

SHERBORNE ST JOHN

NEIGHBOURHOOD PLAN

2011-2029



Submission Draft

October 2016

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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 inhabitants residing predominantly in the village of the same name.

In 2013, following active support from Basingstoke & Deane BC, the Parish Council (SSJPC) took the decision to produce a Neighbourhood Plan, in line with the 2011 Localism Act. There is a feeling of external threat to the integrity of Sherborne St John; this initiative by central government provided an opportunity to retake a measure of control for our locality - our Community. The Plan is seen as a natural progression from the Village Design Statement completed in 2004 and relies on and develops many of its conclusions.

The SSJ 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 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 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 and attributes, and how it provides that all-important connection in peoples' lives.

Richard Morgan
Chairman
Sherborne St John Parish Council
2016

1.0 Introduction

1.1 The purpose of the Neighbourhood Development Plan

1. The Sherborne St John Neighbourhood Development Plan (or the 'Plan') has been prepared by Sherborne St John Parish Council 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:

- 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.

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. Since SSJ cannot change or influence national policies, contained within the National Planning Policy Framework (NPPF) or BDBC policies in its Local Plan, this 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.

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.

1.2 The Plan structure

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

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

9. A 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 Plan, amongst others. This area is detailed later in this section.

10. The 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 Plan. Primarily, the basic conditions require the plan to:

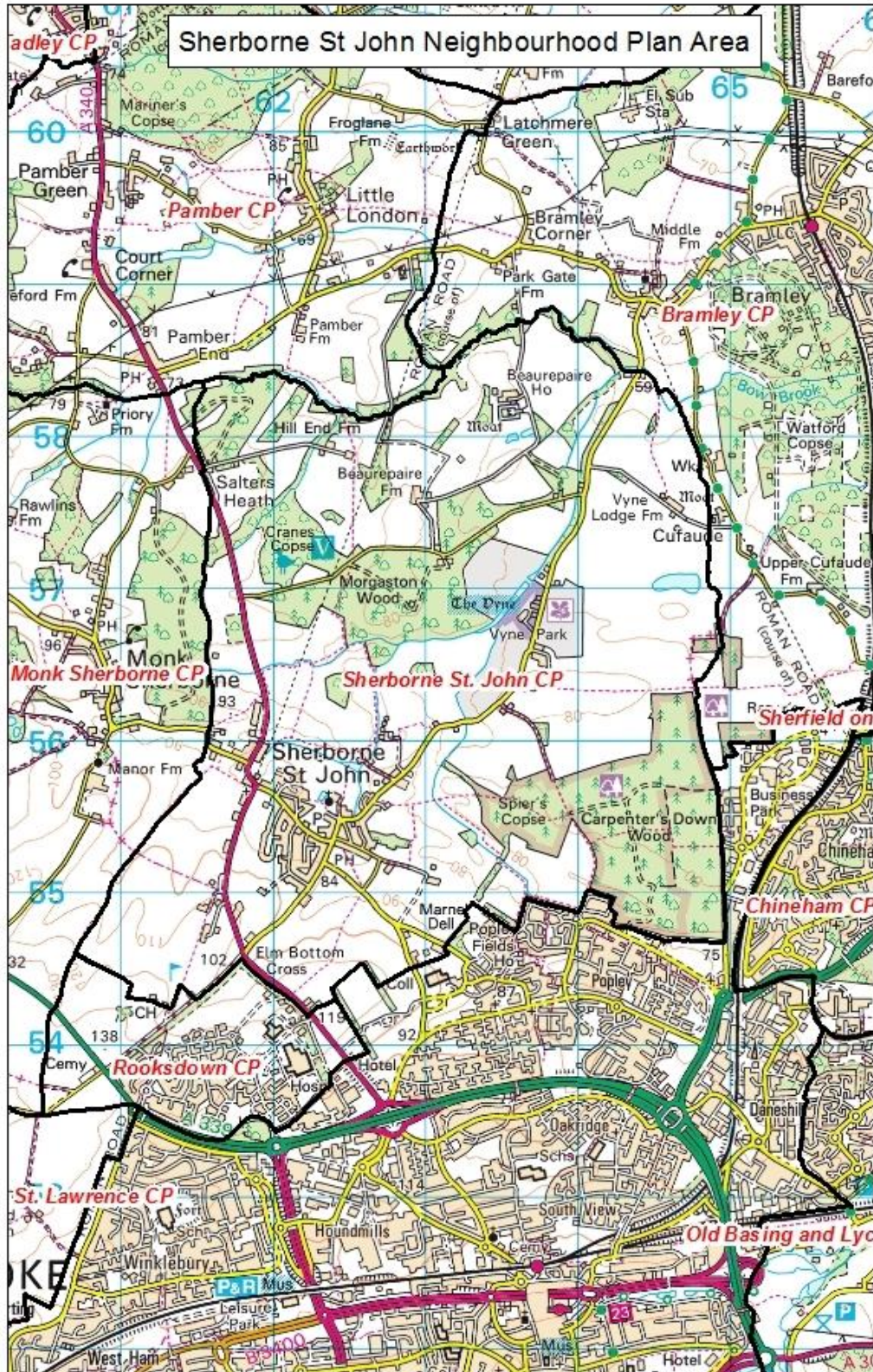
- Have regard to all national level policies contained in the NPPF, as well as accompanying guidance published by the Secretary of State (primarily the National Planning Practice Guidance – NPPG);
- Be in general conformity with the strategic policies of the adopted local development plan;
- Contribute towards the achievement of sustainable development; and
- Demonstrate compliance with all relevant EU obligations.

