

# SHERBORNE ST JOHN

## NEIGHBOURHOOD PLAN

2011-2029



May 2017

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# As modified September 2023

## Pre-Submission Modification

### Neighbourhood Plan

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## Chairman's foreword

Sherborne St John is recorded in the Domesday Book and continues to be a vibrant Parish over 900 years later. Located just to the north of Basingstoke in North Hampshire, it comprises ~~1200~~1600 inhabitants residing predominantly in the village of the same name.

In ~~2013, 2022,~~ following active support from Basingstoke ~~&and~~ Deane ~~BC, the~~Borough Council (BDBC), Sherborne St John Parish Council (SSJPC) took the decision to ~~produce a~~modify the existing Neighbourhood Plan, ~~which was originally made produced in line with 20173,~~ to reflect the ~~2011 Localism Act. changing demographics and needs of the Parish of Sherborne St John.~~

Locally, it has been felt that there has been continued ongoing pressure from speculative development in the Parish. This Modified Neighbourhood Plan comprises a number of new policies which have been included in response to the community engagement undertaken in late 2022. Feedback from community engagement emphasised the need to keep Sherborne St John Village separate from Basingstoke Town, the need to maintain its unique identity and heritage and maintaining links and access to the countryside are aspects residents cherish, where possible this feedback has resulted in new policies within the Neighbourhood Plan. There is a feeling of a continuing and seemingly increasingly external threat to the integrity of Sherborne St John; ~~this the Neighbourhood Plan~~ initiative by central government ~~provided~~provides an opportunity to retake a measure of control for our locality - our Community. ~~The~~

This Modified Neighbourhood Plan is seen as a natural progression ~~from of~~ the Village Design Statement completed in 2004 and the original Sherborne St John Neighbourhood Plan which we begun work in 2013 and it was adopted by the Borough Council in 2017. This new Neighbourhood Plan relies on and develops many of its conclusions from the Village Design Statement and the 2013 iteration of the Sherborne St John Neighbourhood Plan, as well as recent local feedback and engagement.

The ~~SSJ~~Sherborne St John Neighbourhood Plan Steering Group, working under the auspices of the Parish Council, has completed an extensive programme of consultation within the local community of Sherborne St John. This underpins the consultation feedback, which forms the central foundation on which this SSJ Neighbourhood Plan is based. Groups of local residents



have been contacted to establish, review and agree the issues that should be addressed by the Neighbourhood Plan. There have also been community surveys to obtain the fullest view of local community concerns and needs. This is 'grass-roots' democracy in action.

On behalf of Sherborne St John Parish Council, it is my sincere pleasure to commend this Neighbourhood Plan and thank all those who have worked to make it a reality. The Neighbourhood Plan is a declaration of local residents' wishes and vision for the future; its findings must be given due authority.

It is a great joy to re-discover the strength and depth of this Community, its ~~values~~values, and attributes, and how it provides that all-important connection in peoples' lives.

*Richard Morgan*

Chairman  
Sherborne St John Parish Council

## 1. 1.0 — Introduction

### 1.1 — About the Neighbourhood Plan

1. By way of background, the Original Neighbourhood Plan for Sherborne St John (SSJ) was 'made' by Basingstoke and Deane Borough Council (BDBC) on 18th May 2017 (hereafter referred to as the 'Original Neighbourhood Plan'). SSJ Parish Council have decided to undergo a review of their Neighbourhood Plan (hereafter referred to as the 'Modified Neighbourhood Plan').
2. Since the Original Neighbourhood Plan was first 'made' in 2017 BDBC have confirmed they are in the process of updating their current Local Plan (2011-2029) which was made in 2016. The Local Development Scheme (LDS) which was updated in October 2022 confirms that the Local Plan Update (LPU) is not expected to be adopted until Autumn 2025, at which point the policies within the LPU would supersede those in the existing Local Plan 2011-2029.
3. Sherborne St John Parish has continued to have pressure from speculative development. This has somewhat increased in recent years due to the BDBC being unable to demonstrate a five-year housing land supply position. As a result, Sherborne St John Parish Council have decided to review the Original Neighbourhood Plan to be able to influence development locally, positively.
4. It is understood through discussions with BDBC that the SSJ Modified Neighbourhood Plan is not required to deliver an additional housing allocation. When the Original Neighbourhood Plan was 'made' in 2017, the Local Plan 2011-2029 included a requirement for the NP to deliver 'at least 10 dwellings in the Parish' for the Plan Period. In response, the Original Neighbourhood Plan included a housing site allocation which exceeded the requirement of at least 10 dwellings as required by the Local Plan and a housing development at Cranes Road for up to 17 dwellings, (now called Sireburne Close). This site allocation has subsequently been built out with a new village shop also provided through the development. Subsequently BDBC have confirmed that SSJ Parish has a requirement of 0 homes to deliver through the LPU (as of September 2023).
5. Should the LPU requirement change in the future, Sherborne St John Parish would review its site allocation policy and respond accordingly and ensure local community feedback is considered in any potential allocation. The Parish has a track record of positively contributing to development while meeting local community needs as has been proved by the Sireburne Close development.

6. In addition, to the above allocation, there has been a considerable amount of windfall development in the Parish, the amount of which has been recorded through Neighbourhood Plan Monitoring Reports published through Basingstoke and Deane Authority Monitoring Report. These show that the following dwellings have been permitted in each monitoring year since the adoption of the Original Neighbourhood Plan in 2017:

- 1 April 2021- 31 March 2022, 24 gross (and 19 net) new dwellings were permitted.
- 1 April 2020- 31 March 2021, 2 gross (and net) new dwellings were permitted.
- 1 April 2019 – 31 March 2020, 19 gross (18 net) new dwellings were permitted.
- 19 May 2017 – 31 March 2019, 50 gross new dwellings were permitted.

7. Screening for the need for Strategic Environmental Assessment (SEA) was undertaken when there was an initial list of proposed policies of the Modified Neighbourhood Plan, between March-April 2023. Following discussions with the statutory consultees, (Natural England, Historic England and the Environment Agency), BDBC concluded that the need for full SEA should be ‘screened out’, meaning that an Environmental Statement would not be required in support of the Plan. See BDBC Neighbourhood Planning Screening Report – Sherborne St John April 2023.

#### **1.1.2 The purpose of the Neighbourhood ~~Development~~ Plan**

8. 1.——The Sherborne St John Neighbourhood ~~Development~~ Plan (or the ‘Plan’) has been prepared by Sherborne St John Parish Council, as the qualifying body, on behalf of the people of the Parish to make the most of a significant opportunity that has been presented to local communities to shape the way in which they grow and evolve. It covers the period from 2011 to 2029.

~~2.—— Upon the advent of the Localism Act in 2011, parishes and local forums were granted the power to prepare planning policies and guidance that will play a central role in governing the way in which their towns, villages and rural areas grow. As a response to this opportunity, the Parish Council resolved to undertake the preparation of this Plan and have in turn undertaken a significant scheme of consultation and analysis to deliver a Neighbourhood Plan which directly seeks to manage the local development challenges that exist within the Parish.~~

~~3.—— At the outset, and during the course of the earliest consultation by the Parish, the following issues were identified as being important by the community during the course of 2014:~~

9. The Original Neighbourhood Plan was informed by the following issues which were identified:

- That the Plan should be shaped by the views of local organisations and residents young and old;
- That the Plan should seek to understand the housing and development needs of the Parish and deliver against them;
- That when delivering against these needs, the Plan should identify appropriate and ideally small scale development opportunities that contributes towards both local needs and the Borough's own requirements;
- That issues specific to the character of the Parish and village should be investigated further, including the importance and function of village amenities such as the shop and the school and the rural character of the village, including the protection of its most valued open spaces; and
- That the Plan should respond positively to existing local policies while seeking to vary them where local evidence can provide a robust basis for doing so.

10. ~~4. — A Neighbourhood Plan Steering Committee was formed and empowered to achieve these aims and the Plan has been prepared in line with the requirements of the community, the adopted Basingstoke and Deane Borough Council (BDBC) Local Plan, and in accordance with relevant national legislation. In 2022, the Parish Council decided to review and subsequently modify the Original Neighbourhood Plan. It was felt that by reviewing and modifying the Original Neighbourhood Plan, the Parish Council could positively control development which may come forward within the Parish, ensuring the voice and wishes of the local community are heard and considered in the planning process. A consultation exercise was undertaken in the Parish in late 2022 to commence the review and modification process. In the first instance, community engagement was undertaken locally to understand the views of residents through a questionnaire. The following issues were highlighted through the questionnaire:~~

- Need to retain the separation between Basingstoke and Sherborne St John Village with strong support for the inclusion of a Local Gap.
- Residents cherished their links to the countryside and associations with the countryside including key views, their setting and green spaces.
- Design of future development was also considered important, with the need to protect heritage and specific design requirements for specific areas in the Parish also supported.
- In terms of what improvements were considered to be needed within the Parish these related to speeding and traffic, needing increased biodiversity,

protecting local green spaces and the appearance of new development within the Parish.

11. Since SSJ cannot change or influence national policies, contained within the National Planning Policy Framework (NPPF) or BDBC policies in its Local Plan, this Modified Neighbourhood Plan does not seek to re-state those policies. It is a given that this Plan complies with those policies, seeking to work with them and expand on them as is specifically applicable to the Parish of Sherborne St John.

12. ~~5.~~—This Plan explains both the development and means of implementing its strategy, and the process by which decisions have been arrived at. This culminates in a set of clear policies that will influence planning decisions affecting the Parish.

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~~1.2~~ 1.3 **The Plan structure**

13. ~~6.~~—The remainder of this document:

- Provides an overview of the legal and policy context within which the Plan has been produced;
- Describes the work undertaken to produce the Plan;
- Gives an overview of the Parish, including opportunities and constraints;
- Outlines the Plan’s vision and objectives;
- Sets out the statutory policies of the Plan and the scope for any review or early replacement; and
- Additionally sets out some broader aspirational action points to be considered by the Parish Council.

## ~~2.0~~ About the Neighbourhood Plan

### **2.1 The procedural framework**

~~14. 7.~~ While Neighbourhood ~~Development~~ Plans represent a significant opportunity for communities to identify and then address various development issues within their Plan area, they must be prepared within a clearly defined legal framework.

~~8.~~ ~~The Plan carries significant legal weight and, as~~

~~15.~~ A Neighbourhood Plan is a statutory document that, once made, forms part of the Development Plan and must be taken into account by the relevant authorities when determining planning applications whilst the Neighbourhood Plan is in force. As required, it has been prepared in strict accordance with all relevant primary and secondary legislation – principally Schedule 4B of the Town and Country Planning Act 1990 (‘the Act’) and the Neighbourhood Planning (General) Regulations 2012 (as amended) and The Neighbourhood Planning (General) and Development

Management Procedure (Amendments) Regulations 2017 ('the Regulations'). Reference to these documents will ensure that the Modified Neighbourhood Plan comprises a set of policies that are procedurally sound in their preparation.

~~9. — A plan~~

16. A Neighbourhood Plan must adhere to a number of legal processes during the course of its preparation that are set out in the suite of legislation. These include the formal designation of a clear neighbourhood area to be covered by the policies of the Neighbourhood Plan, amongst others. This area is detailed later in this section.

~~10. —~~

17. The Neighbourhood Plan must also be technically robust. The most important technical requirement of the Plan is that it is able to pass the 'basic conditions' tests, to be applied by an independent examiner who will undertake a technical assessment of the Neighbourhood Plan. Primarily, the basic conditions require the plan to:

- ~~Have~~ regard to ~~all~~ national ~~level~~ policies ~~and advice~~ contained in ~~the NPPF, as well as accompanying guidance published~~ issued by the Secretary of State ~~(primarily it is appropriate to make the order (or neighbourhood plan)).~~
- a) ~~the National Planning Practice Guidance — NPPG);~~ making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
- b) ~~Be~~ the making of the order (or neighbourhood plan) is in general conformity with the strategic policies ~~of~~ contained in the ~~adopted local~~ development plan; for the area of the authority (or any part of that area).
- c) ~~Contribute towards the achievement of sustainable development; and~~
- d) ~~Demonstrate compliance~~ the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with ~~all relevant,~~ EU obligations.
- ~~11. —~~ prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan)
- Not breach the requirements of the Conservation of Habitats Regulations 2017.

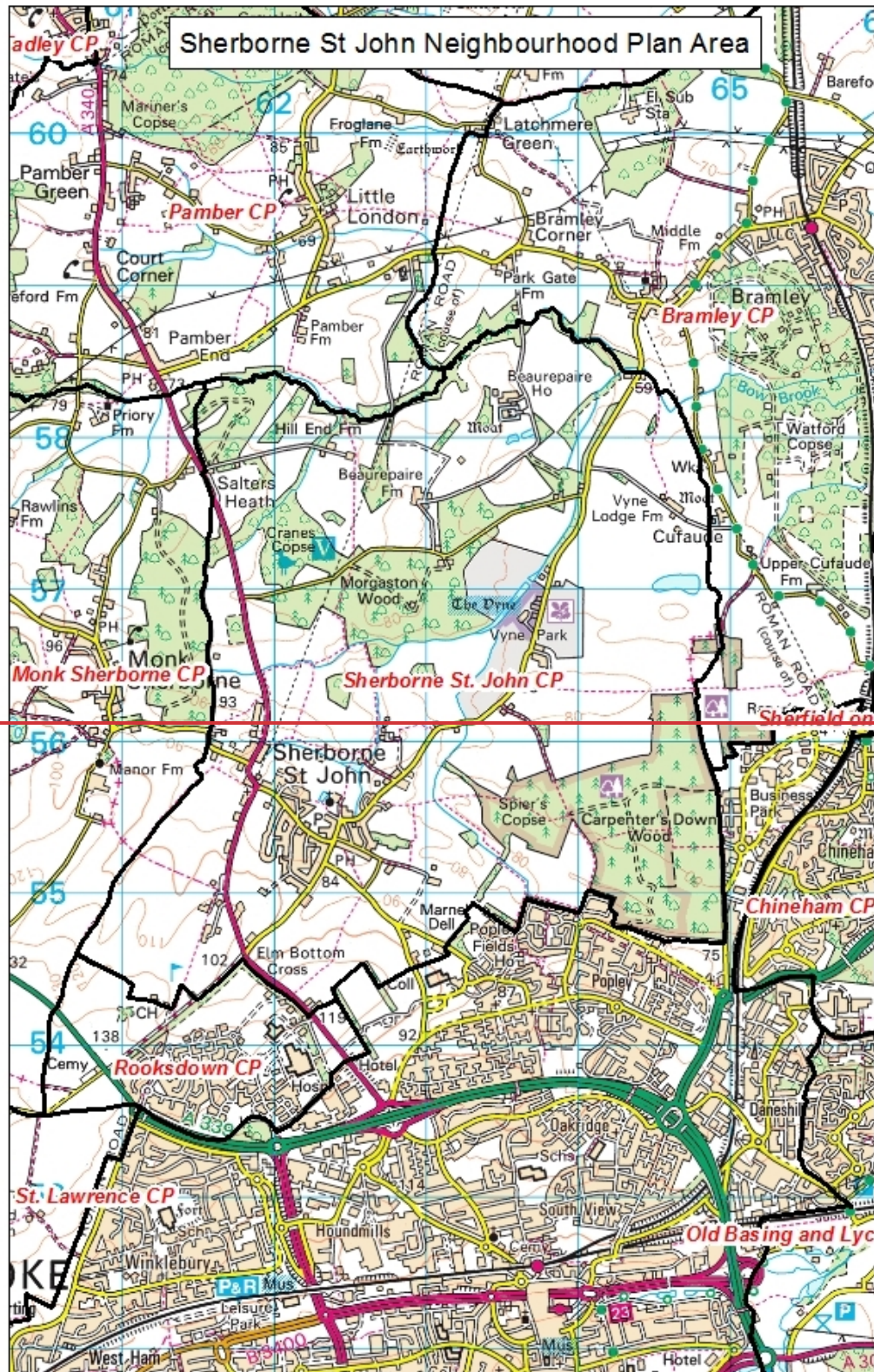
18. It is additionally important that the Modified Neighbourhood Plan is consulted on at key stages to ensure that the views of residents, key stakeholders and, where necessary, landowners are taken into account. full details will be set out in the Consultation Statement which will accompany the Regulation 16 Neighbourhood Plan. The rigour of the consultation exercise is also a consideration for the independent examiner.

## 2.2 The Plan area

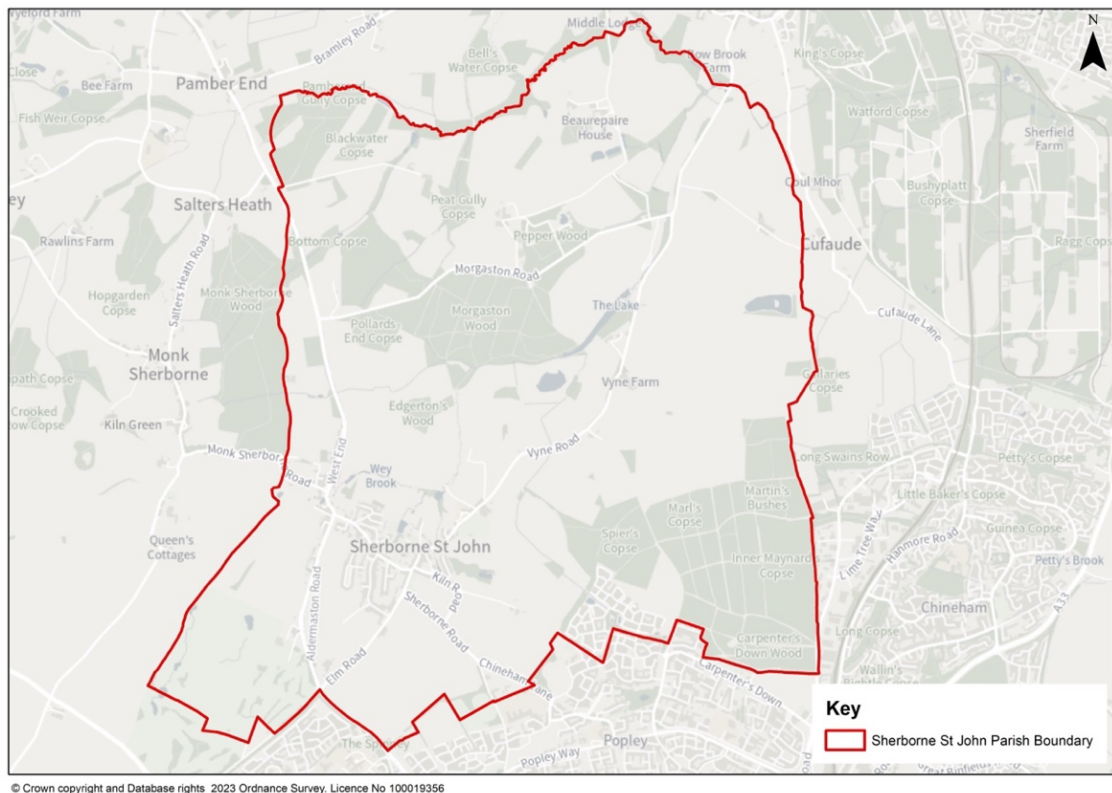


19. 12.—The Original Neighbourhood Plan area comprises the complete Parish of Sherborne St John – the area marked as ~~‘Sherborne St John CP’~~, within the ~~blackred~~ boundary (shown ~~below on the following page~~). Initial investigation was carried out to identify the appropriate area for planning purposes to be covered by the Original Neighbourhood Plan – the clear preference was defined as the existing limits of Sherborne St John Parish. This proposal was submitted to BDBC, who confirmed their agreement under Section 61G of the Town and Country Planning Act 1990 in their letter of 27th March 2013.

20. The Neighbourhood Plan area remains the same in this Modified Neighbourhood Plan, as shown on Map 1.



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### 2.3 The planning policy context

~~21.~~ ~~13.~~—This Neighbourhood Plan (as Modified) has been prepared in accordance with all relevant national and local level policy and guidance.

~~22.~~ ~~14.~~—Principally, at a national level this is contained in the NPPF and the accompanying National Planning Practice Guidance (NPPG-). The ~~Framework~~NPPF provides overarching policy, which forms the start point for plan making, with the ~~Guidance~~NPPG providing an explanation of plan making best practice. The appropriate policies and paragraphs of both of these resources have been considered during the production of this Plan.

~~23.~~ ~~15.~~—~~At local level the Plan has been prepared in the context of the adopted Local Plan.~~ In May 2016 ~~a new, the~~ Local Plan was adopted by Basingstoke and Deane for the period 2011-2029. At a local level, the Modified Neighbourhood Plan has been prepared in the context of the adopted Local Plan 2011-2029. The basic conditions test of general conformity, applicable to neighbourhood plans and that will be applied by an examiner, relates to the policies of the adopted development plan (and its Local Plan). Throughout the preparation of this Plan full account was taken of the ~~(then)~~ emerging Local Plan, to ~~help~~ ensure conformity.



