

SHERBORNE ST JOHN

NEIGHBOURHOOD PLAN

2011-2029



As modified November 2023

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 1600 inhabitants residing predominantly in the village of the same name.

In 2022, following active support from Basingstoke and Deane Borough Council (BDBC), Sherborne St John Parish Council (SSJPC) took the decision to modify the existing Neighbourhood Plan, which was originally made in 2017, to reflect the changing demographics and needs of the Parish of Sherborne St John.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; the Neighbourhood Plan initiative by central government provides an opportunity to retake a measure of control for our locality - our Community.

This Modified Neighbourhood Plan is seen as a natural progression of the Village Design Statement completed in 2004 and the original Sherborne St John Neighbourhood Plan which we began 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 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, and attributes, and how it provides that all-important connection in peoples' lives.

Richard Morgan

Chairman

Sherborne St John Parish Council

1. Introduction

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.

The purpose of the Neighbourhood Plan

8. The Sherborne St John Neighbourhood 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.
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. 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. 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.

The Plan structure

13. 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. About the Neighbourhood Plan

The procedural framework

14. While Neighbourhood 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.
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.
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.
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 national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
 - the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
 - the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
 - 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)

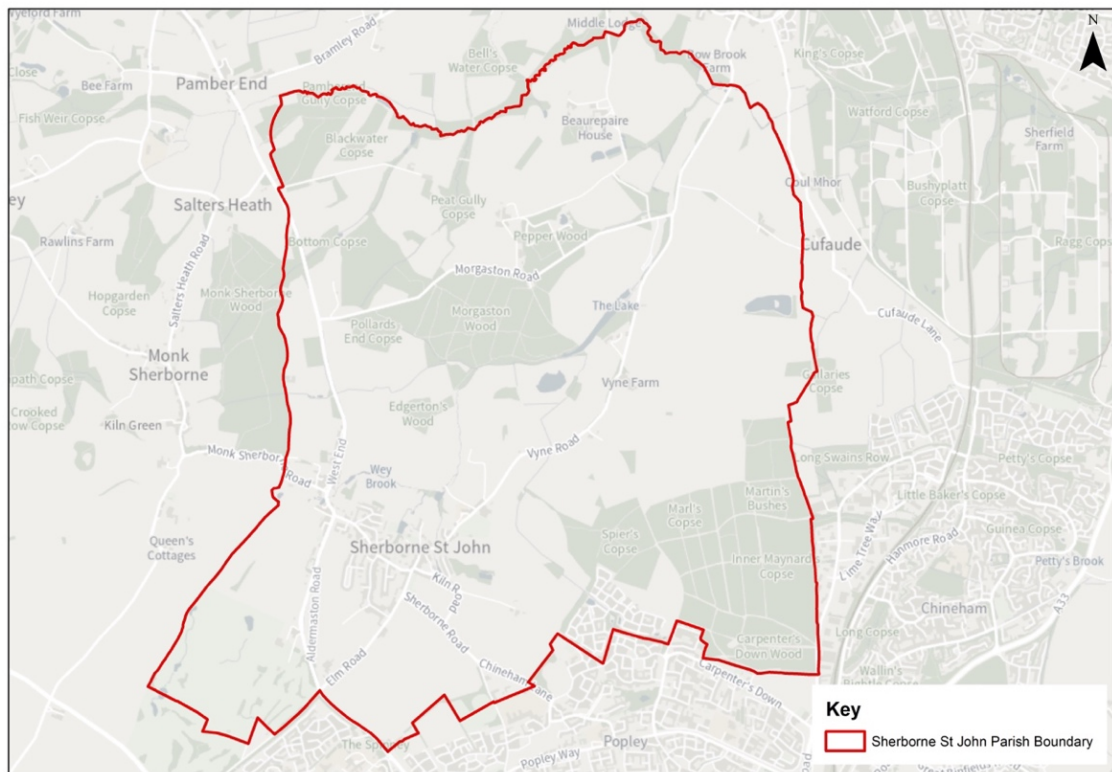
- Not breach the requirements of the Conservation of Habitats Regulations 2017.

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.

The Plan area

19. The Original Neighbourhood Plan area comprises the complete Parish of Sherborne St John – the area marked within the red boundary (shown 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.

Map 1: The Designated Neighbourhood Plan Area



The planning policy context

21. This Neighbourhood Plan (as Modified) has been prepared in accordance with all relevant national and local level policy and guidance.
22. Principally, at a national level this is contained in the NPPF and the accompanying National Planning Practice Guidance (NPPG). The NPPF provides overarching policy, which forms the start point for plan making, with the 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. In May 2016, 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 Local Plan, to ensure conformity.

24. Following the adoption of the 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 policies within the adopted Local Plan.

Consultation and engagement

26. 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. 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 different residents' groups (e.g. Youth, Senior Citizens);
 - Seek the views of all residents via a Neighbourhood Plan Questionnaire; 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. 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 the Original Neighbourhood 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.

- 29. 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.

Evidence gathering and analysis

- 31. 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.

- 32. 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.

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 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
 - SSJ Heritage Report (2023) produced by Forum Heritage Services;
 - the Wildlife and Ecology Report (2023) and Local Green Spaces Report (2023) which have been produced by the NP Steering group.
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.
35. Links to the full evidence base are available via: www.ssj-np.co.uk

Sustainable development

36. 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.
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 in accordance with the NPPF.
38. More specifically, paragraph 8 of the NPPF provides a succinct definition of sustainability in terms of what development should seek to deliver in the round:

'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 objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

*c) **an environmental objective**–to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. ‘*

39. Screening for the need for Strategic Environmental Assessment (SEA) was undertaken when there was an initial 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, April 2023.

Monitoring and review

40. 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.
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.

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.

Parish overview

43. 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. 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/ SINC (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.
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, 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.

Topic by topic

Parish demographics and trends

47. As of 2021 the Parish was home to around 2,500 residents distributed between approximately 980 inhabited households¹. 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 data is for the whole parish (which contains dwellings which are located within the Basingstoke Town Settlement Policy Boundary).

48. In 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 Parish as a whole some 2,305 persons (versus the Sherborne St John population of circa 1,200) in Sherborne St John.

49. Based on the age analysis, 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 predicted that the population of the Parish would be likely to decline by roughly 2.6% over the period 2012 to 2019. However, this has not been evident.

50. The trends set out above may actually be further exacerbated by the type of development that has come forward in the Basingstoke Town Local Plan site allocations located within the Parish namely MarnelPark (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

¹ Office for National Statistics, 2023

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 Marnel Park (Phase 2) development.

Housing need and provision

51. 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.

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. This was also recognised via the Council motion to remove the housing number in settlements around Basingstoke which was passed in June 2022.

Environmental constraints

53. 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. There are, for example, areas prone to flooding.

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.

55. Maps 2 and 3 showing Parish and Village level constraints can be found on pages 23 and 24.

Biodiversity

56. 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.
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 the wetlands SINC feeds the village pond and the Weybrook chalk stream.
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.
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. In response to this, a Wildlife Report has been produced as an output of the Consultation / Neighbourhood Plan process.

Landscape

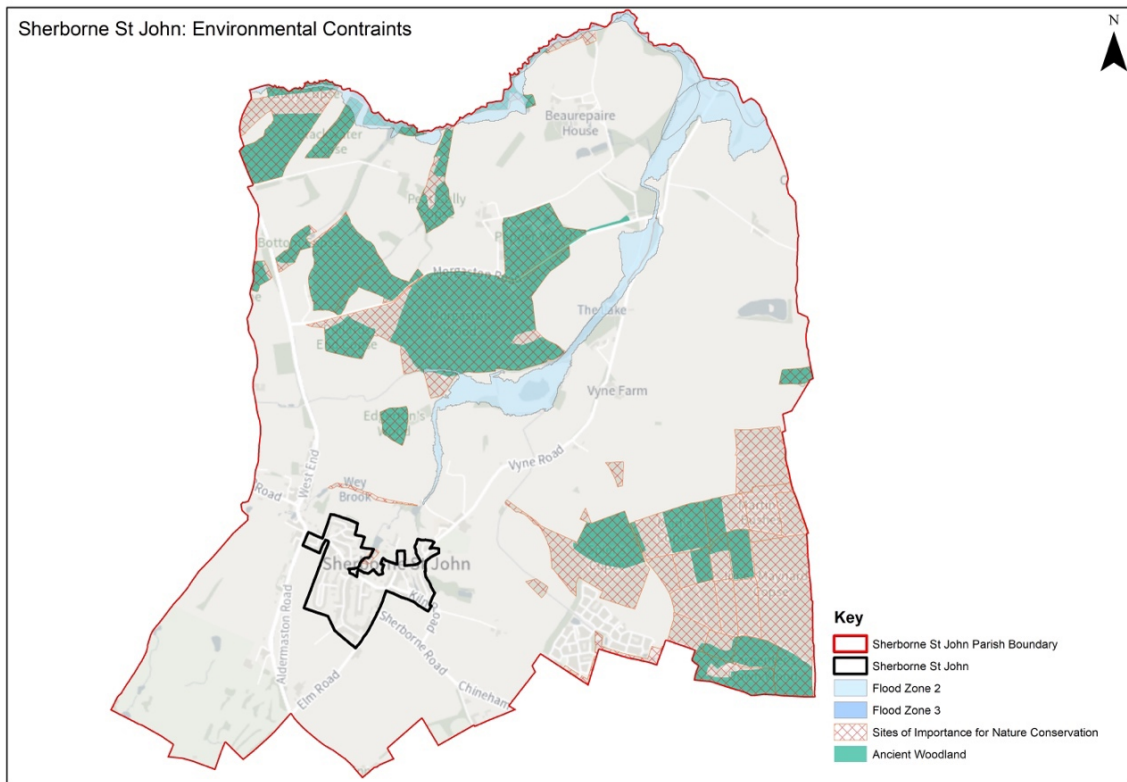
60. The village of Sherborne St John itself is generally well contained by the surrounding landform. It rests within a hollow on the spring line, where the upper chalk to the south abuts the mottled clay to the north. The centre of the village is low-lying and contains areas prone to flooding, while 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.

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 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.
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.
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.

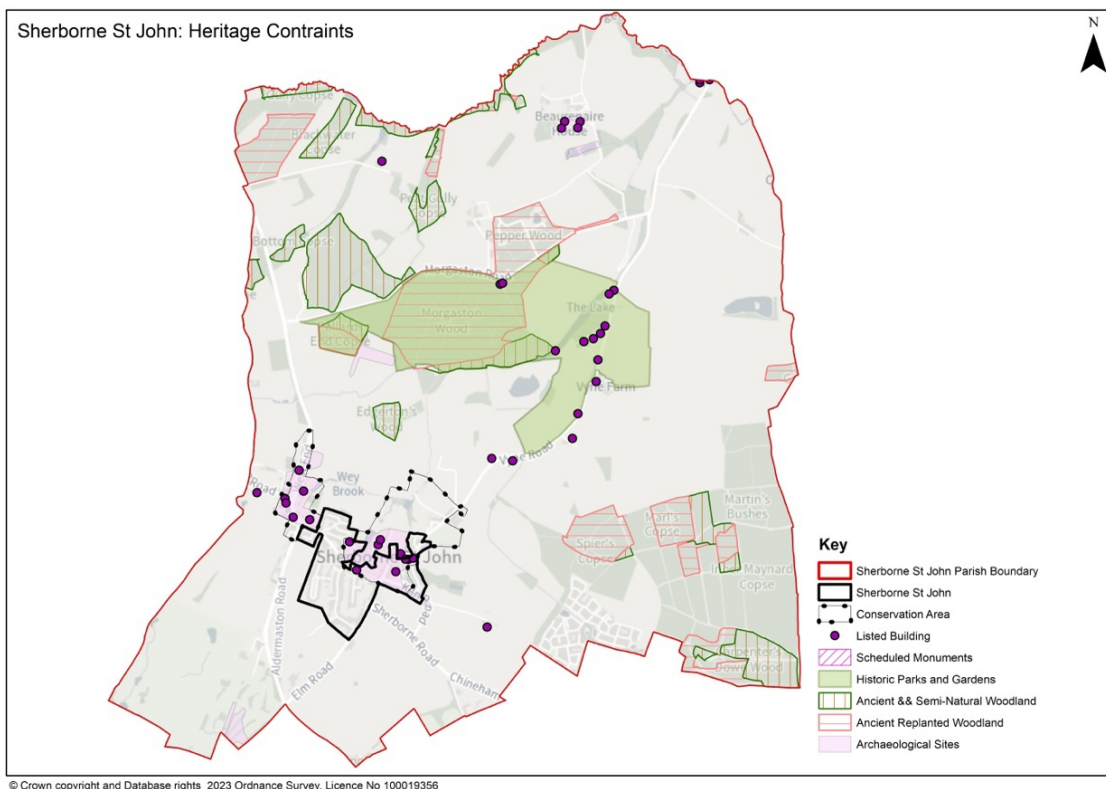
Heritage

67. 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 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)
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.
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.
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.
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).

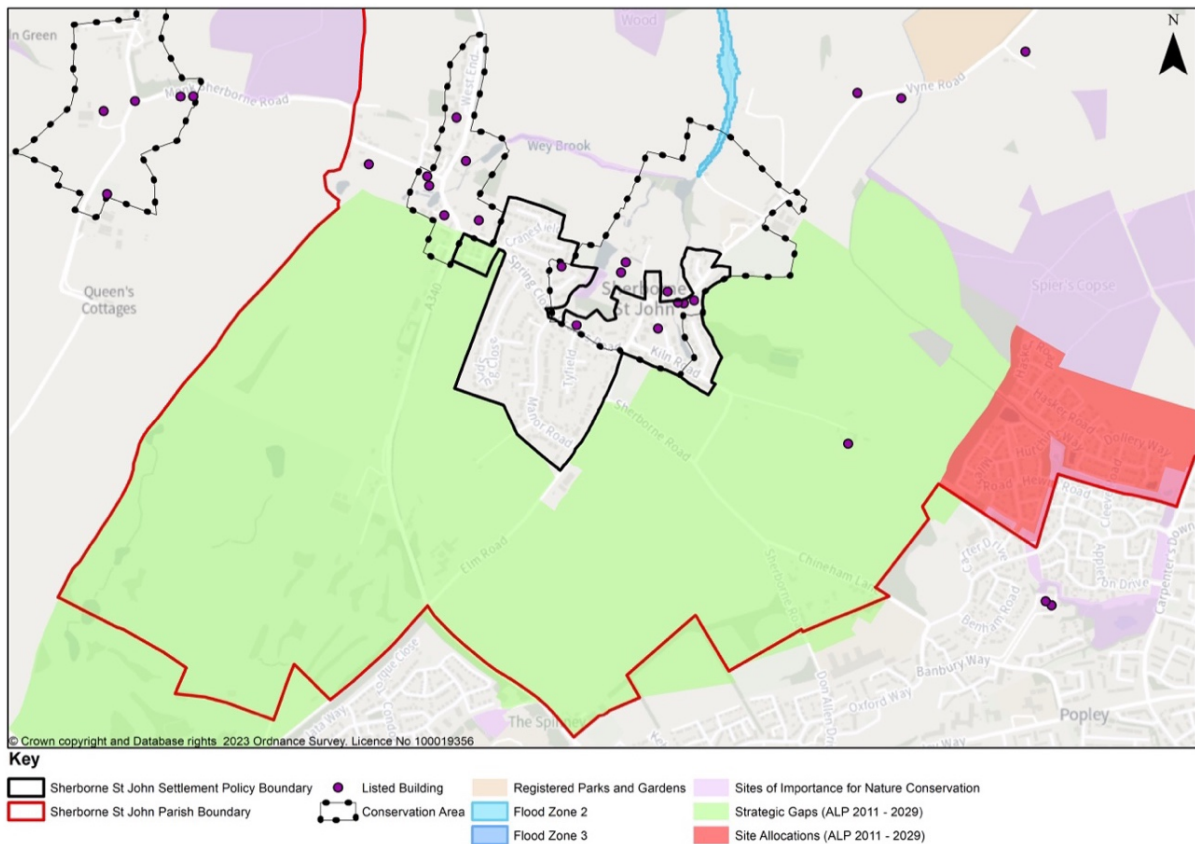
SHERBORNE ST JOHN NEIGHBOURHOOD PLAN MODIFICATION 2011-2029



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. 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.

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.

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

is 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.

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

Community infrastructure and services

Infrastructure

80. 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.

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.
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.”
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.
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. 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.;

- a village convenience store which was delivered through the Original Neighbourhood Plan site allocation.
86. 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.
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. Vision and objectives

Plan Vision

88. 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.
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.
90. The Plan's Vision seeks to achieve the following:

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 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.

Objectives

92. The Plan's Objectives are as follows:

Objective 1: For new housing to reflect a suitable mix of housing encompassing the local needs of the 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: To retain Sherborne St John as a viable rural village with its own distinct identity by means of a 'Local Gap' which will maintain the visual and physical separation between the village and Basingstoke Town.

Objective 3: To protect and enhance the natural environment 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 nature.

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

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.

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

Reference to relevant Plan objectives

Reference to relevant primary supporting evidence

95. This Modified Neighbourhood Plan comprises ten policies, which will be used alongside the Basingstoke and Deane Local Plan to 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. Similarly, the policy seeks to promote positive development that enhances local character.
97. Within the Original Neighbourhood Plan which was adopted in 2017, Sherborne St John Parish was given a housing requirement of at least 10 homes for the Local Plan period from 2011- 2029 through Policy SS5 (Neighbourhood Planning) of the Local Plan.
98. The Parish Council as the qualifying body sought to meet the locally identified need which had been identified in Policy SS5 and subsequently a site allocation 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.
99. 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

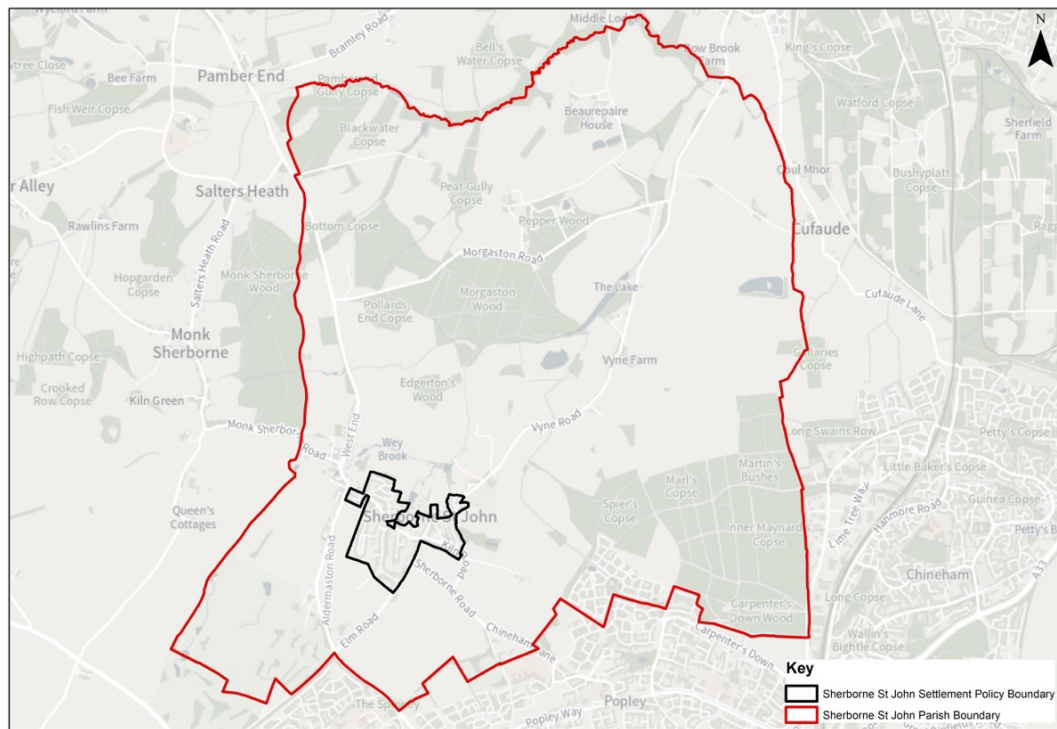
they have met their requirement in full, and the AMR states for Sherborne St John that as ‘the site has now been built out and therefore SSJ have met their SS5 requirement’.

100. 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.

101. 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 Policy SS1 of the Local Plan in supporting housing development within the SPB and details how applications should be dealt with outside the SPB.

102. 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: Map showing the SPB located within the Parish



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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).

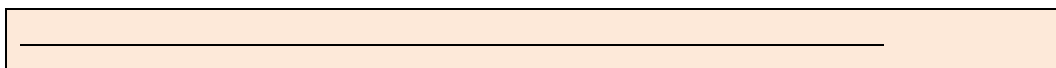
Development proposals located outside of the defined Settlement Policy Boundary are considered to be located within the countryside. For residential development, apart from the circumstances as set out in paragraph 80 of the NPPF and policy SS6 of the adopted Local Plan 2011-2029 (or successor document), 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 by AECOM (2023)

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

103. Whilst a site allocation is not being proposed through this Neighbourhood Plan, it is acknowledged that smaller, ‘windfall’ development may still come forward over the course of the Neighbourhood Plan period, subject to meeting the relevant policies within the Development Plan policies.
104. There is a need for a mix of dwelling sizes in the Parish of Sherborne St John in order to meet the diverse housing needs of its residents. This includes the provision of smaller dwellings with two or three bedrooms.
105. One of the key reasons for this policy is to ensure that new housing developments contribute to the sustainable and balanced growth of the Parish. By providing a mix of dwelling sizes, the policy aims to accommodate a range of households, from single individuals and couples to families with children. This can help to create a more inclusive and diverse community, catering to the needs of residents at different stages and circumstances of life.
106. Additionally, the policy seeks to address the issue of affordability and housing choice. Smaller dwellings with two or three bedrooms are often more affordable and accessible for first-time buyers, young professionals, or downsizers. By requiring that at least half of all new dwellings have two or three bedrooms, the policy ensures that there are options available for those who may not require larger, more expensive housing units.
107. Furthermore, the policy aligns with national and local planning guidance, which encourages the provision of housing that meets the needs of the local community. This includes smaller dwellings to meet the demands for affordable housing and to promote social and demographic diversity within an area.
108. 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).



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.

