



Sherborne St. John Neighbourhood Plan

Local Gap Report

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Approved Stephen Kirkpatrick (CMLI)
Position Director
Date 29-03-2023

1.0 INTRODUCTION

- 1.1.1 Sherborne St. John is a small rural village with a distinctive landscape setting. The built-up area of Basingstoke is located approximately 0.78km east and 0.62km south of the village. Pressure for new housing in the peripheral areas of Basingstoke and Sherborne St John has the potential to erode the separation between settlements and sense of identity of Sherborne St John.
- 1.1.2 The designation of a local gap between Basingstoke and Sherborne St John has had strong support from residents in a survey undertaken as part of consultation for the Neighbourhood Plan Review. Sherborne St. John Parish Council subsequently commissioned Scarp Landscape Architecture Ltd in January 2023 to consider the purposes and extent of this potential local gap.
- 1.1.3 The purposes of the proposed local gap, as identified in this report, are (a) to retain the open nature and sense of separation between the settlements thereby maintaining their separate identity and local distinctiveness and (b) to conserve the landscape setting of Sherborne St. John.
- 1.1.4 This local gap would complement the strategic gap that has been defined between Basingstoke and Sherborne St John in the adopted Basingstoke and Deane Local Plan¹ (BDLP) (**Figure 1: Landscape Planning Context**).
- 1.1.5 Potential housing development sites identified in the Basingstoke and Deane Borough Council Strategic Housing and Economic Land Availability Assessment (SHELAA)² included sites within the Basingstoke-Sherborne St John Strategic Gap. This local gap study may serve to inform any review of the Basingstoke-Sherborne St John Strategic Gap by Basingstoke and Deane Borough Council (BDBC) when considering its housing allocations.

¹ Basingstoke and Deane Local Plan (2011 to 2029) Adopted May 2026

² Strategic Housing and Economic Land Availability Assessment 2022 (base date of 1 April 2022)

2.0 LANDSCAPE CONTEXT

2.1 The Local Landscape

- 2.1.1 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 (**Figure 2: Local Topography**).
- 2.1.2 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.
- 2.1.3 The western part of the village straddles the A340 and the eastern part is centred on a historic core of buildings that includes St Andrew's Church. Wey Brook passes west-east along the northern side of the village before heading northwards. A large pond lies close to St Andrew's Church and drains into Wey Brook.
- 2.1.4 Native hedgerows define the boundaries of agricultural fields around the village as well as some property boundaries on the village periphery. Many houses are set within large gardens and are set back from roads into the village, thereby contributing to a well-treed village character in many places. Woodlands, tree belts and tall roadside hedgerows provide a sense of enclosure for people travelling along the approach roads to the village.
- 2.1.5 The major settlement of Basingstoke covers an extensive area and exerts a strong urban influence on the adjacent rural landscape. Tree belts along the northern edges of Basingstoke provide containment for the built-up area, including The Spinney along Aldermaston Road, a tree belt along Rooksdown Lane and maturing trees belts along the edge of the Popley Fields housing area east of the village (**Figure 3: Local Landscape Aerial Photograph**). The Weybrook Golf Course lies southwest of the village. Commercial units at Weybrook Farm lie at the northern end of the golf course alongside Aldermaston Road.

2.1.6 A network of public rights of way emanate out from the village in all directions, providing access to the surrounding countryside.

2.2 District and Local Level Landscape Character Assessments

2.2.1 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).

2.2.2 Three Local Landscape Character Areas (LLCA) identified around Sherborne St. John in the Basingstoke, Tadley and Bramley Landscape Capacity Study (February 2008), as illustrated on **Figure 4: Landscape Character Areas.**

2.2.3 **LLCA BA1 – Sherborne St John Slopes:** The study concludes that this LLCA has a low landscape capacity, noting that *“This area is partly located on the slopes beyond a ridge on the northern edge of Basingstoke and as a consequence is relatively prominent; a quality that is highlighted by its generally open character. This area is also important as a settlement gap, separating the town from Sherborne St John. To the west in particular, the openness and the vegetation character also means that mitigation is not appropriate.”* The summaries of visual and landscape characteristics include:

- *“Long distance views through the area of a generally rural landscape; landform and vegetation screen many views of Basingstoke and North Hampshire Hospital, respectively, whilst garden vegetation and roadside hedges give a soft edge to Sherborne St John. Beyond the site to the east there are views of new development at Popley.”*
- *“The ridge along the southern boundary is a significant feature providing visual separation between the village and Basingstoke.”*
- *“Given this is an open landscape with a relatively intact character, there is limited potential for mitigation, as the introduction of new areas of screen planting would have an adverse impact on an area which contains little woodland.”*
- *“This area is very significant in relation to maintaining physical separation between Basingstoke and Sherborne St John. There are no features to the north of the ridge that development could extend to without adversely affecting the setting of the village.”*

2.2.4 **LLCA BA2 – Southern Weybrook Slopes:** The study concludes that this LLCA has a low landscape capacity, noting that *“This area lies to the north-western edge of Basingstoke beyond a belt of mature beech trees that create a distinctive boundary between the built area and open countryside beyond. Much of the land slopes towards the countryside and this influences the character.”* The summaries of visual and landscape characteristics include:

“Landform varies from rolling in the elevated southern part of the area to a more noticeable slope which falls to the northern boundary.”

