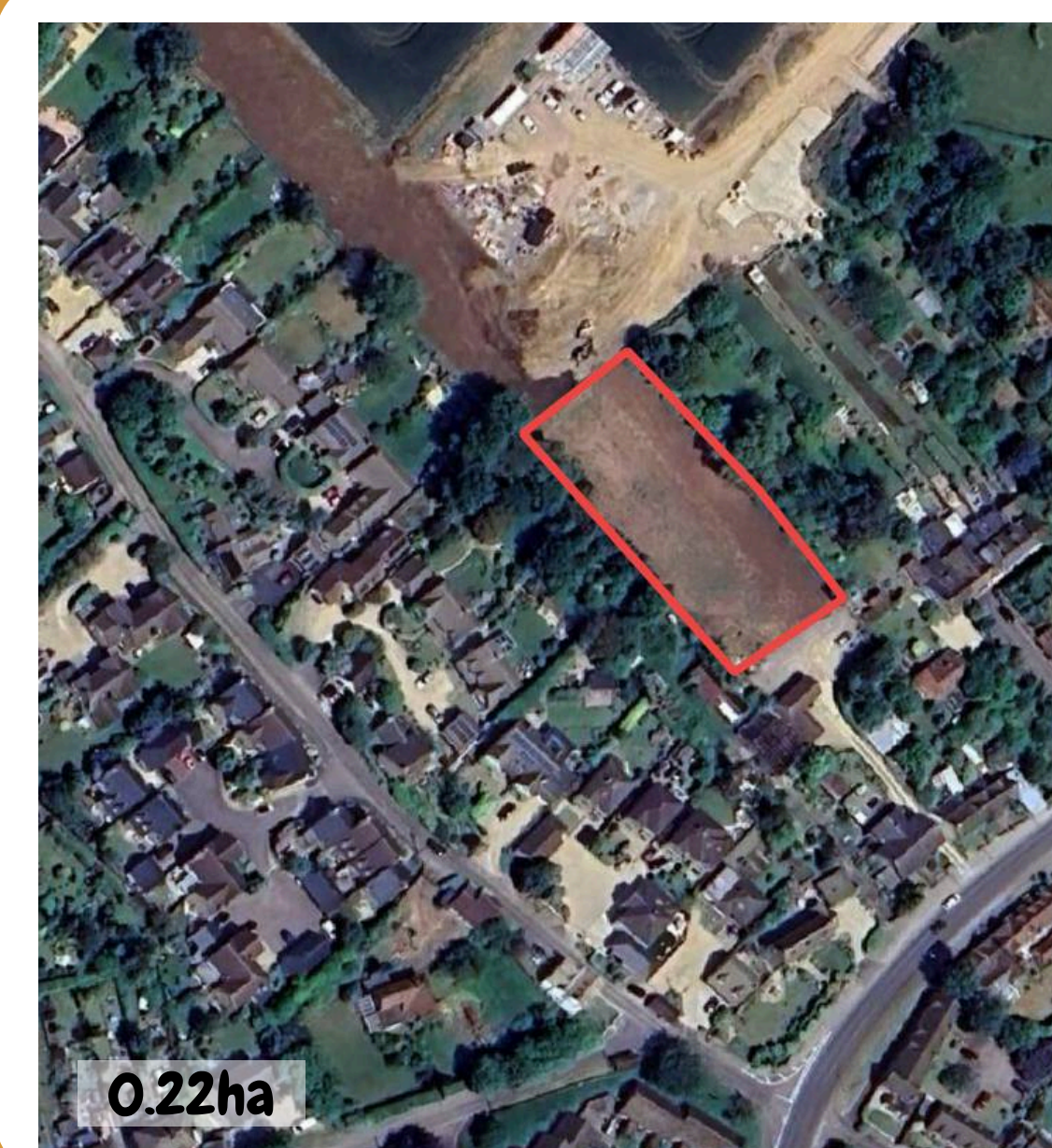




Site 1: Land east of Tetbury Road

Capacity: 35-61 dwellings

- Large greenfield site separated from the settlement boundary, although adjacent to residential and commercial development.
- Reasonable walking distance to services along footpaths and good public transport connectivity.
- Forms part of the open agricultural landscape contributing to the setting of Sherston within the Cotswold NL. Prominent when approaching village from the northeast. Some longer distance views possible across to Pinkney from Tetbury Road.
- Considered that only part of site would be developable as full site is far in excess of requirement.
- Contains Grade 1 agricultural land to south.



Site 4: Land rear of 6 Easton Town

Capacity: 3-6 dwellings

- Greenfield site adjacent to the settlement boundary and within the Sherston Conservation Area.
- Reasonable pedestrian connectivity to the village centre and good public transport connectivity.
- Existing narrow access off 6A Easton Town, further evaluation required to ensure it is suitable for intensification.
- Enclosed from east and west which limits landscape intervisibility but is internally open with little structural boundary to the wider field to the north.
- No footpaths within or adjacent to the site.



Site 2: Paddock on Tetbury Road, north of Fourways

Capacity: 10-18 dwellings

- Greenfield site adjacent to the settlement boundary.
- Reasonable walking distance to services and good public transport connectivity.
- Access could be achieved from Tetbury Road.
- Site has a strong landscape framework to boundaries, which includes a dry-stone wall, characteristic of the Cotswold NL. Northern boundary characterised by recent sewage works.
- Well-used footpath runs through the site.
- Development extending to north of site may be uncharacteristic of Easton Town, which has a strong building line and frontage.