~~24.~~ ~~16.~~ ~~Principally, this Plan seeks to contribute towards~~ Following the likely future requirements ~~adoption~~ of the Borough, adopting ~~BDBC Local Plan in 2016, BDBC has adopted a number of Supplementary Planning Documents (SPDs) which are a material consideration in the determination of planning applications in the Parish. Of relevance to the Modified SSJ NP are:~~

a) Housing SPD (adopted July 2018) – relates to: affordable housing; housing mix for housing sold or rented on the open market; housing for older people and those in need of care; and self-build and custom house building.

b) Parking Standards SPD (adopted July 2018) – requires expected levels of car ownership in new developments to be taken into account, with sufficient provision being made for the amount of parking that is likely to be needed, with the emphasis on promoting good design.

c) Design and Sustainability SPD (adopted July 2018) – addresses a broad range of design and sustainability issues, from strategic design considerations, down to the detailed design of individual buildings and extensions.

d) Planning Obligations for Infrastructure SPD (adopted March 2018) – provides clarity on how planning obligations will be sought for relevant forms of infrastructure, with references to other key documents and strategies.

e) Landscape, Biodiversity and Trees SPD (adopted December 2018) – details how landscape, biodiversity and tree considerations should be integrated into the development process.

f) Heritage SPD (adopted March 2019) – seeks to protect and, where possible, enhance the historic environment.

~~25.~~ This Modified Neighbourhood Plan adopts a positive approach to supporting appropriate development and setting a clear framework that supports the ~~rural area~~ policies ~~that are included~~ within the adopted Local Plan.

## **2.4 Consultation and engagement**

~~26.~~ ~~17.~~ Consultation is an extremely important element of the Neighbourhood Plan process. It was proposed from the outset that this Plan should be shaped by local people, allowing them to make decisions about local issues through the delivery of a set of policies and actions which accurately reflect their wishes and requirements, and allay their fears for the future.

~~27.~~ 18.—The Steering Group devised a list of proposed actions that would both form the spine of the proposed consultation programme and in turn produce a high level of locally specific information, to bolster the evidence base of this Plan. These were to:

- ~~• Seek the views of local organisations;~~
- Seek the views of different residents' groups (e.g. Youth, Senior Citizens);
- ~~• Understand SSJ Housing Needs through a full survey of local households;~~
- Seek the views of all residents via a Neighbourhood Plan Questionnaire; ~~and~~
- ~~• Call for local, small scale, sustainable development sites to be put forward by local landowners, which could realistically meet local needs in a sustainable fashion; and~~
- Review and discuss key specific local issues that affect the residents of the village, including frequently raised concerns such as the closure of the local shop, coalescence with Basingstoke and the sustainability of the Village School.

~~28.~~ 19.—A programme of consultation and engagement was developed for the village and the following processes and events took place to inform and shape the contents of ~~this~~ the Original Neighbourhood Plan:

- A formal launch of the Plan (the 'Kick Off Event') was held on 8<sup>th</sup> February 2014;
- A series of focused group events were held during the course of 2014, including a young persons and a senior persons event, to identify any specialist needs that exist within the Parish;
- A business survey was circulated around the full list of small businesses and employers in the Parish during the summer of 2014, to identify any economic or employment needs;
- A Housing Needs Survey, directed by Community Action Hampshire, was undertaken in July 2014 to identify the targeted housing requirements of the residents of the Parish;
- A community questionnaire was then circulated to every household in the Parish during September and October 2014, to build on the initial consultation work that had been undertaken during the course of the focus group events set out above;
- Ongoing engagement with landowners took place around potential and suitable development sites in the Parish between mid-2014 and late-2015;
- A well-attended public exhibition was held in March 2015, to review the findings of the community questionnaire, identify potential policies, and seek the views of residents on the shortlisted sites that remained following initial discussions with landowners and an initial sift of sites set against the objectives and intentions of the Plan;

- A further consultation was completed in October 2015, to choose a preferred development site, following the withdrawal of the original choice; and
- The formal Regulation 14 consultation was held in April and May 2016 so that residents, landowners, businesses, statutory bodies and other interested parties could comment on a full draft of the Plan.

29. ~~20.~~ In terms of modifying the Neighbourhood Plan, a consultation exercise has been undertaken. Residents of Sherborne St John have been consulted during the process of the Neighbourhood Plan development. A questionnaire was circulated to residents between November 2022 - January 2023 which gave residents an opportunity to share their views and help shape the future of Sherborne St John.

30. The processes described above engaged residents, statutory consultees and landowners alike. Some of the feedback was focussed and unequivocal; other feedback indicated an absence of concern. In this context, 'no comment' often indicates that the consultee is content with the 'status quo'. The key outputs from the consultation process are summarised in the Consultation Statement which accompanies this Plan. In general, the key findings included an acknowledgement that the policies of the Plan should facilitate development that meets the specific identified needs of the Parish, while ensuring the village remains a physically and socially independent settlement in its own right. These findings are at the very core of this Plan's vision, set out in Section 4.~~0~~.

## 2.5 Evidence gathering and analysis

~~21.~~ Understanding and interpreting the views of residents and consultees has been guided by the preparation and analysis of existing and original objective evidence and by deliberations of a voluntary Steering Group, appointed by the Parish Council. Volunteers were actively sought through various channels to ensure maximum community involvement. Measures include through the village magazine, Parish Council meetings and Facebook was also utilised as a platform to reach a wider audience, appealing to individuals who may not be regular readers of the magazine or attendees at Parish Council meetings. Through these different avenues, the Parish Council sought to attract a diverse range of volunteers and ensure widespread community participation.

~~31.~~ ~~22.~~

~~The Plan is underpinned by relevant evidence produced by a range of statutory bodies, not least that made available by BDBC and Hampshire County Council- and by reports which were independently commissioned by the Parish Council relating to design, heritage, landscape and key views. It has also been informed by a thorough assessment of local constraints, sensitivities and opportunities, many of which are characterised either within the character context section of this Plan or the accompanying evidence base maps and documents.~~

~~32.~~ ~~23.~~

~~33.~~ A number of locally specific evidence sources have also been prepared to underpin the policies of this Modified Neighbourhood Plan. Of primary relevance are the following:

- ~~• SSJ Housing Needs Survey;~~
- ~~• SSJ Housing Needs Review;~~
- ~~• SSJ Site Selection report; and~~
  - SSJ Design Code (2023) produced by AECOM
  - SSJ Key Views (2023) produced by Scarp Landscape Architecture and Environmental Planning
  - SSJ Local Gap (2023) produced by Scarp Landscape Architecture and Environmental Planning
- ~~• Other original local sources listed in the Evidence Library, included as an appendix to this Plan.~~ the Wildlife and Ecology Report (2023) and Local Green Spaces Report (2023) which have been produced by the NP Steering group.

~~24.~~

~~34.~~ Along with existing locally derived documents, such as the Village Design Statement 2004 and BDBC's Conservation Area Appraisal, the list of documents above can be



cross referred to when tracing the source of each of the policies in this Plan and understanding their intentions.

~~25.~~

~~35.~~ Links to the full evidence base are available via: [www.ssj-np.co.uk](http://www.ssj-np.co.uk)  
~~the Parish Council's website.~~  
~~[http://sherbornestjohn-pc.gov.uk/The\\_Neighbourhood\\_Plan.aspx](http://sherbornestjohn-pc.gov.uk/The_Neighbourhood_Plan.aspx)~~

## **2.6 ~~Site assessment process~~**

~~26.~~ One of the key outputs from the Neighbourhood Plan is to confirm a preferred location for the housing and associated development required to meet the needs of the Parish and contribute towards those of the Borough.

~~27.~~ At the outset of the site identification and assessment process, the Steering Group advertised and consulted widely for suitable sites (sites that would meet national and local development criteria) within the Parish. Following receipt of responses from local landowners, a long list of 17 locations was compiled. At this point a high-level first sift was undertaken to ensure their ability to meet the needs of the village, to assess whether they were compliant with the objectives of the Plan and to check that they had the potential to deliver development that would not undermine any of the key sustainability criteria set out in the NPPF. Following this assessment and following the withdrawal of a selection of sites from the process by landowners, a shortlist of six sites was identified.

~~28.~~ At this point, more detailed assessments (using a site assessment pro-forma developed and endorsed by Planning Aid England) were undertaken for all six sites, identifying all aspects of site sustainability, suitability, and local impact. Three sites were not deemed suitable and one site latterly was identified as no longer being available. Although not all sites on the shortlist were deemed suitable following their assessment by the Steering Group, they remained to be included in the March 2015 Consultation Event (complete with comment) to ensure that the process remained transparent and fair.

~~29.~~ That Consultation Event identified a preferred site. Following the landowner's withdrawal of this site from the Neighbourhood Plan Process, a '2<sup>nd</sup> Consultation Event' was undertaken with residents to gain their views on whether a new development option met their requirements and could be given 'preferred status'.

~~30.~~ Throughout the process, landowners were informed of and were invited to comment on the decision-making processes of the Steering Group, to ensure transparency. A more in-depth explanation of the process, demonstration of the assessment of sites and rationale behind the final output of what was an extensive site identification and assessment programme, is included within the 'SSJ Site Selection report' that supports this Plan.

## ~~2.7~~ Sustainable development

~~36.~~ ~~31.~~ This Modified Neighbourhood Plan, and the objectives and policies within it, have been underpinned by an assessment of their sustainability against a framework derived from that used to support the production of BDBC's Local Plan and sustainability indicators identified as being specific to the Parish.

~~32.~~

~~37.~~ The NPPF is the starting point in the identification of the meaning of 'sustainability'. The policies of the Framework should be considered as a whole when seeking to deliver sustainable development. Appropriately, the policies of this Plan have been developed considering the direction of in accordance with the NPPF.

~~33.~~

~~38.~~ More specifically, paragraph ~~78~~ of the FrameworkNPPF provides a succinct definition of sustainability in terms of what development should seek to deliver in the round:

~~6. The purpose of the planning system is to contribute to the achievement of sustainable development...~~

~~7. There are three dimensions to sustainable development:—~~8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

~~a) an economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:~~

~~An economic role—contributing to building~~ objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right ~~types~~ types is available in the right places and at the right time to support growth ~~and~~ innovation and improved productivity; and by identifying and coordinating ~~development requirements, including~~ the provision of infrastructure;

~~Ab) a social role—supporting~~ objective – to support strong, vibrant and healthy communities, by ~~providing the supply of housing required~~ ensuring that a sufficient number and range of homes can be provided to meet the needs of ~~the present and future generations; and by creating a high quality built environment~~ fostering well-designed, beautiful and safe places, with accessible ~~local services~~ and open spaces that reflect ~~the community's current and future needs and support~~ its communities' health, social and cultural well-being; and

~~*Anc) an environmental role—contributing objective—to protectingprotect and enhanceenhance our natural, built and historic environment; and as part of this, helping to improveincluding making effective use of land, improving biodiversity, useusing natural resources prudently, minimise/minimising waste and pollution, and mitigate/mitigating and adapt/adapting to climate change, including moving to a low carbon economy.*~~

~~34.~~—Screening for the need for Strategic Environmental Assessment (SEA) was undertaken when there was an initial ~~full draft of the list of proposed policies to be included within the Modified Neighbourhood Plan~~ by BDBC, ~~between March-April 2023~~. Following discussions with the statutory consultees, ~~(Natural England, Historic England and the Environment Agency)~~, BDBC concluded that the need for full SEA should be ‘screened out’, meaning that an Environmental Statement would not be required in support of the ~~Modified Neighbourhood~~ Plan. See BDBC Neighbourhood Planning Screening Report – Sherborne St John, ~~January 2016~~.

~~39.~~ ~~35.~~—At the same time, the Parish Council took the view that the production of some form of non-statutory Sustainability Assessment would help ensure that the policies of the Plan achieve sustainable development. This Plan is therefore supported by a formal determination screening out the need for SEA, as well as a non-statutory, but nonetheless informative, assessment of the sustainability of each of the Plan’s objectives and policies. The Sustainability Assessment can be found within the ~~Baseline Evidence Report~~ ~~April 2023~~.

## **2.87 Monitoring and review**

~~40.~~ ~~36.~~—While there is no formal review mechanism applicable to neighbourhood plans, the Parish Council will ~~work with the Borough Council who produce annual monitoring reports for the Neighbourhood Plan, through the publication of the Authority Monitoring Report, to~~ endeavour to monitor the progress of its policies and their appropriateness when weighed against any future national and local strategic policy.

~~37.~~—A number of triggers may necessitate the need to consider the partial or full replacement of the Plan at some point in the future. These may include:

- ~~• Any significant change to national policy (either through the revision of the NPPF or any secondary policy introduced by the Secretary of State);~~
- ~~• Any implications from a partial or full review of the Local Plan that impact upon the level of growth or spatial distribution of growth required within the Parish;~~

- ~~The identification of future locally derived needs (both housing and all other types of development) that may most appropriately be delivered through the policies of a neighbourhood plan; or~~
- ~~The identification of policies in the Plan that are not functioning as effectively as they could.~~

~~38. There is no statutory requirement for the Parish Council to set out any sort of commitment to review the Plan. However, in the interests of achieving the most appropriate development for the Parish, it will be a topic that will be assessed on an annual basis at the Parish Council's General Meeting against the following indicators:~~

- ~~Policy 1: Proportion of new dwellings built in the Parish which have two or three bedrooms (target is at least 50%).~~
- ~~Policy 2: Loss of publicly accessible and recreational open space within the village boundary to built development uses (target is no loss compared with 2016 baseline).~~
- ~~Policy 3: Total number of dwellings delivered on the allocated site (target is between 12 and 18 dwellings on a single site within the plan period). Total number of 2 and 3 bedroom houses on site (target is the same as policy 1).~~

### **3.0 — Parish profile**

39. —

41. It is considered that there is a need to review the Original Neighbourhood Plan, due to:

- The need to follow a plan led system, as outlined previously there have been several non-policy compliant major residential schemes which have been permitted in recent years due to the lack of five year housing land supply position. Cumulatively this has had a significant effect on the village and Parish. The modification to the Neighbourhood Plan seeks to strengthen the Development Plan.
- Strengthening key policies within the Original Neighbourhood Plan, the Original Neighbourhood Plan was adopted in 2017, there have been a number of changes to the local landscape since this was adopted. It is also noted that the site allocation from the Original Neighbourhood Plan has been built out and the respective policy is no longer needed to be included within the Revised Neighbourhood Plan.
- Identifying the need to maintain a local gap, there has been strong support to maintain and enhance the strategic gap which is contained within Policy EM2 of the current Local Plan (2011-2029) was adopted in 2016. The Local Plan is currently being updated and the Neighbourhood Plan, along with evidence, seeks to reinforce the importance of having a local gap.
- The identification of new policy areas which could benefit from new policies, this is particularly pertinent for design and the inclusion of a design code. The Parish Council consider that the design of new windfall development has not always been sympathetically designed to incorporate into the local landscape.

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### 3. Parish profile

42. This section sets out an overview of the Parish on a topic by topic basis, characterising aspects of its social structure, environment and economy and providing the basis for the targeted policies of the Plan. The information and analysis in this section draws heavily on the evidence base produced in support of the Plan and incorporates a number of findings from the evidence gathering and consultation process.

#### **3.1 —\_\_ Parish overview**

43. ~~40.~~— Sherborne St John is a Parish within the Borough of Basingstoke and Deane. The principal settlement of the Parish, Sherborne St John village, is an historic settlement which sits on a spring line at the edge of an area of chalk lands. While the boundary of the Parish abuts the urban area, the village of Sherborne St John is situated 2 miles to the North of Basingstoke town. The settlement is recorded in the Domesday Book and has been closely linked with the influence derived from the inhabitants of The Vyne (a Grade II listed Tudor mansion, and its Registered Park and Garden – now belonging to the National Trust) since the 16th Century.

44. ~~41.~~— ~~The Parish of Sherborne St John is home to approximately 1,200 residents (2011 Census) and circa 523 houses. It is predominantly a dormitory settlement with a close relationship with Basingstoke town. The settlement of Sherborne St John is located to the north of Basingstoke Town, Popley and Park Prewett, along the A340 towards Tadley. The settlement is surrounded by countryside in a range of agricultural uses. The entire SPB is covered by an Upstream Critical Drainage Area where under-capacity sewers have been identified, with an area of critical drainage over the eastern and south- western portion of the SPB. A conservation area has been designated across the eastern and western portions of the SPB (and covers two distinct areas) and contains a number of listed buildings. The settlement has key views out across the countryside and Ancient Woodland/ SINCs (including Basing Forest Spier’s Copse) due to the settlement’s prominent position on top of a valley edge, and these are identified in the neighbourhood plan.~~

45. The village of Sherborne St John is home to approximately 760 residents (Small Area Population Forecasts (SAPF), 2019) and approximately 353 dwellings. It has long been identified as a quiet and fulfilling place to stay and is home to a significant number of retired residents. Generally, those inhabitants in employment who do not work within the Parish commute to Basingstoke, the wider South East and Central London. There are some 100 businesses based in the Parish which are predominantly home-based consultancies.

42.—

46. While the Parish is predominantly rural in nature, there has been a significant level of development on its southern fringes due to the boundary of the Plan area abutting the northern extreme of the urban area of Basingstoke, with further development underway or proposed. While this Plan predominantly seeks to provide a policy framework covering the village of Sherborne St John and managing its future ~~growth~~, it is pertinent to recognise that the impact of the new estate developments coming forward on the fringes of Basingstoke may have to be taken into account when considering the development strategy of the Parish as a whole.

### 3.2 Topic by topic

#### *Parish demographics and trends*

47. ~~43.~~—As ~~set out above, as of 2011~~2021 the Parish was home to around ~~1,200~~2,500 residents distributed between approximately ~~523~~980 inhabited households. ~~Past~~<sup>1</sup>. ~~The majority of homes in the Parish are owned with a mortgage or loan or shared ownership (49.9%), followed by 24.9% of households who own outright their home. It is important to note that this point, set as a baselinedata is for the Plan, it has been hard to identify trendswhole parish (which contains dwellings which are located within the population of the rural area and the village of Sherborne St John for a number of reasons. Firstly, amendments to the Parish boundaries between 2001 and 2011 have resulted in two data sets from the Census that are now incomparable. Basingstoke Town Settlement Policy Boundary).~~

~~In addition, the inconsistencies brought about as a result of the urban area development being delivered at the southern extreme of the Plan area have skewed any clear understanding of the demographic breakdown of the more rural areas of the Parish.~~

48. ~~44.~~—~~In reaction~~relation to the challenges explained above, the most up-to-date and comprehensive data sets dealing with the local population have been used by the Parish Council to identify broad trends amongst the Parish’s demographic base. ~~The 2013 Action with Communities in Rural England (ACRE) Rural Evidence Project Review of Parish as a whole some 2,305 persons (versus the Sherborne St John was found to be of limited use, since it still contained both Marnell Park (Phasepopulation of circa 1) and Merton Rise developments—which are no longer part of the Parish of, 200) in Sherborne St John.~~

~~45.~~—~~BDBC, however, has looked at broad trends in the Borough Ward of Sherborne St John. This covers some 2,305 persons (versus the Sherborne St John~~

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<sup>1</sup> Office for National Statistics, 2023



~~population of circa 1,200) in Sherborne St John, Monk Sherborne, Ramsdell, Wootton St Lawrence and Charter Alley. As this Ward is almost exclusively rural in nature, the trends identified in the Borough data can be used with a level of confidence to characterise the challenges faced within Sherborne St John village.~~

~~46.——~~

~~49.——~~ Based on the ~~BDBCage~~ analysis, ~~the predominant trend in the Ward shows an aging population. the majority of residents are aged between 30-34 (11.6%), followed by 0-4 years (8.7%).~~ The median age of residents in 2011 was 47, compared with a Borough-wide median of 39 and a regional median of 40. There was an increase in the number of retirees and, as a result, a similar decrease in the number of young families in the Ward. Based on these trends BDBC forecasting ~~predicts~~predicted that the population of the Parish ~~will~~would be likely to decline by roughly 2.6% over the period 2012 to 2019. ~~However, this has not been evident.~~

~~47.—~~

~~50.——~~ The trends set out above, ~~relating to the rural area,~~ may actually be further exacerbated by the type of development that ~~is coming~~has come forward ~~at Marnell Park in the Basingstoke Town Local Plan site allocations located within the Parish namely MarnellPark~~ (Phase 2) comprising a plot of land at the southern end of the current Parish abutting Basingstoke town (also known as Land at Popley Fields). While Hampshire County Council projections demonstrate the lowering of the median age of the Parish and a significant uplift in housing numbers over the Plan period, this is due almost exclusively to the influence of the ~~Marnell~~Marnell Park (Phase 2) development.

#### Housing need and provision

~~48.—— One of the key drivers of this Plan is to ensure that the village is making an adequate contribution towards meeting both locally derived need and the global needs of the Borough's rural area. At the heart of the policy suite in this Plan is the delivery of a suitable site that will ensure Sherborne St John plays its full part in contributing towards much needed housing and community infrastructure over the coming years in a planned and sustainable fashion.~~

~~51.——~~ ~~49.——~~ The BDBC Local Plan 2011-2029 was adopted in May 2016 has been used as a guide to the type and levels of development that this Plan should provide for, without ever being used as the single determining factor. It is expected that the smaller villages of the rural area (Sherborne St John included) should contribute towards the delivery of around 150 homes over the Plan period. Local Plan Policy SS5 requires these settlements to identify sites or opportunities to deliver at least 10 homes within and

adjacent to each of these settlements. Sherborne St John met and exceeded this requirement through the allocation of a site at Cranes Road in the Original Neighbourhood Plan, for 18 dwellings, rather than the 10 required within the 2011-2029 Local Plan. This site allocation has now been completed and is named Sireburne Close.