11. It is additionally important that the Plan is consulted on at key stages to ensure that the views of residents, key stakeholders and, where necessary, landowners are taken into account. The rigour of the consultation exercise is also a consideration for the independent examiner.

2.2 The Plan area

12. The Neighbourhood Plan area comprises the complete Parish of Sherborne St John – the area marked as 'Sherborne St John CP', within the black boundary (shown below). Initial investigation was carried out to identify the appropriate area for planning purposes to be covered by the 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.

Map 1: The Designated Neighbourhood Plan Area



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2.3 The planning policy context

13. This Plan has been prepared in accordance with all relevant national and local level policy and guidance.

14. Principally, at a national level this is contained in the NPPF and the accompanying NPPG. The Framework provides overarching policy, which forms the start point for plan making, with the Guidance 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.

15. At local level the Plan has been prepared in the context of the adopted Local Plan. In May 2016 a new Local Plan was adopted by Basingstoke and Deane for the period 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.

16. Principally, this Plan seeks to contribute towards the likely future requirements of the Borough, adopting a positive approach to development and setting a clear framework that supports the rural area policies that are included within the Local Plan.

2.4 Consultation and engagement

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.

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;
- 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.

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 Plan:

- A formal launch of the Plan (the 'Kick Off Event') was held on 8th 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.

20. 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.

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. 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.

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

- SSJ Housing Needs Survey;
- SSJ Housing Needs Review;
- SSJ Site Selection report; and
- Other original local sources listed in the Evidence Library, included as an appendix to this Plan.

24. 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. Links to the full evidence base are available via the Parish Council's website.
www.SSJNeighbourhoodPlan.com

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 proforma 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 '2nd 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

31. This 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. 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 the NPPF.

33. More specifically, paragraph 7 of the Framework 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: 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 a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being;

An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt 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 Plan. Following discussions with the statutory consultees 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, January 2016.*

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.

2.8 Monitoring and review

36. While there is no formal review mechanism applicable to neighbourhood plans, the Parish Council, who have the jurisdiction to withdraw and replace the Plan at a later date, will 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 undeveloped land in the countryside gap between Sherborne St John village and Basingstoke town (target is no significant loss compared with 2016 baseline).
- Policy 3: 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 4: 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. 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

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 Tudor mansion – now belonging to the National Trust) since the 16th Century.

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. 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. 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

43. As set out above, as of 2011 the Parish was home to around 1,200 residents distributed between approximately 523 inhabited households. Past this point, set as a baseline for the Plan, it has been hard to identify trends 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. 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.