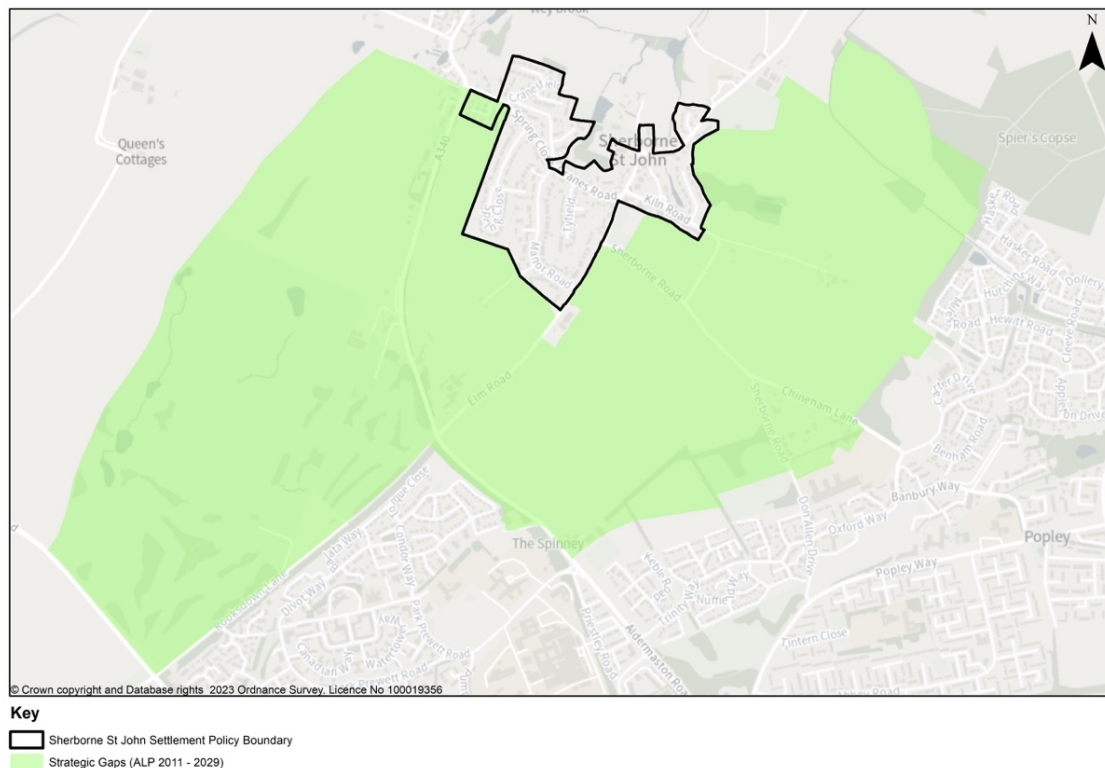
Relevant Plan objectives: Objective 1, Objective 6, Objective 7

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)

SSJ Policy 3: The Rural Character of the Parish

109. 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 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.
110. 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 6.

Map 6: Area of strategic gap separating Sherborne St John village and Basingstoke town in BDBC Local Plan Policy EM2



111. 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.
112. 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.

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

113. There are a number of distinctive features of the built and natural environment within Sherborne St John that shape its character. These features are described in the Sherborne St John Parish Design Code in Appendix 1.
114. 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 Parish Design Code in Appendix 1 identifies 9 Character Areas as shown on Map 7, and provides design guidance applicable to each character area. In particular, the Design Code highlights:

- 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 core of the village and 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 which is characterised by rolling chalk downland, large areas of ancient semi-natural woodland, rivers and arable fields lined with low hedges.
 - Development on the northern edge of Basingstoke is characterised by cul-de-sac development with high densities due to small plot sizes and gardens.
115. 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:

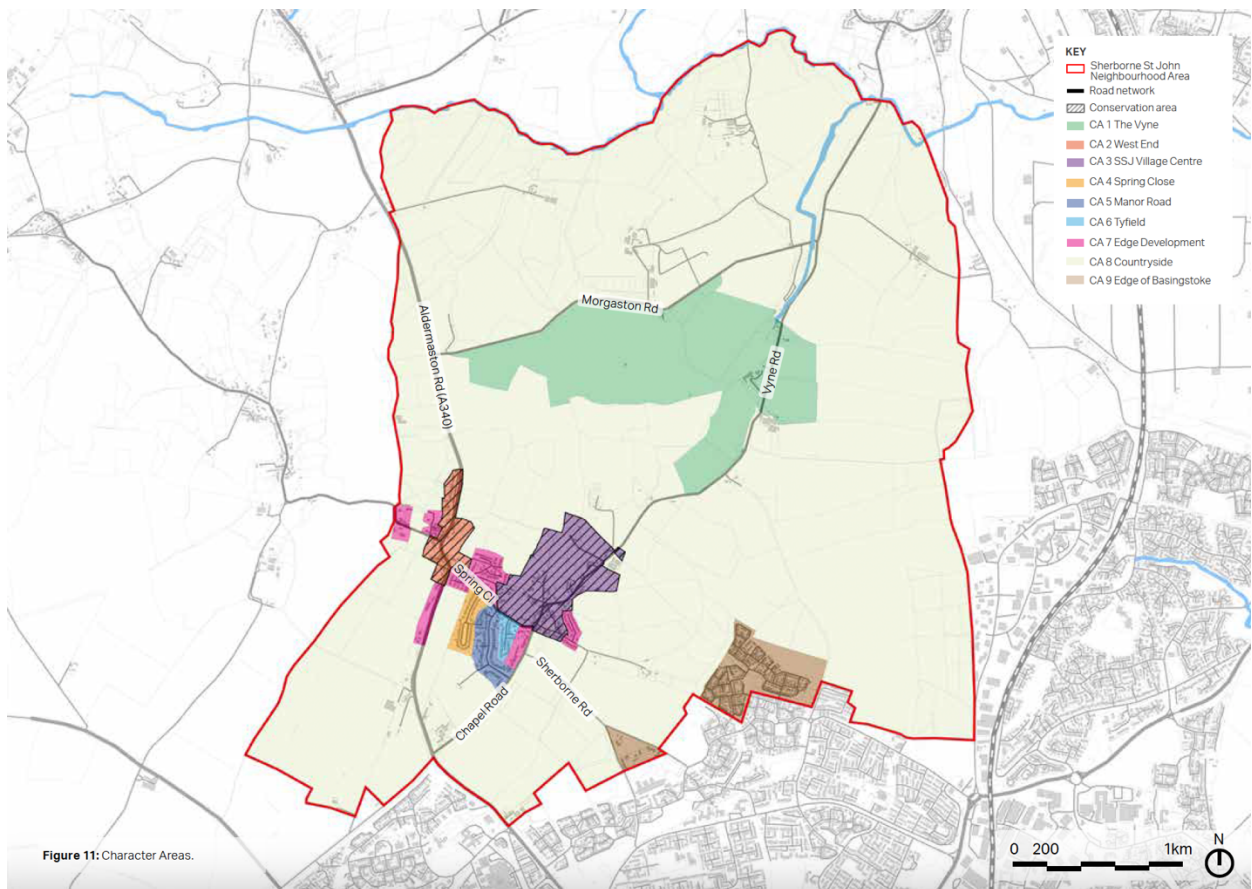
- Use of external materials that complement the existing external materials in the relevant character area, these should be high-quality and include architectural detailing;***
- Appropriate scale, massing and appearance that is well related to the character of the local area***

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 2, 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

116. 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.
117. 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

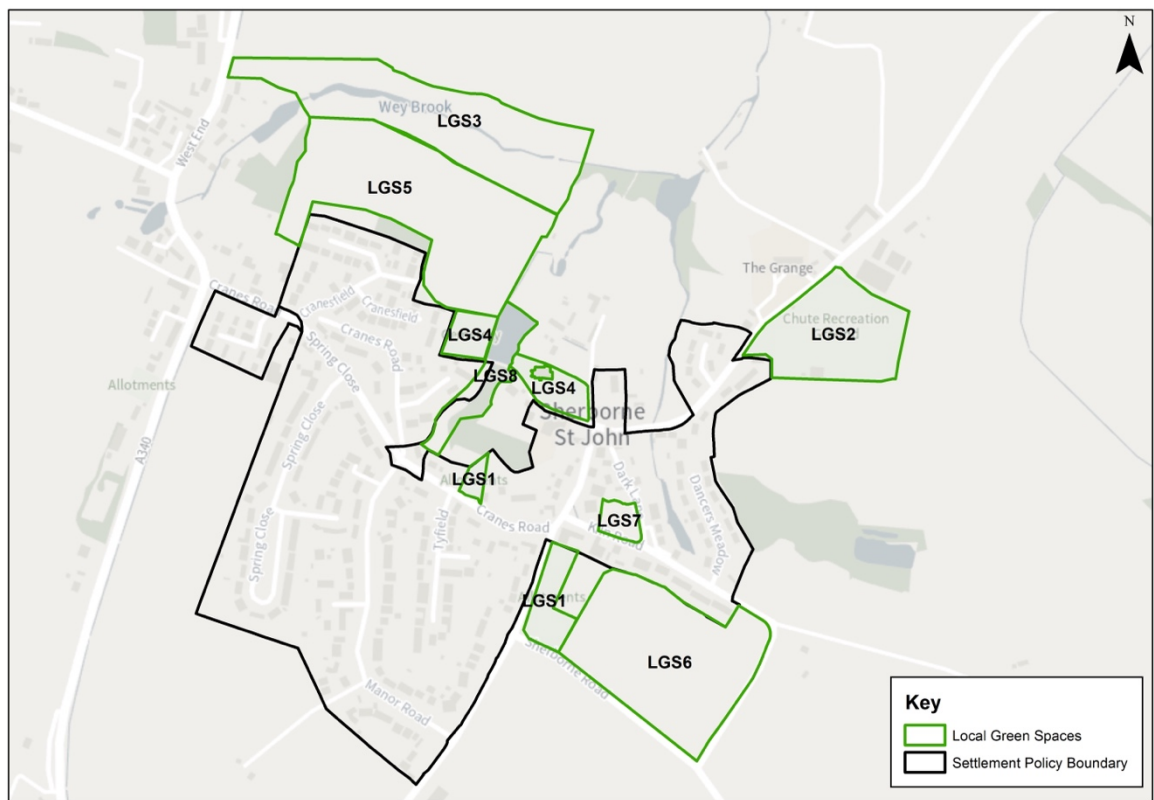
special circumstances' tests in the NPPF when determining planning applications located within a designated Local Green Space.

118. 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.

119. 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.

120. 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

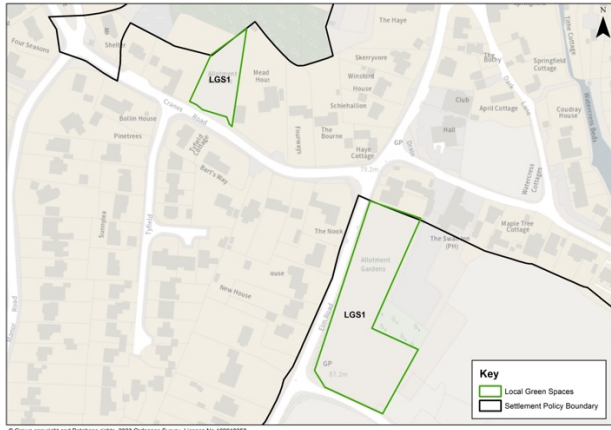
Local Green Space 8: Village Pond and SINC wetlands

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

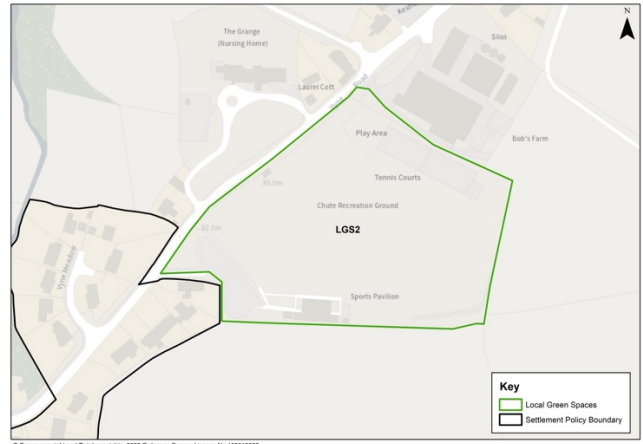
Relevant Plan objectives: Objective 2, Objective 3, Objective 4

Relevant primary supporting evidence: SSJ Local Green Spaces Report (September 2023), SSJ NP Questionnaire Results (2023), SSJ Design Code (June 2023)

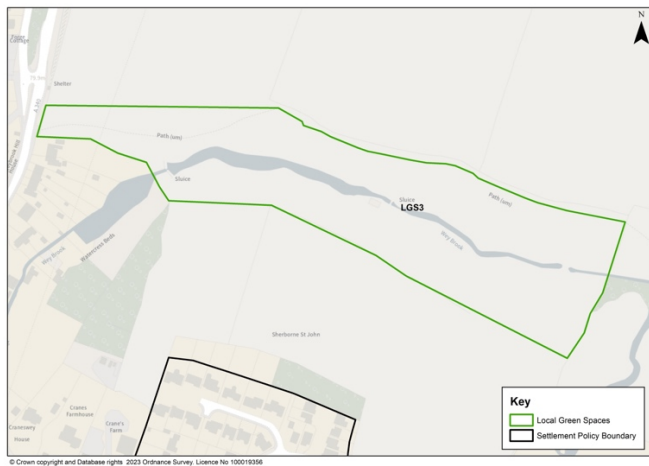
Local Green Space 1



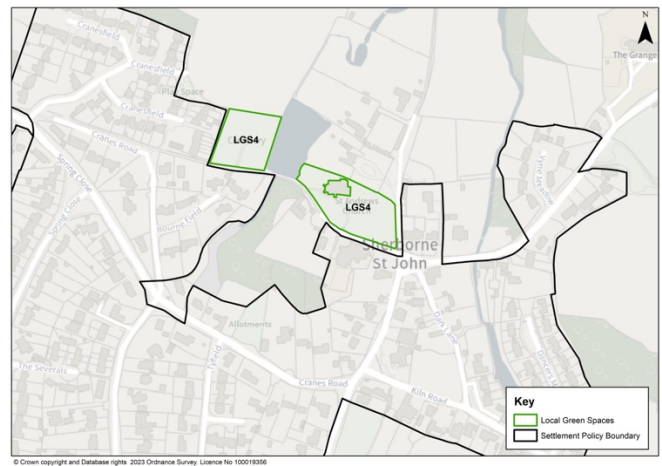
Local Green Space 2



Local Green Space 3



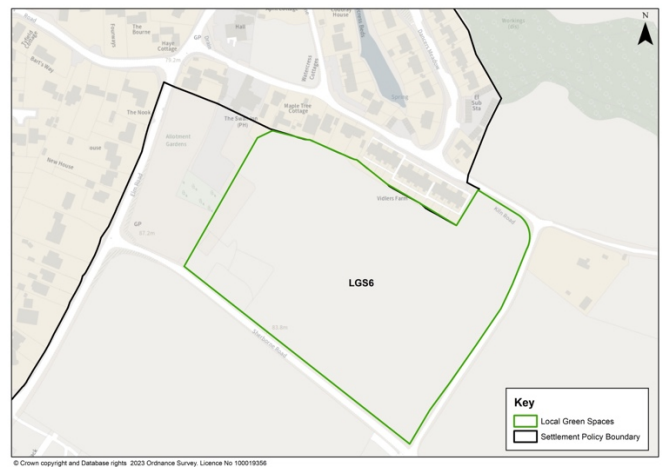
Local Green Space 4



Local Green Space 5



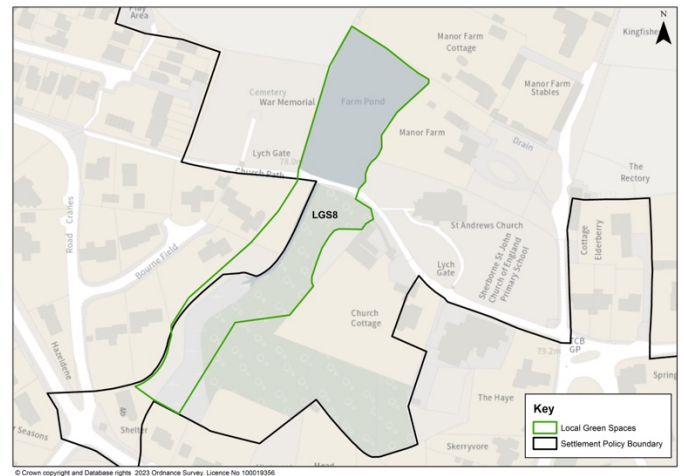
Local Green Space 6



Local Green Space 7



Local Green Space 8



SSJ Policy 6: Local Gap

121. 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 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.
122. 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).
123. The Local Gap therefore has three functions:
 - 1) Protection of the settlement identity of Sherborne St John;
 - 2) Protection and conservation of landscape setting;
 - 3) Role in providing opportunities for green infrastructure provision.
124. 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).

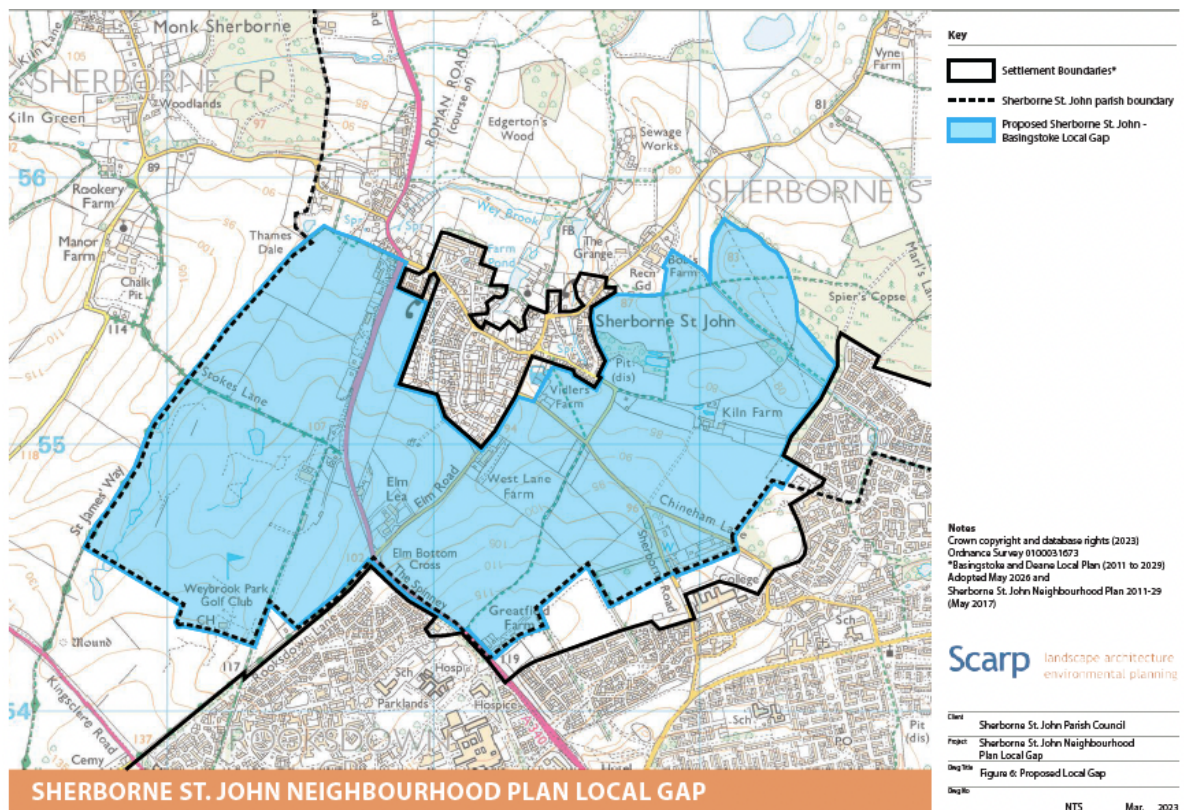
125. The Local Gap is considered complementary to the Strategic Gap policy in the BDLP. The Local Gap is considered to make an important contribution to the landscape setting of the village and its inclusion reinforces other policies in the plan which seek to limit the extension of new development in the countryside.
126. 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 has an acceptable impact when assessed against the three purposes of the Local Gap.
127. 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).
128. 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 people 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.
129. 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.
130. To assess the integrity of the gap, several factors would need to be considered. Firstly, the sense of separation between Sherborne St John and Basingstoke would need to be evaluated to ensure that any proposed development does not compromise this separation. This would involve analysing the distance and physical barriers between the two settlements, as well as assessing any potential visual links or disruptions.
131. Secondly, the landscape setting of Sherborne St John would need to be assessed to determine whether the proposed development would adversely impact it. This would involve considering the existing natural features, such as hills, trees, and open spaces,

as well as the overall visual character of the village. Any development that could harm or alter these features or the visual quality of the landscape would not be acceptable.

132. Lastly, the cumulative impact of existing and proposed developments in the area would need to be considered. This would require evaluating the potential effects of multiple developments on the overall integrity of the Local Gap. Each proposed development would need to be assessed in relation to its cumulative impact, ensuring that the combined effect does not compromise the open and undeveloped nature of the gap.
133. Through this assessment process, the decision maker can determine whether a proposed development meets the criteria outlined in the policy and whether it would harm the separation, visual contrast, landscape setting, or integrity of the Local Gap.
134. 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. This is in accordance with the BDBC Green Infrastructure Strategy (2013-2029) and BDBC Climate Emergency Action Plan and they would potentially include opportunities for:
- connecting scattered copses of deciduous woodland (on the Priority Habitat Inventory, England), which are currently located both in the centre of the gap and along its outer edges, with resultant wildlife enhancement, improved carbon lock up and creation of new community resource woodlands;
 - delivering enhanced recreational provision, thereby providing for healthier lifestyles;
 - new walking and cycling links to enhance connectivity;
 - environmental education;
 - local food production to help reduce food poverty and reduce the carbon footprint of food delivered along the wider road network;
 - wildlife enhancement thereby helping tackle the ecological emergency

135. 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.
136. The BDBC Landscape Character Assessment (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.

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 physical and 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), BDBC Green Infrastructure Strategy, BDBC Climate Emergency Action Plan.