~~50.— Because the Local Plan was only an emerging local plan for much of the period when this Plan was being created, it was initially determined to set this Plan against the requirements of national policy to allow it to progress. The Parish Council considered that its development strategy should be demonstrably positive in nature, being based around objectively identifying and then delivering against the needs of residents in line with Paragraph 17 of the NPPF.~~

~~51.— To this end, a level of analysis was undertaken to identify the targeted needs of the Parish and how best to meet them. The Sherborne St John Housing Needs Survey was carried out by Community Action Hampshire; it was conducted in July 2014 (prior to the Neighbourhood Plan Questionnaire). In total 523 surveys were sent out to all households in the Parish; of these 220 were returned, a dependable 42% response rate.~~

~~52.— The results indicate that, in addition to households already on the Borough's housing register, there may be a need for up to 15 new affordable homes for people with a local connection in the Parish over the next 5 years. While it may be considered that this need could be met by the traditional 'churn' of re-lets within the Parish (an average of 3 per year) it is recognised that such trends fluctuate and would not provide certainty of supply for those who need suitable homes to live in.~~

~~53.— A potentially more important aspect of the survey in relation to identifiable needs is the breakdown of the homes required by size. Specifically, the survey identified that there is a current shortfall in, and therefore a resultant demand for, smaller properties of between one and three bedrooms. This sentiment was echoed in the findings delivered by the Parish Questionnaire, where a large majority of respondents identified a need for smaller units suitable for first time buyers or for elderly residents to downsize.~~

~~54.— An additional aspect of the Housing Needs Survey was to test the attitude of residents towards the provision of new housing. This section of the survey provided a welcome indication of Parish residents' attitudes towards a reasonable level of growth—74% of respondents supported the provision of small levels of affordable housing to meet the needs of the Parish. Complementary to this, 78% of respondents who returned the later Parish Questionnaire similarly indicated that they would endorse the delivery of a small housing development in the Parish, between 10 and 20 homes.~~

~~55.— Based on all of the findings set out above the Parish Council proposes a development strategy, and a level of planned growth, that is reflective of the current needs and desires of residents.~~

~~56.—Demographic trends (population growth balanced against average household size) suggest a future shrinking of the local population and hence a need for only one new home over the Plan period. In addition housing needs trends amongst those with a demonstrable local connection and a requirement for a new home suggest that arising affordable housing need may be counterbalanced by the availability of re-lets.~~

~~57.—At the same time, Parish attitudes and the more strategic needs of the rural area set out in the Local Plan evidence base and in Local Plan policy SS5 suggest that this Plan should set a framework to deliver at least 10 homes. This would not represent an upper limit on homes to be delivered in and around the village over the Plan period, but instead should be seen as a positive and proportionate contribution towards the needs of both the Parish and the Borough.~~

~~58.—To this end, the Parish Council consider this is the scale that should be planned for by way of allocation with the caveat, as advised by Community Action Hampshire, that this should comprise a mix of homes with an emphasis towards 2 and 3 bedroom properties. This level of provision would in turn be supplemented by any future windfall sites or exception sites that come forward through the development management process. That possibility is not ruled out.~~

52. It is acknowledged that Basingstoke and Deane are currently in the process of updating their current Local Plan. At present, the Council have not yet consulted upon a Regulation 18 Local Plan Update Draft, at present this is expected to take place in January 2024, however, it is understood from discussions with officers at Basingstoke and Deane that the housing requirement for Sherborne St John will be 0.

#### Environmental constraints

53. ~~59.—Both the wider Parish and the village of Sherborne St John, have a number of environmental sensitivities with conservation importance that should be taken into account when identifying the ways in which the proposed development required by the Parish should be delivered. The sensitivities that exist in and around the village of Sherborne St John are of primary significance to this Plan; ~~these are the constraints that will have to be taken into greatest account when identifying potential locations for development.~~ There are, for example, areas prone to flooding.~~

~~60.—~~

54. ~~Two of the constraints in and around the village have been identified as having particular importance when considering the delivery of development – an extensive conservation area that covers both the north eastern and north western extremities of the village and the area of countryside to the south of the village edge which maintains the vital separation between Sherborne St John and Basingstoke. ~~The nature of these has been considered extensively in both the identification and~~~~

~~proposed delivery of allocated development sites within the village of Sherborne St John.~~

~~61.—~~

55. Maps 2 and 3 showing Parish and Village level constraints can be found ~~at~~on pages 19~~23~~ and 20~~–24~~.

### Biodiversity

56. ~~62.—~~ The Parish contains no Sites of Special Scientific Interest, although the Popley Ponds Local Nature Reserve, which supports a population of Great Crested Newts, lies just outside the Parish boundary, as currently drawn, with records of Great Crested Newts within the current Sherborne St John Parish boundary.

~~63.—~~

57. There are a number of Sites of Interest for Nature Conservation (SINCs) in the Parish and just outside its borders. These are mainly situated within and around the Vyne Estate and Basing Forest. The majority of SINCs are woodland in nature, although there are also wetland areas; for example ~~Sherborne St John Meadows in the centre of wetlands SINC feeds~~ the village pond and ~~a portion of the Wey Brook near the Vyne.~~ Weybrook chalk stream.

~~64.—~~

58. In addition to this, the arable fields surrounding the village provide an important habitat for farmland birds, such as Skylarks, Yellowhammers and Linnets, as well as a number of interesting plant species such as Corn Marigold and Round-leaved Fluellen.

~~65.—~~

59. At the Launch Event for the original Neighbourhood Plan and through the questionnaire undertaken in relation to the modification of the Neighbourhood Plan in 2022/2023, residents expressed their concerns for the environment of the Parish, which they considered to be an important part of what makes Sherborne St John a good place to live. ~~This was reiterated in the Neighbourhood Plan Questionnaire response when 96% of respondents opted to protect wildlife habitats.~~ In response to this, a Wildlife Map is being Report has been produced as an output of the Consultation / Neighbourhood Plan process.

~~66.— Work on the Map is in progress. Over the last year to 18 months, recording in support of the Wildlife Map has concentrated on plants, with over 1000 additional records obtained. In addition, approximately 130 species of lichens and 50 species of bryophytes not previously recorded in the Parish have been identified. A number of birds, mammals, amphibians and reptiles, insects and other invertebrates have also been recorded.~~

~~67. Further recording work will be carried out in 2016. When completed, these records will be used to document the habitats and natural areas of importance to wildlife within the parish. This will identify green corridors (thin strips of land, providing support for wildlife and allowing wildlife to move along them) within the Parish and across its boundaries. This will provide additional evidence which will inform the application of Policy SSJ3. As an interim measure a document has been published (supporting document IX) outlining the most important issues identified to date.~~

### Landscape

~~60.~~ 68.—The village of Sherborne St John itself is generally well contained by the surrounding landform. It rests within a hollow on the spring line, where the upper chalk to the south abuts the mottled clay to the north. The centre of the village is low-lying and contains areas prone to flooding, while the area to the north and south is generally on higher land. The rural area of the Parish does not contain any areas of significant sensitivity, although the North Wessex Downs Area of Outstanding Natural Beauty lies around two miles to the east of Sherborne village.

~~69.~~—

~~61.~~ The parish of Sherborne St. John lies within a bowl-shaped landform at the foot of the chalk downland that rises up on the southern side of the parish. The village is a spring-line settlement and is relatively compact. It is predominantly low-lying although land on the southern side of the village rises up to meet a series of steep hill spurs.

~~62.~~ A ridge of high land located south of the village provides visual separation between the village and the built-up area of Basingstoke to the south. The screening effects of landform and woodland on the eastern side of the village also provide some visual separation between the village and the built-up area of Basingstoke to the east. A network of public rights of way emanate out from the village in all directions, providing access to the surrounding countryside.

~~63.~~ Land on the western and southern sides Sherborne St. John lie within Landscape Character Area (LCA) 16: Basingstoke Down whilst land on the northern and eastern sides Sherborne St. John lie within LCA 4: North Sherborne, as identified in the Basingstoke and Deane Landscape Character Assessment (May 2021).

~~64.~~ The Village Design Statement (VDS) was produced by the Parish Council and residents of the village, and was adopted by the local authorityLocal Planning Authority as Supplementary Planning Guidance in 2004. It places importance on the views in and out of the village and the visual isolation which arises naturally and is still valued,

despite the erosion of this caused by the recent and continuing development north of Popley. The views between Morgaston Wood and the Village and between Basing Forest and the Village were identified as particularly important.

70. —

65. The Parish contains a number of trees of landscape importance, which are subject to Tree Preservation Orders. Examples of some such significant trees are provided in the VDS.

71. —

66. The consultation exercise leading to the production of the VDS resulted in the conclusion that large-scale development in or close to the village would be inappropriate and argues in favour of smaller scale developments and infill, as well as maintaining a clear separation between SSJ and Basingstoke. This is maintained and supported by the views of residents expressed in the 2015 and 2022 Neighbourhood Plan consultation exercise.

#### Heritage

67. ~~72.~~ — The Parish contains a number of sites of conservation importance and a mixture of listed buildings. The Sherborne St John Conservation Area was designated in 1983 in recognition of the special architectural and historic interest of the Parish. Having designated the Conservation Area, the ~~local authority~~ Local Planning Authority has a statutory duty to ensure that those elements which form its particular character or appearance should be preserved or enhanced, especially when considering planning applications. The relationship of the built environment of the village with the landscape is an important element of this. It is also important to protect the setting of the Conservation Area, as illustrated in the plan produced in the specialist report by Forum Heritage Services (see p47 & evidence base)

73.

68. The Conservation Area covers both the north eastern and north western extremities of the village and the area of countryside to the south of the village edge that maintains vital separation between Sherborne St John and Basingstoke. The nature of the Conservation Area in particular, has been considered extensively in both the identification and proposed delivery of allocated development sites within the village of Sherborne St John. The Basingstoke-Sherborne St John Strategic Gap defined by the 2011-2029 Local Plan is shown as the area shaded green to the south of the Village on Maps 2&3.

74. —

69. There are 15 Listed Buildings in the village, as well as a number of other notable buildings and structures. These buildings, whose locations are shown on Map 3 on

page 20, are all an integral part of the heritage and history of the Parish. The most important of these is the Grade I St. Andrews Church, dating from around 1150, although with many later alterations. Other buildings are predominantly houses, constructed in wire-cut Hampshire brick, connected with the Vyne Estate.

~~75.~~

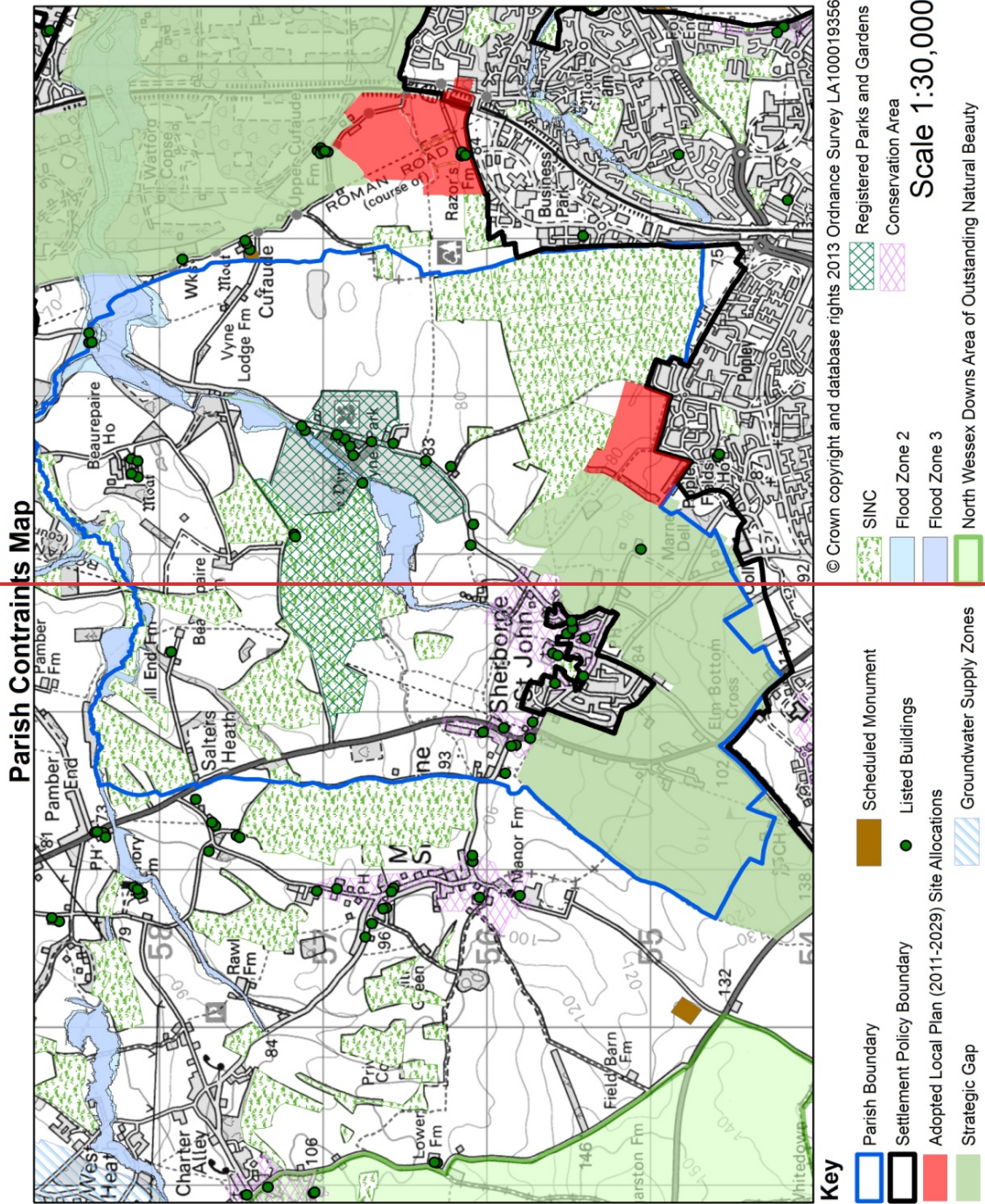
70. Lying outside the Conservation Area, The Vyne is a 16th Century Tudor Mansion which is now owned by the National Trust. This is the most important building in the Parish and has had a significant influence on the character of the village over the centuries. Apart from the house itself, The Vyne Estate includes a number of other listed buildings and structures; the Grade II Registered Park and Garden provides an important landscape scale heritage asset surrounding the Mansion, and provides the setting for the listed estate buildings identified.



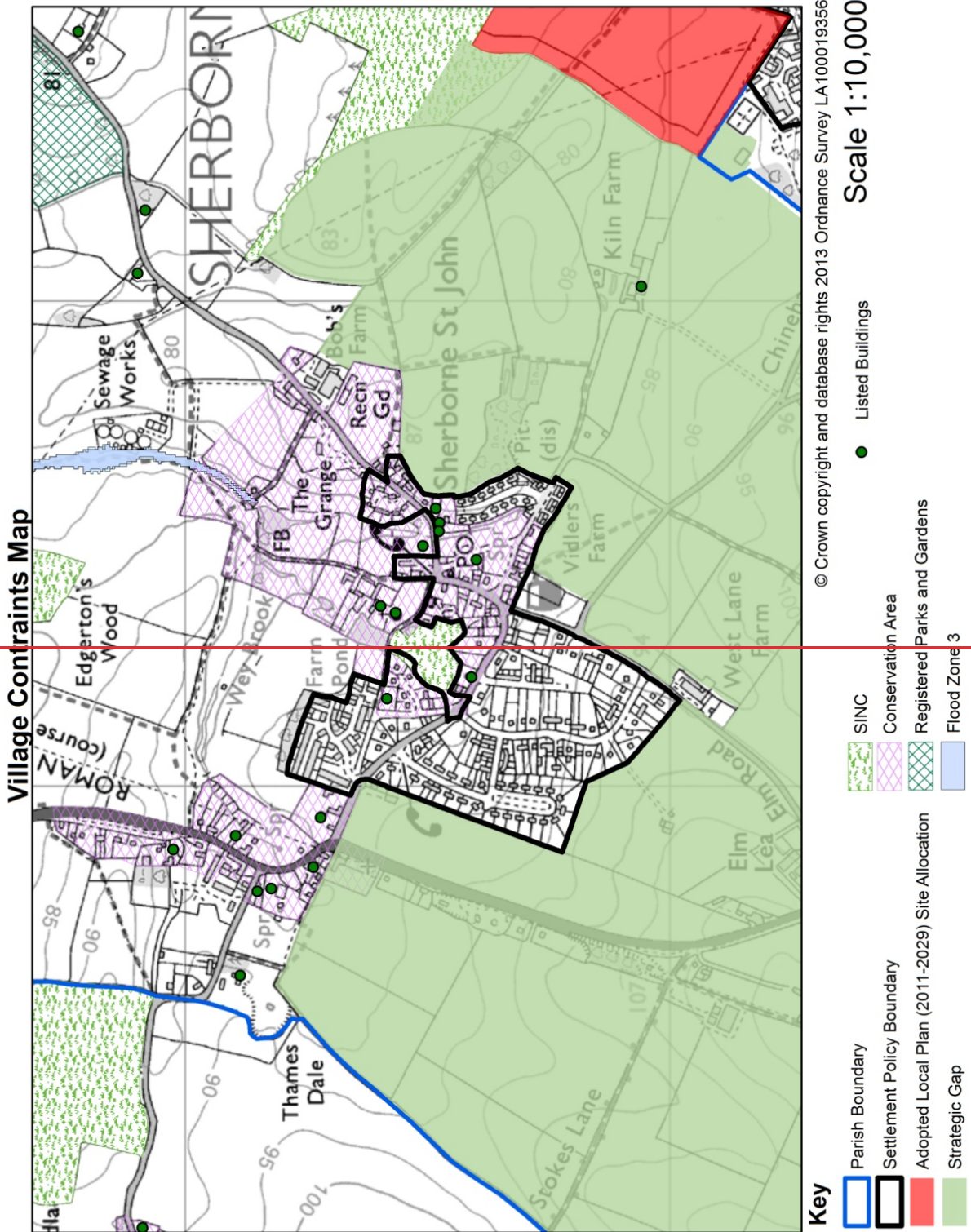
~~76.~~

71. In addition to the built heritage, parts of the village are covered by Areas of High Archaeological Importance, details of which are provided in the 2004 Sherborne St John Conservation Area Appraisal. These areas are defined by the Conservation Areas, and the land along the line of the Roman Road (now partly the A340).