44. In reaction 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 Sherborne St John was found to be of limited use, since it still contained both Marnell Park (Phase 1) and Merton Rise developments – which are no longer part of the Parish of 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 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. Based on the BDBC analysis, the predominant trend in the Ward shows an aging population. 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 that the population of the Parish will likely decline by roughly 2.6% over the period 2012 to 2019.

47. The trends set out above, relating to the rural area, may actually be further exacerbated by the type of development that is coming forward at Marnell Park (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 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.

49. The BDBC Local Plan 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 expects 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. Using this figure as a guide would indicate a *pro rata* requirement of around 15 houses to be delivered by way of allocation of a larger site or sites within the village.

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 around 15-20 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.

Environmental constraints

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. 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. Maps 2 and 3 showing Parish and Village level constraints can be found at pages 19 and 20.

Biodiversity

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. 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 the village and a portion of the Wey Brook near the Vyne.

64. 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. At the Launch Event for the Neighbourhood Plan, 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 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

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. The Village Design Statement (VDS) was produced by the Parish Council and residents of the village, and was adopted by the local 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. 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. 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 Neighbourhood Plan consultation exercise.

Heritage

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 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.

73. 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.

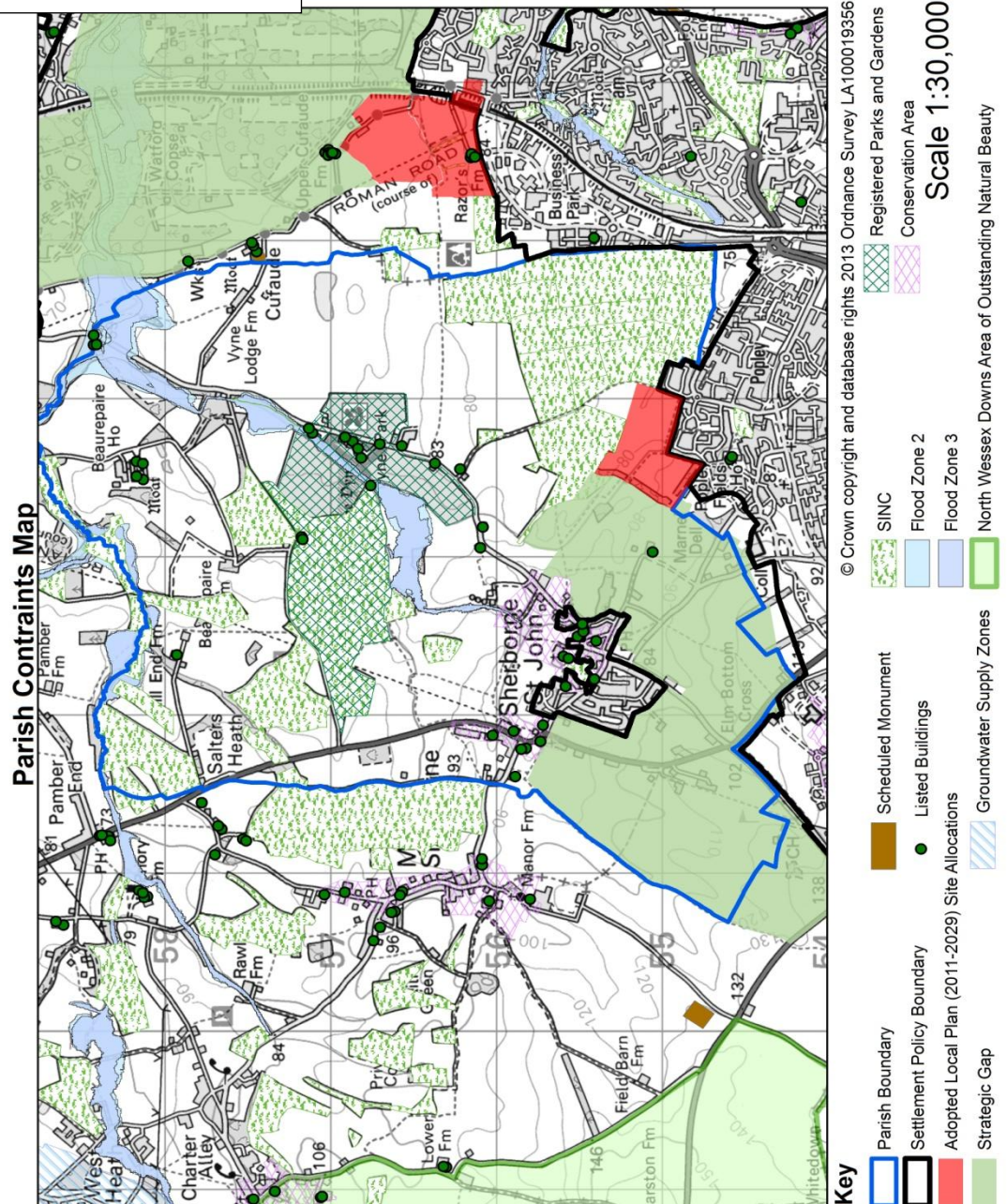
74. There are 15 Listed Buildings in the village, as well as a number of other notable buildings and structures. These buildings, whose locations are shown on Map 3 on page 20, are all an integral part of the heritage and history of the Parish. The most important of these is the Grade I St. Andrews Church, 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. 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