SSJ Policy 7: Biodiversity and Ecology

Biodiversity and Ecology

137. 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 January 2024, the Environment Act 2021, will require all major planning permissions granted in England (with a few exceptions) to deliver at least 10% biodiversity net gain, this will then come into place for minor planning applications in March 2024. BNG will be measured using Defra's biodiversity metric and habitats will need to be secured for at least 30 years.
138. 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.
139. 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

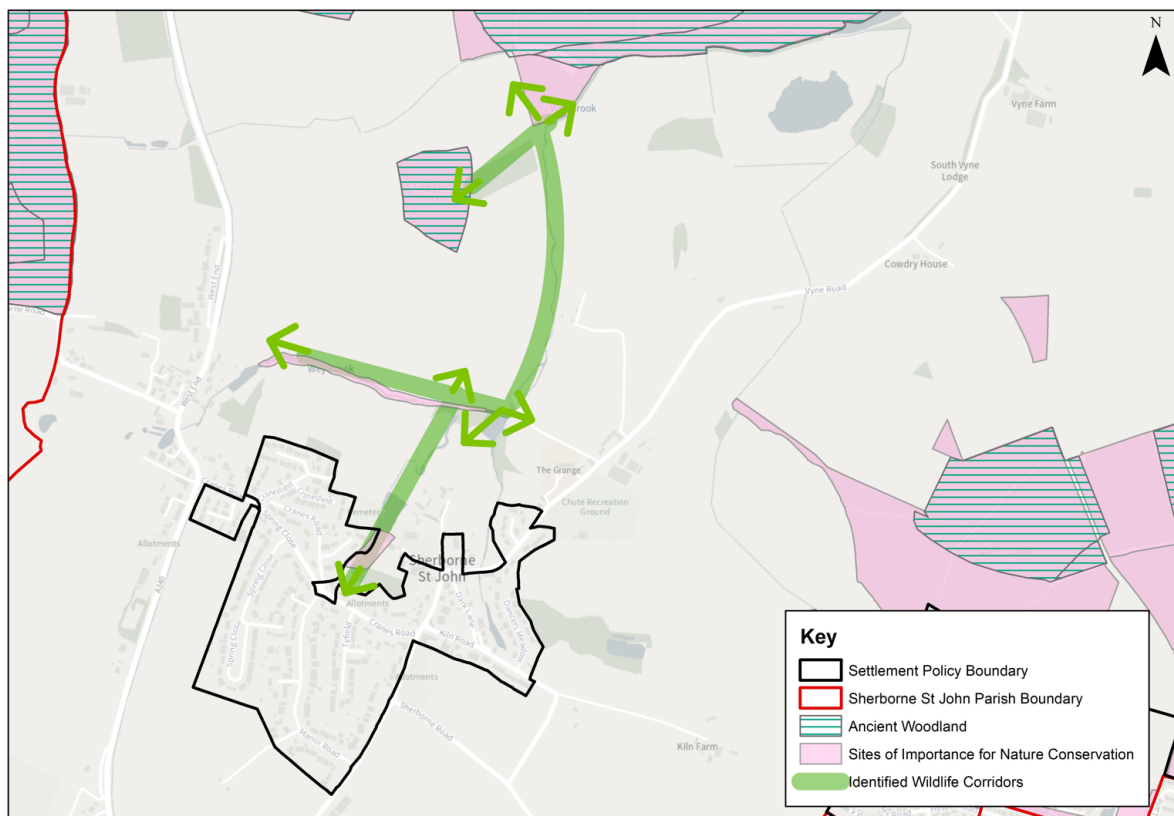
b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. ‘

140. 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.
141. 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 Wyne Historic Park and Garden.
142. 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.
143. The Sherborne St John Wildlife Ecology Map (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. An indicative zone of influence has also been identified within the Wildlife and Ecology evidence base document which provides an indicative buffer to the identified wildlife corridor. This zone of influence is needed to preserve the integrity of the wildlife corridor. Development proposals that lie within the wildlife corridor must therefore demonstrate how they maintain or improve the functionality of the wildlife corridor in the design of layouts and landscaping schemes.
144. The introduction of urban activities within the wildlife corridor or zone of influence may have adverse effects on important habitats and wildlife. Noise pollution caused

by human activities, such as traffic or construction, has the potential to disturb and disrupt the natural migration patterns of wildlife within the wildlife corridor. Additionally, the presence of artificial lights would create excessive light pollution, potentially disorienting and interfering with the behaviour and navigation of nocturnal species. Man-made barriers, such as garden fences, could impede the movement of wildlife, limiting its access to resources and habitats required for survival. Moreover, urbanisation may result in the loss of green habitats, essential for the shelter and sustenance of various species. More information can be found in the Wildlife Report, in particular section 5.

145. 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



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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.

The extent of any net gain in biodiversity for any development should be in accordance with national policy, taking into consideration guidance in BDBC Achieving Biodiversity Net Gain (or successor document).

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.

The Neighbourhood Plan identifies a Wildlife Corridor in Map 10. Development proposals that lie within the wildlife corridor must demonstrate how they maintain or improve the functionality of the wildlife corridor in the design of layouts and landscaping schemes.

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

146. 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.
147. 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.

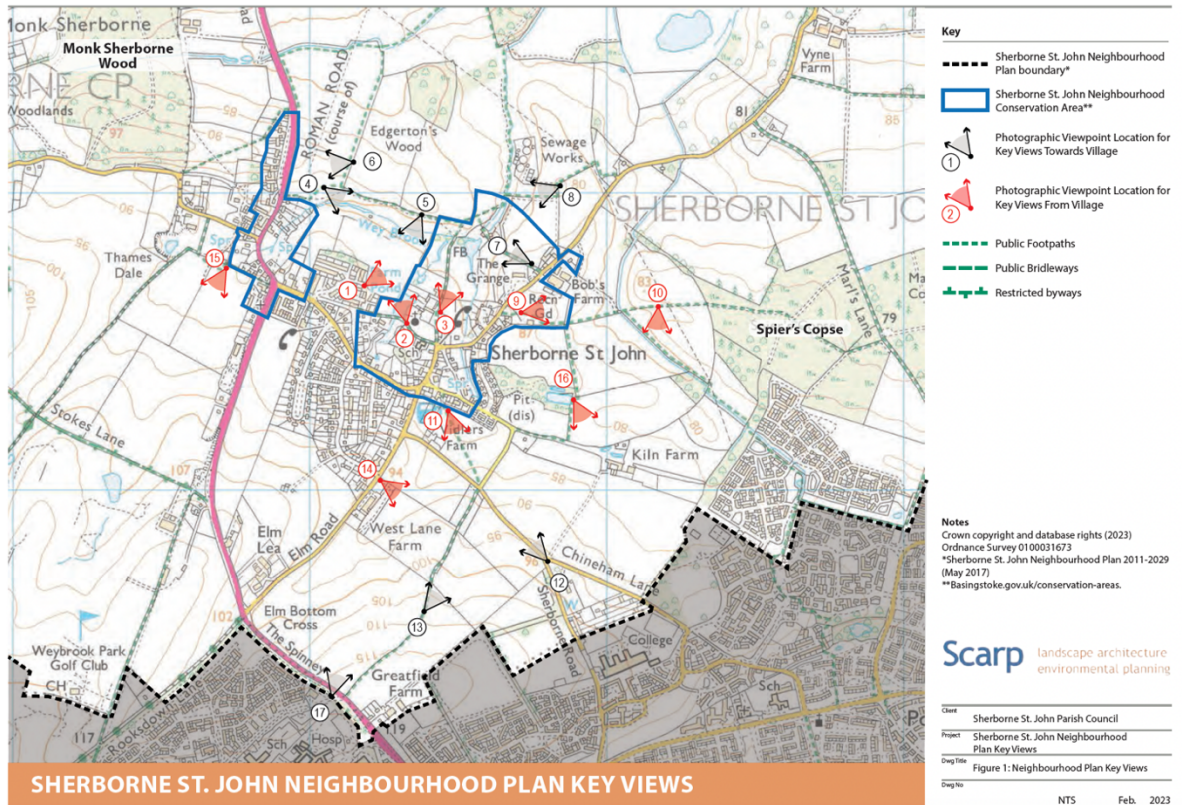
148. The Key Views locations are identified on Map 7 and shown in the photographs and the full extent of each view can be found within the evidence base Key Views document where a full description of the view can also be found:

- 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

149. 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.*

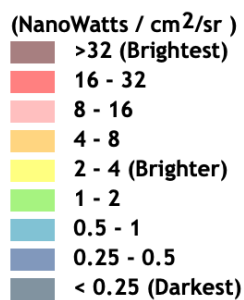
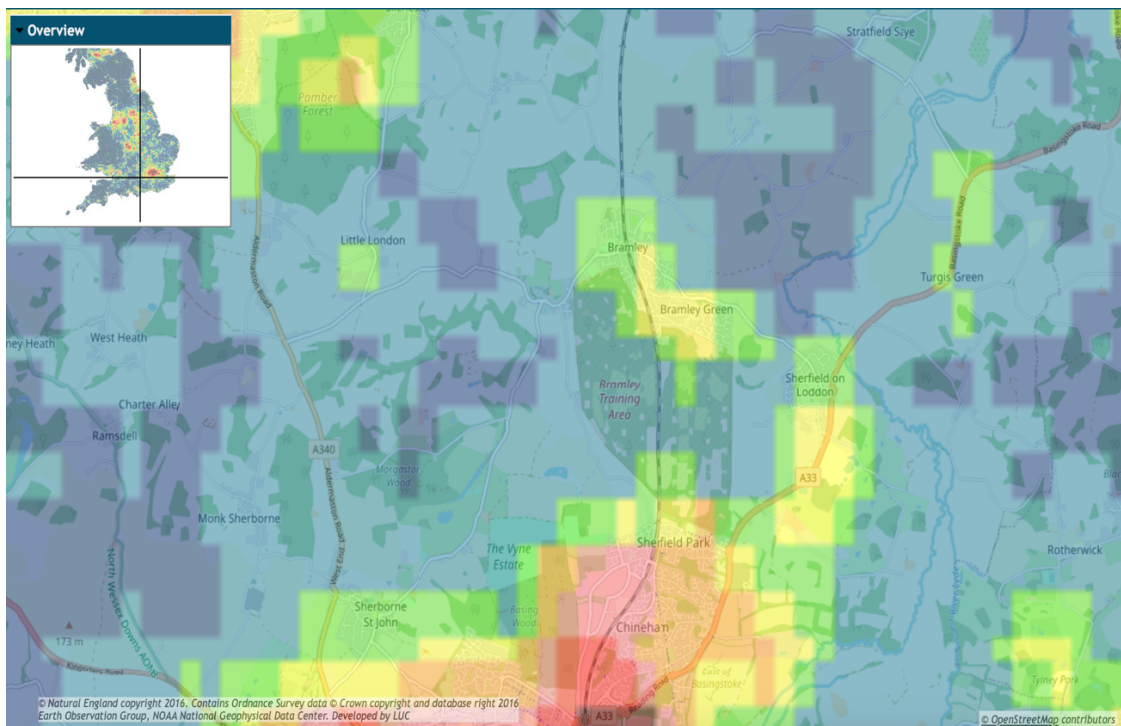
Development proposals (located within Sherborne St John Parish) which would have a significant adverse visual impact on an identified key view will not be supported.

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

150. 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.’
151. 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.”*
152. 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 Nightlight Interactive Map and key

153. 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.

154. The policy aims to ensure that development proposals outside of the Basingstoke Town Settlement Policy Boundary are designed and constructed in a way that minimises the occurrence of light pollution. There are no street lights within the village of Sherborne St John. This is important to protect the natural environment and the night sky, as well as to reduce the negative impacts of artificial lighting on wildlife, human health, and quality of life.

155. To achieve this, any development proposal that includes external lighting and requires planning permission must be accompanied by a lighting scheme that follows the latest national design guidance published by the Institute of Lighting Professionals. This

ensures that the lighting is designed and installed in a way that prevents excessive and unnecessary light spill or scatter, focusing the light where it is needed and minimizing light pollution.

156. Moreover, the policy encourages the use of energy-efficient forms of lighting in development proposals. This promotes sustainable and responsible lighting practices that reduce the consumption of electricity and minimize carbon emissions associated with lighting. By using energy-efficient lighting, developers can contribute to the global efforts to mitigate climate change and reduce the environmental impact of human activities.
157. 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
158. The policy also acknowledges the importance of controlling the periods of external illumination. This means that development proposals may be subject to conditions that regulate the times during which external lighting can be operational. This is done to prevent unnecessary light pollution and ensure that lighting is only used when required, such as for security or safety purposes.

Policy 9: Reducing light pollution

All development proposals which are located outside of the Basingstoke Town Settlement Policy Boundary 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

159. 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.
160. The Parish Council have commissioned Forum Heritage Services to undertake a review of the Conservation Area. Maps 14 and 15 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.'*
161. Determining a planning application (where the setting of a conservation area is a consideration, as per map 14 and 15) requires an evaluation about whether the proposed development will conserve and enhance the setting of the conservation area.
162. 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.

163. 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.
164. 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.
165. 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.

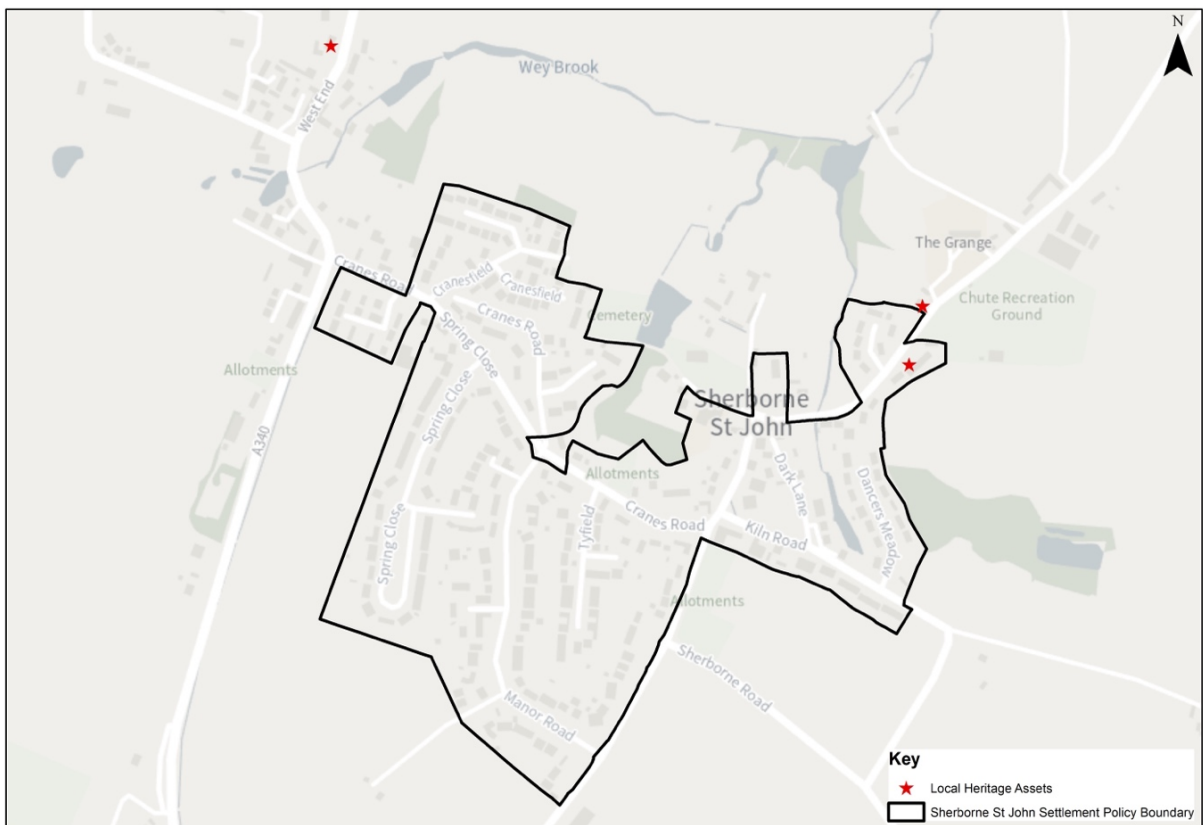
The Neighbourhood Plan identifies the following buildings, as shown on Map 12 and listed below, as Local Heritage Assets (which are non-designated heritage assets for the purposes of applying development plan policies):

- 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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SHERBORNE ST JOHN NEIGHBOURHOOD PLAN MODIFICATION 2011-2029

Map 13: Sherborne St John Conservation Area Appraisal Map (BDBC, 2003)



Map 14: 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)

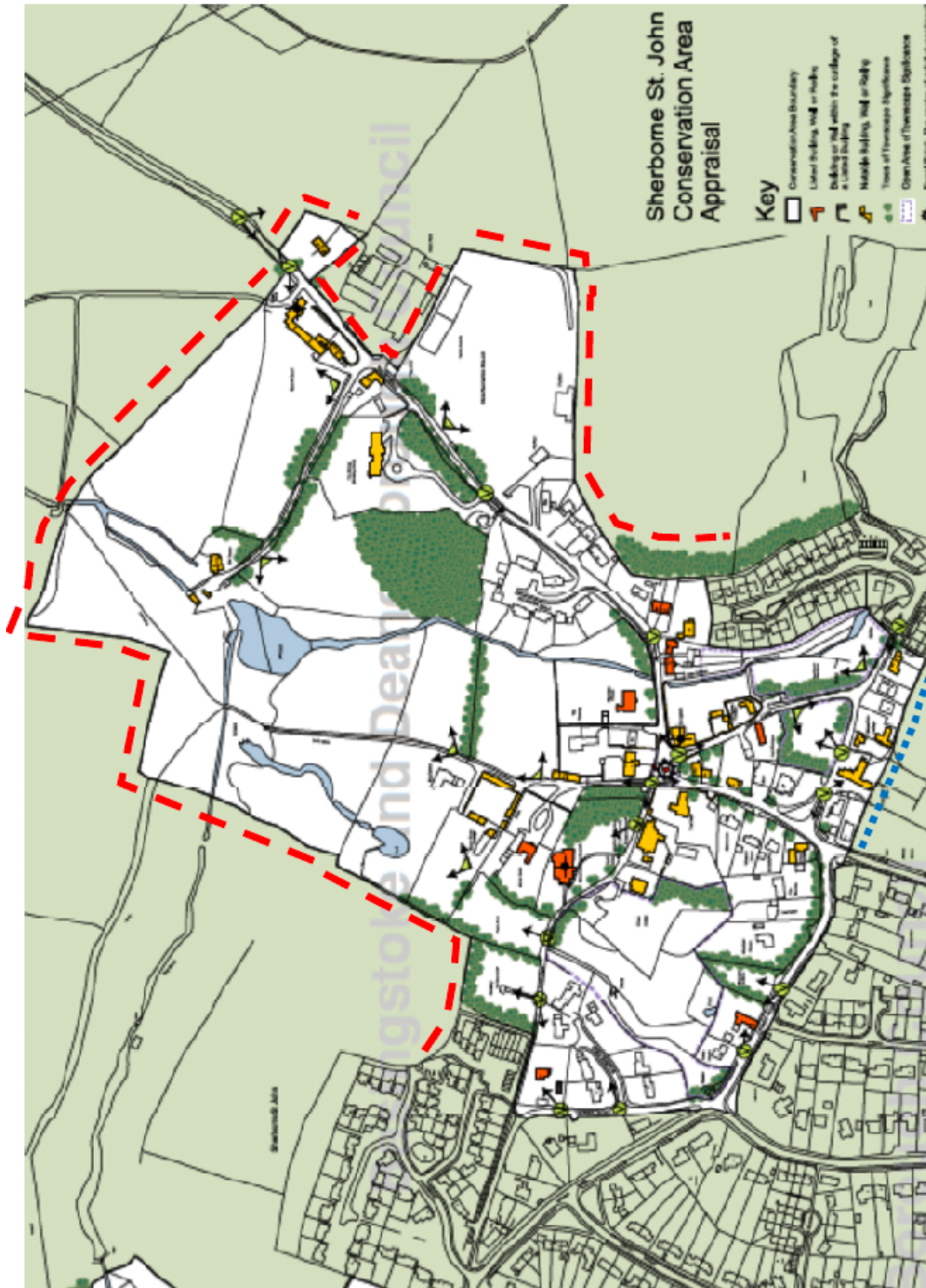


Figure 4 The importance of the setting of the Sherborne St John part of the conservation area.

Red dashed line – high importance

Blue dotted line – moderate importance

Map 15: 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)

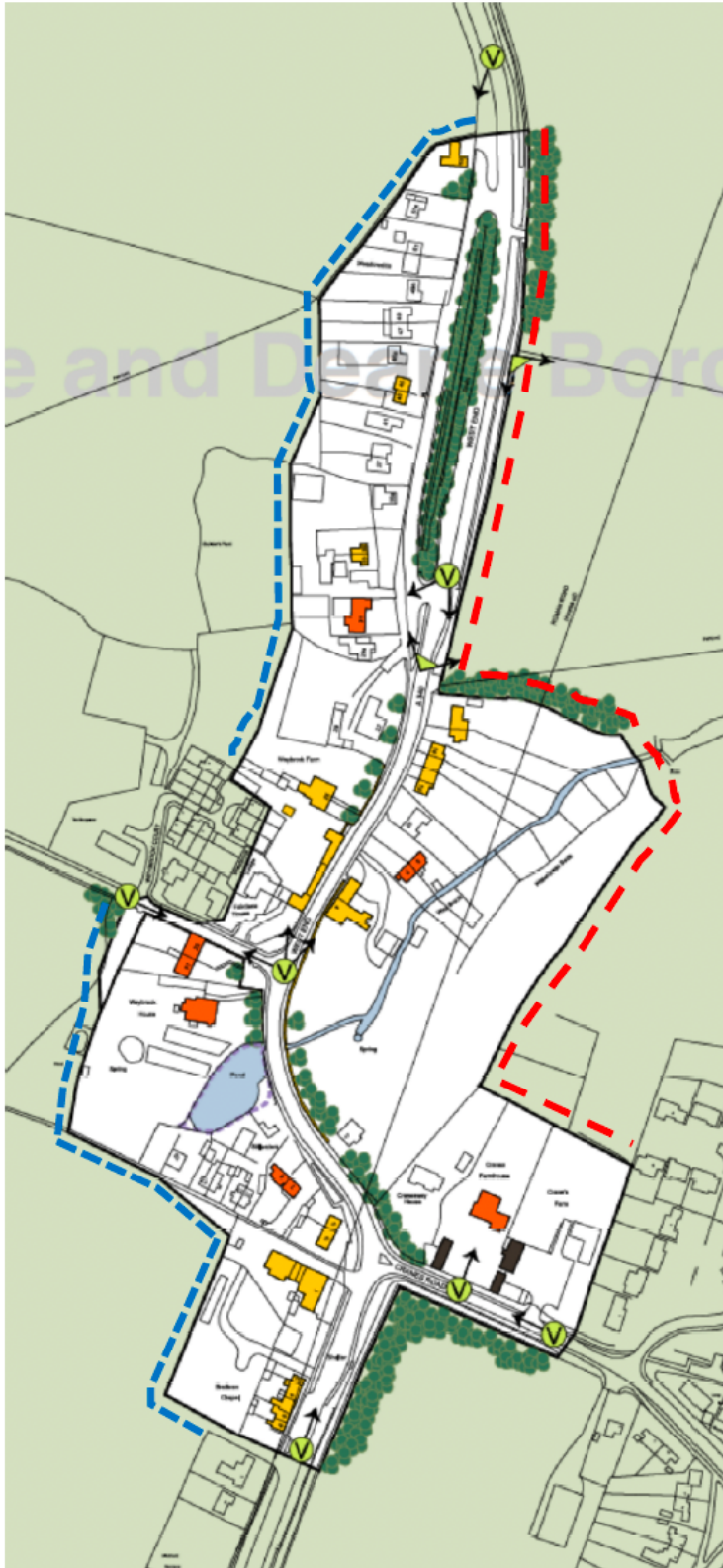


Figure 5
The importance
of the setting of
the West End
part of the
conservation
area.