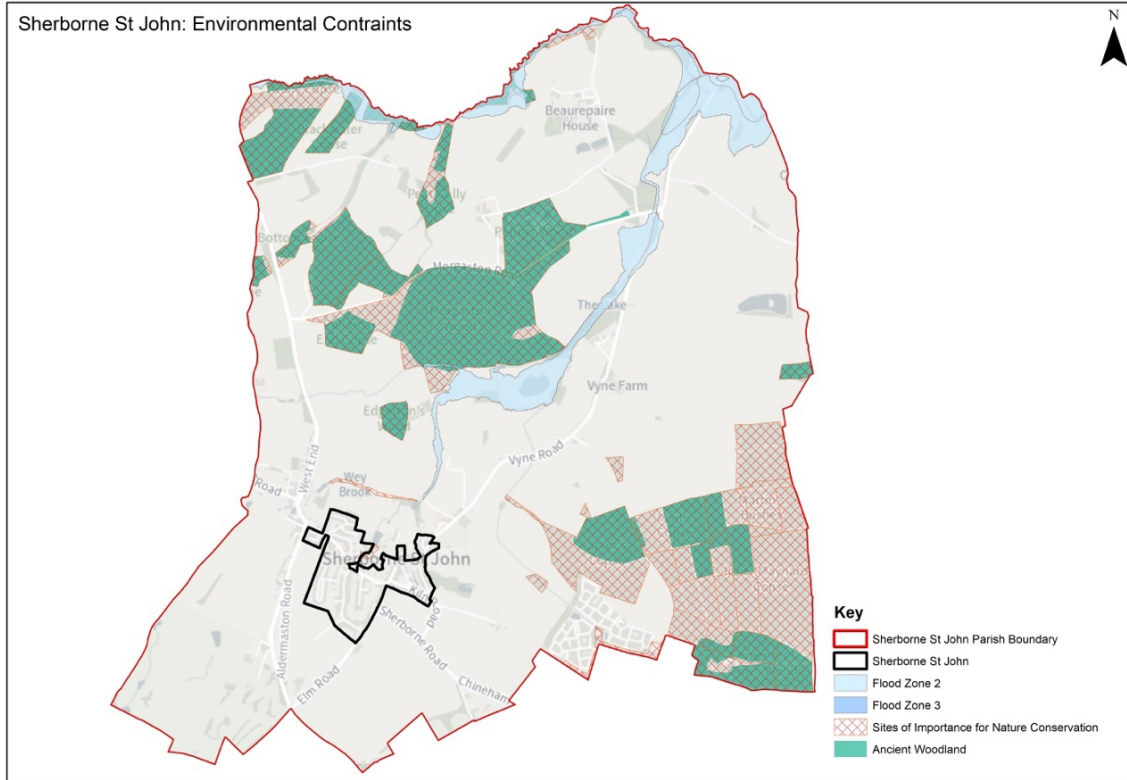
**Map 2: Parish Constraints Map**



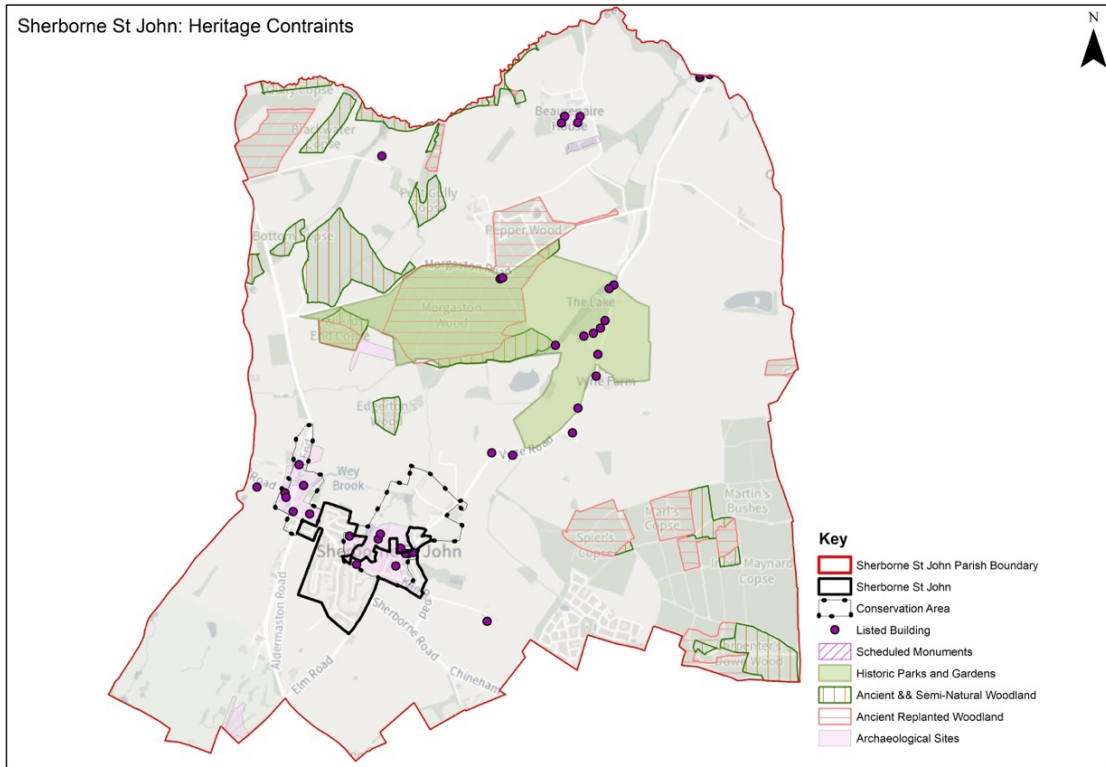
**Map 3: Village Constraints Map**



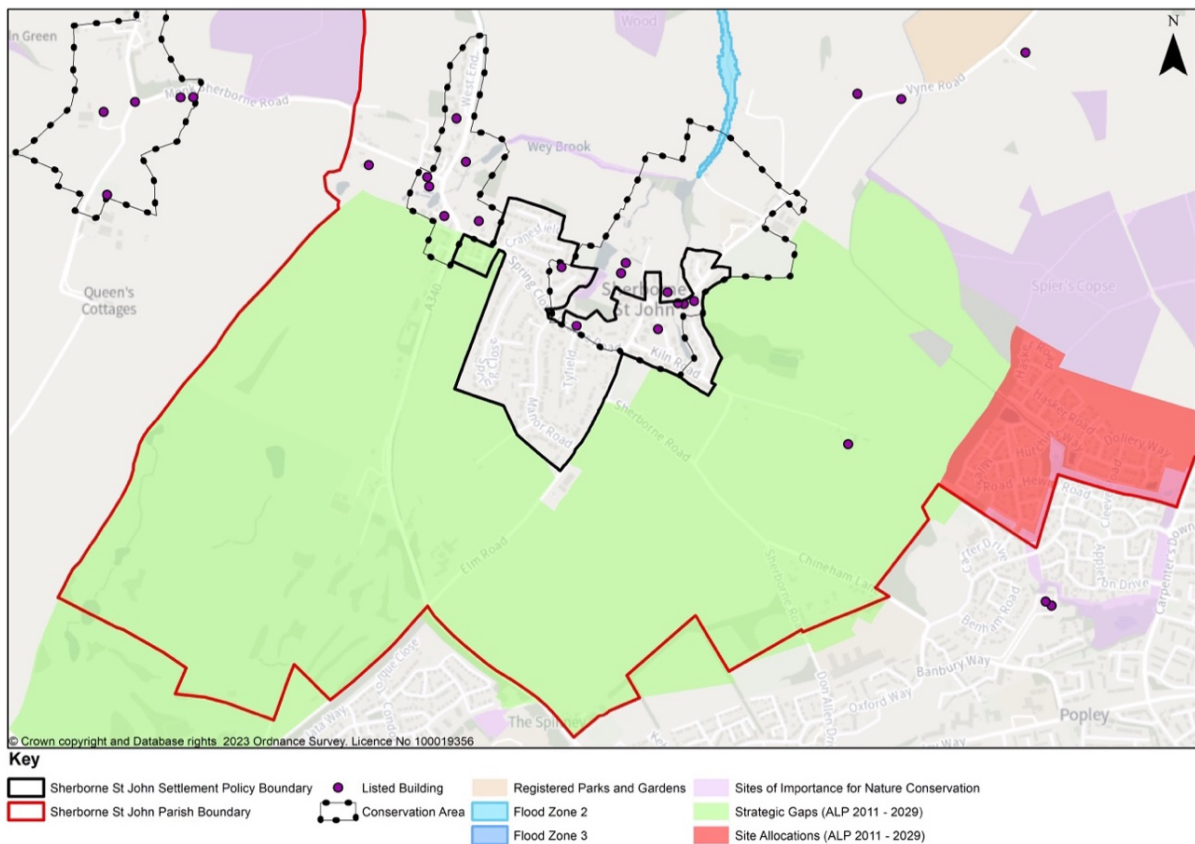




**Map 2 (above) Environmental Constraints in the Parish, Map 3 (below) heritage constraints in the Parish**



***Map 4: Sherborne St John village constraints***



Traffic and transport

72. ~~77.~~—As with most rural Parishes, especially those located close to main ‘A’ roads or traffic generating uses, traffic and transport issues are a prominent consideration in and around Sherborne St John and have had an influence on some of the decisions made within this Plan.

~~78.~~—

73. The Parish is situated predominantly east of the A340, immediately to the north of Basingstoke and about 5 miles south of Tadley. The A340 and other local roads link to the M3, M4, A33 and A34, giving good access to London, the South Coast, Reading and the Midlands. While this obviously provides a level of benefit to residents, it also sees the Plan area serve as a notable through route for the residents of Basingstoke accessing the strategic road network to the north.

~~79.~~—

74. The environs of the Village have come under significant recent pressure from the traffic generated by large scale development locally, due to the requirement for BDBC to deliver a significant number of homes around the fringes of Basingstoke town. This willis likely to include major expansion to both the north and east of the urban area, two areas that directly abut the Parish of Sherborne St John.

~~80.~~

75. Development must be seen as bring sustainable in all respects by the residents of the Parish. This includes a consideration of how any future development within the Parish caters for its own contribution towards an ever heightening traffic impact locally.

~~81.~~

76. During the evidence gathering process that supported the production of this Plan, several junctions and stretches of road within the immediate vicinity of Sherborne St John village were identified as suffering from congestion and potential highways safety issues at peak times. These are detailed in the evidence base of this Plan. Consideration of these 'pinch-points', and the residual impacts of future local development has been at the heart of this Plan's growth strategy.

~~82.~~

77. As stated above, the Parish Council have been careful to ensure that these issues are considered alongside the potential impacts of the growth to the north and west of Basingstoke, both in terms of the traffic generated and the ways in which the future larger developments will mitigate them.

~~83.~~

78. Public transport to the Parish (along the A340) is provided by the number 2 bus services from Basingstoke to Baughurst, and an hourly circular service (number 22) from Basingstoke to the centre of the Village. There are five buses per hour during the day, though the service tails off after 6pm. Buses stop at the North Hampshire Hospital and Basingstoke rail station, which has excellent services to London (Waterloo), as well as 'Cross-Country' services to Reading, the Midlands and North.

~~84.~~

79. There is currently no effective, dedicated cycleway network serving Sherborne St John.



### Community infrastructure and services

#### *Infrastructure*

~~80.~~ ~~85.~~ Aspects of the Parish's infrastructure are relevant to future development in and around Sherborne St John, which implies increased demand for local amenities and increased pressure on public utilities. Indeed, housing development and car usage has escalated over the last few decades, running ahead of investment in infrastructure. The current position in terms of infrastructure is summarised below and further detail can be found in the evidence base for this Plan.

~~86.~~

~~81.~~ The Village is located on the spring line, at the junction of the Chalk (to the south) and the Thames Valley sediments. This results in regular groundwater flooding in parts of the village, most recently over the 2013/14 winter period when record rainfall led to flooding that persisted for several weeks. Surface water flooding also occurs in wet seasons.

~~87.~~

~~82.~~ The Water Cycle Study by Halcrow Group Ltd, commissioned by BDBC (as part of the evidence base for the Local Plan 2011-2029) advises against residential development in an area including Sherborne St John, "due to the combination of groundwater and fluvial flood risk."

~~88.~~

~~83.~~ All properties in the Parish have mains water supply, which is provided by South East Water from the Basingstoke Chalk aquifer. The pumping station that supplies water to the Parish and to urban Basingstoke operates at 97% of its licensed capacity to meet current demand, with little apparent scope for increasing abstraction levels ~~(see recent Environment Agency guidance).~~

~~89.~~

~~84.~~ Mains sewerage is available to most properties in the Parish, although some outlying properties still rely on septic tank drainage. The Sherborne St John Treatment Works operates at or close to the limits of its capacity. It is unable to remove phosphates and is not suitable for modernisation. The Works discharges into the Vyne Stream and from there into the River Loddon catchment. The Halcrow Water Cycle Study notes that water quality in the catchment fails to meet 'good' status under the Water Framework Directive, principally because of high levels of phosphate pollution.

#### *Services / Parish Amenities*

~~85.~~ ~~90.~~—Sherborne St John is a vibrant place with many amenities for residents, and local clubs and groups operating within the Parish. There are a number of amenities of primary importance to ‘village life’, which represent the essence of a healthy, independent village community. These are:

- a thriving Primary School;
- a well-attended Parish Church (St Andrews);
- a popular pub / restaurant (The Swan);
- an impressive and heavily booked Village Hall and Green;
- an imposing and well-used Sports Pavilion and recreation ground;
- a number of important Green Spaces both within and outside the village;
- ~~91.~~—~~However, the a village Post Office and shop convenience store which was apparently no longer viable at its premises and has recently closed. The delivered through the Original Neighbourhood Plan seeks to secure a suitable alternative site allocation.~~

~~86.~~ ~~92.~~—The Parish Council provides three fully-occupied allotment sites, and two children’s play areas with swings and other equipment, which the Parish Council is extending.

~~93.~~—

~~87.~~ The network of footpaths in the area is used by residents and visitors alike to explore the countryside, some of which lead to the historic Vyne, with its attractive woodlands, also within the Parish boundary.

## 4.0—\_Vision and objectives

### 4.1—Plan Vision

88. 94.—The ‘Plan Vision’ reflects the initial purpose of producing a Neighbourhood Plan, identified by the Parish Council in 2013, which sought to ensure that the new opportunities presented to the community by way of the Localism Act were grasped with both hands. This has been updated through the review and modification process in 2023, to reflect the most up to date views of local residents.

95.—

89. Empowerment is at the heart of the Plan’s vision. At the same time, it clearly seeks to capture the ability to translate the needs of the community into development on the ground, whilst respecting the well-being and character of each individual settlement of the Plan area and the aspirations of residents for the Parish as a whole.

96.—

90. The Plan’s Vision seeks to achieve the following:

**~~A dynamic and sustainable Parish all can enjoy in harmony with the wishes of the community as a whole where the needs of current and future residents are met and the cherished local environment is preserved and enhanced.~~**

97.—

**~~In 2029, Sherborne St John will continue to be a small and prosperous village which is physically and distinctly separate from Basingstoke Town.~~**

**~~It will be a sustainable and dynamic community, where the local environment, fabric of the village and surrounding countryside will be successfully safeguarded with a locally distinctive gap, valued green spaces, key views and the cherished heritage is preserved and enhanced.~~**

91. The objectives of the Plan are developed from this Vision – they serve as the bridge between the broadest expectations of the Parish residents, and the policies that have been developed to ensure these aspirations are met. The vision and objectives of the Original Neighbourhood Plan were ~~formulated, and~~ consulted on, between November 2022 to January 2023, with new objectives added as a result of the consultation responses and to ensure that they provided a targeted framework against which the policies of the Plan could be drafted and fine-tuned.

~~98.~~

### Objectives

92. The Plan's Objectives are as follows:

~~*Objective 1: Deliver an appropriate level*~~*For new housing to reflect a suitable mix of housing that will meet both encompassing the local needs and contribute towards the strategic needs of the Borough, village with a particular emphasis on smaller homes within Sherborne St John, including those which are suitable for those who wish to downsize and for young families.*

~~*Objective 2: Retain*~~*To retain Sherborne St John as a viable rural village with its own distinct identity through by means of a 'Local Gap' which will maintain the conservation visual and enhancement of its historic physical separation between the village and rural setting and character. Basingstoke Town.*

~~*Objective 3: Protect*~~*To protect and enhance the important green spaces, habitats and natural environment of and biodiversity within the Parish.*

*Objective 4: To protect, and where possible, enhance local green spaces within the Parish.*

*Objective 5: To protect the key views identified within the Parish which define its character and establish, maintain nature.*

*Objective 6: To recognise and enhance green corridors the identified character areas and to achieve high quality design within and across the Parish.*

~~*Objective 4: Maintain and promote key village amenities placing an importance on retaining or providing the shops and services that underpin village life.*~~

## ~~5.0~~ Statutory policies

~~99. Objective 7: To reduce the impact of light pollution from new development on the skies within the Parish.~~

~~Objective 8: Protect and conserve the natural and historic heritage of Sherborne St John.~~

## 5. Neighbourhood Plan Policies

93. The statutory planning policies are the central focus of any neighbourhood plan as they carry significant legal weight and their consideration will influence whether planning applications for development in the Parish are approved, refused or required to be modified. Due to the weight that such policies carry they must be realistic without being overly restrictive and must ensure that development remains viable and deliverable. Since they will be used as a tool of the planning system it is also important that they specifically relate to development and the use of land.

~~100.~~

94. Following the significant level of evidence gathering and consultation explained within the preceding sections, the resultant policies are set out below. Each policy is accompanied by a short section of text explaining its justification and intent, drawing on the Plan's evidence base. The structure of each policy is therefore as follows:

### **Policy section heading**

Supporting text

Policy number and name

*Policy text*

Policy number and name

*Policy text*

*Reference to relevant Plan objectives*

*Reference to relevant primary supporting evidence*

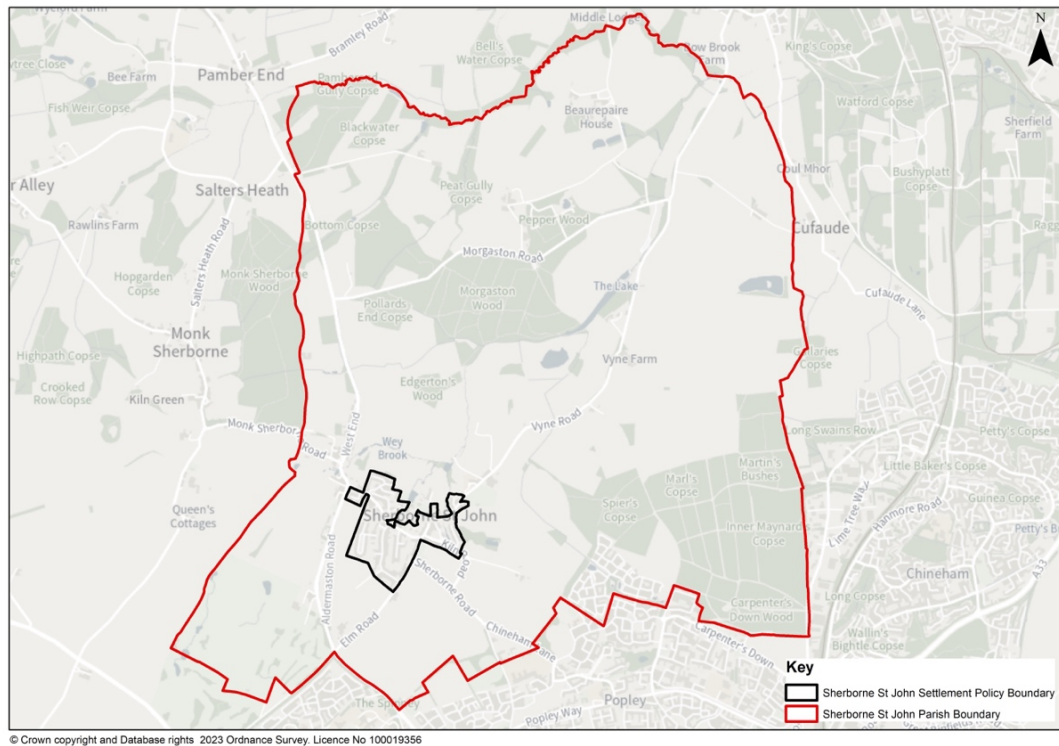
95. ~~101.~~ This Modified Neighbourhood Plan comprises ~~fourteen~~ policies ~~in total, of~~ which ~~three are general in nature (providing broad policy guidance that may will be applicable used alongside the Basingstoke and Deane Local Plan to a wide range of determine~~ planning applications within the Parish.

SSJ Policy 1: Settlement Boundaries and Building in the Countryside

96. The 'village feel' of Sherborne St John was identified as having a high level of importance amongst respondents during the course of the consultation process. } and Similarly, the policy seeks to promote positive development that enhances local character.
97. The policy is intended to distinguish between the built up area of the village of Sherborne St John and the Basingstoke Town Settlement Policy Boundary which is partly located within the Parish, these can be viewed on Map 5. Settlement boundaries distinguish how planning application are considered if they relate to land inside or outside the SPB.
98. Development proposals which are located outside of the SPB are considered to be located in the countryside where more restrictive planning policies apply. This policy is consistent with one providing a single planned site that will help directly contribute towards local and Borough wide Policy SS1 of the Local Plan in supporting housing needs development within the SPB and details how applications should be dealt with outside the SPB.
99. Policy CN2 (Rural Exceptions for Affordable Housing) and Policy EP4 (Rural Economy) of the Local Plan support development in the countryside outside settlement boundaries in specific circumstances. While the Neighbourhood Plan is supportive of these circumstances, maintaining the rural character of the countryside in the Parish is regarded with high importance by the community. Therefore, any planning applications for new housing outside the Settlement Boundary should be determined in accordance with Policy SS6, the NPPF and the Sherborne St John Design Code (June 2023).

Map 5: ~~Meeting the housing needs of the Parish~~

~~102.~~ This Plan is supported by a significant level of Map showing the SPBs located within the Parish



**SSJ Policy 1: Settlement Boundaries and Building in the Countryside**

**Development proposals within the defined Settlement Policy Boundary (as shown on Map 5) will be supported provided they accord with policies within the Development Plan and they have regard to the Sherborne St John Design Code (June 2022).**

**Development proposals located outside of the defined Settlement Policy Boundary are considered to be located within the countryside. Apart from the circumstances as set out in paragraph 80 of the NPPF and policy SS6 of the adopted Local Plan 2011-2029 (or successor document), there is a presumption against housing development outside the Settlement Boundaries unless specific provision has been made by this Plan.**

**Relevant Plan objectives: Objective 2, Objective 3, Objective 5, Objective 6, Objective 7**

**Relevant primary supporting evidence: SSJ NP Questionnaire Results, Design Code produced to identify the specific by AECOM (2023)**

**SSJ Policy 2: Delivering a mix of housing sizes to meet local needs**

**100. Within the Original Neighbourhood Plan which was adopted in 2017, Sherborne St John Parish was given a housing requirement that exists within the Parish. It is expected that most, if not all, of the short term need may be met of at least 10 homes**



for the Local Plan period from 2011- 2029 through the delivery Policy SS5 (Neighbourhood Planning) of the larger sites on Local Plan.

101. The Parish Council as the qualifying body sought to meet the edge of Basingstoke locally identified need which had been identified in Policy SS5 and the single subsequently a site allocation provided for within this Plan was made within the Original Neighbourhood Plan at Cranes Road for up to 17 homes. This site allocation was granted planning permission in June 2018 for 18 units (16/04110/OUT). This development has now been built out and is called Sireburne Close.

103. — Smaller, more speculative

102. The Council's Authority Monitoring Report (AMR) is published annually and reports on the progress of Policy SS5 and reports on the housing delivery through neighbourhood planning, it also lists the planning permissions and completions in the Parish during the monitoring year. For Sherborne St John's SS5 requirement, the AMR confirms that they have met their requirement in full, and the AMR states for Sherborne St John that as 'the site has now been built out and therefore SSJ have met their SS5 requirement'.

103. It is acknowledged that smaller, 'windfall' developments development may still come forward, most likely in and around Sherborne St John village, over the course of the Plan period. In which case, it is a targeted requirement of this Plan to ensure that all new housing developments within the Parish contribute towards the identified needs of residents wherever possible. Neighbourhood Plan period, subject to meeting the relevant policies within the Development Plan policies. This is covered in SSJ policy 2 below.

104. —

104. The combined evidence of the Housing Needs Survey and the Parish Questionnaire identified a marked requirement for smaller properties suitable for first time buyers or to allow elderly people to downsize. and it is therefore still relevant for the NP to include a housing mix policy. It is therefore proposed that all new development delivering a net increase of more than one dwelling should provide a mix of units to meet the needs of the Parish. This is also in line with Principle 3.1 of the BDBC Housing SPD (2018).