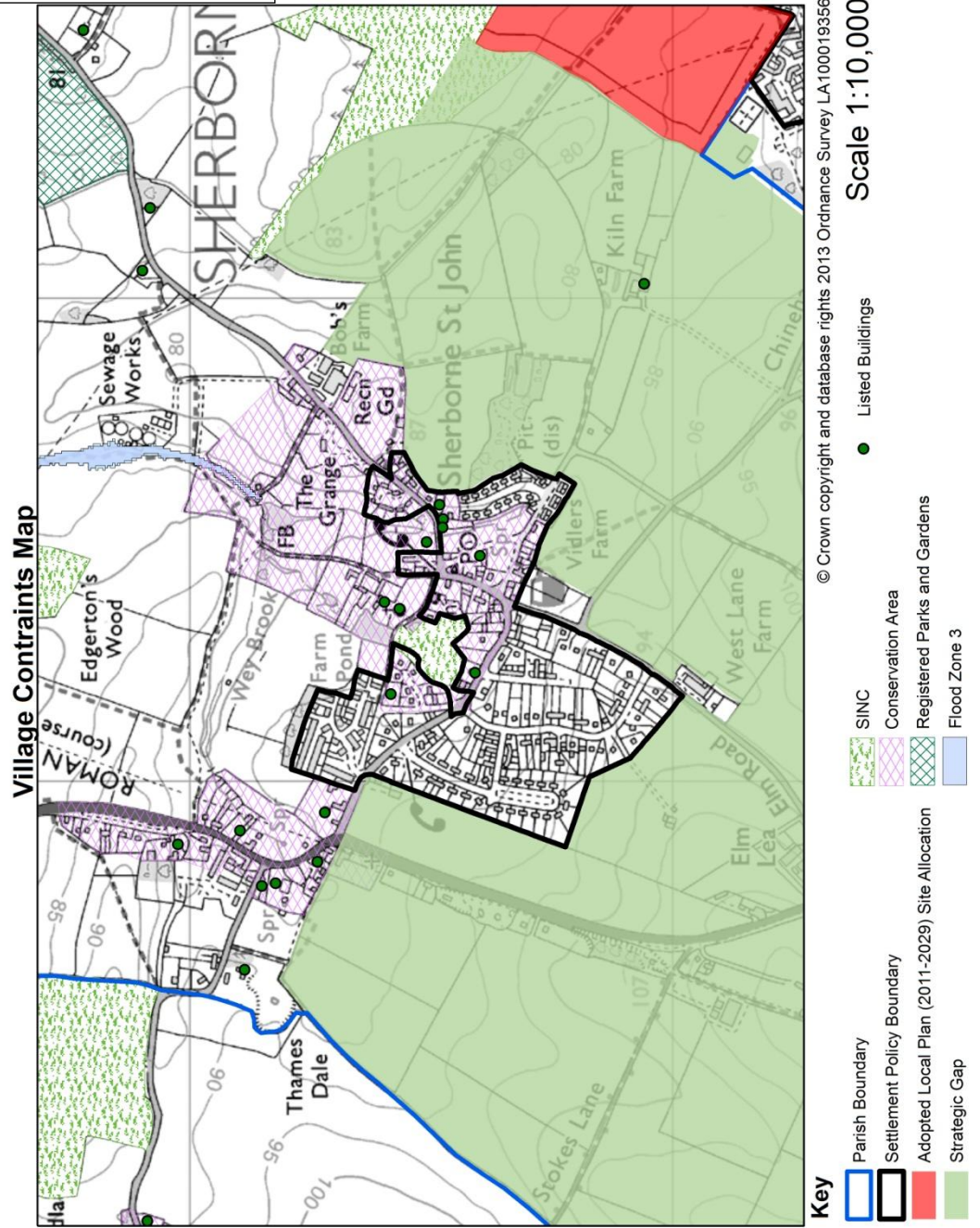
Mansion, and provides the setting for the listed estate buildings identified.