Red dash:
High
importance

Blue dotted:
Moderate
importance

Non-statutory Community Action Plan

166. 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.
167. 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
Chute recreation ground car park – surfacing, drainage, lighting and EV charging points	Ongoing		
Chute younger children’s play area – equipment and surfacing	Ongoing		
Chute tennis courts – expansion to all weather games area/ MUGA	Ongoing		
Chute Pavilion – replacement roof, rainwater recycling and drainage	Ongoing		
Spiers Meadow – footway improvements and community facilities	Ongoing		
Village school improvements	Ongoing		
Village Hall improvements	Ongoing		

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

Village Green – mobility/disabled access improvements	Ongoing		
Village and parish 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
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.	Ongoing	Via SSJ Precept	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.	Ongoing	Via SSJ Precept	All Residents

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.

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 is the qualifying body 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 – November 2023

AECOM

locality
the power of community

Sherborne St John

Design Guidance and Codes

Final Report
November 2023

Delivering a better world

Quality information

Prepared by

Jessie Watson

Associate Director

Hoorieh Morshedi

Senior Urban Designer

Holly MacMahon

Graduate Urban Designer

Lavenya Parthasarathy

Graduate Urban Designer

Check by

Jessie Watson

Associate Director

Approved by

Ben Castell

Director

This document has been prepared by AECOM Limited ("AECOM") in accordance with its contract with Locality (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. AECOM shall have no liability to any third party that makes use of or relies upon this document.

Revision History

Issue no.	Issue date	Details	Issued by	Position
5	20.11.2023	Review	Jessie Watson	Associate Director
	20.11.2023	Address comments	Hoorieh Morshedi	Senior Urban Designer
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	20.09.2023	Address comments	Holly MacMahon	Graduate Urban Designer
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	30.08.2023	Address comments , Review	Jessie Watson	Associate Director
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	20.06.2023	Research, site visit, drawings	Hoorieh Morshedi	Senior Urban Designer
	26.05.2023	Research, drawings	Holly MacMahon	Graduate Urban Designer
	26.05.2023	Research, drawings	Lavenya Parthasarathy	Graduate Urban Designer

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A photograph of a traditional thatched-roof house with a green circular overlay. The house is made of brick and has a thatched roof with two chimneys. The scene is set in a rural area with a wooden fence in the foreground and trees in the background. The sky is overcast.

Introduction

01

1. Introduction

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Sherborne St John Parish Council. The support is intended to provide design guidance and codes based on the character and local qualities of the area to help influence residential developments.

1.1 The importance of good design

As the National Planning Policy Framework (NPPF 2023) (paragraph 126) notes, *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*.

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design¹) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

¹ <https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf>

The design guidelines and codes set out in this report will provide a detailed framework that should be followed by any future design proposals that come forward within the Parish to ensure they meet a consistent, high quality standard of design and positively contribute to the unique character of Sherborne St John.

It is intended that this report becomes an integral part of the updated Sherborne St John Neighbourhood Plan by informing policies that will influence the design of new development and have weight in the planning process where development proposals meet the settlement policies in the neighbourhood and local plans.

The NPPF (paragraph 127) states that: *"Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers."*

1.2 Preparing the design code

Following an inception meeting and a site visit with members of the Neighbourhood Plan Steering Group, the following steps were agreed with the Group to produce this report.

STEP 2

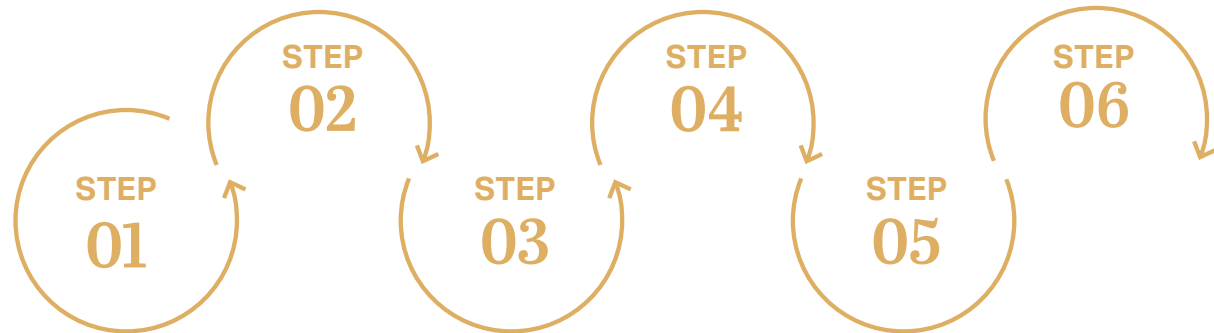
Review of existing baseline documents

STEP 4

Development of general design guidelines and codes to inform the design of future developments in Sherborne St John

STEP 6

Submission of the final report



STEP 1

Initial meeting and joint site visit between AECOM and the Sherborne St John Neighbourhood Planning Steering Group

STEP 3

Urban design and local character analysis of the village

STEP 5

Submission of the draft report

1.3 Policy context

National and local policy documents put adequate planning regulations in place to ensure future development is both fit for purpose and promotes sustainable, thriving communities.

This section outlines the national and local planning policy and guidance documents that have influenced, and should be read in conjunction with this document.

National Design Guidance

2023



National Planning Policy Framework - Department for Levelling Up, Housing and Communities

Relevant national planning policy is contained within the National Planning Policy Framework (NPPF, September 2023). It was updated in September 2023 with the main amendments as part of the 'Meeting the challenge of climate change, flooding and coastal change' chapter. The NPPF was previously updated in July 2021 to include reference to the National Design Guide and National Model Design Code and the use of area, neighbourhood, and site-specific design guides. In particular sections of the NPPF that are relevant to this design guidance document include:

- Paragraph 126 which states that: *"the creation of high quality buildings and places is fundamental to what the planning and development process should achieve"* and outlines that *"good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*
- Paragraph 129 which states that: *"design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents"*.
- Paragraph 134 which states that: *"development that is not well design should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings"*.

2021



National Design Guide - Department for Levelling Up, Housing and Communities

The National Design Guide sets out the government's ten priorities for well designed places and illustrates how well-designed places can be achieved in practice. The ten characteristics identified include: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The Guide also reinforces the National Planning Policy Framework's objective in creating high quality buildings and places. The document forms part of the government planning practice guidance.

2021



National Model Design Code - Department for Levelling Up, Housing and Communities

The draft National Model Design Code provides guidance on the production of design codes, guides, and policies to promote well-designed places. It sets out the key design parameters that need to be considered when producing design guides and recommends methodology for capturing and reflecting views of the local community.

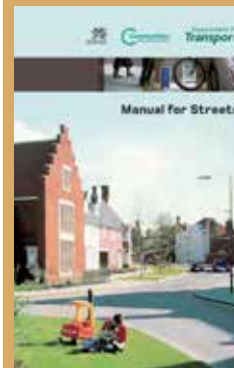
2020



Building for a Healthy Life - Homes England

Building for a Healthy Life updates Homes England's key measure of design quality as the national housing accelerating body. The document sets out 12 considerations for creating integrated neighbourhoods, distinctive places and streets for all. While it is not part of the national policy, it is recognised as best practice guidance and design tool in assessing the design quality of developments.

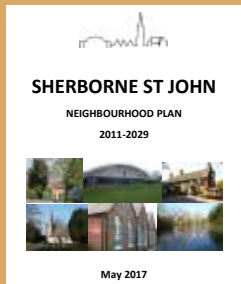
2007



Manual for Streets - Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and promote active travel.

2017



Neighbourhood Plan – Sherborne St John Parish Council

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.

2016



Local Plan – Basingstoke and Deane Local Plan (2011-2029)

The Basingstoke and Deane Local Plan has been prepared by Basingstoke and Deane borough Council and contains a set of policies and plans that will guide future planning and development decisions. The Local Plan allocates sites and locations for development to meet the need of a growing population. There are also policies covering a range of issues within the borough including green infrastructure, flood risk and strategic gaps, such as the one between Basingstoke and Sherborne St John. It covers the period from 2011 to 2029.

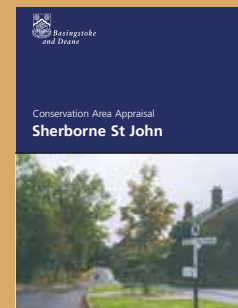
2004



Village Design Statement – Sherborne St John Parish Council

The Village Design Statement is a description of the features that constitute the “look and feel” of the village of Sherborne St John. It provides a guide to inform future development decisions so that changes may be planned and implemented in ways that respect the character and distinctiveness of the village. The Design Statement can be referred to by all involved in drawing up, making, and considering planning applications. It also provides guidance on changes, large and small, that owners and tenants may wish to make, even where planning permission may not be required.

2003



Conservation Area Appraisal – Basingstoke and Deane Council

The appraisal takes the form of written text and an appraisal plan. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site-specific basis.

1.4 Area of study

The Neighbourhood Area (NA) comprises the Parish of Sherborne St John, which is located two miles north of Basingstoke in the Borough of Basingstoke and Deane, within the county of Hampshire.

The village is a historic settlement which was recorded in the Domesday Book of 1086, with archaeological remains dating back to the Palaeolithic times. Today, Sherborne St John is known for its historic and vibrant character. The Parish is home to approximately 1,200 residents (2011 census).

The village is accessed by the A340, which provides direct links southward to Basingstoke and northward to Tadley. In Basingstoke the A339 and A33 provide onward links to Newbury (northwest) and to Reading (northeast).

The village features a 12th century church (St Andrews), a pub (The Swan), primary school, village hall, social club, tennis and football clubs, and a village green.

The extent of the Parish includes the northern edge of Basingstoke and Weybrook Park Golf Club, but the village itself is separate from Basingstoke. The Parish is bordered by the Monk Sherborne Parish to the west, and Pamber and Bramley in the north.

The low-lying nature of the village centre leaves some areas vulnerable to flooding, whilst the surrounding landscape sits on a spring line at the edge of an area of chalk lands.

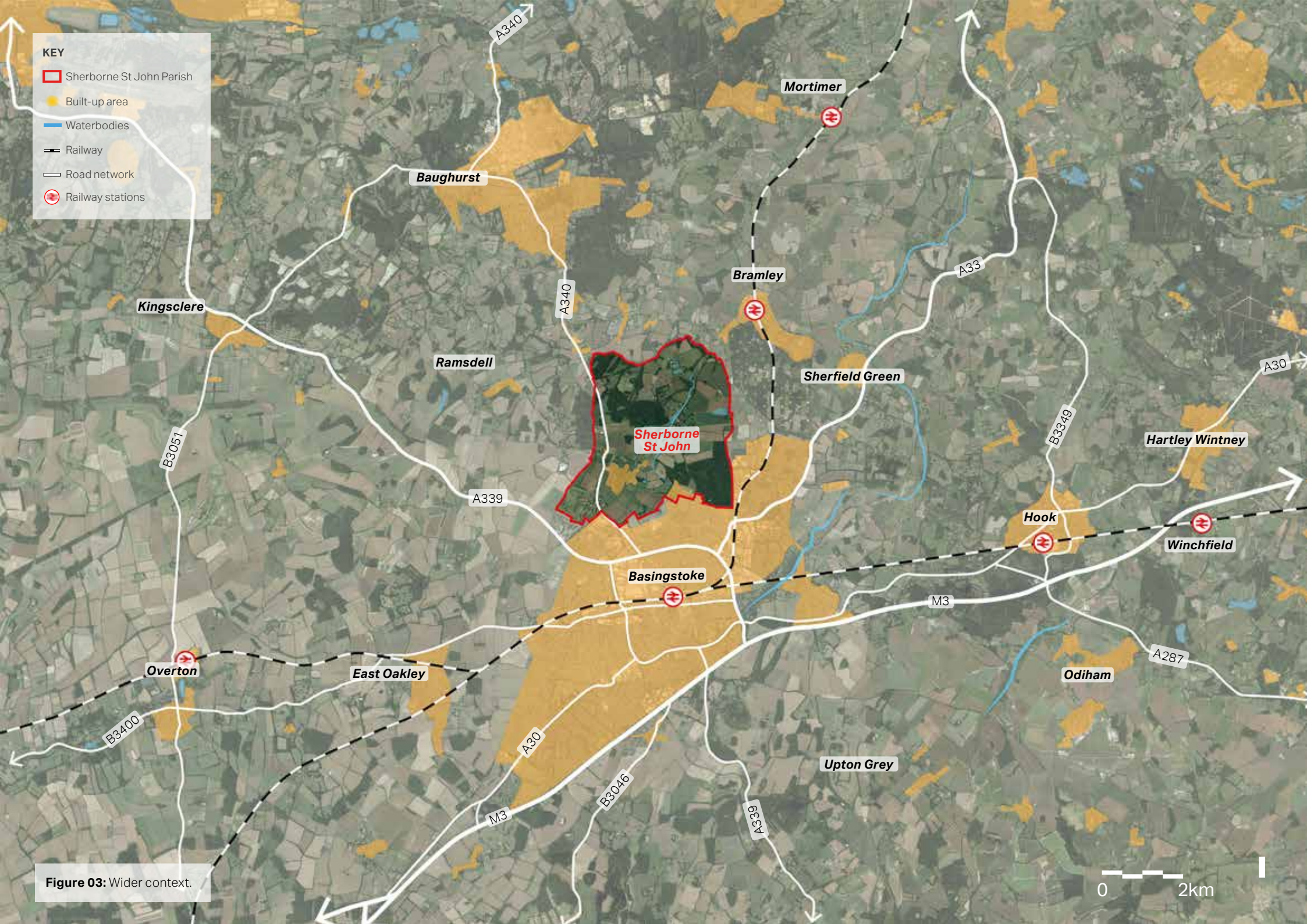
The Parish's wider landscape setting is formed by an extensive conservation area to the northeast and northwest of the village, and open countryside to the north and south of the village. Whilst the Parish is predominantly rural in character, there has been development on its southern fringes in recent years.



Figure 01: The characterful thatched Swan pub, Kiln Road.



Figure 02: The Village Hall, Elm Road/ Kiln Road.



KEY

- Sherborne St John Parish
- Built-up area
- Waterbodies
- Railway
- Road network
- Railway stations

Figure 03: Wider context.

0 2km

1.5 Stakeholder engagement

The most recent consultation exercise, which was conducted as part of the process of preparing the review of the Sherborne St John Neighbourhood Plan, took place between November 2022 to January 2023. The questionnaire was publicised locally where residents' views were sought to gather their opinions on some of the policies which could be included in the Neighbourhood Plan, as well as more general questions such as what residents like about living in Sherborne St John. This was to ensure that the plan was based on a comprehensive and proper understanding of the area and of the views, wants and needs of local people.

There were 143 responses received during the consultation period. Some of the results from the survey are summarised here:

- 95% agreed with the current vision and objectives of the Neighbourhood Plan
- 142 respondents supported the intention to include a new policy to protect heritage
- Out of the reasons listed as to why residents like living in Sherborne St John, 142 respondents said that they enjoy the countryside around the village and 132 said the views
- The most voted for issue that respondents would like to see improved was speeding and traffic safety
- 95% of respondents agreed with the intention for a new policy to protect local green spaces
- 100% of respondents agreed that a policy which proposes a Local Gap should be included
- 138 respondents supported the inclusion of a policy to provide detail on design, which would be applicable to any new homes and extensions
- 141 respondents supported a policy for new development to protect and conserve biodiversity
- 135 respondents voted yes to including a policy on dark skies

There were also several general comments made by many of the respondents relating to the need to try and keep the village separate to Basingstoke, to limit expansion whilst allowing small scale development, to maintain the character of the village and to keep a good housing mix.

To see the full results database and for more information please refer to the 'Sherborne St John Neighbourhood Plan Survey Review'.

A rural landscape featuring a brick house on the left, a dirt road in the foreground, and a wooden fence on the right. A large green circular overlay is centered in the image, containing the text 'Parish Area Analysis' and the number '02'.

Parish Area Analysis

02

2. Parish Area Analysis

This section outlines the broad physical, historic, and contextual characteristics of the Parish of Sherborne St John.

2.1 Access and Movement

Road network

The main route through the village is Aldermaston Road (A340), which runs north-south along the western edge of the village, forming the spine of the western conservation area. Through the rural parts of the Parish this road is rural in character, being tree lined with no pavement. Throughout the built up area, there are pavements on both sides of the road.

Elm Road and Vyne Road form the secondary connecting routes through the village, running along the eastern side. Elm Road branches off from the A340 south of the village and runs northeast, becoming Vyne Road as it passes through the village. This road has a rural character with a single carriageway permitting two-way travel through the countryside, and two narrow carriageways with mostly one sided pavement through the built up area.

Within the village, Cranes Road and Spring Close link east-west from the A340 to Elm Road, these form the core spine of the built-up area. The remaining road network in the village is formed of residential streets arranged in perimeter blocks, or cul-de-sacs.

Public Rights of Way (PRoW)

There is a good network of Public Rights of Way in the Parish. There are footpaths that connect the village to the surrounding countryside, and to neighbouring settlements. There are also some footpaths within the built-up area of the village which provide links to facilities.

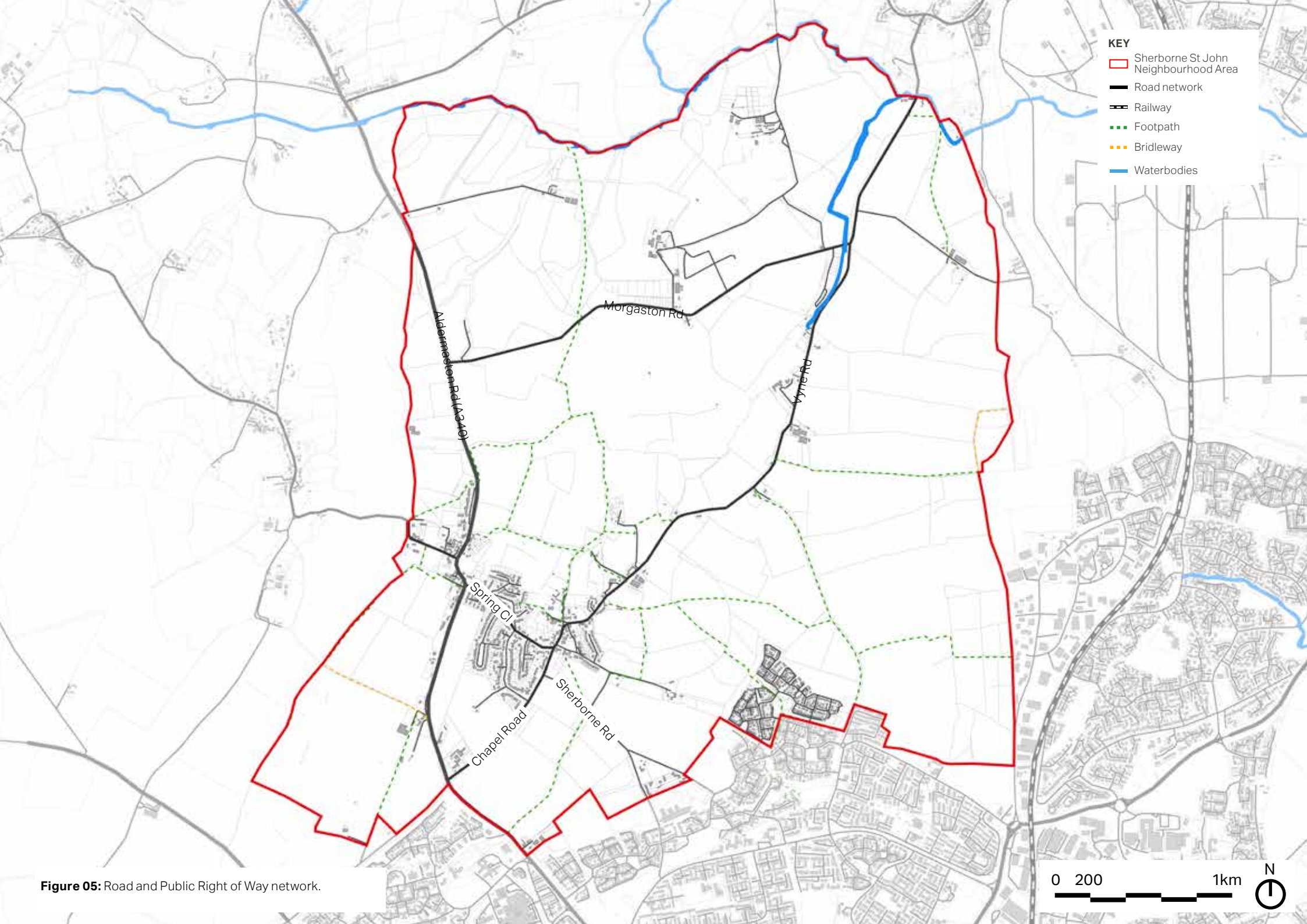
Public transport

The Reading to Basingstoke Line runs north-south to the east of the Parish boundary and the nearest station is in

Basingstoke, approximately 2.7 miles from the village centre, and an 8 minute drive. There are four bus services operating within the Parish, the 622, 22, and 2 which run between Basingstoke, Baughurst, and the PH1, as well as a bus service for Park House School.



Figure 04: Elm road as it runs along the eastern side of the village, forming the boundary between the built-up area and the surrounding open countryside, bordered with trees.



- KEY**
- Sherborne St John Neighbourhood Area
 - Road network
 - Railway
 - Footpath
 - Bridleway
 - Waterbodies

Figure 05: Road and Public Right of Way network.

0 200 1km

2.2 Landscape designations

The Parish sits within the Hampshire Downs and is characterised by rolling chalk downland, large areas of ancient semi-natural woodland, rivers, and arable fields lined with low hedges. Within the Parish there are several landscape designations, as follows:

Deciduous and Ancient Woodland

There are two large areas of deciduous woodland in the Parish, Morgaston Wood to the north of the village and Basing Forest to the east. Parts of these woodland, as well as other smaller areas of woodland, are designated as ancient woodland.

Local Nature Reserve

Outside of the Parish boundary, to the south east and within Basingstoke, is a small Local Nature Reserve (LNR), Popley Ponds. This LNR is a flooded former chalk quarry, which is now part of Basingstoke's wider green corridor and an important habitat that supports local wildlife.

Registered Park and Garden

To the north of the village is The Vyne, a 100 hectare registered park and garden managed by the National Trust, which comprises formal and informal gardens, parkland and woodland.