“Land use comprises mixed farmland and a golf course. “

“Linear development is located along the north-eastern boundary and there is a network of footpaths in the area.”

“There is little woodland in the area although a number of hedges, some with trees and vegetation within the golf course. The Spinney is a notable belt of mature beech defining the edge of development in Basingstoke.”

“The landform and lack of significant vegetation within the area results in an open landscape.”

“The continuity of farmland beyond the site does result in a strong rural character to this area, with the edge of Basingstoke having a limited influence.”

“The landform does have an impact on the local skyline.”

“There are generally longer distance views from the southern part of the area, across the adjacent countryside. Views are more enclosed to the north.”

“The Spinney is a significant feature and contains the urban appearance of Basingstoke.”

“The open nature of this landscape and the lack of an existing vegetation structure suggest that there is not a great potential for extensive mitigation.”

“This area is significant in defining the physical edge of Basingstoke. The extent and height of the trees within the Spinney provide clear definition between the urban and rural areas.”

2.2.5 **LLCA BA3 – Vyne Mosaic:** The study concludes that this LLCA has a low landscape capacity, noting that *“This area has a strong and intact rural character. There are extensive areas of woodland, many designated, which along with the gently undulating landscape create a small scale character.”*

- *“This is an undulating landscape, more gentle in the north and with a number of local highpoints to the south.”*
- *“The woodland, parkland and farmland all combine to create a strong rural pattern with few discordant elements.”*

- *“The extent of woodland limits views to near distance, except for a few areas on higher ground to the south.”*
- *“Given the extent of woodland, it is considered that there is some potential for mitigation in this area.”*
- *This area has a limited impact on the settlement edge of Sherborne St John.”*

3.0 LANDSCAPE AND VISUAL ANALYSIS

3.1 Introduction

3.1.1 The landscape and visual analysis provided in this section includes (1) consideration of the boundaries and functionality of the landscape gap between Basingstoke and Sherborne St John, and (2) a review of the extent of the BDLP Basingstoke-Sherborne St John Strategic Gap. The strategic gap has been sub-divided into two zones (A and B) for this purpose (**Figure 5: Photographic Viewpoint Locations**). Reference is made in this section to a set of photographs in **Appendix A**.

3.2 Description of Zone A

3.2.1 Zone A incorporates land on the eastern, south-eastern and southern sides of the village. It includes the undulating land around Kiln Farm to the east and the hillslopes that rise up south to meet both The Spinney and tree belts extending west from Everest Sports Centre (**Figure 3: Local Landscape Aerial Photograph**). These tree belts serve to contain the built-up area of Basingstoke (including peripheral amenity greenspaces). Tall, well-treed hedgerows or lines of mature trees typically contain the outer edges of Sherborne St. John.

3.2.2 Local roads and footpaths criss-cross this area. Public footpaths on the eastern side of the village comprise (1) Footpaths that extend into Spier's Copse and the expanded built-up area of Basingstoke at Popley Fields and (2) a circular footpath that connects the recreation ground with the track to Kiln Farm. A public footpath also extends south from Vidlers Farm up the hillslopes south of the village to join Aldermaston Road alongside the Basingstoke settlement edge (**Figure 5: Photographic Viewpoint Locations**).

3.2.3 **Photograph A**, taken from the public footpath on the western side of Spier's Copse (Footpath 208/18/2), illustrates a view across the agricultural landscape on the eastern side of Sherborne St. John. The view is dominated by the foreground field but buildings at Kiln Farm may be seen in the middle distance. Buildings in the peripheral parts of Basingstoke and fields on the rising land leading up to tree belts west of Everest Sports Centre may be seen in the background. Buildings on the western edge of Sherborne St. John may also be seen from this footpath. The ability of walkers to see both settlement edges from the same location has

eroded the sense of separation between settlements. The visual layers of fields between the viewer and the skyline tree belts to the south provide a sense of separation from the built-up area of Basingstoke.