76. 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



Traffic and transport

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

Community infrastructure and services

Infrastructure

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

88. 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. 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

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 village Post Office and shop was apparently no-longer viable at its premises and has recently closed. The Neighbourhood Plan seeks to secure a suitable alternative.

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. 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

94. The 'Plan Vision' reflects the initial purpose of producing a 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.

95. 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. 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. 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 objectives were formulated, and consulted on, to ensure that they provided a targeted framework against which the policies of the Plan could be drafted and fine-tuned.

98. The Plan's Objectives are as follows:

Objective 1: Deliver an appropriate level of housing that will meet both local needs and contribute towards the strategic needs of the Borough.

Objective 2: Retain Sherborne St John as a viable rural village with its own distinct identity through the conservation and enhancement of its historic and rural setting and character.

Objective 3: Protect and enhance the important green spaces, habitats and natural environment of the Parish and establish, maintain and enhance green corridors within 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. 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. 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

Reference to relevant Plan objectives

Reference to relevant primary supporting evidence

101. This Plan comprises four policies in total, of which three are general in nature (providing broad policy guidance that may be applicable to a wide range of planning applications) and with one providing a single planned site that will help directly contribute towards local and Borough-wide housing needs.

Meeting the housing needs of the Parish

102. This Plan is supported by a significant level of evidence produced to identify the specific housing requirement that exists within the Parish. It is expected that most, if not all, of the short term need may be met through the delivery of the larger sites on the edge of Basingstoke and the single site allocation provided for within this Plan.

103. Smaller, more speculative 'windfall' developments 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.

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. 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.

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.