Sites of Importance for Nature Conservation (SINCs)

There are a series of designated Sites of Importance for Nature Conservation in the Parish, which includes Morgaston Wood, Edgerton's Wood and the woodland area around Spiers Copse.

Flood Risk

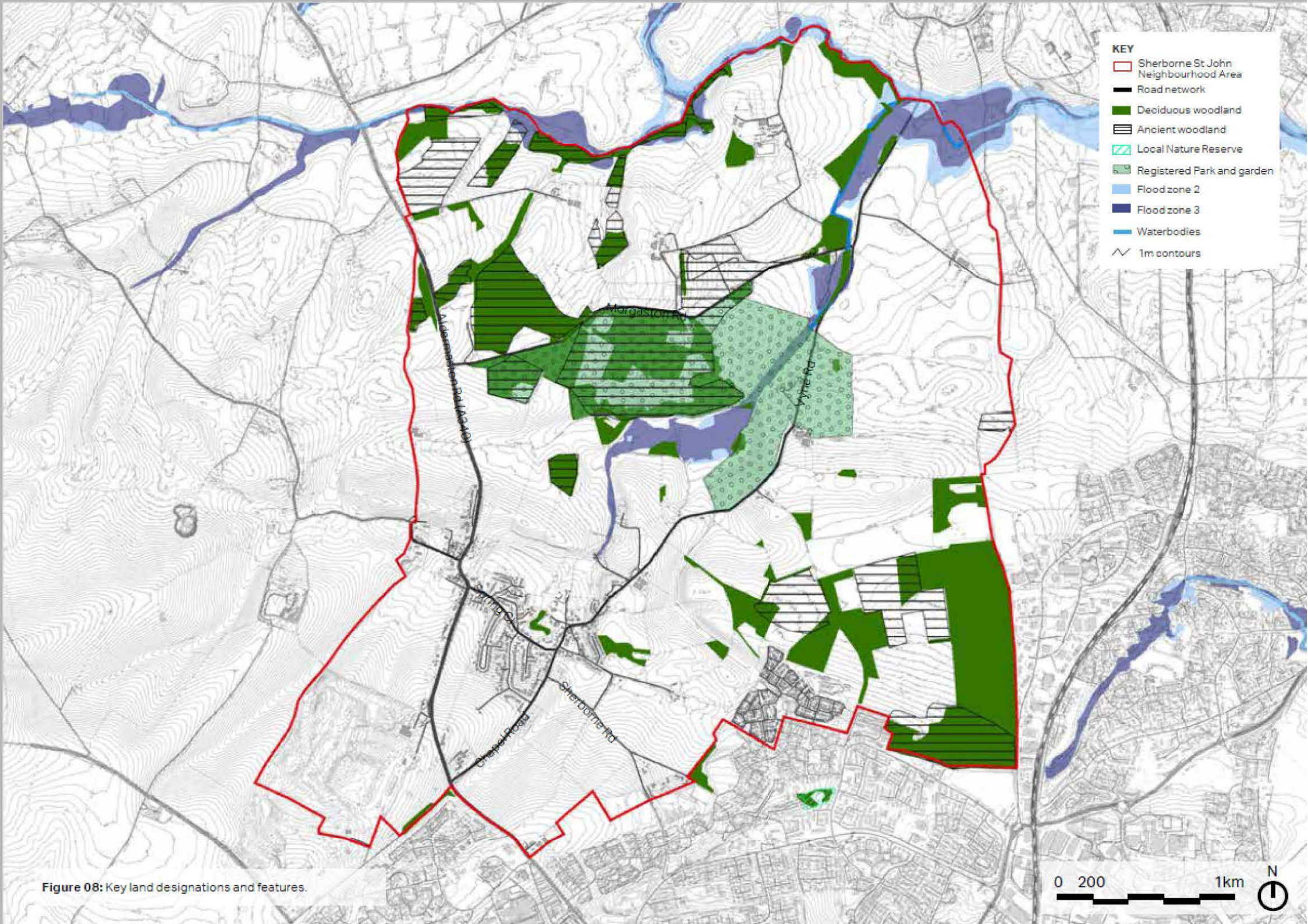
There are areas of medium to high flood risk along the northern boundary of the Parish which relate to the course of Wey Brook. The Brook also travels diagonally across the Parish and there are corresponding flood risk zones with a large area of high flood risk just south of Morgaston Wood.



Figure 06: Farm Pond located near St Andrew Church.



Figure 07: View toward open field and to The Vyne from Cranesfield.



- KEY**
- Sherborne St John Neighbourhood Area
 - Road network
 - Deciduous woodland
 - Ancient woodland
 - Local Nature Reserve
 - Registered Park and garden
 - Floodzone 2
 - Floodzone 3
 - Waterbodies
 - 1m contours

Figure 08: Key land designations and features.



2.3 The character of the Parish

Sherborne St John has a long and rich history; there is evidence of a settlement existing in the Parish from the Iron Age and the village was mentioned in the Domesday Book. As such, there are several Roman archaeological sites scattered around the Parish. Despite modern expansion, the village retains its strong setting as a rural settlement, which is an important part of its identity.

Conservation Area

The conservation area in Sherborne St John was designated in 1983 and is split into two areas. The area called West End is located to the west of the village core and is formed primarily of linear development along the A340. Sherborne St John (SSJ) Village Centre is a larger area encompassing the historic core of the village to the east and includes St Andrew's Church and churchyard.

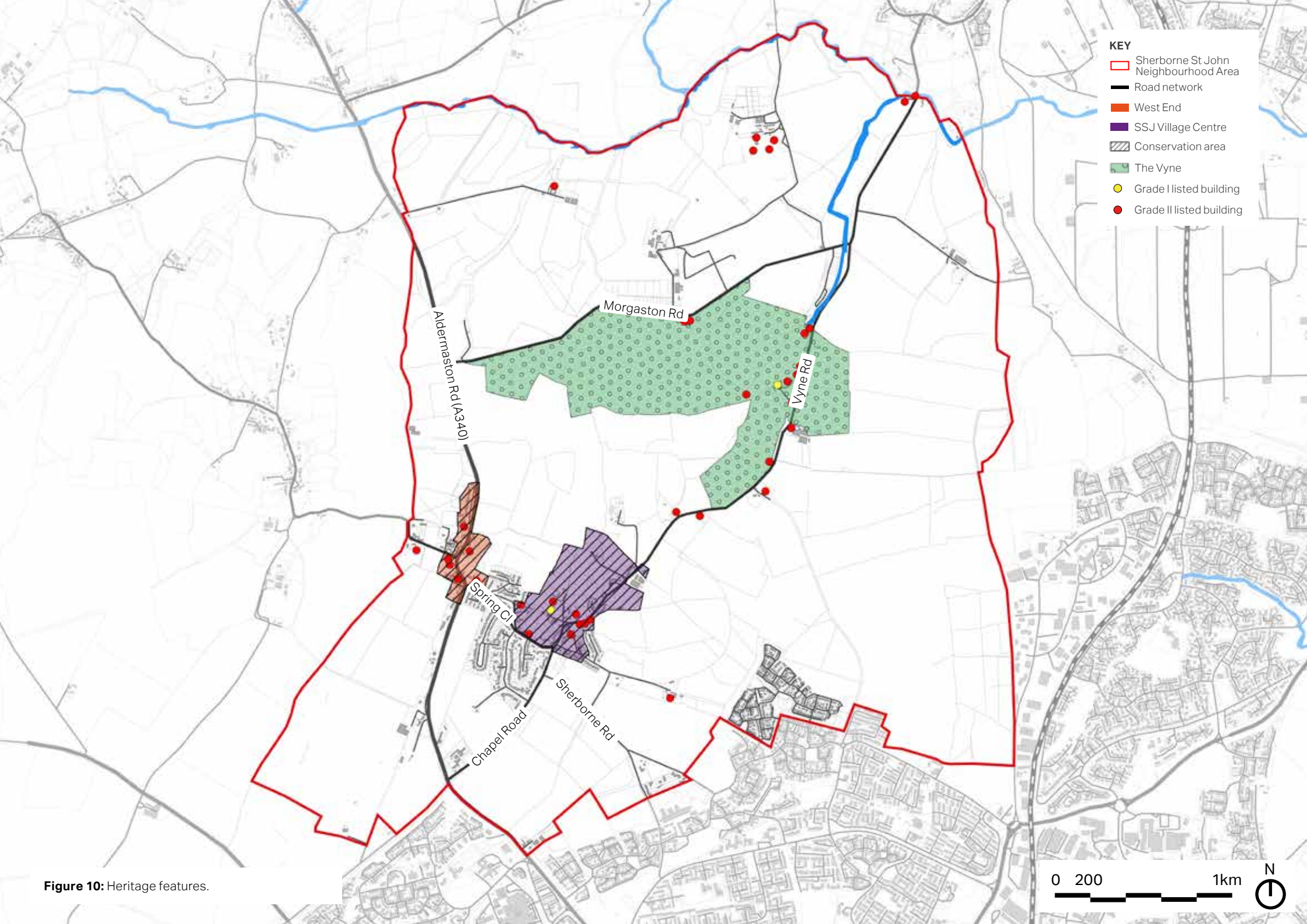
Listed buildings

There are two Grade I listed buildings in the Parish: St Andrew's Church (LEN 1339594) a Norman church and The Vyne (LEN 1296972), a country house originally owned by Lord Sandys and dating back to the 1500s.

There are a further 38 Grade II listed buildings; the majority of which are concentrated within the split conservation area of the village, around The Vyne. There are a cluster of four listed buildings in the north of the Parish, including Beaurepaire House (LEN 1092794) and associated buildings/ structures.



Figure 09: Grade II listed St Andrew's Church located in the SSJ Village Centre.



- KEY**
- Sherborne St John Neighbourhood Area
 - Road network
 - West End
 - SSJ Village Centre
 - Conservation area
 - The Vyne
 - Grade I listed building
 - Grade II listed building

Figure 10: Heritage features.



A photograph of a traditional brick house with three chimneys, surrounded by lush greenery and a large green circular graphic overlay. The house is made of red brick and has a tiled roof. The chimneys are made of brick and have two flues each. The house is surrounded by a garden with various plants and a large green circular graphic overlay. The sky is overcast.

Character Study

03

3. Character Study

This chapter outlines the different Character Areas (CA) within the Sherborne St John Parish. The characters of these areas are influenced and formed by the period and style of development within them.

3.1 Character Areas

The different areas are characterised and formed by variations in topography, movement, views and landmarks, green space, planting, public realm, street character, built character and architectural details.

The Sherborne St John Village Design Statement and Conservation Area Appraisal both provide further detailed information on the built vernacular of the village.

The Parish has nine character areas (**See Figure 11**), which have been defined with the Steering Group. The nine character areas are listed, right:

CA1- The Vyne

CA2- West End

CA3- SSJ Village Centre

CA4- Spring Close

CA5- Manor Road

CA6- Tyfield

CA7- Edge Development

CA8- Countryside

CA9- The Edge of Basingstoke

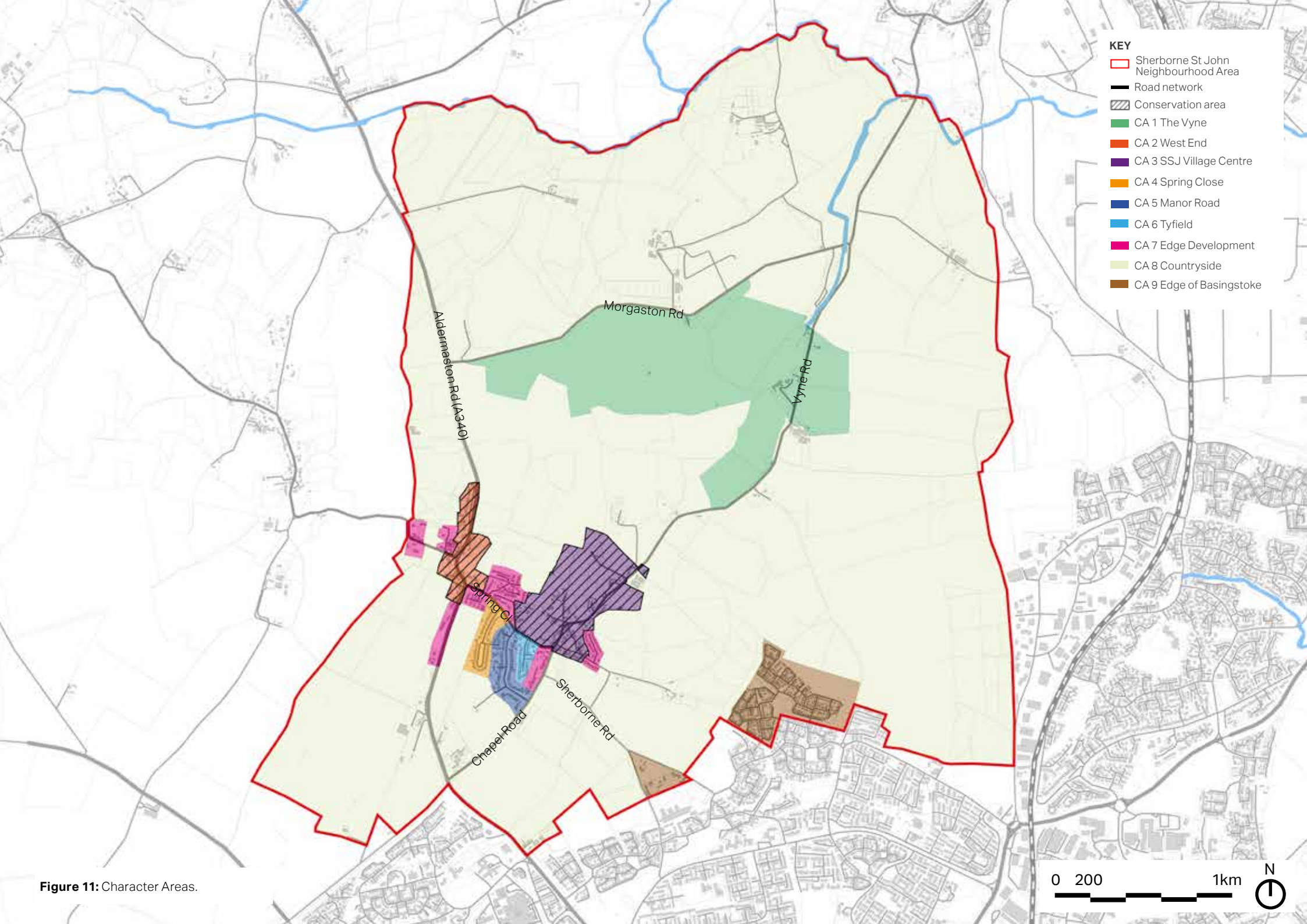
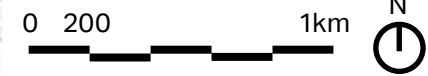
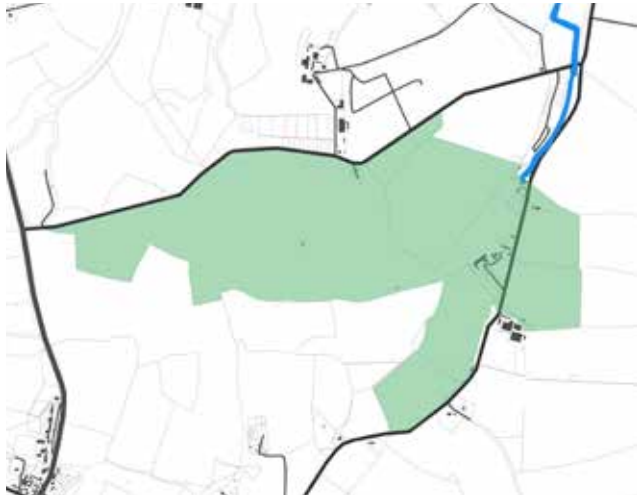


Figure 11: Character Areas.



CA1- The Vyne



03

Lying outside the Conservation Area, this CA includes The Vyne; which is a 16th century Tudor house, 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.

Land Use	<p>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 heritage asset surrounding the Mansion, and creates the setting for the listed estate buildings.</p> <p>Morgaston Woods and Wey Brook are Sites of Interest for Nature Conservation (SINCs).</p>
Pattern Of Development	<p>A narrow, twisting road leads past The Vyne, through arable land and extensive mature woodland. The scattered arrangement of the farm workers' cottages along the Vyne Road at Swingate Hill and Smiths Green link the Vyne to the village.</p>
Building Line/Plot Arrangement	<p>Set back from Vyne Road and well screened, with no formal building line.</p>
Density	<p>The density is quite low - less than 3dph due to the registered park and garden area.</p>
Boundary Treatment	<p>Woodland / high hedgerows.</p>
Heights & Roofline	<p>Two storey with three storey elements on The Vyne.</p>
Public Realm	<p>Rural setting with winding streets and no footpaths.</p>
Materials and Architectural Appearance	<p>Wire-cut Hampshire brick. Some tile hanging. Tall brick chimney stacks are a prominent feature and there are dentil eaves on some older properties.</p>

CA1- The Vyne

03



Figure 12: View of the surrounding landscape in The Vyne character area including the water course, field land and wooded areas.



Figure 13: Grade II listed Garden Pavilion



Figure 14: View of lake within the Vyne estate.



Figure 15: The Vyne, Grade I listed house



Figure 16: The Vyne, Grade I listed house

CA2- West End



03

The Sherborne St John Conservation Area was designated in 1983 and is divided into two parts, which represent the historic pattern of development within the village. This character area forms the western part of the conservation area that includes the original nucleus of development at West End, situated astride the A340.

This area includes some small pockets of contemporary development, including post-war infill, a large new dwelling next to the old bakehouse (Aubrey Place), and a row of cottages behind it on Lavers Lane. Some houses have also been sensitively extended in this CA.

Land Use	Solely residential.
Pattern Of Development	This CA has developed along the north/south A340, from Basingstoke to Aldermaston, around its junctions with the Monk Sherborne and Sherborne St John roads. This 'ribbon' type development follows a linear pattern.
Building Line/Plot Arrangement	Relatively large, irregular plots in contrast to the more tight-knit development of the village centre. Some smaller plots are found near the Pond and along Aldermaston Road.
Density	The density is higher in this area and ranges between 15-20dph.
Boundary Treatment	Brick walls that, together with tall belts of trees, define important boundaries of buildings and spaces. Fences and hedgerows are also common.
Heights & Roofline	Two storey development with a consistent roofline.
Public Realm	Its topography is one of its most distinctive features, as it enables important views through, into, and out of the historic centre of the settlement. This CA is influenced by Wey Brook. At the head of this stream are several ponds, with evidence of a second small stream, suggesting the potential of a previous mill site.
Materials and Architectural Appearance	Mainly brick and clay tile, reflecting the proximity of the local clay fields. Brick is often in Flemish bond pattern. Some timber barge boarding (often combined with later brick infill), and thatch. Slate is limited to 19th century buildings. Contemporary buildings are in keeping with this historic material palette. Architectural features such as bay windows, eyebrow dormers and dentil eaves on older properties can be seen and chimneys are a prominent feature, often they are tall and stacks are diagonally arranged.

CA2- West End



Figure 17: Simple in form row of terraced houses on Aldermaston Road, which feature the typical red brick of this CA.



Figure 19: Use of black timber weatherboarding and red brick wall on Cranes Road, which resonates with the prevailing material and colour palette in the CA.



Figure 18: The Old bakery Emporium on Aldermaston Road, which features many positive Victorian details such as bay windows red clay tiles.



Figure 20: A modern detached house on Aldermaston Road, which reflects the historic material palette and architectural features, such as red brick, grey slate, bay windows and a porch.



Figure 21: New built semi-detached houses on Aubery Place, which simple casement windows, porch features and material palette are in keeping with the historic character of the CA.

CA3- SSJ Village Centre



03

This CA comprises the main historic core of the village, as well as Bobs Farm. It is located at two easterly sources of the Wey Brook, towards the point where they merge at the site of Sherborne Mill. This character area forms the eastern part of the conservation area and includes pockets of more recent development including Vyne Meadow, a development of detached houses built on former glebe land of the Rectory; Kiln Road, a row of 1970s maisonettes; and four semi detached dwellings recently constructed on Dark Lane, overlooking at The Square which may once have been a Village Green.

Land Use	Largely residential alongside St Andrew’s Church; Sherborne C of E Primary School; Chute Recreation Ground; Village Hall; Social Club; The Swan Pub; art studios; allotments, and watercress beds.
Pattern Of Development	Tight knit pattern of development in the centre with more loose pattern around the edges. In the village centre is a large area, defined by the junction of roads into the settlement, known as The Square.
Building Line/Plot Arrangement	Largely irregular building line with dwellings set in generally large plots in the centre. Plots are very generous around the periphery of the area. Vyne Meadow has a more regular, courtyard style layout. 6th and 19th century dwellings are located at key visual points in the street scene and make a significant contribution to the special qualities of the CA.
Density	Density varies in this CA, with low density ranging between 3-5dph towards the northwest, and 8dph along Dark Lane.
Boundary Treatment	There are many brick walls in the Conservation Area that, together with tall belts of trees, define important boundaries to buildings and spaces. The approaching roads into the village are lined with hedges.
Heights & Roofline	Predominantly two with some three storey 18th century buildings providing landmarks, such as Edernish House. The roofline is punctuated by groups of mature trees.
Public Realm	Its topography is one of its most distinctive features, as it enables important views through, into, and out of the historic centre of the settlement. The open spaces formed by the sources and tributaries of Wey Brook within this CA are an essential feature of the village as a whole. Mature trees around the Square create a distinctive setting and provide enclosure and cohesion.
Materials and Architectural Appearance	Re-fronted original timber framed buildings in brick (along Cranes Road and Dark Lane). Some thatch. Slate is limited to 19th century buildings. Joinery is present throughout as a feature on windows and door hoods and with timber cladding. Red tile roofs. Architectural features such as decorative barge boarding, eyebrow dormers on thatch-roof buildings and exposed timber framing with brick-nogging can be seen.

CA3- SSJ Village Centre



Figure 22: Detached, corner dwelling on Vyne Road with various elevations which positively contribute to the streetscape and creates a noticeable landmark in this CA.



Figure 24: Painted brick detached cottage with a brick wall, on Dark Lane, which contributes towards the rural setting of this CA.



Figure 25: Swan Cottage, Kiln Road, is recognisable for its intricate and unique features (timber banding, red brick, thatched roof) is an important focal point in this CA and the wider village.



Figure 23: New semi-detached houses, Dark Lane, which simple form (casement windows, porch) and material palette, echos the prevailing built character in this CA.



Figure 26: The village green is well overlooked and enclosed by The Swan pub, the Village Hall and housing, and is an important and attractive focal point for the village.