SSJ Policy 1: Delivering a mix of housing sizes to meet local needs

~~Any new housing development in the Parish comprising a net increase of more than a single property should provide a mix of dwelling sizes, including smaller dwellings (with two or three bedrooms) to meet the needs of the Parish.~~

~~Development proposals will normally only be permitted provided that at least half of all the dwellings (measured on a net basis) have two or three bedrooms.~~

SSJ Policy 2: Delivering a mix of housing sizes to meet local needs

New housing development in the Parish comprising of a net increase of more than one dwelling should provide a mix of dwelling sizes, including smaller dwellings (with two or three bedrooms) to meet the needs of the Parish.

Development proposals will normally only be permitted provided that at least half of all the dwellings (measured on a net basis) have two or three bedrooms.

Relevant Plan objectives: *Objective 1, Objective 6, Objective 7*

Relevant primary supporting evidence: *SSJ Neighbourhood Plan Housing Needs Review, Community Action Hampshire SSJ Housing Needs Survey, SSJ NP*

*Questionnaire Results, (2023), SSJ Population Prediction, BDBC Housing SPD (2018)*

~~Retaining the distinct character~~ SSJ Policy 3: The Rural Character of the Parish

One of the most important issues raised by residents during the preparation of this Neighbourhood Plan was to ensure that Sherborne St John Parish remains a separate and preserving the natural and rural environment

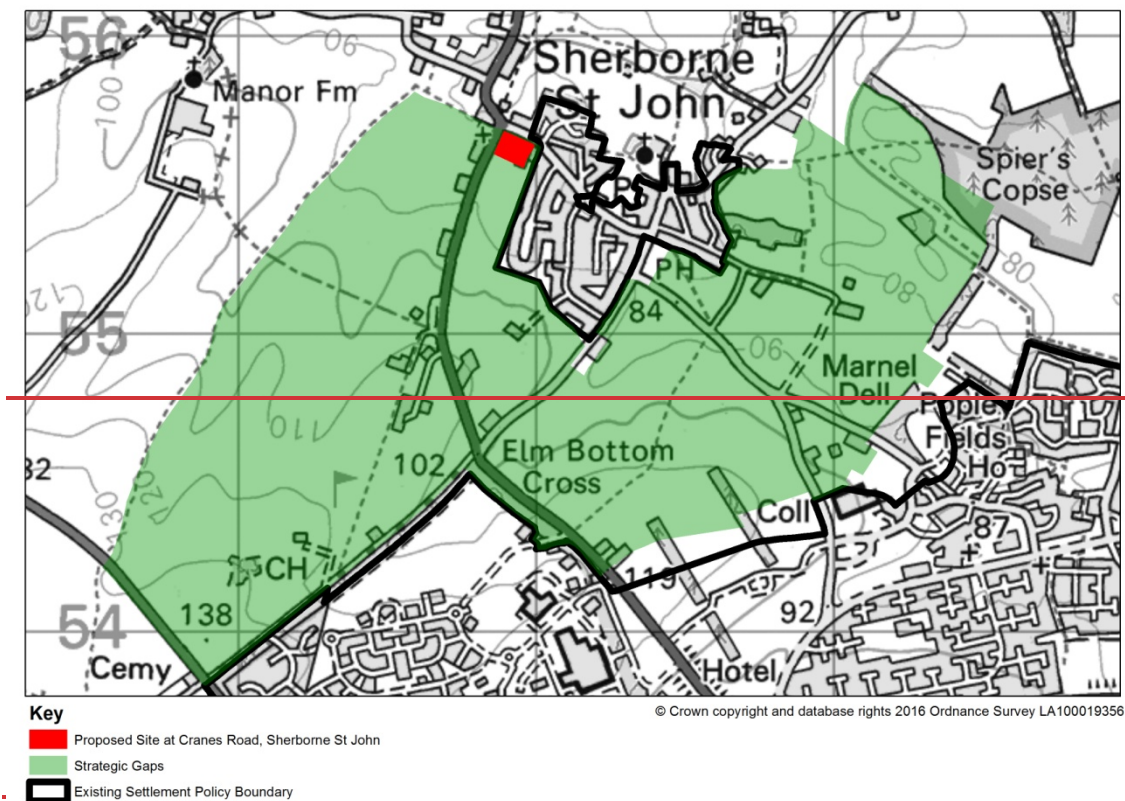
~~105. 105. One of the most important issues raised by residents during the preparation of this Plan was to ensure that Sherborne St John Parish remains a separate and distinct settlement in perpetuity.~~ distinct settlement in perpetuity. This concern has been raised in response to the continual growth along the northern fringes of Basingstoke town that sees its urban area edge ever closer to the village.

~~106. —~~

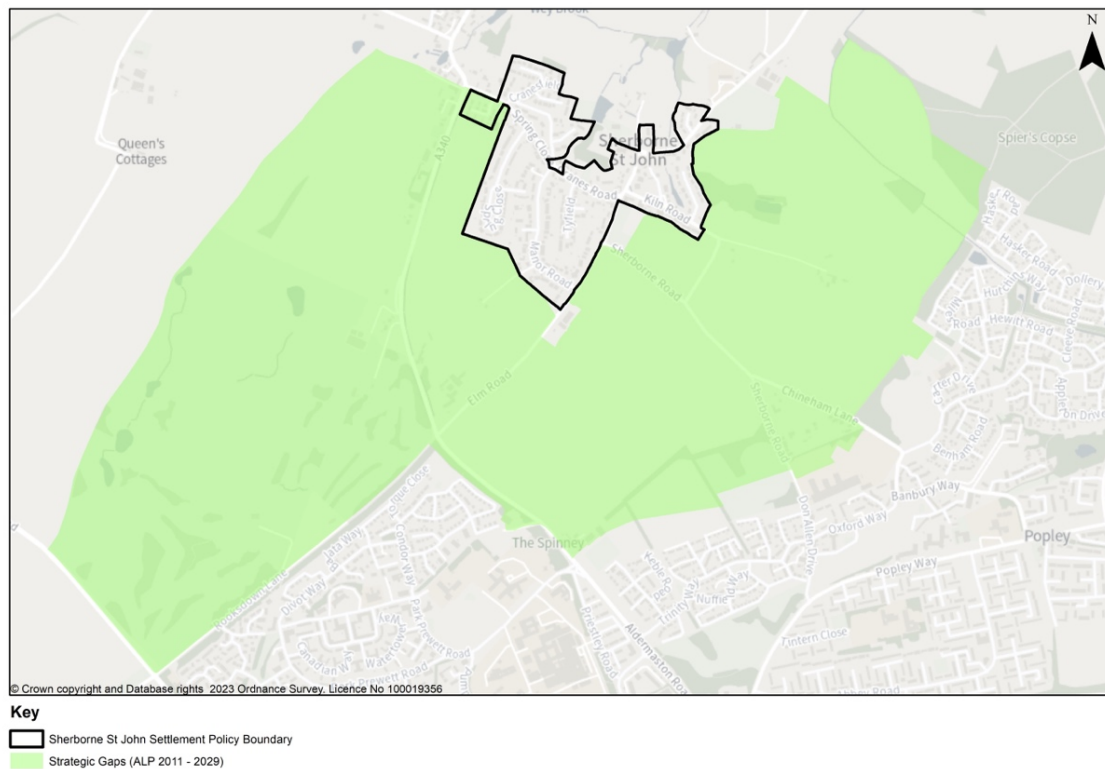
106. The avoidance of coalescence is of utmost importance and proposals for a strategic gap were firmly supported by the Parish. It is one of this Plan's objectives that the closing of the gap between Sherborne St John village and Basingstoke town should be avoided. BDLP Policy EM2 seeks to ensure that this erosion is avoided. The area of

countryside referred to in this policy as separating Sherborne St John village from the town is shown as the area shaded green on Map 46.

**Map 46: Area of countryside strategic gap separating Sherborne St John village and Basingstoke town in BDBC Local Plan Policy EM2**



~~107. The 'village feel' of Sherborne St John was identified as having a high level of importance amongst respondents during the course of the consultation process.~~



107. Factors which characterise the village feel include – along with the separation of the settlement from Basingstoke town – the green spaces in and around the village which provide for a low density form of development that is green in character; the level of tranquillity afforded to the village and most of the Parish due to low levels of noise and light pollution; and the abundance of flora and fauna both within the village and throughout the rural area. The Sherborne St John Village Design Statement and Conservation Area Appraisal also cites a number of important views out from and back towards the village.

~~108. Important spaces in the village include the following: Chute Recreation Ground; Cranes Road allotments; Kiln Road watercress beds; Sherborne St John Village Green; Sherborne St John wetlands and village pond; St Andrew's church yard; and West End pond. The importance of the green spaces will be further defined and enhanced by the Sherborne St John Wildlife Map Project of the flora and fauna of the Parish. This map, now in preparation, will identify specific green corridors in the Parish that development decisions should seek to conserve or enhance. As an interim output, the Parish Council has published a document on the most important features identified by the Project to date (supporting document IX).~~

~~109. —~~

108. The following policy therefore seeks to ensure that the rural character of the village and Parish is retained as far as possible through the avoidance of development that may provide an urbanising influence or may impact on the natural assets of Sherborne St John. ~~Similarly, the following policy seeks to promote positive development that enhances local character and contributes towards local issues such as biodiversity.~~

SSJ Policy 2: The Rural Character of the Parish

~~Development should ensure that the rural character and natural assets of the Parish are conserved and, if possible, enhanced.~~

~~There is a strong presumption that existing open space within the village must be retained where it is considered to have either an important social function (such as a meeting place, an established recreational use, or somewhere that facilitates local events), or where it adds to local character.~~

~~Where development is acceptable in all other respects, it will be permitted where it:~~

- ~~• Conserves the rural character of the Parish; and~~
- ~~• Conserves the important habitats of the Parish; and~~
- ~~• Retains or enhances the network of green habitats within the Parish.~~

~~This applies to both the scale and location of development and to any additional impact caused by light or noise pollution.~~

~~Where development is acceptable in all other respects, it will be permitted where it takes proper account of evidence provided by the Sherborne St John Wildlife Map Project, which provides essential local knowledge and identifies the area's natural assets and green corridors.~~

~~Where development at the edge of the village or in open countryside is acceptable in all other respects, it should provide for sufficient landscaping and, where appropriate, screening to ensure that the character of the surrounding countryside is conserved and, if possible, enhanced.~~

~~Development should respect visual amenity by protecting important views out of the village or towards the village, as identified on Map 5.~~

SSJ Policy 3: The Rural Character of the Parish

New development which complies with Policy SSJ1 will be supported where it is demonstrated that it is sympathetic to the character and visual amenity of the local landscape, the features that characterise the Parish and the setting of the

village in the wider landscape as defined in the Sherborne St John Design Code (June 2023) and in accordance with development plan policies including Local Plan Policy EM1.

Features include:

- rolling chalk downland;
- large areas of ancient semi-natural woodland;
- Chalk streams, ponds and watercress beds; and
- arable fields lined with low hedges.

Development should ensure that the rural character and natural assets of the Parish are conserved and, if possible, enhanced.

Where development at the edge of the village or in open countryside is acceptable in all other respects, it should provide for sufficient landscaping and, where appropriate, screening to ensure that the character of the surrounding countryside is conserved and, if possible, enhanced.

Relevant Plan objectives: Objective 2, Objective 3, Objective 5, Objective 6, Objective 7

Relevant primary supporting evidence: SSJ NP Questionnaire Results, Landscape Capacity of SSJ, Wildlife Map, SSJ Village Design Statement 2004, SSJ Parish Map, SSJ Design Code produced by AECOM (2023), BDBC Landscape, Biodiversity and Trees SPD (2018).

SSJ Policy 4: Design Code and High-Quality Design

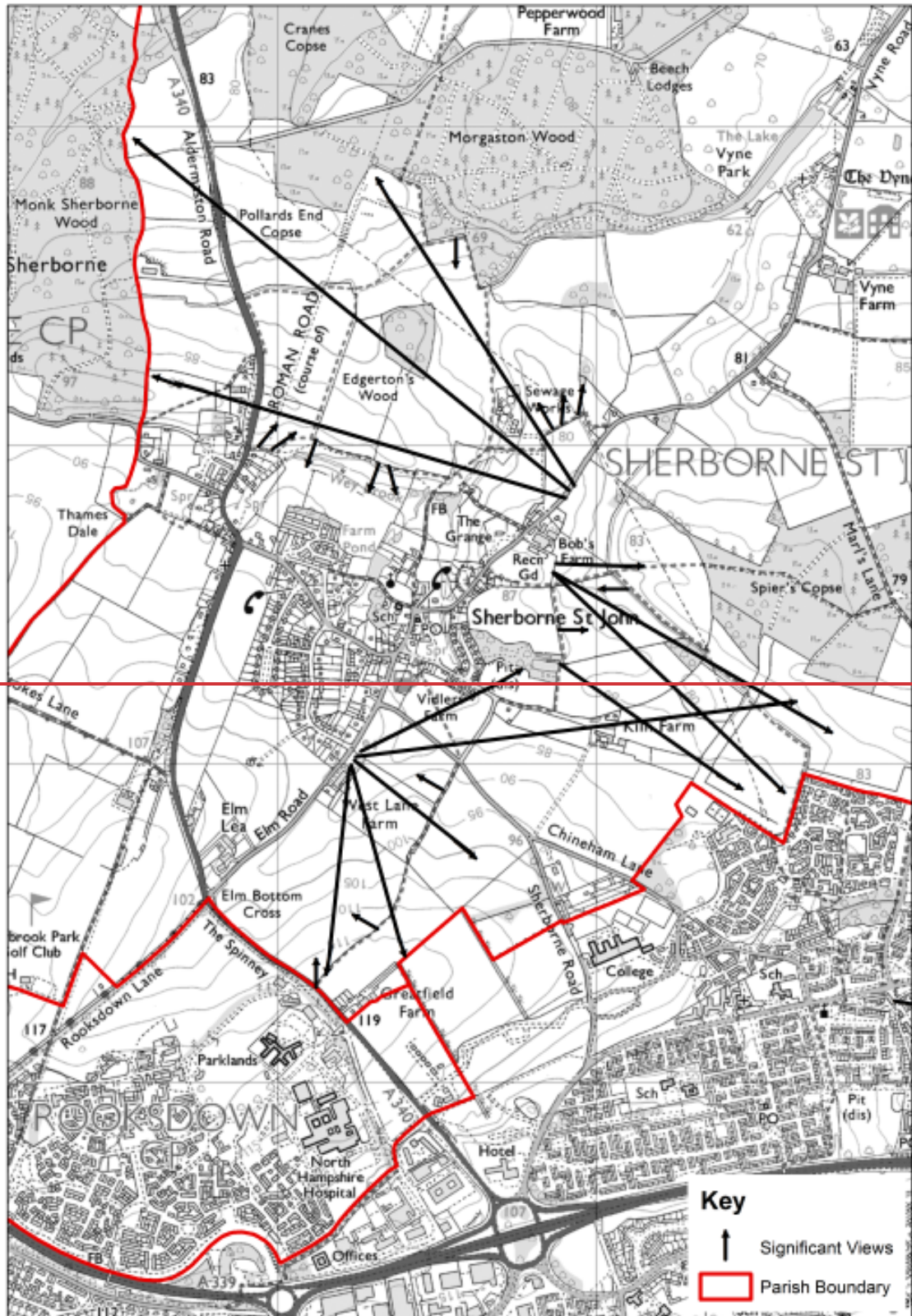
There are a number of distinctive features of the built and natural environment within

~~Map 5: Important views out of and towards the Village~~



SHERBORNE ST JOHN NEIGHBOURHOOD PLAN  
**MODIFICATION 2011-2029**

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Residential Development in Sherborne St John

~~110.—In response to current needs and desires within the Parish in relation to the immediate delivery of housing, the requirement for a low density residential development comprising 10-20 dwellings (along with relevant on-site community infrastructure) has been identified. This requirement follows the findings of the formal Housing Needs Review, the Plan Questionnaire, and the review of local demographics.~~

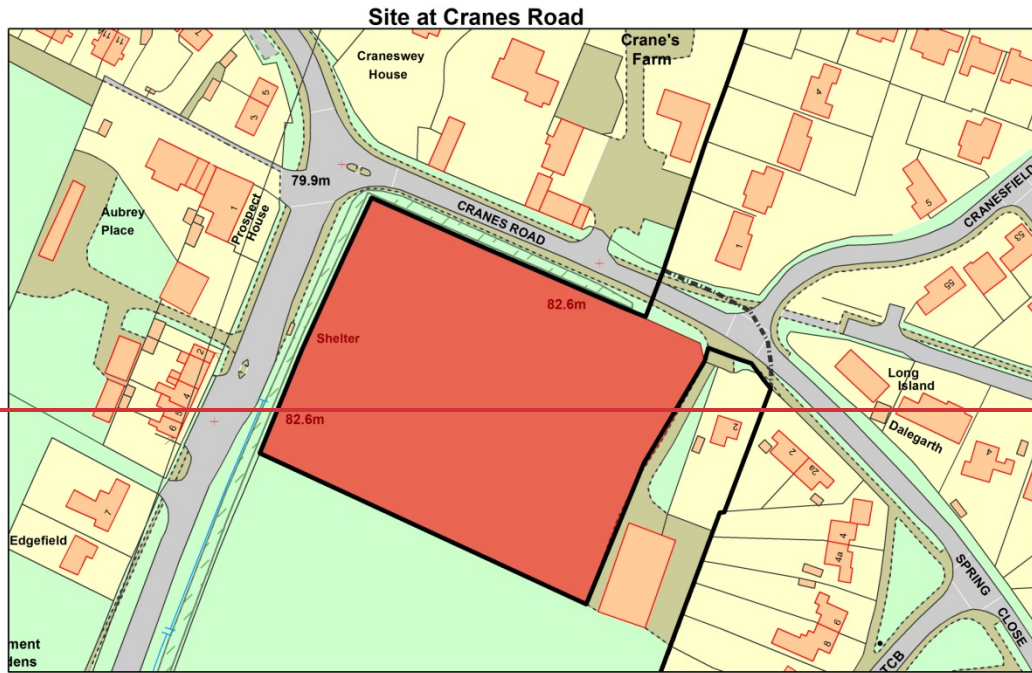
109. ~~Site at Cranes Road,~~ that shape its character. These features are described in the Sherborne St John Parish Design Code in Appendix 1.

~~111.—An area of land has been identified at the junction of Cranes Road and the A340 Aldermaston Road that is capable of delivering a scheme of real value to the Parish. The proposed low density residential development consists of between approximately 12 and 18 new houses on a 1.2 hectare site. This density is considered to be in keeping with the local area, whilst also making efficient use of land, especially given that at least half the dwellings will be smaller (with two or three bedrooms, in line with policy SSJ1). The location of the proposed site is indicated by Map 6, below.~~

~~**Map 6: Site location of land at Cranes Road,**~~

110. The Design Code is an integral part of the policy and includes locally distinctive design quality principles which should be used to inform the siting, scale, massing and appearance of development proposals.

The Sherborne St John



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- Key**
- Existing Settlement Policy Boundary
  - Revised Settlement Policy Boundary
  - Proposed Site - Cranes Road, Sherborne St John

~~112.— The identification of the site as the most appropriate location for growth in Sherborne St John follows an extensive programme of consultation with residents, landowners Parish Design Code in Appendix 1 identifies 9 Character Areas as shown on Map 7, and statutory consultees alike and builds upon the Parish Council’s own technical assessment of the various opportunities available to them aligned with the core objectives of this Plan.~~

~~113.— Following the identification of the most suitable location for a residential led development in the village further discussions were then held with the landowner and site promoter to ensure that the resultant development on site represents the highest quality possible, contributes fully to the modest needs of the Parish, and has a minimal impact on the rural provides design guidance applicable to each character of the Parish area. In particular, the Design Code highlights:~~

~~114.— The preferred site, the proposed delivery of which is guided by policy SSJ3 below, was selected due to its alignment with the objectives of this Plan. Specifically, the site allows the following:~~

- ~~● A scheme of between approximately 12 and 18 homes in total comprising a variety of house types and sizes (with a majority of 2 and 3 bedroom houses) heavily weighted towards the smaller open market units that the Parish requires, and a significant proportion of affordable housing;~~
- ~~● The provision of land for a new build unit capable of accommodating a much needed replacement facility as a village shop;~~
- ~~○ A sustainable infill development that consolidates the shape and built pattern~~

~~There are nine identified character areas, which are characterised by variations in topography, movement, views and landmarks, green space and landscape cover, public realm, streetscape, built form and architectural details.~~
- ~~○ The importance of The Vyne as the most important building in the Parish which has had a significant influence on the character of the village over the centuries.~~
- ~~○ The village centre comprises of the main historic ore of the village and avoids further sprawl into open is focused at two easterly sources of the Wey Brook, towards the point where they merge at the site of Sherborne Mill.~~
- ~~●○ The largest character area is the countryside, and which is characterised by rolling chalk download, large areas of ancient semi-natural woodland, rivers and arable fields lined with low hedges.~~
- ~~● A proposal that, whilst abutting the conservation area and located on the fringes of the open countryside, is of a low density form and features a sufficient scheme of landscaping to ensure that these important characteristics of the Parish are preserved, so that the visual impact of the~~

proposal on adjacent open countryside and the conservation area is acceptable and limited.

115.—As advised by the County Archaeologist (November 2015): “On present evidence it seems very unlikely that archaeological issues will be a constraint to development, but it is likely that some archaeological remains or evidence would be encountered during development. I think it likely that an archaeological condition might be attached to any planning permission to secure some level of archaeological survey before or during development”. SSJ Policy 3 defines the requirement for a heritage assessment of the site and its setting.