Relevant Plan objectives: Objective 1

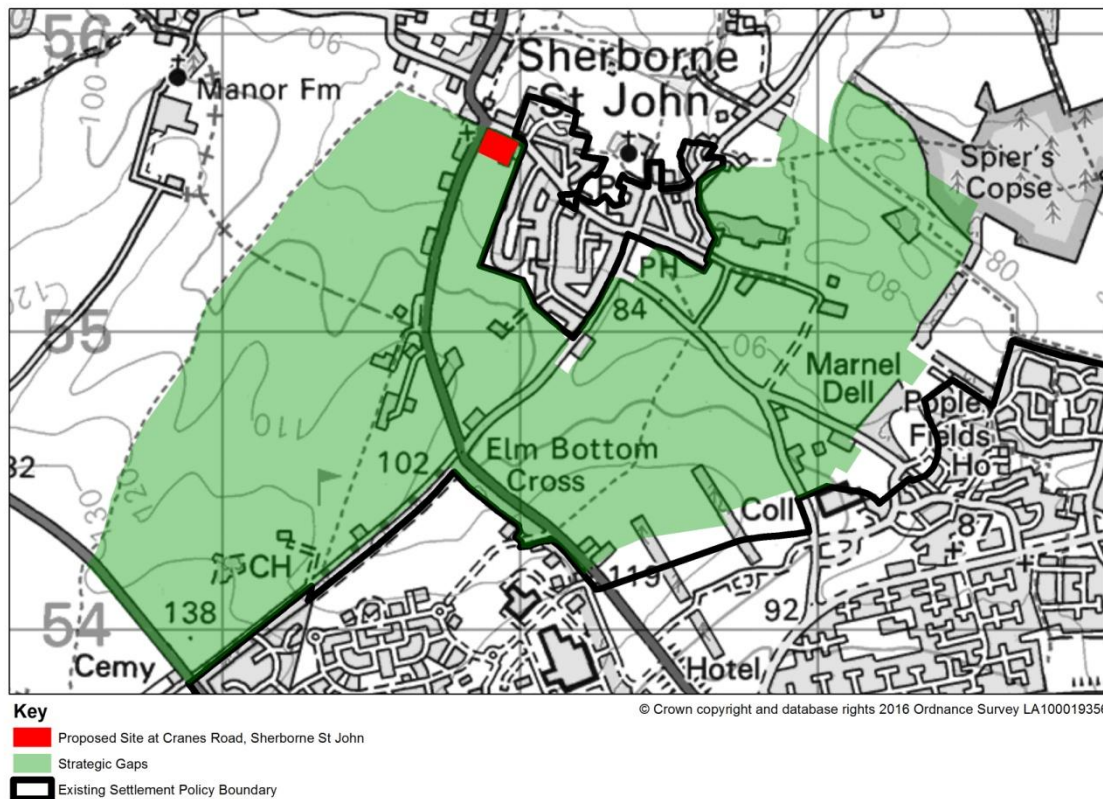
Relevant primary supporting evidence: SSJ Neighbourhood Plan Housing Needs Review, Community Action Hampshire SSJ Housing Needs Survey, SSJ NP Questionnaire Results, SSJ Population Prediction

Retaining the distinct character of the Parish

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. 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. 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. This policy seeks to ensure that this erosion is avoided. The area of countryside referred to in this policy as separating village from town is shown as the area shaded green on Map 4.

Map 4: Area of countryside separating Sherborne St John village and Basingstoke town



SSJ Policy 2: Avoidance of coalescence with Basingstoke town

Development will only be permitted where it maintains and, if possible, enhances the open character of the distinct area of countryside shown on Map 4 which separates Sherborne St John village from Basingstoke town.

Development in the area separating village and town will not be permitted if:

- It would diminish their physical and/or visual separation; and*
- It would compromise the integrity of the gap either individually or cumulatively with other existing or proposed development.*

Relevant Plan objectives: Objective 2, Objective 3

Relevant primary supporting evidence: SSJ NP Questionnaire Results, Landscape Capacity of SSJ, SSJ Village Design Statement 2004.

Preserving the natural and rural environment

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. 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 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. 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 3: 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.

Development 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.

SSJ Policy 3 continues on next page

SSJ Policy 3 continued from previous page

Development 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, including those between the village and Morgaston Wood, between the village and Basing Forest, and south from the village at Elm Road towards the chalk ridge.

Relevant Plan objectives: Objective 2, Objective 3

Relevant primary supporting evidence: SSJ NP Questionnaire Results, Landscape Capacity of SSJ, Wildlife Map, SSJ Village Design Statement 2004, SSJ Parish Map

