

# Sherston Neighbourhood Plan Review – Report to the Steering Group on Site Options Consultation Results

## Update 28<sup>th</sup> May 2025

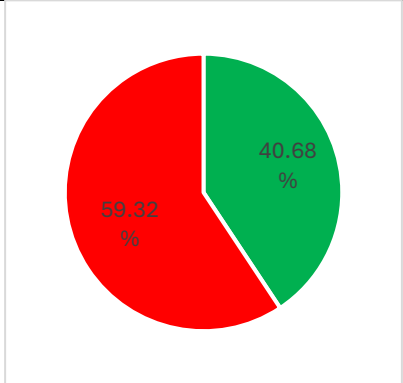
### Introduction

This report summarises the comments received from the community as part of the Site Options Consultation which ran between 8<sup>th</sup> March and 6<sup>th</sup> April 2025.

62 responses were received in total, including 40 responses to the online Microsoft Forms Questionnaire with an additional 20 paper forms completed. A further 2 representations were received by email from residents. Not all respondents answered each question.

### Residential Options

The tables below summarise the overall vote for each site individually, as well as providing a summary of the comments received, separated by objections, support and general comments.

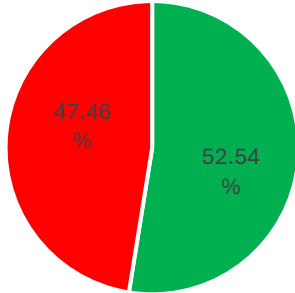
<b>Site 1: Land East of Tetbury Road</b>										
Total responses: 59/62										
Yes	24									
No	35									
 <table border="1"> <caption>Pie Chart Data</caption> <thead> <tr> <th>Response</th> <th>Count</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>24</td> <td>59.32%</td> </tr> <tr> <td>No</td> <td>35</td> <td>40.68%</td> </tr> </tbody> </table>		Response	Count	Percentage	Yes	24	59.32%	No	35	40.68%
Response	Count	Percentage								
Yes	24	59.32%								
No	35	40.68%								
<p><b>Objections:</b></p> <ul style="list-style-type: none"> <li>Taking up little agricultural land we have left, greenfield.</li> <li>Sloping lane with water runoff into existing properties, no existing sewage services on site.</li> <li>Traffic along Tetbury Road would be dangerous, speed limit should be reduced to 20mph.</li> <li>Contrary to objective 6 of the NDP.</li> <li>Would disrupt the setting of Sherston and linear form.</li> <li>Potential access is dangerous, and no footpaths.</li> <li>Too far from village centre, beyond natural boundaries.</li> <li>Would impact views and the National Landscape.</li> <li>Would affect the view of the village entrance, too big.</li> </ul> <p><b>Support:</b></p> <ul style="list-style-type: none"> <li>Good access directly onto B4040.</li> <li>Would provide all required housing without overcrowding too close to existing residential boundaries.</li> <li>Would open up the village, best of the sites.</li> <li>Already good network in place into the village.</li> </ul> <p><b>Other:</b></p> <ul style="list-style-type: none"> <li>Any development should be designed to be sympathetic to other dwellings adjacent.</li> <li>Housing directed to east to limit obstruction and views to Tetbury Lane with exiting onto B4040 to avoid congestion.</li> <li>Not to build to capacity and have green spaces.</li> <li>Supported if speed limit is reduced.</li> <li>A response from the landowner confirmed that if permission was given for a number of houses, the owners would be willing to let the rest of the field to the village.</li> </ul>										

**Site 2: Paddock on Tetbury Road, north of Fourways**

Total responses: 59/62

Yes 31

No 28



**Objections:**

Lack of safe access into the village.  
 Contrary to objective 4 of the NDP.  
 Tetbury Road is very narrow north of B4040/Fourways.  
 Not large enough for 18 houses.  
 Awkward access at crossroads and hazardous bends.  
 Development would be visible from long/short views.  
 Significant trees and hedgerow that should be maintained.  
 Would ruin the countryside and houses would be devalued.  
 Difficult topography would compromise landscape.

**Support:**

Settlement boundary to be extended to the end of Tetbury Road to provide more housing.  
 Good size site, well contained.  
 Easy safe road access and accessible to bus stop.  
 Practical infill site, would limit congestion into the village.  
 Seems a natural extension of the village.  
 Would not impact the amenity of Easton Town dwellings.  
 Pleasant land already being eroded.