Site 5: Land at Sandpits Lane

Capacity: Proposal put forward for 25 dwellings on the south-western half of site (shown orange on map)

- Greenfield site adjacent to settlement boundary.
- Reasonable walking distance to services and good connectivity to public transport options.
- Access can be achieved via Knockdown Road, with additional pedestrian connection towards North End Gardens.
- Site forms part of the open agricultural landscape to the northwest, contributing towards the setting of Sherston in the Cotswold NL, however it is well defined by vegetation to the north.



Site 3: Land north of Easton Town

Capacity: 12-21 dwellings

- Greenfield site adjacent to the settlement boundary.
- Reasonable walking distance to services and public transport however pedestrian connectivity is currently via the well-used public footpath only which runs through the centre of the site.
- No existing vehicle access. Current 'right of access' for agricultural uses. Site could only come forward in conjunction with site 2, however no agreement between landowners has been confirmed.
- Site has a good landscape framework to boundaries, which includes a dry-stone wall, characteristic of the Cotswold NL.
- Northern boundary characterised by recent sewage works.
- Development extending to north of site may be uncharacteristic of Easton Town, which has a strong building line and frontage.



Site 9: Land at Hillberry Lodge

Capacity: 5-9 dwellings

- Small residential site not connected to the settlement boundary, although abuts the existing allocation.
- Pedestrian connectivity is poor with no footway along Sopworth Road. Nearest footpath is 200m to the east.
- Existing residential access from Sopworth Road.
- Well enclosed by vegetation and is well defined from the wider agricultural land. Existing built form on site offers some opportunity for limited development.
- Footpath runs parallel to eastern boundary and the Conservation Area lies less than 20m south-east of the site.
- Availability of site is unknown as identification was through Wiltshire Council's SHELAA.

Other Policy Areas



In addition to housing, our neighbourhood plan review is looking to cover a wide variety of topic areas such as environmental matters, sustainability, design, heritage and landscape. We want your help to identify what land, views, buildings or monuments within the parish you want to see protected for future generations.

Please use the maps available today to nominate candidate sites and views within one of the following three categories. All your nominations will then be assessed by the Working Party for inclusion in the neighbourhood plan!

Local Green Space

National Planning Policy allows communities to identify and protect green areas of particular importance to them by designating them as Local Green Space (LGS). This power has the effect of imposing similar controls to those that apply within the Green Belt, effectively protecting the site from most development.

Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis. The criteria for LGS is set out in National Policy, which states the designation should only be used where the green space is:

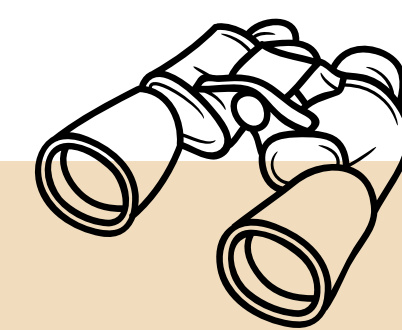
- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) is local in character and is not an extensive tract of land.

The existing neighbourhood plan designates the Village Hall field, Recreation Ground and Allotments as LGS. The Avon river valleys, Manor Farm and Grove wood are highlighted as additional open areas although not protected as LGS due to their size and function.

Please let us know if there are any other areas which meet the criteria above and should be designated as Local Green Space.



Key Views



The rural character and landscape setting of Sherston, in conjunction with the well-used rights of way network, are community priorities for protection and management by the Neighbourhood Plan. The identification of Key Views can help to ensure that development aligns with this priority. Policy in the plan can seek to ensure that the important values of the Key Views are enhanced or maintained.

A Key View is a publicly accessible viewpoint in the Neighbourhood Area that is reflective of what makes our settlements distinct as a rural community. The views are memorable and appreciated. They provide an attractive setting or backdrop, encompassing an important feature of settlement history and the way the built and natural landscape has been shaped by those living within, working in it, and by nature.

Key views should merit at least one of the following values:

- Aesthetic qualities - particularly attractive and distinctive views of landscape or townscape.
- Biodiversity - presence of valued ecological assets.
- Cultural heritage - presence of landmark structures/ heritage assets.
- Functional - view has a strong functional link to the landscape designations (i.e. the Cotswold NL) and supports appreciation of its special qualities.
- Recreational - experience of the view is important to the recreational enjoyment of an activity (i.e walking)
- Tranquillity - location offering high levels or perceptions of tranquillity for example including links to nature or an absence of intrusive development or lighting.

Please let us know if there are any views which meet the criteria above and should be identified in the Plan as a Key View.

Non-Designated Heritage Assets

Local heritage plays an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment.

The neighbourhood area and village of Sherston contains several designated heritage assets including statutory listed buildings (Grade I, Grade II and Grade II*), a Scheduled Monument, and Conservation Area.

As part of the neighbourhood plan, it is possible to define further assets as 'non-designated' heritage assets (NDHA).

This designation recognises that the building has some historic significance, which can positively influence the character of the local area, be it through its historical associations, age, or appearance. The designation does not apply any formal statutory listing, however it does mean that the significance of the asset should be valued and taken into account as a material consideration within planning applications that may affect the site or surrounding environment. To be identified as a NDHA, the building/site/monument should meet at least one of these criteria:

- Has architectural interest or quality.
- Is a landmark feature.
- Has a relationship with designated heritage assets e.g. in age, materials, or functionality.
- Has historical associations with features of the village, important/prominent people, or past events.
- Illustrates the development of the area, reflecting the functional character or former uses of the area.
- Contributes positively to the character or appearance of the area.

Please let us know if there are any buildings or sites which you think should be protected as a NDHA.