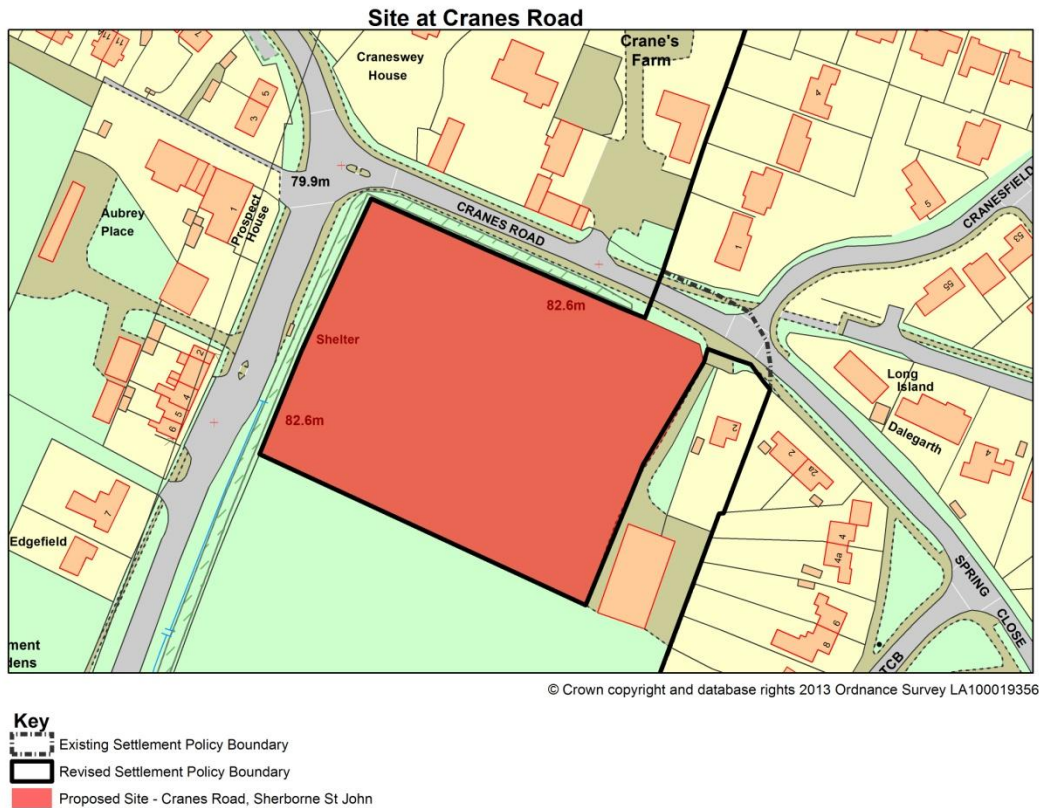
Residential Development in Sherborne St John

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.

Site at Cranes Road, Sherborne St John

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 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 5, below.

Map 5: Site location of land at 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 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 character of the Parish.

114. The preferred site, the proposed delivery of which is guided by policy SSJ4 below, was selected due to its alignment with the objectives of this Plan. Specifically, the site allows the following:

- A scheme of between 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 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 of the village and avoids further sprawl into open countryside, and which offers its own area of public open space; and
- 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 4 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 SSJ4, 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 4: Residential development - land at Cranes Road, Sherborne St John

A residential-led development of between 12 and 18 dwellings will be delivered on land indicated on Map 5 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.

Community benefit will be provided by 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 buildings on site will be drawn away from these boundaries as far as possible. Development will comprise a high quality of design and materials and it will be of an appropriate scale, to be in keeping with the conservation area to the west. The southern boundary of the site will be well-defined and strongly landscaped, so that it demarks the change to adjacent countryside.

Relevant Plan objectives: Objective 1, Objective 4

Relevant primary supporting evidence: SSJ Neighbourhood Plan Site

Sustainability Appraisal, 'Call for Sites' Update, Site Assessment Proforma

6.0 Non-statutory Community Action Plan

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. 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
The task(s) that the public would like the Parish Council to achieve and how it will be achieved.	Fixed duration to long term 'ongoing'	Funds required and likely source	County, District, Resident Groups, Clubs, etc
Village 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
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.	1 year	£500 to investigate £5000 to implement if possible	Senior Residents
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	Ongoing	Via SSJPC Precept	All Residents and named organisations

<p>addressed by the Parish Council and will be left to their offices.</p>			
<p>Review Traffic safety issues including speed through the Village and parking in the Village Centre. This is something the Parish Council is already addressing.</p>	<p>1 year and review annually</p>	<p>Via SSJ Precept ~£1500</p>	<p>All Residents</p>
<p>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.</p>	<p>1 year and review annually</p>	<p>Via SSJ Precept ~£2500</p>	<p>All Residents</p>

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**

Glossary

Basingstoke & Dean Borough Council:

This is 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 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 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 the body that is 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.

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.