**Other:**

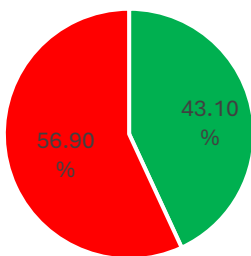
Potential for 1 or 2 houses at the bottom of the site.  
 Footpath and traffic calming would be needed.  
 Not to build to capacity and have green spaces.  
 Footpath to be retained as it's a safe route into the village.  
 Makes sense alongside site 1.  
 May lead to road widening improvements.  
 Support if Tetbury Road is widened with pavement added.

**Site 3: Land north of Easton Town**

Total responses: 58/62

Yes 25

No 33



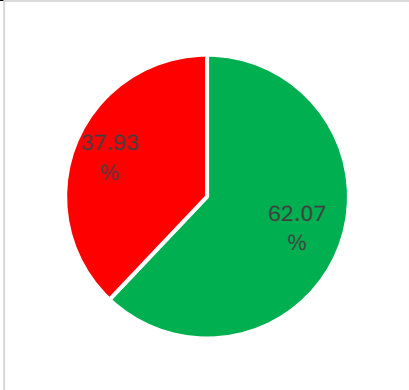
**Objections:**

Limited access onto Easton Town.  
 Landlocked site and constitutes backland development.  
 Would impact views and the National Landscape.  
 Prone to flooding.  
 No obvious access and would likely be on a sharp bend.  
 Impacts countryside and would devalue existing houses.  
 Remote from village centre.  
 Would cause large development in conjunction with site 2.  
 Would destroy biodiversity and extend village in a bad way.

**Support:**

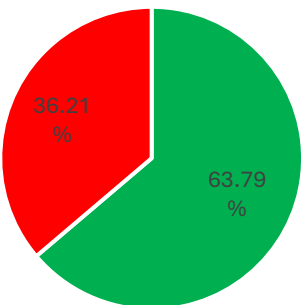
Good quality and in keeping with the village.  
 Would fit in with adjacent sites.  
 Seems a natural extension of the village and would help satisfy the housing requirement.  
 Would not impact development at Easton Town.

	<p>Seems a logical infill site.          Sites 2 and 3 together would be a good choice.  <b>Other:</b>          Not suitable unless site 1 becomes less economical.          Not to build to capacity and have green spaces.          Traffic calming measures recommended.          New sewage scheme installed by Wessex Water last year.          Footpath is well loved by local residents with safe access.</p>
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<b>Site 4: Land to rear of 6 Easton Town</b>										
Total responses: 58/62										
Yes	36									
No	22									
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Yes	36	62.07%								
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<p><b>Objections:</b>          Erosion of the Conservation Area and rural landscape.          Narrow and restricted access.          Backland development, causing overlooking.          Ruins countryside so close to existing housing.          Little gain on a small, inaccessible site.          Would devalue homes.          Would cause traffic and cause parking issues.          Access is too restricted and dangerous.</p> <p><b>Support:</b>          Good location with safe access to village which will reduce increases in volume and speed of traffic.          No flooding risks.          Discrete location with minimal impact on setting.          Good connection to new sewer.          Good infill development and natural extension of village.          Within the village and close to facilities and amenities.          No impact on neighbouring properties.</p> <p><b>Other:</b>          Not to build to capacity and have green spaces.          Too small for larger development but ideal or smaller, one storey, properties.          Good to be developed in conjunction with sites 5 and 6.          Suitable for 2 to 3 houses.</p>										

<b>Site 5: Land at Sandpits Lane</b>	
Total responses: 59/62	
Yes	45
No	14
<p><b>Objections:</b>          May cause increase in traffic down Sandpits Lane.          Would open up opportunity for further development.          Poor visibility in places and increase in traffic.          Impact on the landscape.</p>	