116.—The affordable housing contribution to be expected from this site is not specified below and is instead left to the relevant Local Plan policy CN1. The Housing Needs Survey also acknowledges the availability of further affordable housing in the nearby Marnel Park Phase II development. In addition to providing some on site affordable housing, a priority for the local community is to have a building that is suitable for a shop within the Parish.

117.—Whilst it is not specifically referred to within Policy SSJ3, in order to comply with Local Plan policy CN6 the development scheme will need to make adequate provision for surface water drainage and will need to demonstrate that sufficient sewerage infrastructure is in place.

118.—This Policy defines the specific development which is supported by the Neighbourhood Plan.

**SSJ Policy 3: Residential development – land at Cranes Road, Sherborne St John**

***A residential led development of between approximately 12 and 18 dwellings will be delivered on land within a revised Settlement Policy Boundary as defined on Map 6 of this Plan.***

***To meet locally identified needs the site should provide a mix of homes and should meet the requirements of policy SSJ1 in this Neighbourhood Plan.***

***The site should provide safeguarded land for a new shop unit of around 1,230 square feet (net area), of a format which is suitable to accommodate predominantly convenience floor space.***

***Development scheme proposals for the site should be informed by a heritage assessment of the site and its setting. This will require investigation of the site’s archaeological potential, including the potential for remains associated with the recorded Roman road through a programme of investigation agreed with the Council’s archaeological advisor. Where remains are identified as present, consideration of the potential to retain remains in situ through careful design, including the location of open space and use of sensitive construction techniques, should be clearly set out. Where the loss of remains cannot be avoided and the public benefits of development would clearly outweigh the harm caused by their loss, the recording of those remains will be required.***

***Preservation of the setting of the conservation area, in particular, will be achieved through the retention and enhancement of the screening vegetation along the northern and western boundaries of the site. In addition, the bulkier proposed***

- Development on the northern edge of Basingstoke is characterised by cul-de-sac development with high densities due to small plot sizes and gardens.

111. Applicants should demonstrate, as part of the application process, that their proposals have full regard to the design principles and guidance the Design Code including how they have responded to the relevant Character Area. It is important that any new development demonstrates a connection with local character and place making. This is particularly pertinent within the Conservation Area located within the Parish. Applicants will be expected to demonstrate through the application process they have properly understood and responded to the relevant Character Area in the design of their proposals. Proposals should follow the requirements of the Design Code or the applicant will be obliged to justify why an exception should be made.

#### **Policy 4: Design Code and High-Quality Design**

**The Sherborne St John Parish Design Code, appendix 1, identifies 9 Character Areas as shown on Map 7, and provides design guidance applicable to each character area.**

**In particular proposals should demonstrate how consideration has been given to the following:**

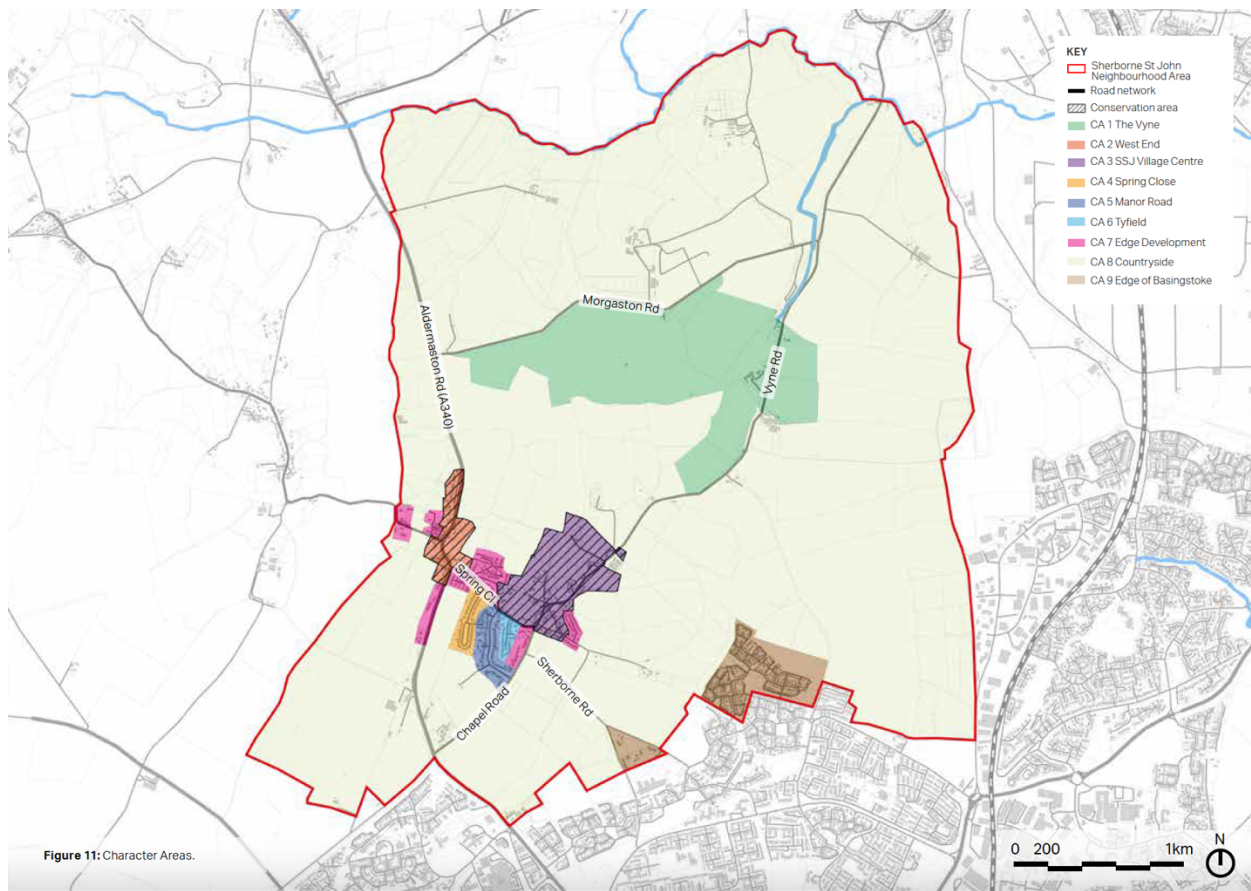
- **Use of external materials that complement the existing external materials in the relevant character area;**
- **Being proportionate to the scale, layout and character of the surrounding area;**

**Development proposals will be permitted where they are of a high design quality and where they contribute positively to the character and local distinctiveness of the Parish in accordance with the Sherborne St John Parish Design Code in Appendix 1, and the other policies within the Development Plan.**

*Relevant Plan objectives: Objective 1, Objective 4, Objective 6, Objective 7, Objective 8*

*Relevant primary supporting evidence: SSJ Design Code produced by AECOM, SSJ NP Questionnaire Results (2023), BDBC Design and Sustainability SPD (2018)*

**Map 7: Nine character areas from Sherborne St John Design Code – September 2023**



**SSJ Policy 5: Local Green Space**

112. There was strong support from responses to the 2022/23 questionnaire that Local Green Spaces should be included within the review of the Neighbourhood Plan. In addition, responses were provided which included suggestions regarding possible Local Green Spaces that could be included within the Modified Neighbourhood Plan.

113. The policy designates a number of Local Green Spaces in accordance with paragraphs 101 – 103 of the NPPF. A Local Green Space designation has the policy effect of the equivalence of the Green Belt in terms of the definition of ‘inappropriate development’ consistent with paragraph 101 and 143 of the NPPF and of the ‘very



special circumstances’ tests in the NPPF when determining planning applications located within a designated Local Green Space.

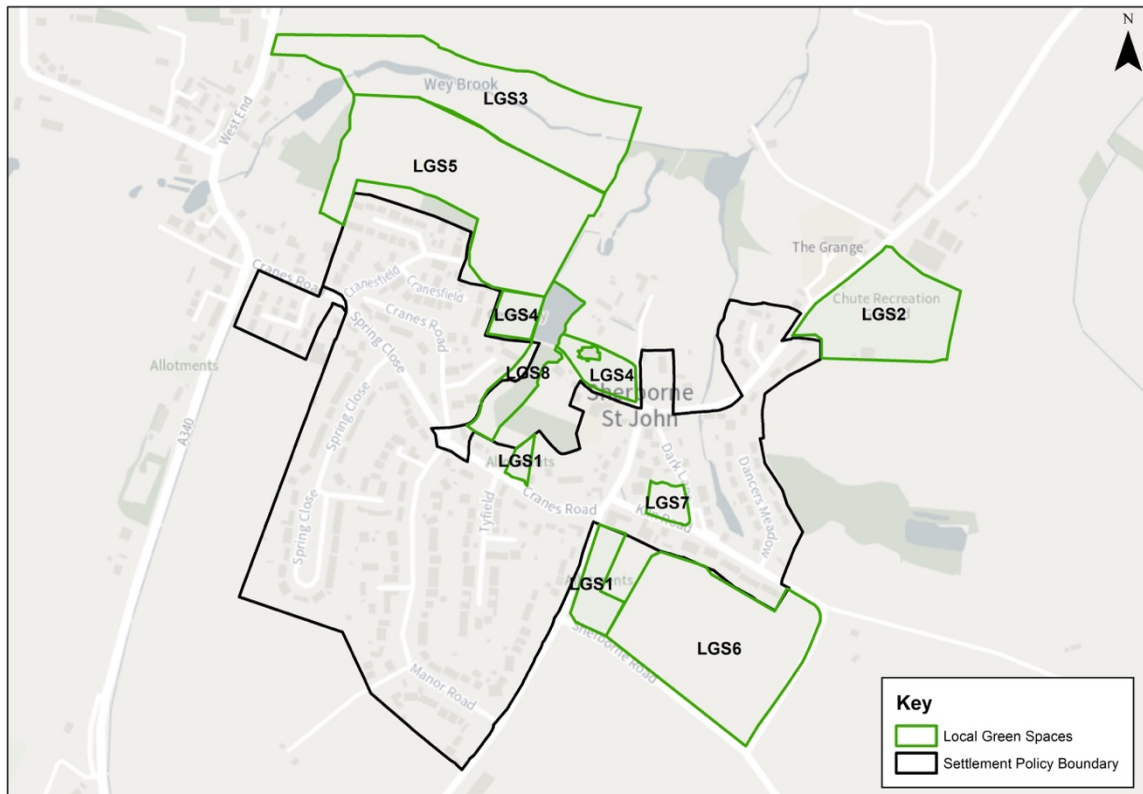
114. A review of Local Green Spaces has been undertaken which was led by the criteria within the NPPF. The land designated is considered to meet the criteria and considered worthy of designation as justified within the evidence base document for Local Green Spaces which supports the Neighbourhood Plan.

115. The Local Green Spaces selected within this policy have undergone a comprehensive assessment in accordance with Paragraph 102 of the NPPF. The assessment aimed to identify and designate Local Green Spaces within the community. These selected spaces have been chosen due to their significance and contribution to the natural and historical heritage of Sherborne St Johns. The purpose of designating these areas as Local Green Spaces is to conserve and protect their unique qualities for both present and future generations. This is shown in the SSJ Local Green Spaces report which supports the Neighbourhood Plan.

116. Following a Court of Appeal case with regard to the lawfulness of a LGS policy in a neighbourhood plan: (Lochailort Investments Limited v. Mendip District Council and Norton St Philip Parish Council, [2020] EWCA Civ 1259), this policy follows the approach taken by the NPPF. In the event that development proposals come forward on the Local Green Spaces within the Plan period, they can be assessed on a case-by-case basis by the decision maker who will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy.



**Map 8 – SSJ Local Green Spaces**



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**Policy 5: Local Green Spaces**

**The following areas identified on Map 8 are designated as Local Green Spaces:**

**Local Green Space 1: Allotments – Moss Hill, Cranes Road**

**Local Green Space 2: Chute Recreation Ground**

**Local Green Space 3: SSJ Watercress Meadows (near Weybrook)**

**Local Green Space 4: St Andrews Churchyard and Cemetery**

**Local Green Space 5: Land to the North of Cranesfield**

**Local Green Space 6: Vidlers Field**

**Local Green Space 7: The Village Green**

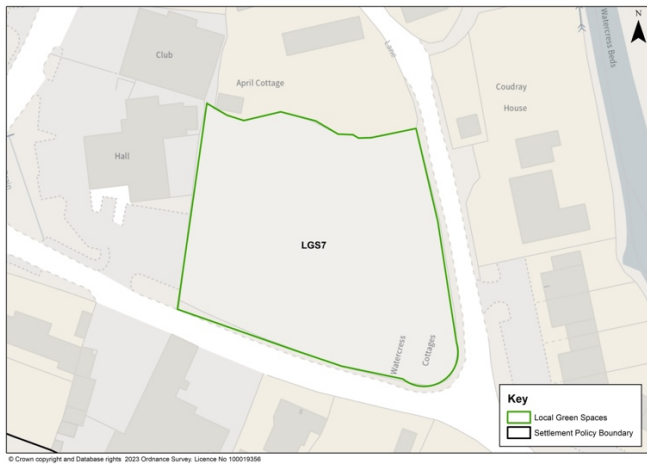
**Local Green Space 8: Village Pond and SINC wetlands**

**Development on designated Local Green Spaces will only be permitted in very special circumstances as set out in national policy.**

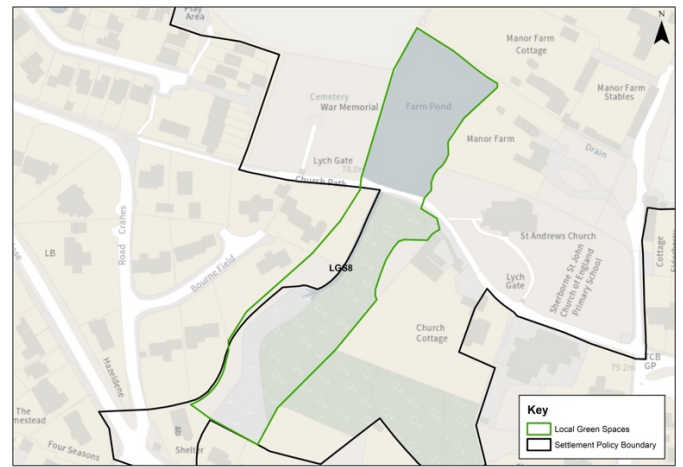
**Relevant Plan objectives: Objective 2, Objective 3, Objective 4**



**Local Green Space 7**



**Local Green Space 8**



**SSJ Policy 6: Local Gap**

117. One of the most important issues raised by residents during the preparation of this Plan was to ensure that Sherborne St John Parish remains a separate and distinct settlement in perpetuity. Neighbourhood Plan Site Sustainability Appraisal, ‘Call This concern has been raised in response to the continual growth along the northern fringes of Basingstoke town and maintaining the local gap between the village and Basingstoke is considered key. For context, 100% of residents who responded to the November 2022 – January 2023 questionnaire supported the inclusion of a Local Gap within the Modified Neighbourhood Plan.

118. The purpose of the Local Gap (as per SSJ Policy 6) is to conserve the separate identity and landscape setting of the village of Sherborne St John by maintaining the generally open and undeveloped nature of the land within the Local Gap, whilst also conserving opportunities for green infrastructure (recreational routes, landscape structure, wildlife corridors etc).

119. The Local Gap therefore has three functions:

- 1) Protection of settlement identity;
- 2) Conservation of landscape setting;
- 3) Role in providing opportunities for green infrastructure provision.

120. The combination of these three functions differentiates the Local Gap from the Strategic Gap, designated as part of the BDLP Policy EM2. It also explains why land to the north of the village, which contributes to functions 2 and 3, is not designated as

Local Gap as it does not contribute to function 1 (i.e. coalescence between Sherborne St John and Basingstoke).

121. The Local Gap is considered complementary to the Strategic Gap policy in the BDLP. The Local Gap is considered to make an important contribution to the landscape setting of the village and its inclusion reinforces other policies in the plan which seek to limit the extension of new development in the countryside.
122. It is therefore not the purpose of the Local Gap to preclude all development. The policy requires applicants to demonstrate how all three criteria can be met for development to be acceptable i.e. development may be permitted if it is of small scale, has a rural character and has an acceptable impact when assessed against the three purposes of the Local Gap.
123. The policy considers that it is relevant for applicants to consider the intra-visibility as well as inter-visibility between the two settlements when assessing harm i.e. it is also relevant to consider the sense of separation as you travel through the gap, and how this contributes to the settlement identity of Sherborne St John (for example, this could mean the sense that you are 'in the countryside' whilst travelling through the gap).
124. For a gap to be effective, it is not just about maintaining a visual gap and preventing visual coalescence between settlements, it is also about the perceived 'sense of separation', i.e. the ability for Sites' Update, Sitepeople to 'feel' and understand where one place ends and another different place begins, and to experience a clear sense of leaving one settlement behind and passing through an area of countryside (the 'gap') before entering another separate settlement.
125. The policy recognises that landscape setting is more than just visual setting. It is also relevant to consider the historic (predominantly) agricultural role of the land within the Local Gap and its relationship to the village. It is therefore relevant to consider the function of the land and the contribution that it makes to the setting of the village.
126. The BDBC Landscape Character Assessment Proforma(2021), BDBC Landscape, Biodiversity and Trees SPD (2018), BDBC Landscape Capacity Study (2008), SSJ Scarp Local Gap Study (2023), and SSJ Design Code produced by AECOM (2023) are all relevant supporting evidence to this policy.

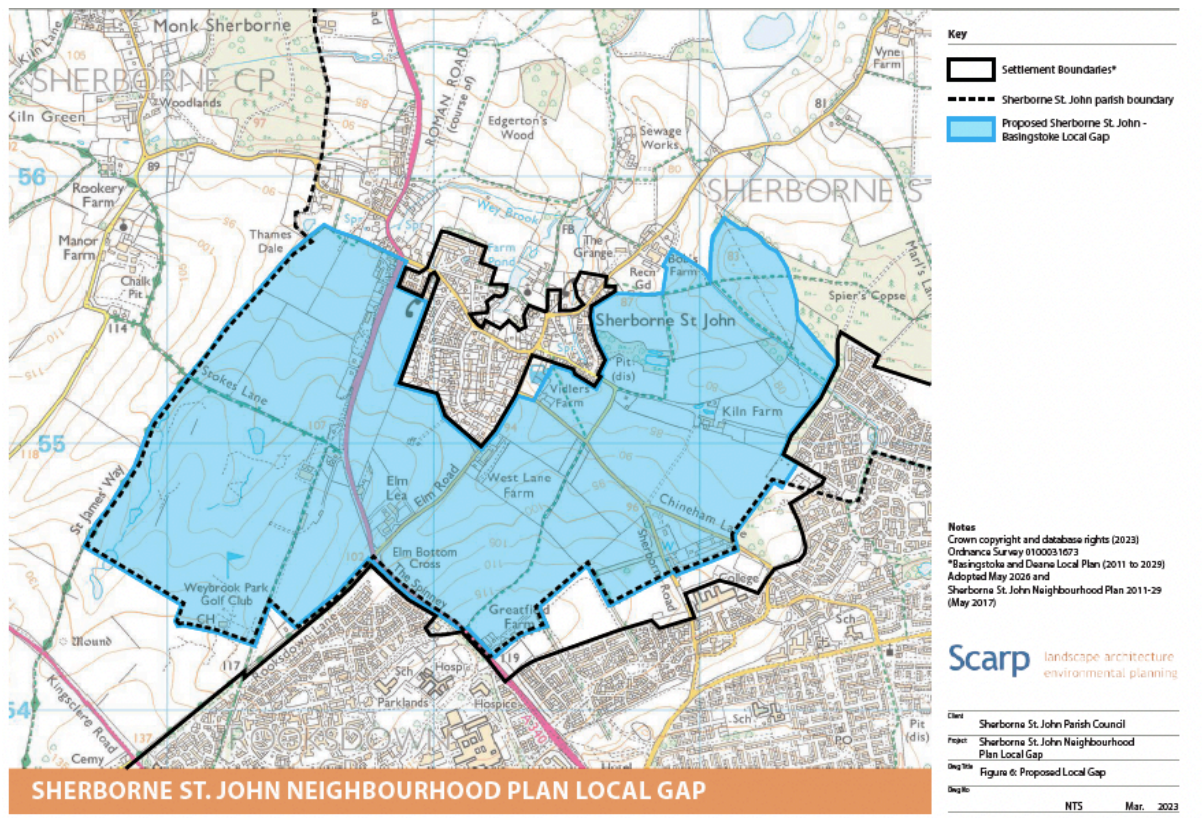
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127. Lastly, the policy recognises the role of the Local Gap in providing opportunities for green infrastructure, whether this be recreational routes, landscape structure, wildlife corridors or other benefits. It recognises the place-making, place-shaping, health and wellbeing priorities of the Local Plan, as well as the planning systems role in combating climate change. These all feed into the increasing importance on how settlements are planned, and related to this, the importance of keeping land around settlement free from development (green lungs to perform such functions as formal recreation, food growing opportunities and other countryside uses). Therefore, for development to be acceptable in line with criterion 3 evidence would need to be provided that the land does not or could not have a meaningful function as green infrastructure, such as through the provision of wildlife corridors, landscape structure, recreational use or food growing opportunities.

128. It is important that there is a strong and well-defined boundary between the settlement and the gap, so that it is clear where the edge of the settlement lies and the gap begins. The Local Gap has been designed so that it includes no more land than is necessary to achieve its three functions. Physical features that are readily recognisable (highways, hedgerows, tree belts etc) have been used when identifying boundaries of a gap.