CA4- Spring Close



03

An area of approximately fifty semi-detached infill dwellings, which were constructed post WW2 along a discrete cul-de-sac.

Land Use	Solely residential.
Pattern Of Development	Linear with a cul-de-sac layout.
Building Line/Plot Arrangement	A consistent building line with pairs of semi-detached houses forming a strong street enclosure, with some to setbacks to allow for curves in the road. These dwellings have generous plots backing onto farm land.
Density	This CA has a low density of about 10dph.
Boundary Treatment	Predominantly clipped hedgerows, some wooden fencing, and low brick walls.
Heights & Roofline	Two storey with a mix of gabled and hipped rooflines.
Public Realm	Street trees form the gateway to this CA and an informal cluster of trees in the oval shaped green at the southern end of this CA contribute to natural and green atmosphere.
Materials and Architectural Appearance	Red brick with red clay tiles.

CA4- Spring Close

03



Figure 27: View of the oval shaped green at the southern end of the CA with houses looking onto it.



Figure 28: View of the two-storey brick houses from the entrance into the Spring Close cul-de-sac.



Figure 29: Mature trees growing on the green in Spring Close cul-de-sac.



Figure 30: Semi-detached house which is typical to this CA with red brick and a tiled, hipped roof.



Figure 31: View into the southern end of the CA with the mature trees at the end of the sightline, green verges between the pavement and road and hedgerow boundary treatment.

CA5- Manor Road



03

A historic street in the village comprising of large family dwellings built around the 20th century. Approximately 50 infill bungalows on generous plots built during the 1930s. Many properties have been extended and there are several contemporary alterations and newly built dwellings.

Land Use	Solely residential.
Pattern Of Development	Linear development set along a meandering road. A key feature of this character area is the one-plot deep development pattern. The street is set out on a slope that rises to the south and affords views of the village rooftops.
Building Line/Plot Arrangement	Dwellings are positioned within generous plots and setback from the road, which creates an open feel.
Density	Due to the large front and back gardens, the density is fairly low at approximately 10dph.
Boundary Treatment	High hedgerows and low stone walls are commonplace which provides a leafy setting. Some fencing and wooden gates.
Heights & Roofline	A mix of bungalows and two storey properties. Rooflines vary, with front gables and hipped being the most commonplace. Dormers are frequent, especially in bungalow properties.
Public Realm	Traditional residential street, with footpaths on either side. Mature street trees and high hedgerows provide enclosure and privacy.
Materials and Architectural Appearance	Red brick with some white render. Slate and red clay roof tiles.

CA5- Manor Road



Figure 32: A recently constructed detached house with timber weatherboarding and rendered facade, as well as other features such as the porch and gabled dormers, which reflect the historic character of the village.



Figure 33: A new, contemporary style house with some elements that are in keeping with the historic character, such as gabled dormers and the low scale. The sand brick and extensive glazing is out of character.



Figure 34: Large detached house which is screened by high hedgerows, which reinforces the rural setting of the CA.



Figure 35: Bungalows with large front gardens which create an open, spacious feeling, in keeping with the CA.



Figure 36: The use of hipped dormer, timber weatherboarding, slate and red brick on this contemporary property echos the historic material palette. The fencing reinforces the rural setting.



Figure 37: Variable rooflines including hipped and gabled, created by a range of house types and ages, which adds interest and character and is typical of the CA and the Parish as a whole.

CA6- Tyfield



03

A small area of housing between Manor Road and Elm Road of largely constructed over twenty years from the 1970s-1990s.

Land Use	Solely residential.
Pattern Of Development	Linear with a cul-de-sac layout.
Building Line/Plot Arrangement	A consistent building line with pairs of semi-detached houses forming a strong sense of enclosure, with some setbacks to allow for curves in the road. These dwellings have generous plots backing on to farm land.
Density	The density is fairly low about 16dph due to the large front gardens.
Boundary Treatment	Predominantly clipped hedgerows and some wooden fencing and low brick walls.
Heights & Roofline	One storey (with dormers) with steeply pitched roofed chalet bungalows and two storey detached dwellings.
Public Realm	Street trees at the gateway into this CA and an informal cluster of trees in the oval shaped green at the southern end of this CA.
Materials and Architectural Appearance	The earlier buildings are of cream or orange brick with brown clay pan-tiles. The later development used red brick with red or brown pan-tiles. Window frames are mostly dark stained timber.

CA6- Tyfield

03



Figure 38: Chalet bungalow typology in Tyfield with steeply pitched roofs.



Figure 40: View from the southern end of Tyfield with high amounts of hedgerows and trees, providing a leafy feel to the area.



Figure 39: Two storey house with dormer windows and half-hipped pitched roof.



Figure 41: Two storey house with dormer windows and natural boundary treatments and trees providing screening.



Figure 42: High hedgerow boundary treatment.

CA7- Edge development



A range of development ranging from post-war to the present day, along the edges of the settlement. This includes Vidlers Farm, Dancers Meadow, Elm Road, the southern end of Aldermaston Road, Sireburne Close and Cranesfield.

Land Use	Residential with a small village shop in Sireburne Close.
Pattern Of Development	Vidlers Farm, Dancers Meadow, and Sireburne Close are single access cul-de-sacs. Aldermaston Road, Kiln Road and Elm Road, are linear in pattern.
Building Line/Plot Arrangement	Dwellings are all set back from the street edge, with grassed verges commonplace. As below, these areas are less enclosed and have less street definition than other parts of the village due to the lack of greenery and wide gaps between buildings.
Density	The density is quite low amongst edge developments, ranging between 5-7dph. Higher density can be found along Dancers Meadow with 23dph.
Boundary Treatment	Fencing and low cut hedges.
Heights & Roofline	One storey bungalows along Dancers Meadow. Otherwise, two storeys with a variety of rooflines and styles.
Public Realm	Trees and hedgerows are commonplace in Cranesfield and Elm Road, but elsewhere less so.
Materials and Architectural Appearance	Largely red brickwork and red clay tiles. Some sand coloured brickwork on Vidlers Farm and Dancers Meadow. Materials do not always reflect the local vernacular.

03

CA7- Edge development

03



Figure 43: Detached houses, Sireburn Close with clay tile, red brick and timber weatherboarding, in keeping with the historic character of the CA and the village. However due to the small gaps between buildings, short set back distances and use of hard boundary treatments the development has a urban feel which does not fully reflect the rural, village character of Sherborne St John.



Figure 44: Trees and planting are commonplace on Cranesfield, creating enclosure and reinforcing the rural setting.



Figure 45: Properties set back from the street with green verges, tree planting and hedgerows on Cranesfield, which provides a visual connection with the countryside beyond.



Figure 46: Spacious driveway, Cranes Road and high hedgerows affords a lot of enclosure and privacy and enhances the rural character.



Figure 47: Terraced houses with courtyard parking, Cranesfield, which is somewhat out of character with the rest of the public realm in the village.



Figure 48: Wooden fencing and boundary planting, Elm Road, which forms a strong boundary and screens the elevated dwelling from the street.

CA8- Countryside



03

Open countryside comprising rolling chalk downland, large areas of ancient semi-natural woodland, rivers, and arable fields lined with low hedges.

Land Use	Predominantly rural fields and a few dispersed farms. There is also fringe development to the south of the character area, which is mainly residential with some commercial, community, and retail use.
Pattern Of Development	The largely agricultural landscape is set within a strong hedgerow network with woodland areas creating a sense of tranquility. The rural fields and hills define the unique character of this area, such as those along Vyne Rd.
Building Line/Plot Arrangement	The southern residential zones have an organic street layout, with curved through-roads splitting off into smaller cul-de-sacs. The houses within the residential plots are setback, including small front gardens with driveways and varied sizes of back gardens.
Density	The density is low, less than 4dph in the CA.
Boundary Treatment	Fencing and low cut hedges along recent residential development. Tall hedges, trees and natural landscape on either side of the country lanes.
Heights & Roofline	The remote farmsteads and outbuildings are low rise of one to two storeys, many have a large footprint with a pitched roof. The residential development to the south is typically two storey, with some examples of three storey buildings.
Public Realm	There are limited footways in the area which is predominantly of narrow rural lanes, grass verges, large trees, and established hedgerows. Some of the new build residential developments have very limited landscaped areas, creating a strong built-up feel. Although they do provide a network of footpaths, a good number of accessible green spaces, and children’s play areas.
Materials and Architectural Appearance	Recent developments utilise the typical red brick, some stucco facades can also be seen. The roof materials are a variation between black slate, red clay tiles.

CA8- Countryside



Figure 49: Views out towards the countryside from Elm Road, which is typical of this CA.



Figure 50: Extensive views across open fieldland towards dense woodland areas from Chineham Lane.



Figure 51: Narrow, winding country roads, lined with trees and high hedges.



Figure 52: View from Cranesfield into open countryside and towards ribbons of tree belts which characterise this CA and provide a pleasant, rural setting.

CA9- The Edge of Basingstoke



03

The CA is located on the northern edge of Basingstoke and is characterised by cul-de-sac development, which tends to be set out along a meandering road layout. Perimeter blocks predominate and densities are higher than elsewhere in the Parish, due to small plot sizes and gardens.

Land Use	Predominantly residential uses including other uses such as Marnel Park and Spiers Meadow play area.
Pattern Of Development	This CA comprises two areas of recently constructed housing. One to the north of Everest Sports Centre, which features a small amount of linear development along Sherborne Road and Chineham Lane. The second is a 21st century development in the form of cul-de-sacs extending from existing cul-de-sacs off of Appleton Drive and Barrington Drive.
Building Line/Plot Arrangement	Relatively tight-knit development which follows the cul-de-sac layout in the recent development. The linear development has long and relatively narrow plots with consistent set back and generous garden sizes.
Density	The density in this CA is higher than the average density within the Parish, being adjoined to Basingstoke, at approximately 35dph.
Boundary Treatment	There are minimal boundary treatments (such as green verges or hedges) across the majority of the CA.
Heights & Roofline	Consistently two storey development with varied rooflines.
Public Realm	Some of the new build residential developments have very limited landscaped areas, resulting in a strong built-up feel. However, there are different green spaces such as Marnel Park, and tree lines. There is an important woodland screening area which fronts the Park and ensures a buffer. Some footpath networks run through developments to the north east of the CA.
Materials and Architectural Appearance	Recent development utilises red brick, render and weatherboarding. Pantile and slate for roofs feature on the majority of houses.

CA9- The Edge of Basingstoke



Figure 53: View of modern residential properties along a winding road at the edge of Basingstoke.



Figure 55: View of semi-detached houses on Appleton Drive.



Figure 54: Terraced properties with a large area of car parking outside the houses and no green front garden.



Figure 56: Large open green space off Carter Drive.



Figure 57: Houses along Carter Drive which overlook the green space.

3.2 Summary table

The table below summarises a number of positive, unifying characteristics which occur across the NA, which must influence future development.

Relevant design guidelines and codes	Unifying features and related guidance
DG.1, DG.3, DG.5	The green open spaces, planting and woodland in the NA are an integral part of its green, tranquil and rural setting. As such, this important relationship of the built environment to the landscape should be maintained and enhanced through new development. New development must integrate and incorporate the landscape and green open spaces. In line with Basingstoke and Dean Borough Council local policy and set out in the Council's Biodiversity, Trees and Landscape SPD, development should be located 20m away from the edge of a recognised treeline/ treebelt.
DG.2	Eco-design should be promoted. New housing should include sustainable features. Electric car charging ports should be included in new developments.
DG.11	The prevailing architectural style and materials in Sherborne St John should be reflected in any future development to ensure that it responds to the surrounding vernacular and is rooted in its setting.
DG.6	The historic character of the village, formed in particular by the Conservation Area, is a great asset which must be respected and enhanced.
DG.4	The village's topography is one of its most distinctive features which frames long and short-distance views of the settlement. Green spaces, backdrop woodland, and open fields are other important elements. Views of these features should be preserved and promoted in new development.
DG.7	Existing hedgerows should be retained wherever possible to maintain the continuity of hedges throughout the village. This should be native hedgerows wherever possible, to enhance biodiversity.
DG.10	New development should seek to preserve the open character of the village. In either case the plot size and building footprint should reflect that of surrounding properties in the area.

3.3 Summary table

The table below summarises a number of potential issues that may arise from insensitive future development.

Relevant design guidelines and codes	Potential threats and related guidance
DG.5, DG.7	Abrupt edges in the rural countryside should be avoided. Instead, natural boundary treatments should be introduced, to provide a natural transition to the countryside. Natural boundary treatments should always be prioritised over hard boundary treatments to preserve the rural character. As such, gates and high timber fences should be avoided.
DG.3	The footpath network in and around the NA are an important element of its character and provide amenity value for both residents and visitors. Where possible the settings of these should be enhanced, they must be maintained and should be extended, with signage provided for wayfinding.
DG.10	The density of new houses is integral to the built setting of the NA. If new development is not broadly in keeping with the prevailing density in the area, it has the potential to degrade the existing rural character. Building density and massing of new houses therefore should match their surrounding environs to preserve the rural context.
DG.8	New buildings and extensions which do not fit within the context have the potential to negatively impact on the surroundings. Any house extensions must harmonise with their surroundings. Extensions must conform with the principles set out in the Basingstoke and Deane Design and Sustainability SPD - Section 11-Extensions ¹
DG.9	Poorly designed backland/tandem development can cause issues for access and privacy of both new houses and the existing houses in the immediate area. Backland/tandem development should follow national standards to address issues of access and privacy.
DG.10	Rooflines in some new developments are higher in pitch than the prevailing roofscape and often feature bulky massing, and therefore are imposing to the overall character. The roofline of any new development should match the overall surrounding roofline and should, most of all, complement the street scene.

¹ Section 11- Extensions, Design and Sustainability SPD 2018, Basingstoke and Deane Borough Council (<https://www.basingstoke.gov.uk/design-and-sustainability-spd/>)



**Design Guidelines and
codes**

04

4. Design guidelines and codes

This chapter provides guidance and codes on the design of new development and the extension of existing properties in the Parish. Where possible, local images are used to convey the design guidelines. The design guidance and codes supports the Neighbourhood Plan and should be read in conjunction with relevant local policies.

4.1 Introduction

This section is divided into two parts. The first is a set of general design considerations appropriate for Sherborne St John's rural environment, and should be addressed by applicants and their design teams. Where guidance is already covered by national, district or parish level planning / design guides in, relevant links are provided.

The second part is a set of specific design codes in relation to the key characteristics of the Parish, that are not covered by existing planning / design guidance. The codes are specific instructions which give clear directions for the development of design proposals.

Both the design considerations and the design codes focus on housing development, such as small scale or infill, as well as potential conversions or extensions. In addition to

this, more strategic design guidance will also be included to cover potential larger developments coming forward.

The purpose of both the design considerations and the design codes is to ensure that development in the Parish is place specific, and responds sensitively to the local context. New proposals will be expected to apply the codes to reflect the vernacular style of the Neighbourhood Area (NA).

4.2 Part 1. General design considerations

1. Access and movement

- a. Development should propose streets that filter traffic and speed, to retain the

Parish's rural setting. For that reason, a legible hierarchy should include primary, secondary, tertiary roads and edge lanes;

- b. Development should link up with the with well connected streets and footpaths within and surrounding the Parish;
- c. Development should feature streets that meets the needs of all users; pedestrians, cyclists, and those with disabilities; and
- d. Development should propose streets that incorporate trees, hedgerows and other planting, to retain the characteristic green setting of the Parish.

2. Parking and utilities

- a. Parking should be well integrated and should not dominate the public realm, so that it is in keeping with the Parish, which features predominantly on plot parking;
- b. High-quality and well-designed soft landscaping, hedges, hedgerows and trees should be used to increase the visual attractiveness of parking and enhance the rural character of the Parish;
- c. Driveways must be constructed from porous materials, such as gravel to minimise surface water run-off and help mitigate flooding and to maintain the rural character of the Parish;
- d. Garages must not dominate the appearance of dwellings and must not reduce the amount of active frontages to the street;
- e. Electric vehicle charging points, both for off-street and on-street parking, should be integrated into the design;
- f. Adequate provision should be made for bin storage, including areas for waste separation, holding and recycling;
- g. Adequate provision should be made for cycle parking, on public and private land;
- h. Lighting schemes should be in place to promote safety, whilst ensuring the protection of dark skies.

3. Green infrastructure and landscape

- a. Development should provide adequate public open space in terms of both quantity and quality;
- b. Development should propose adequate private/ communal amenity space to meet the needs of the population;
- c. Development should identify existing biodiversity assets and corridors and contribute to their preservation and enhancement and should maximise opportunities for the restoration, enhancement and connection of natural habitats in accordance with the Biodiversity Action Plan for Hampshire¹.
- d. Development should promote green links (cycle ways, footpaths, tree lined streets) which connect with existing neighbourhoods within the Parish;
- e. Development should be 20m away from the edge of a recognised treeline / treebelt, in line with BDBC local policy;
- f. Sustainable Urban Drainage Systems (SUDs) should be provided wherever possible; and
- g. Development should demonstrate a connection to landscape setting of the Parish and propose a design that does not undermine the existing qualities of the area.

1. <https://www.basingstoke.gov.uk/content/doclib/2999.pdf>

4. Built form

- a. Development should respect surrounding buildings in terms of scale, height, form, and massing, which is generally low;
- b. Development should retain and incorporate existing building features which add richness and character;
- c. Buildings should front onto the street and avoid blank facades;
- d. Buildings should overlook public green spaces to ensure natural surveillance;
- e. Development should propose a combination of soft and hard boundary treatments to reinforce the existing character of the Parish, which combines walls, fences and hedgerows;
- f. Development should propose designs that allow for relatively irregular building lines and setbacks to match the built character of Sherborne St John;
- g. The massing of landmark buildings (i.e. those on corners or at the end of a street) could be slightly larger, or more intricate than the surrounding street to help them stand out;
- h. Development should include a range of house types and sizes to allow for a variety of options and bring balance to the Sherborne St John population profile; and
- i. Infill development should complement the street scene into which it will be inserted. Thus, building lines, boundary treatments, massing, heights should reflect the surrounding context.



Figure 58: Properties fronting onto the streets with adequate fenestration to ensure natural surveillance



Figure 60: A large, detached, corner dwelling on Vyne Road with a steep, varied roofline with feature chimneys, which creates a noticeable landmark.



Figure 59: A mix of hard and soft boundary treatment enhancing the current character of Parish

4.3 Part 2. Design Codes

The analysis in Chapters 2 and 3 outlines the key features that contribute towards the unique setting of Sherborne St John Parish.

Building on this, and the general design considerations section in this Chapter, the following section sets out a number of design codes, which comprise specific instructions that provide clear directions for the development of design proposals. Additional suggestive information including diagrams should be understood as best-practice guidance only.

The design codes have been prepared based on site visit observations, desktop research, and liaison with the Neighbourhood Plan Steering Group.

The following design guidelines and codes should be applied to oversee the design of new development proposals in the NA:

Area wide design guidelines - these guidelines apply to all the character areas.

- **DG.1** Biodiversity
- **DG.2** Eco-design
- **DG.3** Accessible and attractive footpaths and cycle networks
- **DG.4** Views and landmarks

Area wide and character area specific guidelines - these contain guidance which applies to the most relevant character areas, as shown in the table opposite, and additional guidelines which are specific to individual character areas.

- **DG.5** Development edges in the rural landscape
- **DG.6** Development affecting heritage assets
- **DG.7** Boundary treatments
- **DG.8** Extensions, conversions and infill
- **DG.9** Backland/ tandem development
- **DG.10** Settlement pattern
- **DG.11** Architecture and materials

Design codes	Particularly Relevant Character Areas
DG.5 Development edges in the rural landscape	CA2, CA3, CA4, CA5 and CA7
DG.6 Development affecting heritage assets	CA1, CA2 and CA3
DG.7 Boundary treatments	All
DG.8 Extensions, conversions and infill	CA2, CA3, CA4, CA5, CA6, CA7 and CA9
DG.9 Backland/ tandem development	CA2, CA4, CA5, CA6, CA7 and CA9
DG.10 Settlement pattern	All
DG.11 Architecture and materials	All

For reference, the Character Areas are:

- CA1- The Vyne
- CA2- West End
- CA3- SSJ Village Centre
- CA4- Spring Close
- CA5- Manor Road
- CA6- Tyfield
- CA7- Edge development
- CA8- Countryside
- CA9- The Edge of Basingstoke



DG. 1 Biodiversity

Close access to nature - and biodiversity - is a key factor in wellbeing. The National Model Design Code (NMDC) recognises this:

“Development should enhance the natural as well as the built environment. Nature is good for health and wellbeing, for biodiversity, shading and cooling, noise mitigation, air quality and mitigating food risk as well as contributing to tackling the climate emergency. Nature is also central to the creation of beautiful places.”

NMDC, paragraph 57

Therefore, boosting biodiversity wherever possible is imperative in Sherborne St John, which benefits from a wide range of green features and planting, that contributes significantly towards its unique green setting.

This code sets out some additional design guidelines that should be implemented in both private properties and public spaces, as follows:

- a. Biodiversity interventions in the public realm should help to bolster biodiversity as well as inform and educate the community about nature. For instance,



Figure 61: Example of a pollinator garden that could be placed in a communal green space within the built environment



Figure 62: Existing habitat and fauna at Farm Pond

hedgehog streets, wildlife friendly corridors, community forests or designated areas within green space for wildlife would raise awareness about the importance of biodiversity. The high hedgerows such as those in the Manor Road Character Area provide a habitat for a plethora of native wildlife. In addition, other important green spaces like open spaces in Marnel Park and Weybrook Golf Course should be protected to enhance habitats;

- b. In private properties, smaller interventions should be implemented to provide species with cover from predators and shelter during bad weather, as well as helping to promote new habitats and creating wildlife corridors. Some examples of this are ponds, bat boxes, bug hotels, and frog houses;
- c. Gardens and boundary treatments should be designed to allow wildlife to pass through and to retain the rural character of the Parish. Native bird species include Herons and Kingfisher,

Raptors (including sparrow hawks, kestrels and buzzards), which prey on rodents and small birds.

- d. Blue assets can also contribute to biodiversity and habitat connectivity. Therefore, existing water resources, streams and ponds like the Chalkstreams, Wey Brook and Farm Pond which provide important wildlife habitats, should be protected and enhanced;
- e. In addition, rich, native vegetation should always be implemented, while impermeable boundaries and surfaces (such as bonded gravel, solid fencing or walls) should feature sparingly. Regular gaps should feature to facilitate wildlife movement; and
- f. Green roofs should be used to boost biodiversity and improve visual amenity.



Figure 63: Example of a structure used as a frog habitat corridor located in an outdoor green space.



Figure 64: Example of a bat box placed in the front or rear garden of a property



Figure 65: Example of a bug hotel that could be placed in the front or rear garden of a property.



