Sherston Neighbourhood Plan (NP) Review Working Party

Here are the notes of the meeting of the working group, held on 30th July 2026, online at 7.30pm:

Present:

- Martin Smith (MS)
- Mike Johnson (MJ)
- Kath Talboys (KT)
- Catherine Stephens (CS)
- Richard Skeffington (RS)
- Henreitta Cole (HC)
- Aaron Smith (AS)
- Tanya Burgess (TB)

Apologies:

- Jane Hirst (JH)

Previous Minutes:

Approved

Matters Arising:

Contained within the meeting notes.

The Meeting:

The meeting was opened with a welcome.

The key issue for the meeting was the Sherston Housing Topic Paper

Mike has offered comments

Martin will offer comments

Aaron described the process:

- Prorata Wiltshire to Sherston
- Numbers look high but recognise the balance between city and village trickle down
- Affordable housing recognised
- Dwellings to be agreed
- Tenure to be confirmed
- Recognising the villages specific need
- To be in line with other themes within the Neighbourhood Plan
- Considered lessoned affordable need, these go to Malmesbury but shoe to Sherston
- Cost to be considered
- Link to employment and education as school etc

Therefore, it is looking at the requirement over the period, a prorata approach, Wilts to Malmesbury to Sherston

Thus, to look at plans e.g. Sopworth Lane thorough 24/6. Noting the other two sites in the Plan and windfall developments where space is tight. This recognising options are limited within the national landscape.

90 dwellings including Sopworth and e.g. the emerging allocated sites.

Mike noted :

Praters Farmhouse at the crossroads passed

Sopworth Lane before the Mulberry Lodge 5 units are under appeal

Further Sandpits Lane numbers 35-50 to be confirmed in the report

Site 2 potential Highways objections, felt comments and objections resolvable and to be received again

Include the church site for additional burial and previous wish for additional housing. KT will speak to Steve to get confirmation in writing from the Diocese. (Done).

Martin's comments and recommendations:

1. clearer
2. So, what do we do – amend
3. 6 affordable homes
4. Discount and landowner assets
5. OK
6. Infill sites do not need affordable housing so need through allocations
7. need – smaller / entry level
8. Good idea
9. Agree

Eleven -survey local businesses, where do people travel from as employees, check previous information we hold

KT raised issue of council houses, for this there will need to be funds off the government

Affordable will be more discount market houses, noting registered providers are not taking on homes. Shared housing. Properties capped at £250k.

Anything other needs investment yet we need to meet needs of our young people and older aged population.

Avoid dearth of 4-bedroom houses

Aaron requested any other questions on the document.

Next Steps

Prepare for other propositions

Keep 1 off houses in back pocket for numbers

Aaron will make the required changes to the document

Mike noted:

Site 4 Highway objection to be reconsidered, add in

Site 2 spoke to agents but backed off, speak to owners so might now not be deferable- **Action Martin**

Site 5 contact providers, how many more than 25 i.e. 35

Therefore, need to look at every plot we can:

35 limit for Knockdown/Sandpits Lane

Where 3&9 discussed, what constraints were there, note where we hold the line e.g. Sopworth Lane or the National Landscape

Where do we keep records centrally?

Now- statutory and environmental assessments

Track changes on Neighbourhood Plan

Sites and numbers of housing confirmed

Draft plan and final by the end of August

35 + 11 Target seems right.

Right number and mix

Hopefully this will link with Wilshire's new plan which is just starting

When to go public? Need a holding message? Not yet but on the agenda – something in the September Cliffhanger

Draft Plan as soon as go public on screening

A version for Wiltshire, offering oversight and process, not details to public yet but say when the plan is public

National Landscape Board need a more formal response **Action Martin.** Then pass to Aaron as an appendix or decide to use the current informal email?

AOB N/A

Next Meeting- TBC September 2026

Sherston Neighbourhood Plan Review Working Party

DRAFT Agenda for the meeting Tuesday October 13th

1. Apologies

   - Kath

2. Approval of minutes of the 30th July 2026

3. Matters Arising from the minutes

4. Report back on activities

5. AOB

6. Date of Next Meeting