**Map 9 Extent of Local Gap as defined by Policy 6: Local Gap**





**Policy 6: Local Gap**

***The separate identity and landscape setting of Sherborne St John will be protected by maintaining the generally open and undeveloped nature of the land within the Local Gap between Sherborne St John and Basingstoke (as shown on Map 9).***

***Proposals for development within the Local Gap will only be acceptable provided that they do not:***

- (1) harm the sense of separation between settlements or the visual separation of Sherborne St John from Basingstoke; and***
- (2) harm the landscape setting of the village or the integrity of the Local Gap, either individually or cumulatively with other existing or proposed development; and***
- (3) restrict its role in providing opportunities for green infrastructure provision.***

*Relevant Plan objectives: Objective 2, Objective 3, Objective 5*

*Relevant primary supporting evidence: SSJ Scarp Local Gap Study (2023), SSJ NP Questionnaire Results (2023), BDBC Landscape Character Assessment (2021), BDBC Landscape, Biodiversity and Trees SPD (2018), BDBC Landscape Capacity Study (2008) and SSJ Design Code produced by AECOM (2023)*

## SSJ Policy 7: Biodiversity and Ecology

### Biodiversity and Ecology

129. The Environment Act, which became law in 2021, acts as the UK's new framework of environmental protection and provides Government with powers to set new binding targets, including for biodiversity. From November 2023, the Environment Act 2021, will require all planning permissions granted in England (with a few exceptions) to deliver at least 10% biodiversity net gain. BNG will be measured using Defra's biodiversity metric and habitats will need to be secured for at least 30 years.

130. Paragraph 174d) of the NPPF requires that planning policies and decisions should contribute to and enhance the natural environment and policies by 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

131. Biodiversity and ecology are important to those living within the Parish. Paragraph 179 of the NPPF requires that to protect and enhance biodiversity and geodiversity, plans should:

*'a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*

*b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'*

132. Important habitats and landscapes have been identified through a series of mechanisms including the BDBC Green Infrastructure Strategy (2018-2029), BDBC Living Landscapes Strategy (2014), policy EM4 of the Local Plan (Biodiversity,



Geodiversity and Nature Conservation), BDBC Landscape, Biodiversity and Trees SPD (2018) and the BDBC Landscape Character Assessment May 2021.

133. In addition, the Parish is home to a number of designated wildlife sites including Ancient Woodland, Sites of Importance for Nature Conservation (SINCs), as well as The Vyne Historic Park and Garden.

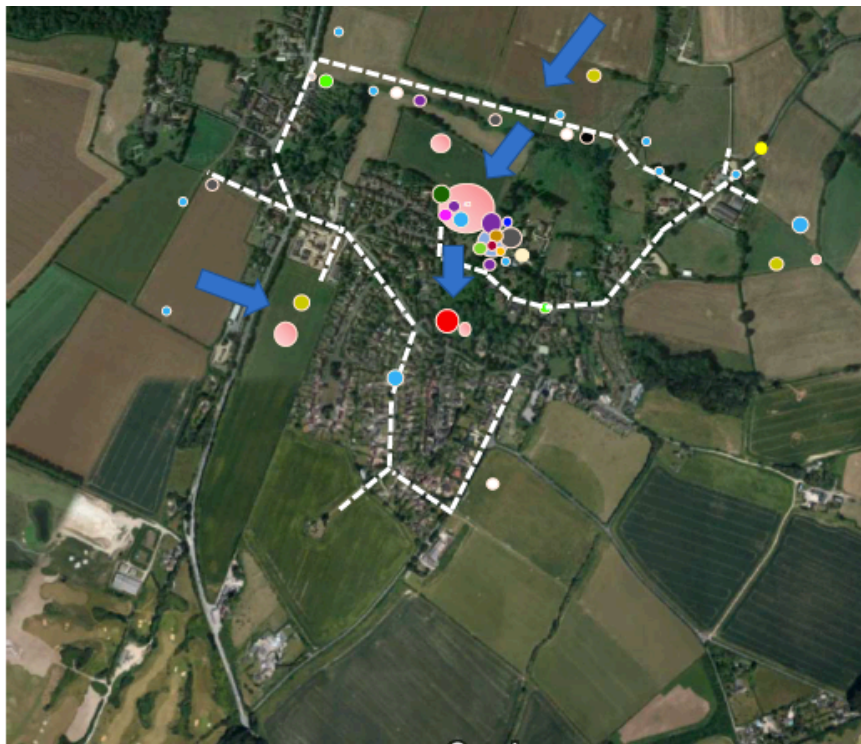
134. In addition, ecology and conservation research has been undertaken locally as outlined within the SSJ Important Wildlife and Ecology Mapping (2023) which has been produced via:

- Volunteer research walks and villager sighting documenting wildlife
- Reptiles and Amphibians records from the Hampshire and Isle of Wight Amphibian and Reptile Group (HIWARG)
- Information received from Hampshire Biodiversity Information Centre (HBIC) relating to habitats maps, SINCs and notable species records.

135. The Sherborne St John Wildlife Map Project (map 10) identifies the water courses linking to and including the Weybrook, together with areas of trees and hedgerows as being particularly valuable in wildlife and habitat terms.

136. The approach to identifying is consistent with NPPF paragraph 179(a) and 174d) and provides local guidance and policy to the adopted Local Plan Policy EM4 and EM5 on Biodiversity and Green Infrastructure.

**Map 10: Sherborne St John Wildlife Corridor map**



Note – the size of the circles denotes the number of sightings, the larger the circle the more sightings that have been made in the area.



### **Policy 7: Biodiversity and Ecology**

**Any development including extensions, should seek to protect and enhance natural features of sites and enhance biodiversity. Proposals should have regard to guidance in the Basingstoke and Deane Landscape, Biodiversity and Trees Supplementary Planning Document (SPD) 2018.**

**Development proposals over 0.1ha will need to show measurable net gains for biodiversity. This should be achieved via a habitat enhancement scheme delivered through a Biodiversity Management Plan. The extent of any net gain in biodiversity for any development in the Parish should be in accordance with the relevant law and/or national policy and relevant local policy and guidance.**

Ecological network mapping, as featured within the BDBC Landscape, Biodiversity and Trees SPD (2018), should be taken into account when deciding where to place development within a site boundary. This will indicate the best areas for habitat restoration possibilities and be borne in mind when presenting any planning proposal with relation to habitat protection and enhancement.

Where development is acceptable in all other respects of the Development Plan, it will be permitted where it takes proper account of evidence provided by the Sherborne St John Wildlife Map Project (Map 10), which provides essential local knowledge and identifies the area's natural assets and green corridors.

Relevant Plan objectives: Objective 2, Objective 3

Relevant primary supporting evidence: SSJNP Important Wildlife and Ecology Mapping (2023), SSJ NP Questionnaire Results (2023), BDBC Landscape Character Assessment (2021). BDBC Landscape, Biodiversity and Trees SPD (2018), BDBC Green Infrastructure Strategy (2018-2029), and the BDBC Living Landscapes Strategy (2014).

#### SSJ Policy 8: Landscape and Key views

137. The Sherborne St John Neighbourhood Plan (2011-2029) identified a number of Key Views within and around the Parish. Feedback from the questionnaire undertaken in 2022/2023 supported the inclusion of key views and also provided a number of suggestions for new key views which could be included within the modified Neighbourhood Plan. The Original Neighbourhood Plan included a number of Key Views which have therefore been updated, through the modification to the Neighbourhood Plan and a standalone key views policy has been included.
138. A Key Views document has been produced by Scarp Landscape Architecture and Environmental Planning in March 2023 which forms part of the evidence base and includes the key views, a map showing the scope of each view and description for each of those identified key views.
139. The Key Views locations are identified on Map 7 and shown in the photographs and the full extent of each view can be found within the evidence base Key Views document where a full description of the view can also be found:
- Key View 1: View looking north and northwest from Cranesfield Play Area
  - Key View 2: View looking northeast across Farm Pond
  - Key View 3: View looking north and northeast from public footpath leading to Weybrook

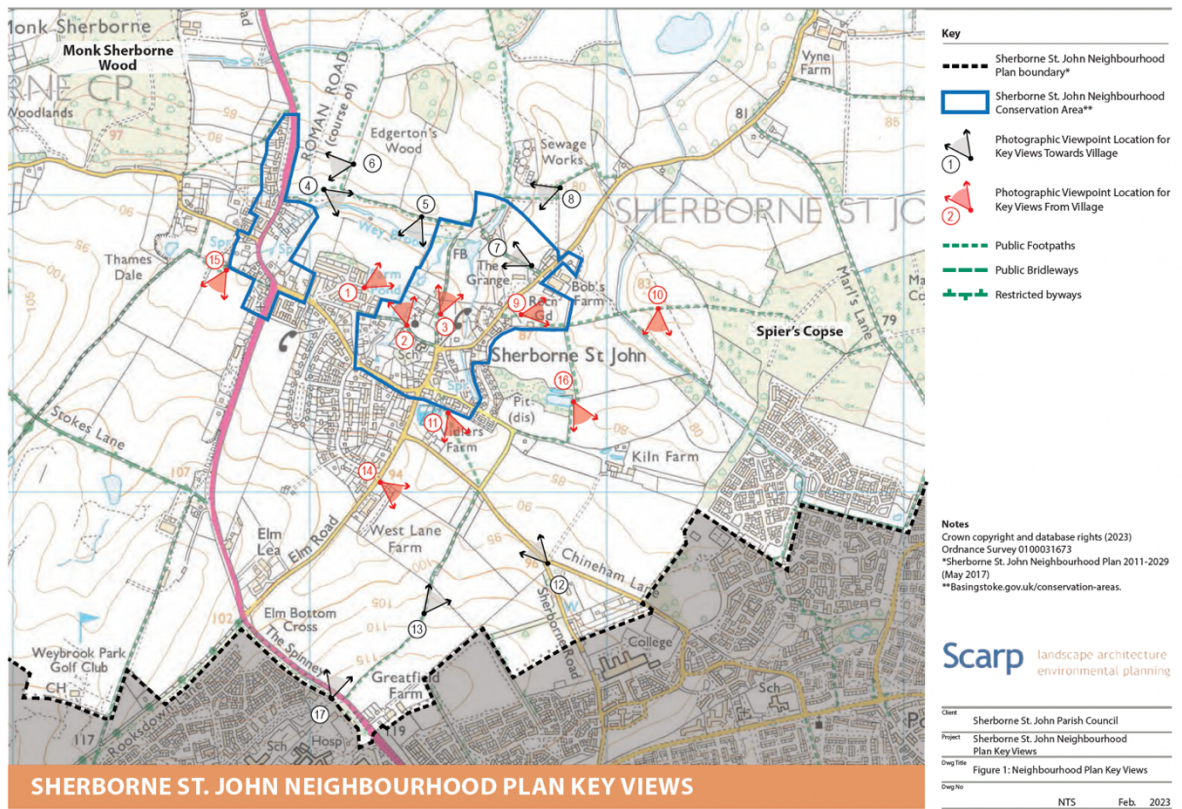
- Key View 4: View looking east and southeast from public footpath along Weybrook
- Key View 5: View looking south towards village from public footpath along Weybrook
- Key View 6: View looking west and southwest towards western part of village
- Key View 7: View looking west and northwest from public footpath leading down to Mill House
- Key View 8: View looking west and southwest from public footpath near sewage works
- Key View 9: View looking east from Chute Recreation Ground
- Key View 10: View looking south from public footpath between Spier's Copse and Chute Recreation Ground
- Key View 11: View looking southeast across Vidlers Field from public footpath near the Swan Public House
- Key View 12: View looking northwest from Sherborne Road
- Key View 13: View looking northeast from public footpath between Aldermaston Road and Sherborne Road
- Key View 14: View looking east and northeast from Elm Road
- Key View 15: View looking south from public footpath heading west from Dixon's Corner
- Key View 16: View looking south from public footpath heading south to Kiln Farm
- Key View 17: View looking north from The Spinney footpath alongside Aldermaston Road

140. These key views have been informed by:

1. A review of key views identified in the adopted Sherborne St. John Neighbourhood Plan (2011-2029);
2. A review of the other potential views that have been identified through the community engagement questionnaire. The results of this questionnaire are provided in Appendix B of the Key Views Report.
3. Field survey work by Scarp Landscape Architecture to verify the above key views and consider any others that would be appropriate.

**Map 11: showing the location of each of the key views within the Parish – the full scope and description of each of the views can be found in the key views report by Scarp, March 2023.**





**Policy 8: Landscape and Key views**

**The Neighbourhood Plan identifies views 1 – 17 on Map 11.**

**Development proposals should respect visual amenity by protecting important views out of the village or towards the village. In assessing the visual impact of development, key features which may be considered important to assessing visual amenity include:**

- **Landscape setting**
- **Relationship of the village edge with surrounding countryside**
- **Valued characteristics of the view as identified in the Scarp Key Views document**
- **Views from the village to the countryside, or views from the countryside towards the village.**

**Development proposals (located within Sherborne St John Parish) which would have a significant adverse visual impact on an identified key view will not be supported.**

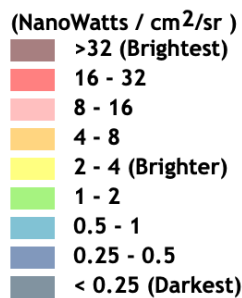
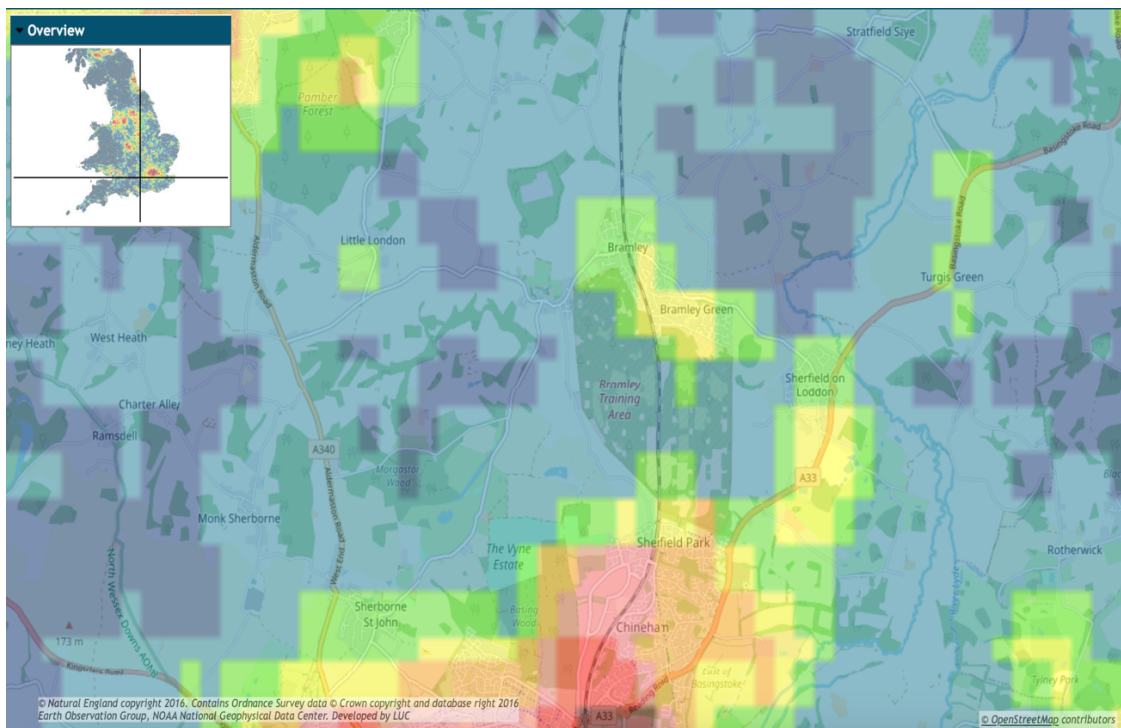
Relevant Plan objectives: Objective 2, Objective 6, Objective 7

Relevant primary supporting evidence: SSJ Key Views document by Scarp (February 2023), SSJ NP Questionnaire Results (2023), BDBC Landscape Character Assessment (May 2021), BDBC Landscape, Biodiversity and Trees SPD (2018).

SSJ Policy 9: Reducing light pollution

141. Paragraph 185 of the NPPF requires that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Criterion c) of Paragraph 185 then states that they should ‘limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.’
142. Policy EM12 (Pollution) of the Local Plan refers to light pollution. It states that “Development will be permitted provided that it does not result in pollution which is detrimental to quality of life, or poses unacceptable risks to health or the natural environment. Development that would result in unavoidable pollution will only be permitted where measures to adequately mitigate these polluting effects can be implemented.” Paragraph 6.107 of the Local Plan specifically addresses light pollution, and requires development proposals to mitigate potential impacts “in line with recognised industry methods and should conform to recognised guides.”
143. 95% of respondents who took part in the 2023 questionnaire supported the inclusion of a dark skies policy. At present, there are no streetlights in the village of Sherborne St John, therefore intrusive external lighting schemes (including street lighting) are likely to have a negative impact on the rural character of the Parish, leaving to an urbanised feel. External lighting schemes are a consideration for new development and can often give rise to unwanted, negative impacts of light pollution on local amenity and nature conservation.





Source: CPRE Nightblight Interactive Map and key

144. To ensure that the levels of light pollution within the Parish are not increased in future, this policy requires that new proposals should demonstrate through the submission of a lighting scheme that they do not increase the occurrence of light pollution negatively. If planning permission is required for a lighting scheme, then the policy allows conditions to be applied as appropriate.
145. The Institution of Lighting Engineers ‘The Institute of Lighting Professionals ‘Guidance Notes for the Reduction of Obtrusive Light’ (2011)’ provides lighting designers, planners, architects and environmental health officers with recognised technical limitations on stray light. Limits are provided for each environmental zone for each of the main sources of nuisance light pollution: sky glow, glare, spill and building luminance. All developments which require external lighting should have regard to the Institute of Lighting Professionals guidance for the environmental zone in which the development is set to take place. The guidance sets out recommended limits for the main sources of light pollution; sky glow, glare and spill. The Institution of Lighting

Professionals Guidance on Obtrusive Light can be downloaded either by searching on those key words or from the ILP website: [www.theilp.org.uk](http://www.theilp.org.uk)

**Policy 9: Reducing light pollution**

**All development proposals shall demonstrate how they have been designed to minimise the occurrence of light pollution.**

**Development proposals that include external lighting which requires planning permission must be accompanied by a lighting scheme that has regard to the latest national design guidance published by the Institute of Lighting Professionals. Development proposals should employ energy-efficient forms of lighting which reduce light scatter.**

**Where appropriate, conditions will be imposed that seek to control the times of external illumination.**

Relevant Plan objectives: Objective 2, Objective 7, Objective 8

Relevant primary supporting evidence: CPRE Nightblight Interactive Map, SSJ NP Questionnaire Results (2023).

**SSJ Policy 10: Heritage**

146. The purpose of this policy is to protect and enhance the character and appearance of the Sherborne St John Conservation Area. It seeks to protect the Conservation Area and its setting from development which would have an adverse impact on its character and appearance. It also seeks to protect and enhance the setting of the conservation area, including the views of the surrounding countryside and other historic buildings. The NPPF makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.
147. The Parish Council have commissioned Forum Heritage Services to undertake a review of the Conservation Area. Maps 12 and 13 have been produced as part of the evidence base to visualise the setting of the conservation area to guide the decision maker. The policy is focused on maintaining the character of the conservation area and managing change to protect the character and appearance of a place and to encourage development which can meet other NP and LP policies which will have a positive impact on that character and appearance. This approach is aligned with paragraph 200 of the NPPF, which encourages local planning authorities to 'look for opportunities for new development within Conservation Areas..... to enhance or better reveal their significance.'

148. The Conservation Area within the Parish of Sherborne St John was designated in 1983 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the borough. The Conservation Area covers the area at West End and a second area within Sherborne St John village. The extent of the conservation areas are set out and reviewed by the Local Planning Authority. Conservation area appraisals are a systematic way of appraising and describing the character and appearance of places.
149. For Sherborne St John the Conservation Area appraisal and associated map was adopted as Supplementary Planning Guidance in 2003 and is due to be reviewed and updated by the Borough Council, although the timescales for this update have not yet been confirmed. It is understood that a new conservation area appraisal will be adopted as an SPD and therefore will be a material consideration in the determination of planning applications. The Basingstoke and Deane Conservation Area map (Map 11) identifies a number of views that are considered to be 'important views or vistas'. This work has been built upon in the report undertaken by Forum Heritage Services where a review of important views or vistas has been undertaken, and the identification of a new important view has been suggested within this report which has been encompassed within the policy. More information can be found in the Sherborne St John Conservation Area Review March 2023 by Forum Heritage Services which forms part of the evidence base for the modified Neighbourhood Plan.
150. There are also a large number of non-designated heritage assets across the parish, including historic buildings, historic landscapes and archaeological sites which do not have statutory protection (unless located within a Conservation Area). The heritage interest of such assets is, nevertheless, a material consideration in the determination of relevant planning applications.
151. Unsympathetic interventions within the Conservation Area can cumulatively have a serious and adverse impact on the character and appearance of the Conservation Area and on local distinctiveness. Understanding the significance of a heritage assets and its setting from an early stage in the design process can inform the development of proposals which avoid or minimise harm. The Parish Council consider that materials and finishes are of particular importance, and this is also discussed in the Sherborne St John Design Code (Policy SSJ 3) where examples of architectural details and landscape features which make a positive contribution to the character and appearance of conservation areas have been provided.

### Policy 10: Heritage

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be).

All development proposals within the setting of a heritage asset should demonstrate a good understanding of the significance of the heritage asset and should not harm that significance.