Figure 66: Example of bin storage surrounded by flowers and plants, improving visual amenity and enhancing biodiversity

DG. 2 Eco-design

This code will focus on some design guidelines and suggestions for properties to improve their energy efficiency.

Site analysis

- Determine the position of the sun throughout the year;
- Identify the direction of the prevailing wind;
- Determine seasonal characteristics; and
- Identify topographical features that might optimise or degrade the performance of the buildings. For instance, slopes, tree belts, the shape and orientation of the site.

Building orientation

- One of the main glazed elevations should be within 30° due south to benefit from solar heat gain. Any north facing facades might have a similar proportion of window to wall area to minimise heat loss on this cooler side;

- If the main elevation of a house face east and west i.e. there is no main elevation facing south, rear wings could be included so that some of the property benefits from solar passive gain from the south;
- Homes should be designed to avoid overheating through optimisation of glazed areas, natural ventilation strategies including high- and low- level openings, longer roof overhangs, deep window reveals and external louvres/ shutters to provide shading in hotter summer months;

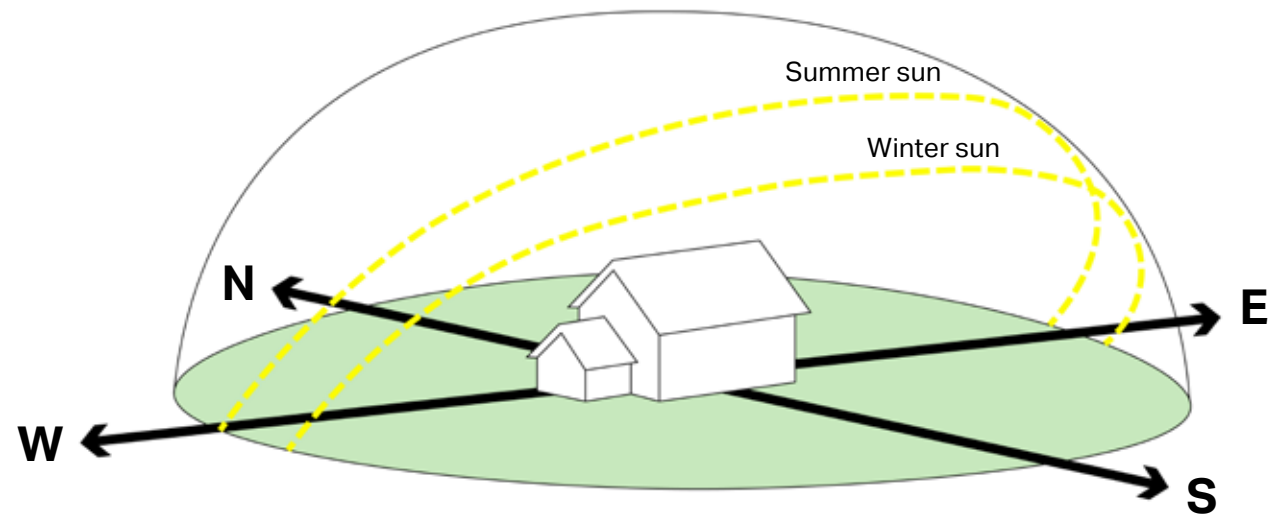


Figure 67: Diagram showing sitting with the sun during summer and winter periods. In cooler months, the lower position of the sun heat the indoors

Building form

- a. Building layouts should suggest cooler service spaces to be located with a northerly aspect and habitable rooms to be located to the warmer southerly aspect;
- b. Exposed areas of the site with no natural shelter should be avoided;
- c. Vegetation on the walls could provide an additional thermal layer.

External environment

- a. Vegetation should be placed appropriately so that south-facing windows are not overshadowed between 9am and 3pm; and
- b. Planting should be placed to the north to offer protection from north cold winds. In addition, the most effective height for trees is the height of the building and placed 1-3 heights away.



Figure 68: Example of a property with vegetation on the facade, elsewhere in UK



Figure 69: Examples of green roofs in a rural context

DG.3 Accessible and attractive footpaths and cycle networks

Sherborne St John Parish is characterised by a good network of footpaths and cycle routes offering connections to Basingstoke and other nearby smaller settlements.

The design guidelines below offer guidance on the materials and quality of footpaths as well as the relationship between residential developments to pedestrian and cycle networks:

- a. Where possible, newly developed areas must retain or provide direct and attractive footpaths between neighbouring streets and local facilities and amenities. Establishing a robust pedestrian network across new developments and among new and existing development is key to achieving good levels of connectivity and promoting walking and cycling;
- b. Pedestrian and cycle links within residential communities should always be overlooked by properties to create natural surveillance and to offer good sightlines and unrestricted views, this makes people feel safer;
- c. Restrictive features such as barriers to vehicle movement, gates to new developments, or footpaths between high fences must be avoided;
- d. Cycle parking should be implemented in both private and public spaces to encourage cycling in the Parish;
- e. Paving used along the pedestrian and cycle links should, in principle, be permeable to help absorb surface water and mitigate flooding. Thus, concrete paving should be avoided. In addition, materials can vary depending on the context, however, an overall earthy palette is recommended to fit into the rural surroundings. For example, different colours and shapes of stones can be used within the village, whilst on the outskirts or along edge lanes, a less formal character can be introduced using mainly gravel;
- f. Strategic signage should be in place to offer guidance and help people with navigation highlighting important destinations, facilities, cities and smaller settlements. The materials and design of the signage should be appropriate of the rural character of the Parish; and
- g. Any new or replacement signage or furniture should be designed to limit any visual clash with the existing environment and especially to avoid any urbanising affect.



Figure 70: An example of edge lane that uses gravel, in an earthy-coloured palette, which could also be used in footpaths within the countryside, elsewhere in the UK



Figure 72: Photographs showing wooden signs to indicate footpaths in Sherborne St John, which fit well within their rural context. A similar design could be used to indicate any new pedestrian or cycling routes.



Figure 71: Example of signage that could be implemented along footpaths within the open countryside to navigate people towards important destinations, elsewhere in the UK

DG.4 Views and landmarks

- a. New development proposals should not be visually intrusive. This should be achieved through appropriate scaling and design, including landscape screening, where appropriate;
- b. Development should incorporate and protect long distance views, for example towards key landmarks buildings, towards any points of interest beyond the village and all views included in the Scarp Landscape Architecture's Key Views report;
- c. Development should preserve key short-distance views towards important landmarks or heritage assets, such as St Andrews Church and neighbouring Manor Farm house and buildings. Significant long- and short- distance views which should be protected are identified on a map as part Sherborne St John's Neighbourhood Plan policies;
- d. These existing views and vistas should be actively considered when preparing new development proposals. The comprehensive list of views within the parish are set out in Scarp Landscape Architecture's Key Views report, commissioned by Sherborne St John Parish, and the Conservation Area Appraisal. These documents should be referred to and views identified should be protected and preserved in any new development proposal;
- e. Where appropriate, future development proposals should incorporate landscape and built features to create landmarks, helping with legibility;
- f. New development proposals should maintain visual connections to the surrounding landscape and long views out of the settlement. Development density should allow for spaces between buildings to preserve views of countryside beyond and maintain the perceived openness of the settlement;
- g. Creating short-distance views broken by buildings, trees or landmarks helps to create memorable routes and places; and
- h. The views between Morgaston Wood and the village, and between Basing Forest and the village are important visual amenities. Any development permitted should not impair the quality and character of these publicly available views.



Figure 73: Any views towards St Andrews Church should be respected. The setting and relation between the village, the Church, facilities, woodland and rural landscape, which is strengthened through visual links between them including both short and long distance views, should be retained with any new development.



Figure 74: Long distance view into the surrounding countryside.



Figure 75: Trees at the entrance to the church and low density and low height buildings near to the church protect and frame views towards it.



Figure 76: Views from the village towards to countryside in the background - any new development should consider the rural transition of the village to the countryside and respect the green setting of the Parish by protecting existing mature trees and planting more wherever possible to maintain the rural character.



Figure 77: Long distance views towards surrounding countryside.

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DG.5 Development edges in the rural landscape

Sherborne St John Parish has a strong rural character and rich vegetation, which should be maintained and enhanced by any new development. In particular, any new development set on the edges of the village or next to existing woodlands needs to respect the existing nature and take opportunities to improve existing green assets. Therefore this code is relevant for CA the Countryside, West End and Edge Development character areas and any development within these areas should use the follow design guidance:

- a. New development should protect clear physical separation which provides a sense of change from the urban areas of Basingstoke to rural Sherborne St John. The flats on Kiln Road which are visible from Vidlers Farm are an example of a built character that is generally incongruous to the prevailing historic character, but the scale and material palette are in keeping, providing a visual consistency. This farm is located across fields to the northwest.
- b. New development should conserve existing native trees and shrubs along the lanes and within any potential developable site and incorporate any green/ecological asset within design, whilst any unnecessary loss of flora should be avoided;
- c. Abrupt edges with little vegetation on the edge of the development should be avoided. On the contrary, rich vegetation including native trees and hedgerows should be in place to provide a smooth transition from the built-up areas to the rural landscape. For example, in [Figure 80](#), Manor Farmhouse integrates green features into its design with green features and boundary treatments;
- d. Edges must be designed to link rather than segregate existing and new neighbourhoods. Therefore, green corridors should be proposed to provide additional pedestrian and cycle links that will improve connectivity between neighbourhoods and contribute to the successful integration of any new development within the Parish;
- e. New development adjoining public open spaces should face onto them, as shown in [Figure 78](#) and [Figure 81](#), to improve natural views and vistas; and
- f. New development adjoining open fields and countryside should have a soft landscaped edge, to create a gradual transition into the open fields.



Figure 78: Development facing onto public open spaces.

Character Area Specific Design Guidance and Codes

Character Area	
CA2 West End	Maintain the linear pattern and provide generous building gaps. Tall belts of trees define important boundaries of buildings and spaces - the existing high level of vegetation should be maintained. Consider the effect of the topography in any new development.
CA3 SSJ Village Centre	Any new development at the edges of the village should integrate with the development pattern - plots in these areas should be more generous and follow a loose and informal development pattern, with trees and hedges to line roads and define boundaries.
CA4 Spring Close	Development edge plots back onto farmland and should have generous back gardens and landscape planting to reflect this setting.
CA5 Manor Road	Maintain the open feel of this character area, which provides a transition between the countryside and development edge. Development must be low height, low density, one plot deep and should feature trees and shrubs to maintain the leafy setting.
CA7 Edge Development	This character area specifically encompasses areas of existing edge development. Development proposals should respect the more rural character - with less enclosure, more informal arrangements and greater set back than in other character areas.



Figure 79: Diagram to illustrate the appropriate use of landscape buffering - in this case generous back gardens and a dense treeline, along edges of properties to create a transition between the built up area and surrounding countryside, Cranesfield.



Figure 80: Manor Farmhouse respects the existing green features by integrating them into the design with proposed soft edges and a footpath



Figure 81: Properties overlooking the public open space with the large tree as a landmark improves natural views, Kiln Road. The village hall and Swan Pub also facing this green space

DG.6 Development affecting heritage assets

There is a rich history in Sherborne St John Parish, mainly concentrated within the conservation area which covers west and east part of the village settlement. There are a number of listed buildings that contribute to the local vernacular as well as The Vyne as registered park and garden and ancient woodlands.

Therefore, reasonable design guidelines are needed to ensure that any new design is aware of those assets and stimulate ways in which they could be further promoted and protected:

- a. New development in close proximity to a heritage asset must respect its significance and demonstrate how local distinctiveness is reinforced. Development opportunities will be by their nature more limited in the core conservation area due to its higher heritage value;
- b. New development proposals should not block key views to and from heritage assets and the setting of the conservation area (see relevant NP policy) should not be affected. For example, careful consideration should be given to St Andrew Church, to maintain the view towards it.
- c. Key views and vistas identified in the Conservation Area Appraisal contribute to the setting of heritage assets as well as their visual presence within the village and should be protected. These include:
 1. View from Dark Lane, northern corner of the green looking south/ south-west
 2. View from Vyne Road looking west from opposite No. 10
 3. View from Vyne Road to the southwest from entrance to the recreation ground car park
 4. Vista north-west from Mill Lane junction with Vyne Road
 5. View from Church Walk to the church tower
 6. View from Church Walk looking north across the pond
 7. View from Church Walk to the war memorial
 8. View from Cranes Road into Bourne Field
 9. View from Manor Farm to north-east
 10. View adjacent to Kingfishers looking out to the countryside north of the village
- d. New development should retain the existing open spaces, vegetation and trees to preserve the historic form and pattern of development close to the asset; and
- e. New development should propose architectural details and materials that complement the ones used in the surrounding heritage assets to preserve and respect the local vernacular. More details on the local vernacular and materials that are used in the village are analysed in DG.11.

Character Area Specific Design Guidance and Codes

Character Area	
CA1 The Vyne	A very sensitive character area within the parish due to the listed status of the registered park and garden. The setting and key views into and out of the character area must be protected. The enclosed character of this area due to woodland and high hedgerows should be maintained.
CA2 West End	Part of the conservation area the West End has 6 listed buildings: Cranes Farmhouse, 6, 8, 7, 9, 21 and 23 West End, Weybrook House and Weybrook Cottage. Any new development in close proximity should respect the setting of these assets. Some existing contemporary infill development examples in this area are more successful than others. For example use of large areas of glazing in infill to the northern end is not in keeping with the historical material palette. The infill developments at 33-35 West End are more in keeping and this should approach should be utilised in new development proposals.
CA3 SSJ Village Centre	There are 9 listed buildings in this character area: Spring Cottage, the Old Rectory, Manor Farmhouse, Church of St Andrew, Edernish House, 6, 8, 18 and 20 Vyne Road, Peppercorn and April Cottage. The whole character area is designated as a conservation area. Therefore any new development must be sensitive to the surrounding character and heritage assets, with generous buffers from these assets maintained and views towards and out from the area also respected. In particular, development close to the grade I listed Church of St Andrew is not acceptable.



Figure 82: Church of St Andrew, views toward the church should be preserved.



Figure 83: Woodland landscape of the Vyne registered park and garden.

DG.7 Boundary treatments

- a. Buildings should ordinarily front onto streets. The building line can have subtle variations in the form of recesses and protrusions, but will generally follow a consistent line;
- b. Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from adjacent buildings. This can be achieved by placing ground floor habitable rooms and upper floor windows facing the street;
- c. Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. They should be mainly continuous hedges and low walls, as appropriate, made of traditional materials found elsewhere in the village. The use of *Cupressus leylandii* or other fast growing conifers as a hedging plant should be discouraged;
- d. Provide effective boundary treatment through sufficient structural landscaping;
- e. Existing hedgerows should be retained wherever possible to maintain the rural character;
- f. Fencing and brick walling should be used with care and should not detract from the existing street scene. The external appearance of fences and walls can be softened by the planting of shrubs and trees; and
- g. New developments should have a buffer as per principle RA6 of the Basingstoke and Deane Design and Sustainability SPD where the minimum back to back requirements are 20m for 2 storey development and 28m for 3 storey development to protect privacy and right to light of existing residents and homeowners.

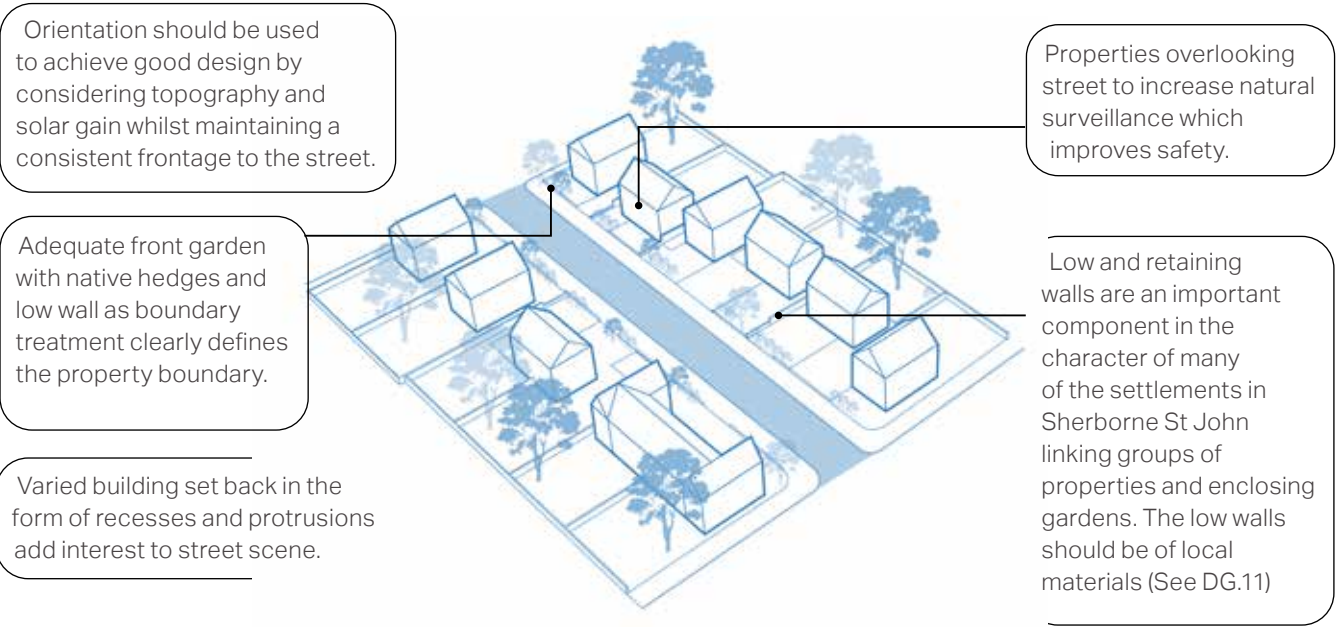


Figure 84: Illustrative diagram showing boundary treatments

Character Area Specific Design Guidance and Codes

Character Area	New development must feature characteristic boundary treatments, as follows:
CA1 The Vyne	Woodland / high hedgerows.
CA2 West End	Brick walls, tall belts of trees, hedgerows and infrequent use of low fences with gaps.
CA3 SSJ Village Centre	Low brick walls, tall belts of trees, approaching roads lined with hedges.
CA4 Spring Close	Clipped hedgerows, infrequent use of low wooden fencing with gaps and low brick walls.
CA5 Manor Road	High hedgerows, low stone walls, infrequent use of fencing with gaps and wooden gates.
CA6 Tyfield	Clipped hedgerows, infrequent use of fencing with gaps and low brick walls.
CA7 Edge development	Infrequent use of fencing with gaps and low-cut hedges
CA8 Countryside	Infrequent use of fencing with gaps and low-cut hedges along residential development. Tall hedges, trees and natural landscape on either side of the country lanes.
CA9 The Edge of Basingstoke	Predominantly natural boundary treatments, such as green verges and hedges.



Figure 85: Clipped hedgerows



Figure 86: Brick wall combined with hedgerows



Figure 87: Dark wooden fencing with gaps combined with vegetation.

DG.8 Extensions, conversions and infill

Extensions

There are a number of principles that residential extensions and conversions should follow to maintain character:

- a. The original building should remain the dominant element of the property regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from any given viewpoint;
- b. Extensions should not result in a significant loss to the private amenity area of the dwelling;
- c. Designs that wrap around the existing building and involve overly complicated roof forms should be avoided;
- d. Side extensions should avoid creating a 'terracing' effect as demonstrated by good examples in Figure 88;
- e. The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate;
- f. Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building;
- g. In the case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new;
- h. In the case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues;
- i. Many household extensions are covered by permitted development rights, and so do not need planning permission. These rights do not apply in certain locations such as Conservation Areas; and
- j. Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials should be sustainable and be used on less prominent building parts. For more information see Basingstoke and Deane Design and Sustainability SPD - Section 11-Extensions¹.

¹ Section 11- Extensions, Design and Sustainability SPD 2018, Basingstoke and Deane Borough Council (<https://www.basingstoke.gov.uk/design-and-sustainability-spd>)

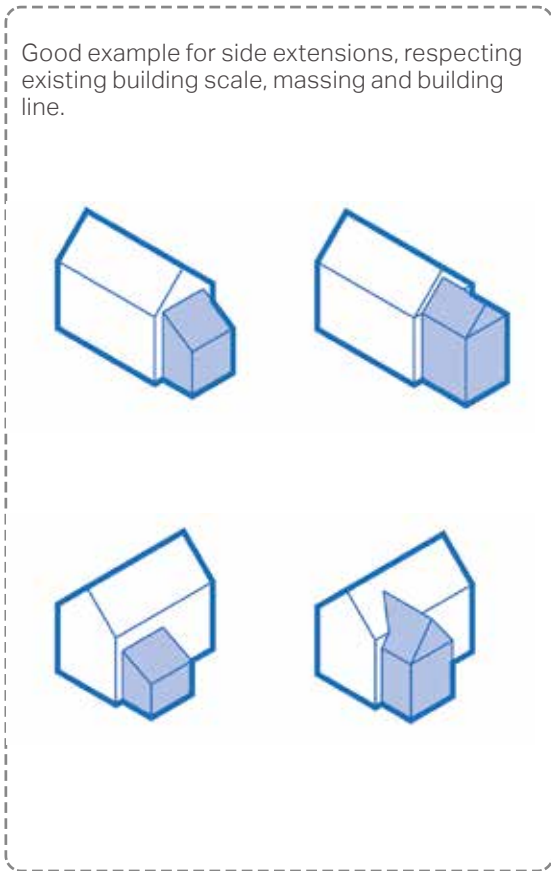


Figure 88: Some examples for different type of building extensions



Figure 89: Positive example of side extension



Figure 90: Positive example of side extension

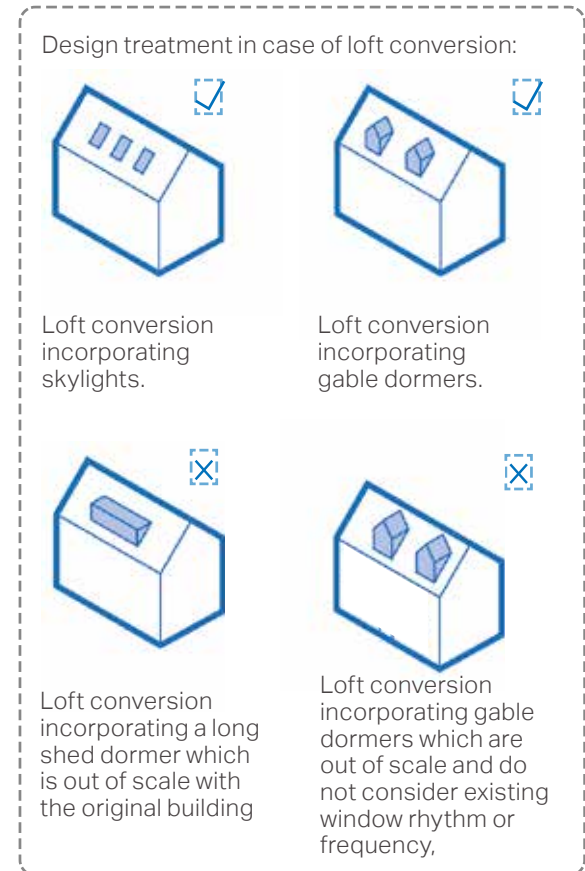


Figure 91: Some examples of positive and negative loft conversions.