	<p>Overlooking onto existing properties. Existing agricultural land. High elevation of land means development would be visible from Easton Town.</p> <p><b>Support:</b> Frontage, linear development would be good. Supported to capacity is not too large. Access options off Sandpits Lane &amp; Knockdown Road. A natural extension of the village given nearby housing. Good and easy pedestrian access. Would extend village boundary in an organic way. An obvious area for sensible development in the gap. Ideal for younger families as near the school and sports. Opportunity for increased village facilities &amp; amenities. Will meet significant proportion of housing requirement. Minimal impact on existing houses. Better road connections and access than sites 1 to 4.</p> <p><b>Other:</b> Potential for a new football pitch here. Opportunity to widen the road. Good if it didn't extend past the building line. Good if not built to maximum capacity.</p>
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<b>Site 9: Land at Hillberry Lodge</b>		<p><b>Objections:</b> Too detached from the village. Any demolition would seem wrong. Only a small gain. Adjacent sites already assessed as inappropriate. May cause further building in the adjacent field. No pedestrian access. Outside of the settlement boundary. Village already expanding in this direction. Odd land where development looks incongruous. Production Farmland.</p> <p><b>Support:</b> Would dovetail with development allocated in NDP. Easy and safe pedestrian and road access to village. Less disruption on existing houses and residents. Makes sense with the other proposed development. Would be seen as an extension to existing permission. Encourage appreciation of walking &amp; the environment. Limited impact on views from existing houses. Close to village centre.</p> <p><b>Other:</b> Houses should be orientated so access is shared with the proposed development behind the school. Not to build to capacity and have green spaces. Seems logical to include Site 6 as it joins Policy 4 Site. Sensible as long as adjacent development goes ahead. Public footpath should be preserved. Provision for appropriate traffic calming measures.</p>
Total responses: 58/62		
Yes	37	
No	21	
		

## **Comments on the Red Housing Sites**

26 respondents added commentary to the last comment box. Comments relating specifically to red housing sites are outlined below.

- A large majority of those who responded to this question agreed that the 'red' sites are unsuitable for housing, some of which outlined that they would've objected to all.
- One resident highlighted that sites 6 and 7 which were deemed to be 'not currently suitable' would also seem like sites with good potential, although provided no further detail.
- A couple of respondents felt site 10 could possibly be brought forward if the neighbouring sites (site 2 and 3) were to be developed.
- One resident highlighted an error in the SAR in relation to site 7. The proforma, while coloured red states that the site was considered as 'potentially available, suitable and achievable'. The respondent wishes for Site 7 to be reassessed, with the 'errors in the current assessment to be corrected and included in the shortlist'. This error is noted by the Working Party and Consultants, the written conclusion confirms the position that the site is not suitable for allocation in the current context, this is further confirmed on page 23 of the SAR.
- Some respondents raised further comments regarding site 8, stating that it should be a protected area given its prominent position and the widely used footpath.
- One respondent outlined that site 6 'could create a nice walkable/rideable route to school and the village if a usable path were created between the houses through to the water tower and beyond to Sopworth Lane and the school'.

## **Other Comments**

Additional comments were also provided as part of the last question, which did not relate to red housing sites. These are outlined below.

- Some respondents argue that development must not exceed the required quote in order to ensure the village remains a village and that Sherston needs to 'resist pressure to overdevelop'.
- There were a few comments that related to the facilities and amenities of Sherston, stating that opportunity should be given to providing a new football pitch and pavilion, and a new allotment for community vegetable growing to increase resilience. Respondents also outlined that, for young families, proximity to the school is important, and that sites further out will cause an increase in car use as well as dangerous parking near the school.
- Consideration was given by one respondent to record the view from Footpath 15 back to Sherston and the church tower as a view of significant importance.
- Some concerns were given to the flooding, stating that flood management should be considered, such as soakaways. One respondent raised a question regarding how the sewage system will cope.
- Another respondent insisted that all new houses should be built sustainably with excellent insulation, solar panels, and heat pumps.
- Finally, one respondent suggested a site (potentially site 4) was used to improve the parking situation in the village, with the residents paying for a permit to park one car.

## **Overall Housing Results**

<b>Site Name (Ordered by Ranking)</b>	<b>Ranked</b>	<b>Responses</b>	<b>Yes</b>	<b>%</b>	<b>No</b>	<b>%</b>
Site 5: Land at Sandpits Lane	1	59	45	76.27%	14	23.73%
Site 9: Land at Hillberry Lodge	2	58	37	63.79%	21	36.21%
Site 4: Land to rear of 6 Easton Town	3	58	36	62.07%	22	37.93%
Site 2: Paddock on Tetbury Road, north of Fourways	4	59	31	52.54%	28	47.46%
Site 3: Land north of Easton Town	5	58	25	43.10%	33	56.90%
Site 1: Land East of Tetbury Road	6	59	24	40.68%	35	59.32%

## **Potential New Site Submissions**

One potential site was brought forward during the public consultation by the Landowner of Praters Farm. No plan has been provided.

It is the decision of the Working Party on whether this site should be taken forward for consideration. Any additional site(s) considered will need to undergo the same detailed site assessment and be subject to community consultation.