#### Conservation area and its setting

Development proposals in the Conservation Area (as shown on Map 12), and its setting (as shown on Maps 13 and 14), must preserve or enhance the character or appearance of the area as defined by the Sherborne St John Conservation Area Appraisal and the Sherborne St John Design Code.

Development proposals which are within or affect the setting of the conservation area must have regard to the Basingstoke and Deane Conservation Area Appraisal for Sherborne St John and the sensitives described in the Forum Heritage Services Report (March 2023). In particular, they must demonstrate how they conserve or enhance the conservation area and its setting, including preserving elements identified as contributing positively to the character or appearance of those areas. This includes protecting any views, vistas and open space which contribute to the setting of the conservation area (as shown on Maps 13 and 14, by red and blue dotted lines) as identified within the Conservation Area Appraisal and those additional views identified within the Forum Heritage Services Report (March 2023).

#### Non-designated heritage assets

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The Neighbourhood Plan identifies the following buildings, as shown on Map 12 and listed below, as Local Heritage Assets (which are non-designated heritage assets for the purposes of applying development plan policies):

- Nos 24 and 26 Vyne Road, Sherborne St John, Basingstoke, RG24 9HX
- No 9 Vyne Road, Sherborne St John, Basingstoke, RG24 9HX
- Weyhill Brook House, (27 Westend), Sherborne St John, Basingstoke, RG24 9LE

Relevant Plan objectives: Objective 2, Objective 6, Objective 7, Objective 8

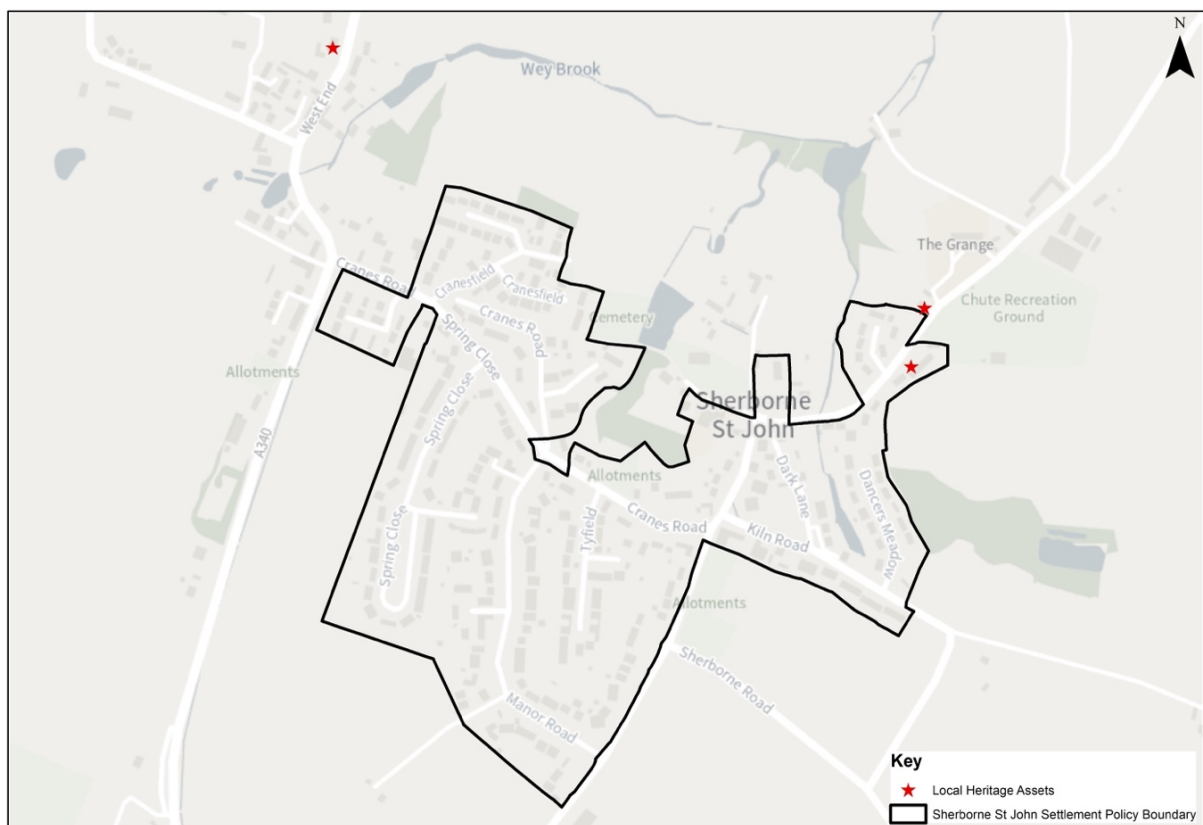
Relevant primary supporting evidence: Heritage Report by Forum Heritage

Services (March 2023), AECOM SSJ Design Code (2023), SSJ NP Questionnaire

Results (2023), BDBC Heritage SPD (2019), BDBC Conservation Area Appraisal

and Map SPG (2003)

**Map 12 – showing non-designated heritage assets as identified in Policy 10 (indicated by a red star)**



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*Map 13: Sherborne St John part of the Conservation Area and its setting (setting is illustrated by red and blue dashed lines)- taken from Forum Heritage Services Report (March 2023)*

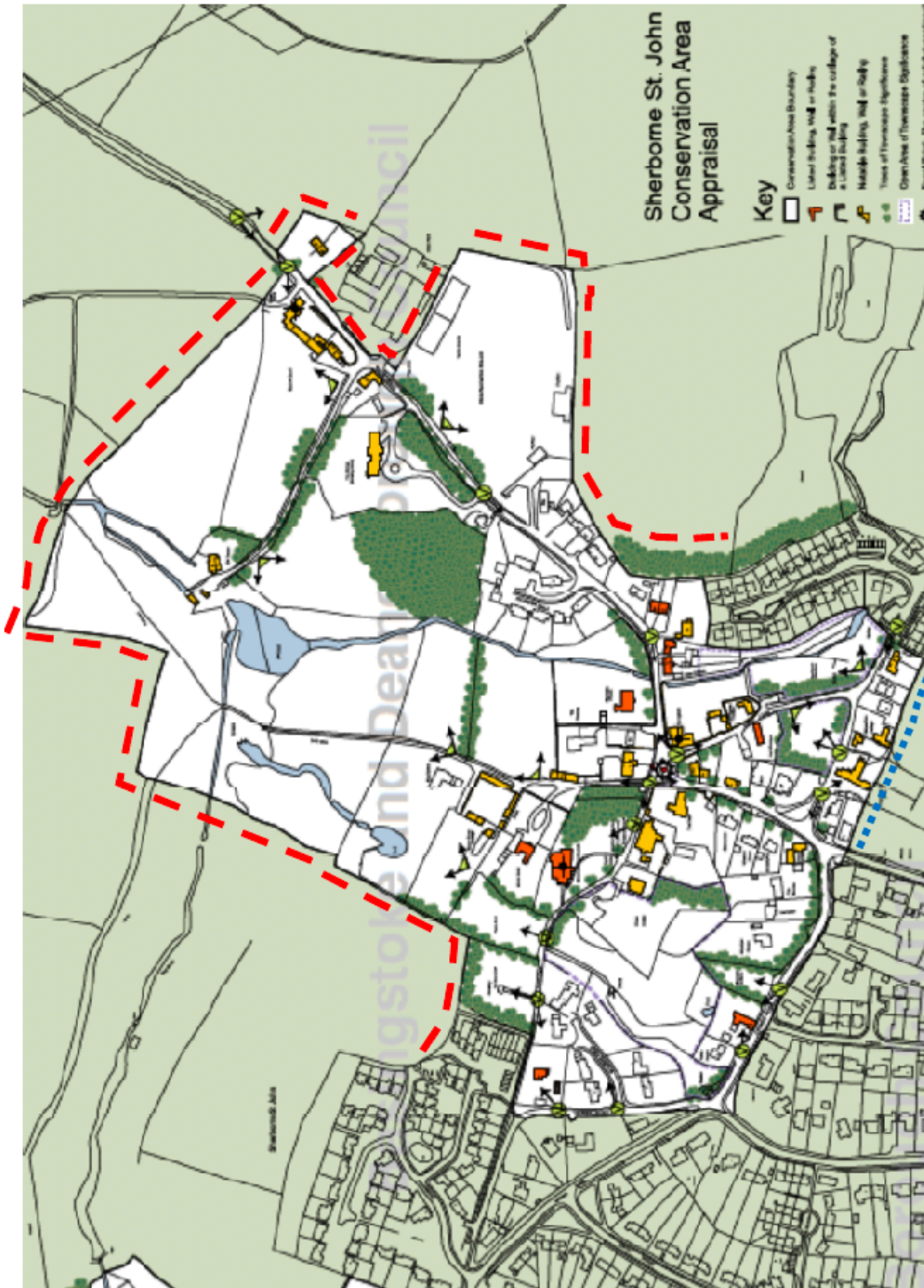


Figure 4 The importance of the setting of the Sherborne St John part of the conservation area.

Red dashed line – high importance

Blue dotted line – moderate importance

***Map 14: West End part of the Conservation Area and its setting (setting is illustrated by red and blue dashed lines)- taken from Forum Heritage Services Report (March 2023)***

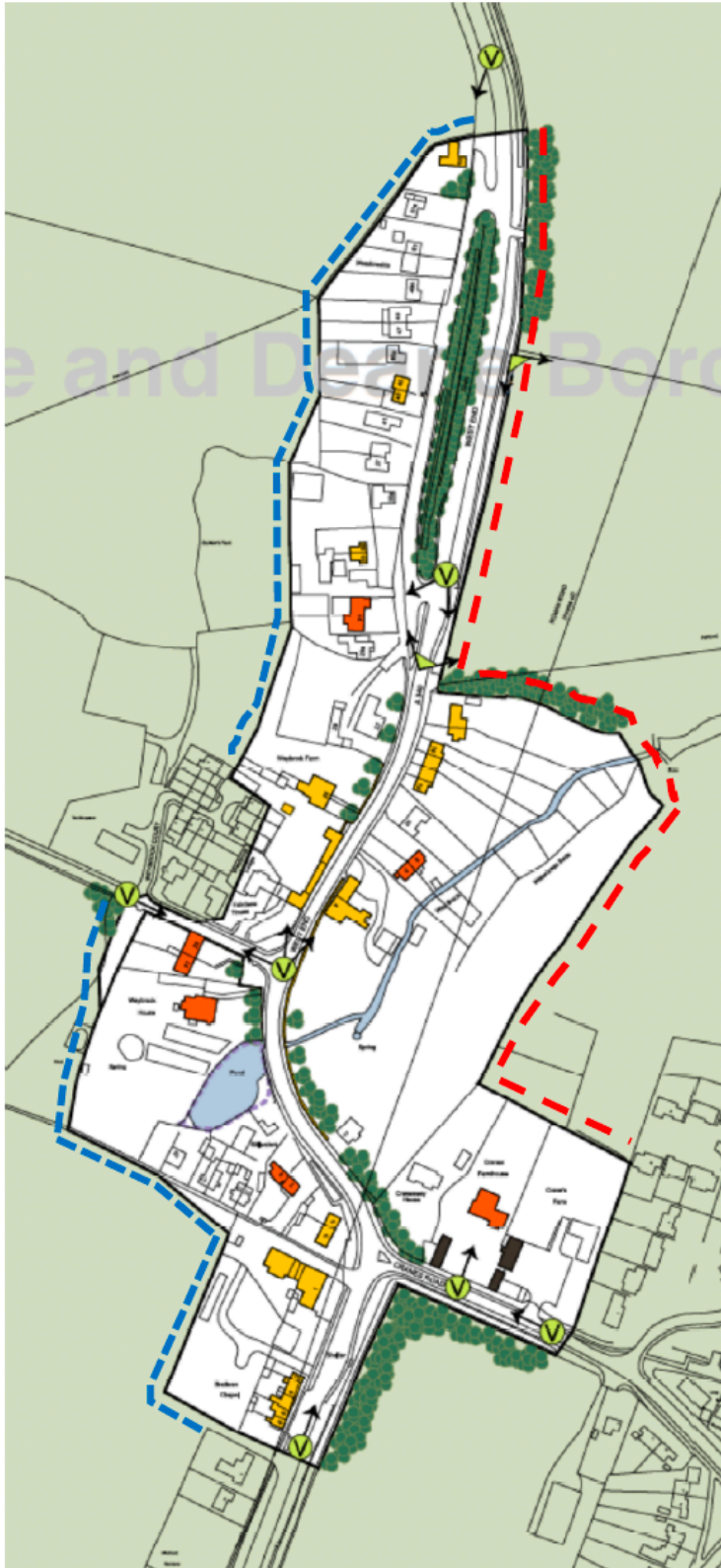


Figure 5  
The importance  
of the setting of  
the West End  
part of the  
conservation  
area.

Red dash:  
High  
importance

Blue dotted:  
Moderate  
importance

## Non-statutory Community Action Plan

~~152.~~ ~~119.~~ During the course of the Plan making process other issues were identified through the objective assessment of evidence and consultation with parishioners that the Parish Council are keen to see actioned. These issues, however, do not fall within the remit of statutory planning policies (as defined in the previous section) due to their aspirational nature or their lack of reference to development or use of land.

~~120.~~

~~153.~~ It is the view of the Parish Council that these issues are no less important and in response this section of the Plan comprises a non-statutory list of actions that should be led by Councillors and assisted by the community at large. Each action is clearly signposted along with a short list of mechanisms and partnerships which should be invoked to ensure their delivery.

Task and action	Timescale	Funding (if required)	Partners
<b>The task(s) that the public would like the Parish Council to achieve and how it will be achieved.</b>	<b>Fixed duration to long term 'ongoing'</b>	<b>Funds required and likely source</b>	<b>County, District, Resident Groups, Clubs, etc</b>
<u>Chute recreation ground car park – surfacing, drainage, lighting and EV charging points</u>	<u>Ongoing</u>		
<u>Chute younger children’s play area – equipment and surfacing</u>	<u>Ongoing</u>		
<u>Chute tennis courts – expansion to all weather games area/ MUGA</u>	<u>Ongoing</u>		
<u>Chute Pavilion – replacement roof, rainwater recycling and drainage</u>	<u>Ongoing</u>		
<u>Spiers Meadow – footway improvements and community facilities</u>	<u>Ongoing</u>		
<u>Village school improvements</u>	<u>Ongoing</u>		
<u>Village Hall improvements</u>	<u>Ongoing</u>		

<u>Village Green – mobility/disabled access improvements</u>	<u>Ongoing</u>		
Village <u>and parish</u> footpaths are narrow and need widening / better maintenance – this is an item for the Parish Council to review and get Hampshire County Council to action.	Ongoing	HCC funded - ~£2500 now	All Residents
<del>Investigate re-establishment of a Doctor's Surgery. This facility was in operation until a few years ago, but discontinued due to lack of use. It needs to be re-visited by the Parish Council.</del>	<del>1-year</del>	<del>£500 to investigate £5000 to implement if possible</del>	<del>Senior Residents</del>
Support existing amenities - Parish Church, Village School, Village Hall, Chute Pavilion & Playing Fields, Village Societies Allotments, Swan PH through appropriate support of existing management structures. This is something already successfully addressed by the Parish Council and will be left to their offices.	Ongoing	Via SSJPC Precept	All Residents and named organisations
Review Traffic safety issues including speed through the Village and parking in the Village Centre. This is something the Parish Council is already addressing.	<del>1-year and review annually</del> <u>Ongoing</u>	Via SSJ Precept <del>~£1500</del>	All Residents
Review traffic quantity issues. There is a need for an over-reaching review of traffic and traffic flow through the Parish, which is expected to increase with time.	<del>1-year and review annually</del> <u>Ongoing</u>	Via SSJ Precept <del>~£2500</del>	All Residents



## Evidence library

The documents produced by SSJ to support the Neighbourhood Plan are listed below. Some of these (in turn) draw upon information in other evidence base documents produced by other organisations:

### Main supporting documents:

- ~~1. SSJ Baseline Review R9~~—which summarises the evidence base and includes a light touch sustainability assessment of the NP policies
- ~~2. SSJ Neighbourhood Plan Consultation Statement R5~~ (which includes a consultation log from the statutory Regulation 14 consultation)
- ~~3. SSJ Neighbourhood Plan Housing Needs Review R2~~
- ~~4. SSJ Neighbourhood Plan Site Sustainability Report R1~~
- ~~5. BDBC Screening Report – January 2016~~
- ~~6. SSJ Neighbourhood Plan – Scheme of Delegation R1~~
- ~~7. SSJ Housing Site Identification, Appraisal and Selection Process R0~~—summary of the process complete with the proforma used to appraise the main site options
- ~~8. SSJ Basic Conditions Statement July 2016 R3~~

### Other supporting documents:

- ~~I. 02.03.01\_Evidence\_Base\_Document\_R7-09.03.15~~
- ~~II. Action Hampshire SSJ Housing Needs Survey Report~~
- ~~III. SSJ NP Questionnaire~~
- ~~IV. SSJ NP Questionnaire Results~~
- ~~V. SSJ Neighbourhood Plan Draft Report – Revision 4 March 2015~~
- ~~VI. Neighbourhood Plan Call for Sites Discussion Paper 12.10.15 R7~~
- ~~VII. SSJ Population Prediction R1~~
- ~~VIII. SSJ Water Resources~~
- ~~IX. Landscape Capacity of SSJ~~
- ~~X. Wildlife Map interim output (with a complete map due late 2016)~~
- ~~XI. SSJ Roads & Traffic Analysis (+ attachments (i), (ii), (iii))~~
- ~~XII. SSJ Village Design Statement 2004~~
- ~~XIII. SSJ Parish Map~~
- ~~XIV. Plan Showing the Location of the Short Listed Sites A~~
- ~~XV. Plan Showing the Location of the Short Listed Sites B~~
- ~~XVI. Site Assessments~~
- ~~XVII. Local green space policy assessments~~
- ~~XVIII. Business & Employment~~
- ~~XIX. 2003 Conservation Area Appraisal for SSJ~~
- ~~XX. 2003 Conservation Area Map for SSJ~~
- ~~XXI. Glossary~~
- ~~XXII. SIGMA heritage assessment report~~

### Local Green Spaces Report (September 2023)

## Glossary

### *Basingstoke & Deane Borough Council:*

This is the Local Planning Authority and represents the tier of local government which is responsible for land use planning. It produces a Local Plan and it takes decisions when planning applications are received.

### *Basic Conditions Statement:*

Every Neighbourhood Plan must be submitted together with a Basic Conditions Statement, which demonstrates how it has met the necessary legal conditions.

### *Conservation Area:*

A defined (on a map) area which has been designated because of its built heritage value. Any new development must take particular care not to impact negatively on a Conservation Area or its setting.

### *Consultation Statement:*

Every Neighbourhood Plan must be submitted together with a Consultation Statement, which explains how residents, businesses and other interested parties were consulted during the process of producing the Neighbourhood Plan and how their views were considered or taken on board.

### *Environment Agency:*

The organisation responsible for matters concerning water management, water quality and flood risk, including from rivers, groundwater and surface water. It has a legal role within the planning system.

### *Evidence base:*

This phrase covers information of various kinds that can be used to analyse and understand local needs and priorities. It can include statistics, survey responses, maps, photographic evidence and local knowledge. Neighbourhood Plan policies should be supported by evidence.

### *Hampshire County Council:*

This is the tier of local government with responsibility for functions such as education, social services and transport. It is not the planning authority, but will have interests in any planning document.

### *Housing Needs Survey:*

~~A questionnaire survey of local households that is designed to produce information about housing needs, including where there is demand for different types, tenures or sizes of housing.~~

### Local Gap:

A Local Gap shares the same functions as a strategic gap but would have the additional function of conserving the landscape setting of the village.



*Local Plan:*

The Borough Council has produced a Local Plan (adopted in May 2016) setting out planning policies for the whole of the borough. In most cases Neighbourhood Plan policies must conform with these and must not conflict with them.

*National Planning Policy Framework (NPPF):*

Central Government (the Department for Communities & Local Government) produced this framework in 2012. It has subsequently been updated multiple times. It sets out national policies for the land use planning system. Both Local Plans and Neighbourhood Plans must take account of these. It is supplemented by National Planning Practice Guidance.

*Neighbourhood Plan (or Neighbourhood Development Plan):*

Since 2012 communities (through their Parish Councils) have been able to produce plan documents for their locality, setting out detailed policies which planning applications will be judged against and which will therefore help to shape its future.

*Neighbourhood Plan Steering Group:*

The group of local people in Sherborne St John who were tasked by the Parish Council with preparing this Neighbourhood Plan.

*Sherborne St John Parish Council:*

The Parish Council is the most local tier of governance in the area. It ~~has been~~ is the qualifying body ~~that is~~ who are ultimately responsible for producing and submitting this Neighbourhood Plan.

*Strategic Environmental Assessment (SEA):*

A detailed assessment which is undertaken to examine the likely environmental impacts of a plan document or a development proposal. Some Neighbourhood Plans are required to have a SEA, but most (like this one) are not.

*Sustainability Appraisal:*

In the UK the requirement for SEA is generally implemented by conducting a broader appraisal, which considers likely impacts across a range of economic and social factors, as well as environmental factors.

*Strategic Gap:*

The Borough's Local Plan designated (on a map) specific areas which it deemed to be important gaps between towns and villages, because they maintain the settlement pattern and preserve intervening areas of open countryside. (Policy EM2).

*Wildlife Map project:*

Sherborne St John is producing a map of the wildlife spaces and corridors in the Parish and the types of species that they support. It is a planning wish to conserve and enhance them.

Appendix 1: AECOM Design Code – September 2023