Conversions

As previously described, the Parish has a rich history and features countless historic building. Some of these buildings have successfully been converted to residential use and therefore there are positive examples of conversion within the Parish.

- a. Features and general layout of the site setting that signify the historic working of the building/s should be retained. For instance, loose courtyard arrangements of buildings, physical boundary treatments, openings or wagon doors. New openings should generally be avoided and kept to a minimum when necessary. Agricultural sites should remain open and not be divided by fences or walls;
- b. The use of domestic add-ons such as chimneys, porches, satellite dishes, domestic external lighting and hanging baskets should be avoided;
- c. Wall treatment should reflect the existing materials of the building and be sympathetic to the surroundings;
- d. Features such as dormer windows need to be avoided. If rooflights are used, they should be sited discreetly so as to not become over dominant in the landscape;
- e. Courtyards, streets and footpaths should be surfaced in a material that reflects its rural setting and the original building materials;
- f. Parking spaces should not be formally marked out; and
- g. Boundary brick walls should be left intact, and not chopped through or reduced for access or to create visual splays.

Infill

Infill sites will vary in scale, context and location within any given settlement. An infill can have significant impact on the character and appearance of the built environment. The following principles should be applied in any future infill site, if any do come forward in the future:

- a. Infill development should complement the street scene into which it will be inserted. Points of continuity in the streetscape can be created by material / colour palette, roofscape features (such as chimneys and ridge/eave heights), scale and massing;
- b. The above elements also need to be considered in relation to topography, views, vistas and landmarks. In particular, important views should not be blocked by any new development;
- c. The building line of new development should generally be in keeping with the existing. Building set backs should provide some defensible space and should not front straight onto the pavement edge. Very often, with terraced or dense groupings, the building line will be exactly the same, but it might be acceptable that it closely aligns with the existing arrangement of buildings where there is an irregular, meandering building line;
- d. The density of any new infill development should reflect its context and its location in the village (centre or edge), or in a smaller settlement nestled in a wider landscape. The optimum density will respond to surrounding densities whilst making efficient use of land; and
- e. Individual or groups of buildings should contribute to the street scene and the spaces that surround them.

A potential site for infill. The future infill property should complement the street scene and should generally be consistent with existing building line patterns.

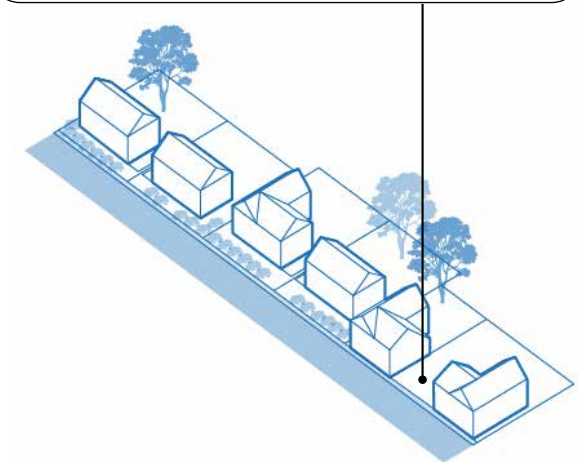


Figure 92: An indicative site before infill.

Character Area Specific Design Guidance and Codes

Character Area	
CA2 West End and CA3 SSJ Village Centre	New infill, conversions and extensions should follow existing planning guidance in relation to the setting of the conservation area. Infill development, conversions and extensions in close proximity to heritage assets could impact the setting of these assets and therefore should be avoided.
CA4 Spring Close	This area has a strong and consistent character in terms of building line, plot layout, material use and height. Therefore it is important that any infill, extension or conversion maintains these prevailing features.
CA5 Manor Road	Any infill development must retain the one-plot deep pattern of development in this area. There are existing examples of modern infill development which is out of character in this area due to use of materials such as glazing and sand brick. Any infill, extension and conversion should retain the existing rural character and refer to the material palette as set out in DG.11.
CA6 Tyfield	One storey buildings are common in this area and the two storey buildings often have high amounts of screening through vegetation and generous setback. This results in a leafy feel which should be retained, by restricting upward extensions, and maintaining the set back building line.
CA7 Edge development	Building gaps should be retained to enable a transition from the built up areas to the countryside.
CA9 The Edge of Basingstoke	Any infill development should incorporate landscaped areas to introduce more green space into the area.

DG.9 Backland/tandem developments

Backland development is development on land of an existing dwelling. This sort of development has the potential to cause issues for existing residents including loss of privacy, daylight and parking problems. Tandem development is a form of backland development where a new dwelling is placed immediately behind an existing dwelling and served by the same vehicular access.

- Tandem developments will generally be unacceptable due to the impact on the amenity of the dwelling at the front of the site;
- Proposed backland development should ensure that the density, scale and appearance of the development reflects its immediate context and reduces impacts to the amenity of existing properties.
- Where a proposal encompasses residential development of land behind an existing frontage or placing of further dwellings behind existing dwellings within the site, the proposal should demonstrate the privacy of existing and future residents

means of access, and it should not extend the limit of settlements.

- Access roads to backland development should meet technical requirements to ensure sight lines are clear and use appropriate materials and boundary treatments to fit with the surrounding context and incorporate attractive planting. To ensure good road safety backland development should not be accessed from main roads or at points in the roads with limited visibility for example at junctions
- Green buffers are encouraged to mitigate visual impacts with surrounding properties
- Distances between back to back properties should be minimum 19m, whilst distances between back to side properties could be reduced up to 15m. Lower distance could create privacy issues
- Any proposals must consider the effect on wildlife, biodiversity and amenity space of neighbouring properties.



Infill development should avoid backing directly onto existing properties to avoid overlooking.

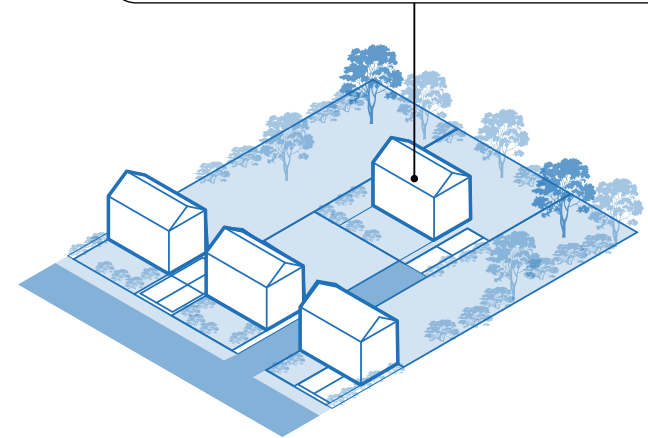


Figure 93: Diagram showing tandem development which will generally be unacceptable due to unacceptable erosion of privacy and amenity.

Short cul-de-sac



Figure 94: Aerial image of Lavers Lea off Aldermaston Road. This layout of a short cul-de-sac behind linear development with an access road between the front of properties and the back of existing properties is a more acceptable development layout and could be appropriate in some areas of Sherborne St John.

DG.10 Settlement pattern

Plot, layout and building line

Sherborne St John contains a tight knit pattern of development in the centre with more of a loose layout around the edges. It is predominantly residential in character, focused around The Square and along West End. To preserve the character of the village new development should use the following guidelines:

- a. Assets such as the mature trees around the Square, which create a distinctive setting and provide enclosure and cohesion, need to be protected and retained in future development;
- b. Development should adopt building lines and setbacks which fit with the character area it sits in. For example in Spring close development should reflect the existing continuous building line with small gaps to create a strong distinction between public and private spaces, and provide definition to the public realm. However in Manor Road, where buildings are more generously set back from the

carriageway, development should use larger setbacks with well landscaped threshold spaces;

- c. Where the streetscene requires a sense of enclosure, the front gardens should have a modest depth and be laid out to accommodate a small garden or an area for plantation;
- d. Low to medium densities in residential areas can vary setbacks in order to respond to the landscape context and the more open character of the area;
- e. Front gardens can be much deeper where the topography requires so or to respond to the existing character area. It also helps to create a softer transition between countryside, green spaces and built environment;
- f. Development should adopt the enclosure characteristics demonstrated in the village. New development should strive to knit in with the existing settlement morphology by adopting similar characteristics; and
- g. Development should be considered strategically within the context of the

settlement of Sherborne St John, taking into account both the immediate character area and the wider village character and should not be considered in isolation.



Figure 95: Fairly regular building lines with no gap and few setbacks on Cranesfield



Figure 96: Building lines along Manor Road are generously set back from the road with gaps in the line

Densities

The concept of density is important to planning and design as it affects the vitality and viability of the place. The density within the Parish varies between character areas, though is overall low which is justified by its rural character. The lowest density character areas are around 5 dwellings per hectare (dph) and all character areas except the edge of Basingstoke have overall densities of less than 30 dph. The following guidelines highlight how new development should be designed to ensure that existing density within the Parish is respected:

- a. Density should be appropriate to the location of any new development and its surroundings and enhance the character of the existing surrounding area;
- b. Housing densities should be reduced along rural edges in order to create a gradual transition towards the countryside. The density on the edge of developments like Elm Road has a low density of around 7dph (See Figure 978).

- c. There are higher densities towards the village centre such as the development in CA3 abutted by Kiln Road and Elm Road, which has with a density of 26dph (See Figure 989);
- d. Small scale development and infill is acceptable, where they meet NP and LP planning policies. Small scale development should always follow the scale and pattern of the existing grain and retain the character of the area.



Figure 97: Local example of a low density settlement in edge development - CA7- with generous gaps between properties and good-sized front and back gardens with 7dph



Figure 98: Example of higher density development in village centre in CA3 being around 26dph



Figure 99: 18dph in CA2 which provides higher density due to narrower front gardens



Figure 100: The density is very low about 5dph to the north west of CA3

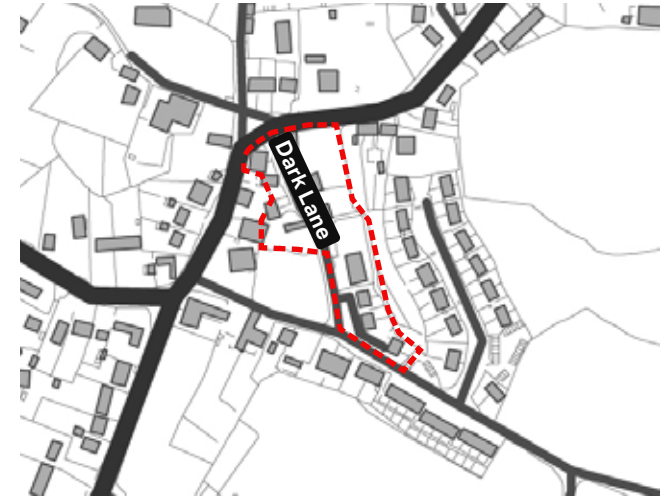


Figure 101: The density is fairly low about 8dph on Dark Lane in CA3, but still higher compared to figure 101 due to smaller gardens



Figure 102: The density in CA4 and CA5 is the same with both being low about 10dph due to spacious gardens

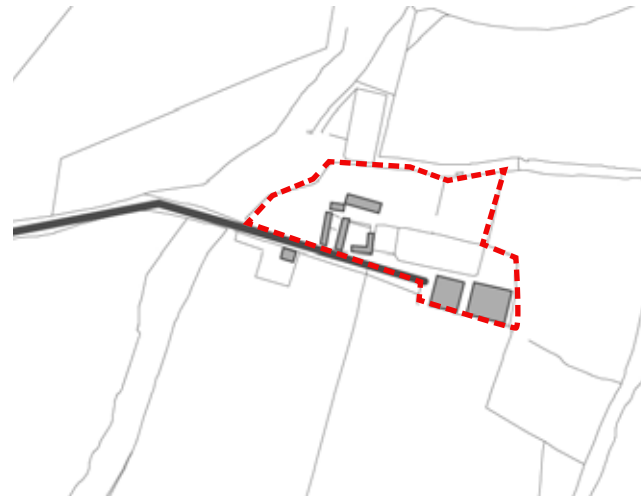


Figure 103: The density in CA8 is about 5dph - north of CA7

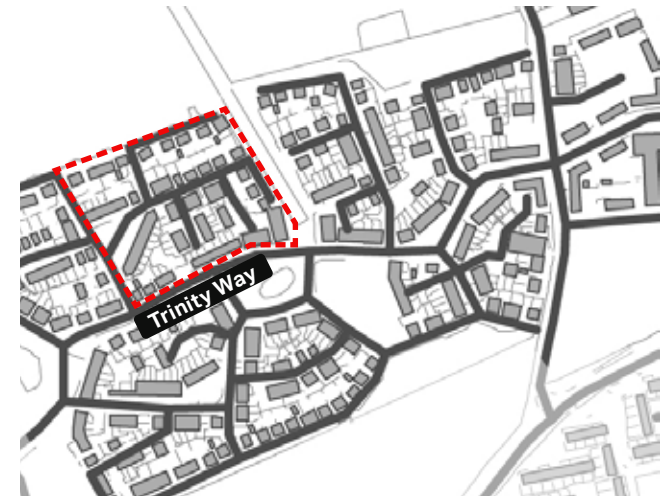


Figure 104: Trinity Way area and Spiers Meadow. The density in CA9 is about 45dph which is the highest compared to other CAs

Character Area Specific Design Guidance and Codes

Character Area	Plot layout and building line	Density influences
CA1 The Vyne	Informal development pattern with high vegetation and well-set back building line should be maintained.	Very low density should be maintained via large plots, garden landscape and dense treescape.
CA2 West End	Informal settlement pattern should be maintained with irregular plots and a spacious layout, with large plots and set backs.	Density varies within the area, but generally is low. Development should reflect the immediate context and should maintain the connections of this area out towards the countryside by incorporating frequent building gaps.
CA3 SSJ Village Centre	Building lines should feature set back variations, to reflect the existing irregular building line.	Density varies within the area and development should reflect the prevailing densities and influencing elements, such as the high number of heritage assets in this area.
CA4 Spring Close	Development should reflect the existing continuous building line with small gaps to create a strong distinction between public and private spaces, and provide definition to the public realm	The relatively low and consistent density should be maintained. Any new development should consider how this area backs onto open field land and the transition between the built up area and the open space.
CA5 Manor Road	Buildings are generously set back from the carriageway and therefore development should use setbacks with well landscaped threshold spaces. Development must maintain the one plot deep development pattern.	Development should maintain a low density to fit into the surrounding density of the area. Overall heights should be low and therefore bungalows are appropriate in this area.
CA6 Tyfield	The consistent building line and strong sense of enclosure should be maintained through use of front gardens and neat hedgerow boundary treatments.	Density in the area is fairly consistent and any new development should reflect this. Bungalows are appropriate in this area.
CA7 Edge development	Any new development should use a loose, informal layout and set back building line to maintain the rural character.	Low density is generally required in this character area. There are existing examples such as Sireburn Close where building gaps and set back distance are too small resulting in a loss of the rural character.
CA8 Countryside	Any new development should be well set back and follow an informal layout, development is mostly farmsteads and outbuildings.	Very low density must be maintained in this area.

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04 **DG.11 Built character**

A variety of building types, mainly dating from the 16th to 19th centuries make a significant contribution to the special qualities of the Conservation Area. The re-fronting in brick of existing timber-framed buildings was particularly common in the 18th century. Some examples are Spring Cottage on Cranes Road and April Cottage on Dark Lane;

A degree of cohesion can be seen from small groups of similar building types, particularly on Vyne Road, Dark Lane, Kiln Road and parts of West End. The following section sets out design guidance on the built form of new development.

- a. Development, whether traditional or contemporary, should be rooted in Sherborne St John's historical architectural character.
- b. Development proposals should provide specification on the building scale, massing and roofscape, as well as the detailed architectural design, including materials, fenestration and detailing. Proposals should also demonstrate how the setting of the local context has been considered.

Scale and roofscape

Creating variety and interest in the roofscape and scale of properties is an important element in the design of attractive buildings and places. Rooflines in Sherborne St John are varied, with a mix of front gable and hipped roofs (gabled are more commonly featured). Dormer windows can also be seen, around Manor Road on Bungalow houses. There are also some small clusters of consistent roofline, especially around the West End. Roof materials and detailing features are also varied, and include red and black clay tile, black slate and some thatch. Although some examples of masonry chimneys can be seen in the conservation area, they are not as consistent in recent developments. The varied building height and roof elements make an important contribution to defining the character of the Neighbourhood Area. Guiding principles for development to consider in order to achieve a well-designed roofscape include:

- a. Ensure the height of development responds to the surrounding buildings, street width and sense of enclosure, topography and mature vegetation;

- b. Consider how the roof design integrates with the surrounding development or creates a new roofscape; and
- c. Design the scale and pitch of the roof to be in proportion with the dimensions of the building, and avoid overly complex designs.
- d. The proportion of a building's elements should be related to each other as well as the scale and proportion of the buildings.

Fenestration and detailing

The intricacies of the architectural features and detailing in the Parish are locally distinctive and define the unique built character. The range of features and detailing include sash and casements windows, timber stained banding, wooden porches, tile hanging, and dormers. These elements provide visual interest and reduce the scale and bulk of the buildings. The use of architectural features and detailing is of particular importance given the generic architectural material palette and lack of details used in newer developments in some areas of the Parish and the wider Hampshire area.

Guiding principles for development to consider to achieve locally distinctive design include:

- a. Include locally distinctive fenestration and detailing in new development, drawing on examples in the Sherborne St John Conservation Area and listed buildings within other settlements. Avoid mixing historic styles;
- b. Development involving multiple houses should ensure a variety of detailing is utilised across the development to provide visual interest along the street and avoid homogeneous building designs; and
- c. Include detailing on roofs and facades to minimise the bulk and scale of buildings, for example ornate brickwork around fenestration and across walls.

Materials and colour palette

There are a range of materials used within Sherborne St John Parish. However, the historical palette is fairly restrained, with strong roots in the typical architectural vernacular.

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Common wall materials are mainly red brick and off-white render, some of which have exposed painted timber frames and banded, which add to the character of the Parish. More recently constructed development utilise red brick and some render. Fenestration is generally timber painted in a dark walnut, black or white.

Guiding principles for development to respond to the local character include:

- a. The choice of colour and finish of materials is an important design factor in reducing the impact of the buildings on the surrounding landscape and in continuing to maintain the consistent built vernacular in the Parish. Generally large areas of intense strong colours do not blend well with the rural landscape.
- b. The use of traditional, natural and preferably locally sourced materials is generally more appropriate than man-made synthetic, pre-coloured materials, as they lack the variation on colour and texture found in natural materials; and

- c. Use of materials on roofs that encourage moss growth is favoured and any chemical treatment to remove moss growth should be discouraged.



Figure 105: Large detached house with rendered upper floor and red brick ground floor



Figure 106: Thatched roof, red brick, black exposed timber frame



Figure 107: Red brick front, exposed timber frame

Wall and Fenestration



Casement window



Sash window and fenestration detail



Window muntins and vertical brick details



Red brick detailing



Exposed timber framework



Roughcast off-white render



Red and black brick mix front



Decorative features on the roof eaves



Gabled porch

Roof



Black slate



Red clay tile



Thatch roof



Gabled dormer



Masonry chimney stack



Solar Panels

Ground surface



Gravel



Gravel and block edging



Block paving



Patterned block paving



Block paving and lawn



Tarmac footpath and green verges

Boundary treatment



No boundary treatment minimal shrubbery



Low hedges



Natural finish post and rail wooden fence



Hedge and low brick wall



Wooden fence



Diamond wood rail fence

Colour palette



Character Area Specific Design Principles

Character Area	Built form, materials and details	Roof form and materials
CA1 The Vyne	Historical palette of wire-cut Hampshire brick, tile hanging and dentil eaves should be maintained.	Tall brick chimney stacks and clay tiled roofs should feature.
CA2 West End	Mainly brick, often in Flemish bond pattern. Some timber barge boarding and thatch. Contemporary buildings often in keeping with this historical material palette and this should be maintained in any new development.	Clay tiles, reflecting the proximity of the local clay fields, should feature in new development.
CA3 SSJ Village Centre	Historic palette should be maintained. Original timber framed buildings have been re-fronted in brick, any conversions must use good quality materials in keeping with the existing material palette.	A variety of roof materials can feature to reflect the variety in the area. Thatch and slate are limited to older properties and red clay tiles are most prominent.
CA4 Spring Close	Red brick - bricks should vary slightly in colour and not be too bright to fit into the rural character. Vertical brick headers are typical and can be used in any new development to add interest and fit with existing context.	Plain clay tile roofs which are hipped or pitched. Roofs are dark brown in colour which fits well with the rural context. All new development should be consistent with the colour palette to ensure it represents the rural character.
CA5 Manor Road	Red brick and some white render. Contemporary design as well as traditional design can be considered; however any new development should maintain the rural character, be informed by local context and specify materials of high quality design and sustainability.	Mainly clay tiles are used. Roof materials and colour should fit with the rural context and should not detract from the green, leafy feel of the are.
CA6 Tyfield	Red brick and gault brick with some tile hanging. Detailing on buildings add interest and any new development should add good design quality and interest.	Some common features which provide a character to the area include use of steeply pitched roofs. Overall dark brown colours are used for the roof. Consideration of the impact of the roofline is important especially to the north of Tyfield where ground is higher.
CA7 Edge development	Mainly red, with some sand coloured brickwork. Existing edge development examples do not always reflect the local vernacular. Any new development should maintain the rural character, be informed by local context and specify materials of high quality design and sustainability.	Roof materials should reflect the rural context and particularly in this character area it is important for new design to consider the roofline in relation to views to ensure it does not negatively impact any of the important views mentioned earlier in the design codes. A darker colour palette usually better fits with the rural context.



Delivery

05

5. Delivery

5.1 How to use this guide

The Design Guidelines will be a valuable tool in securing context-driven, high quality designed development within the Parish of Sherborne St John, where development proposals are compliant with other policies in the Development Plan. The Design Guidelines will be used in different ways by different actors in the planning and development process.

What follows is a list of actors and how they will use the design guidelines:

Actors	How They Will Use the Design Guidelines
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidance and Codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidance and Codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at [aecom.com](https://www.aecom.com) and [@AECOM](https://twitter.com/AECOM).