Sherston Neighbourhood Plan Review Working Party

Here are the notes of the meeting of the working group, held on 15th January 2025 at 7.30:

Present:

- Martin Smith (MS)
- Mike Johnson (MJ)
- Kath Talboys (KT)
- Catherine Stephens (CS)
- Ben Smee (BS)
- Jane Hirst (JH)
- Richard Skeffington (RS)
- Tanya Burgess (TB)
- Henreitta Cole (HC)
- Holly Sturgess (HS)

Apologies:

- Nigel Freeth (NF)

Previous Minutes:

The minutes of the meeting on 19th November were approved.

Matters Arising:

- Agreed non availability of land needs to be confirmed in writing or they will be in the public report. **Action: NF asked if he can support this please; need those affected to say no in writing or email to the PC please. By 14/2/25 if possible, in light of 8/3/25 event deadline promotion.**

Matters Arising on Agenda to focus on:

- Site Assessment
- Feedback from the questionnaire
- Consultation event

Questionnaire Feedback

- Average to good reply number; 10%
- People's visions largely in line with views of parish; most supported the objectives.
- This allows us to now tighten themes and objectives

- To add to the report that the consultation also reached out by Facebook and Snapchat for increased inclusion, including young people.
- To also tighten colours in diagrams for clearer differentiation.
- Key issues:
    - That were included were as envisaged, Limedown and the new GP surgery.
    - Additionally sports and leisure inside which needs more understanding of sport requirements and best application of fields and buildings.
    - Younger people/young adults looking at smaller, affordable houses, older likewise. Could the Tolsey be a possibility for this?
- When to publish this discussed. It requires amendment by February. Acts as a good basis for community thought, which can be expanded at the community event. Also to ensure this is out on Facebook too and in the Cliffhanger. Good to have viability a week prior to the community event. **Action TB do write an article, post a link on Facebook and host on the PC website.**
- Increased environmental considerations discussed, e.g. historic buildings need planning permission for solar panels, this can be done sensitively, aware it is an emotive topic, the plan can support this as a theme.
- Next stage to look at heritage assets. **Action can we add to the list, to do this set up a working group.**
- Subgroups also to be considered for green spaces, managing views; this can draw from a greater the community (identified at the community event, online consultations) **Action MLP send methodology and project papers to support this.**
- It was noted some community assets were deemed low in importance e.g. methodist chapel; the Plan able to review and remove as an asset.

Site Assessment Report

- MLP propose to RAG each; in line with immediately suitable for development, potentially suitable with some constraints or not suitable and constraints not able to be overcome.
- SHELAA noted and explained.
- MLP harnessed for their report:
    - Desk based assessment, using LA proforma and other known constraints.
    - Site visit, looking at capacity, density, biodiversity.
- Needs a fact check; Mike and Catherine have offered but the rest of the group too.
- Sites to be shown at consultation, after some ruled out.
- Amber sites worth concentration.
- Some areas could only be part viable; need to present this to allay unnecessary concerns.
- Can also ask for melded green spaces; sports and recreational separate.

- To request such spaces on sites, this may require less housing or fewer housing over more sites, a good question for the community consultation. Sites:
    1. Prominent site, entering village, not actively farmed, horses only.
    2. Well screened, footpath.
    3. Field of access across site 2. Not on its own? Flooding but can be addressed/ avoided.
    4. Back of Easton town, conservation area, well screened from public.
    5. Sandpits Lane, outside of settlement boundary, alongside other housing.
    6. No- isolated location, down Knockdown Road, divorced from settlement.
    7. No- north of Sopworth Lane, currently divorced from settlement, land rises- too visible.
    8. No- Thomson Hill, landscape rising, visible too.
    9. SHELAA identified, got a bungalow on, restricted size, contained by vegetation, not put forward.
    10. No- rear of Easton Town, no access, out of character and may not be available.
    11. Opposite of Easton Town, availability, adjacent to settlement boundary, access TBC.
- It was noted that if new sites were added on or after 8/3 we will need to consult again.
- If all can read this offer further comments prior to 14/2/25 where it will be on Facebook.

Community Event

- MLP will do the boards and amend information following comments on questionnaire feedback. Comments to be offered online as well as event and keep open for 3 weeks after the event; close for comment 30/3/25.
- The 8/3 event to be 10- 4.30, all of us to attend, it will be a drop in for the public. Refreshments TBC.
- After consultation to look at sustainability vs the Plan's Objectives. To harness a site assessment topic paper, community, Plan objectives, top 5 sites to progress.
- To further keep the community updated, other background to work to.

AOB

- Will the new government housing targets have impact? Suggested we will not know until 2026.
- New surgery outcome still outstanding.
- Limedown decision still outstanding

Next Meeting- Monday 3rd February, 7.30 pm , North Building.

Sherston Neighbourhood Plan Review Working Party

DRAFT Agenda for the meeting on 3rd February, 7:30pm in the North Building

1. Apologies
2. Approval of minutes of the meeting 15th January 2025
3. Matters Arising from the minutes
4. Report back on activities MLP
5. Community Engagement event on 8th March
6. AOB
7. Date of Next Meeting