- 3.2.4 **Photograph B**, looking south and southeast towards Basingstoke from Footpath 208/17B/1 between the village recreation ground and Basingstoke, illustrates housing set to the rear of a semi-mature tree belt. Other Basingstoke housing may be seen against the skyline on the right hand side of the copse in this photograph. The cumulative effect of housing being viewed across such a wide panorama is that walkers have a strong sense of approaching another settlement. **Photograph C**, looking northwest and west towards Sherborne St. John from the same location as **Photograph B** on Footpath 208/17B/1, illustrates how buildings on the north-eastern and south-western sides of the recreation ground may also be seen from this footpath. The ability of walkers to see the edges of both settlements from the same location diminishes the sense of separation between the two settlements.
- 3.2.5 **Photographs D and E**, looking east to south from Footpath 208/501/1, illustrate the views that may be obtained on the approach to the Kiln Farm track. Housing in Basingstoke, seen in the background and against the skyline on both sides of Kiln Farm, is a prominent component of this view. Basingstoke housing and its associated tree belt completely truncates the view on the left hand side of the photograph. This wall of housing and vegetation has resulted in a notable reduction in the depth of view. Housing along Chineham Lane and the fields leading down to Kiln Farm from the lane may be seen on the right hand side of the photograph. These fields, together with fields on the upper southern side of Sherborne Road, contribute to a sense of visual depth and separation from Basingstoke.
- 3.2.6 **Photograph F**, looking northwest towards Sherborne St. John from Sherborne Road, illustrates how woodland, agricultural fields, hedgerows and an isolated farmhouse contribute to a strong rural landscape setting for the village. The Vidlers Farm flats may be seen to the rear of the middle distance hedgerow and the steeple of St Andrew's Church may be seen as a local landmark. **Photograph G**, looking northeast towards Basingstoke from the same location as **Photograph F**, illustrates the Kiln Farm buildings cluster on the left hand side and the built up area of Basingstoke with its semi-mature tree belt on the right hand side. This housing area is likely to be visible above the tree belt even when at full maturity. The fields on the lower, southern side of Sherborne Road provide an important contribution to the landscape setting of Sherborne St. John, as appreciated from this approach road. The ability of people to see the

edges of both settlements from the same location diminishes the sense of separation between the two settlements.

- 3.2.7 **Photograph H**, looking southeast across Vidlers Field from Footpath 208/10/1 near the Swan Public House, illustrates how agricultural fields, hedgerows and trees on rising land southeast of the village provide a strong relationship between the village and its agricultural setting. Views of Basingstoke housing, obtained through the hedgerow to the east during the winter months, diminishes the sense of separation between settlements.
- 3.2.8 **Photograph I**, looking southeast from Elm Road, illustrates how woodland and agricultural fields on the southern side of the village contribute to a strong landscape setting for the settlement. The tree belts on the western side of Everest Sports Centre may be seen against the skyline. The current provision of amenity greenspaces to the rear of these tree belts and associated set-back of buildings from these greenspaces contributes to a sense of separation from Basingstoke.
- 3.2.9 **Photograph J**, looking northwest from Footpath 208/9/1 adjacent to Aldermaston Road, illustrates how the fields on rising land both sides of Elm Road provide an important contribution to the landscape setting for Sherborne St. John and the sense of separation between Basingstoke and Sherborne St. John. The village may be seen in the right hand side of the photograph. A cluster of buildings may be seen set amongst trees on a hill spur at Elm Lea and an isolated farmhouse may be seen on their northern side. The upper parts of housing along the upper western edge of Aldermaston Road may be seen beyond the hill spur.

3.3 Description of Zone B

- 3.3.1 Zone B incorporates land on the western and south-western sides of the village. It includes the Elm Lea buildings cluster, fields on the hill spur that descends south from Elm Lea, Weybrook Golf Course and the fields on the slopes that descend north and west from the golf course. The tree belt along Rooksdown Lane helps to contain the built-up area of Basingstoke (**Figure 3: Local Landscape Aerial Photograph**). Housing along the western edge of Sherborne St. John is typically defined by low hedgerows that do not provide a strong vegetated edge on this side of the village. Aldermaston Road and various public footpaths pass through this zone. Public footpaths comprise (1) Footpaths 208/5/1 and 208/1/2 heading west and northwest from

Dixon's Corner, (2) the Stokes Lane byway and (3) Footpath 208/7/1 heading south through the golf course (**Figure 5: Photographic Viewpoint Locations**).

- 3.3.2 **Photograph K**, looking northeast from Aldermaston Road on the approach to the village, illustrates how filtered views are available through the roadside hedgerow to the adjacent field and open sky, thereby contributing to a sense of travelling through the countryside between settlements. However, as illustrated by **Photograph L**, the ability to appreciate the landscape setting of the village is much diminished along the far lower sections of the road as a result of a much denser line of vegetation and a roadside earth bank.
- 3.3.3 **Photograph M**, looking south towards Basingstoke from Footpath 208/5/1 that heads west from Dixon's Corner, illustrates open agricultural fields in the middle and foreground of the view and the trees and fairways of Weybrook Park Golf Course in the background. Trees and buildings in the northern part of the golf course may be seen on or close to the skyline. **Photograph P**, looking south to southwest from Footpath 208/7/1 through Weybrook Park Golf Course, illustrates the scattered tree/scrub vegetation and fairways on the hill spur that extends through the golf course. This vegetation may be seen against a backdrop of the Rooksdown Lane tree belt (**Figure 3: Local Landscape Aerial Photograph**).
- 3.3.4 **Photograph Q**, looking east and southeast towards Basingstoke from Monk Sherborne Road, illustrates housing at Sherborne St. John, buildings along the western edge of Aldermaston Road, housing in Basingstoke (Popley Fields), the Weybrook Farm commercial units and the Weybrook Park Golf Course, including buildings in the northern part of the golf course. Trees along Aldermaston Road, within the golf course and along Rooksdown Lane provide a well-treed backdrop to the view. The fields on the western and eastern sides of Aldermaston Road contribute to the landscape setting of the village and to the sense of separation between settlements.

4.0 PROPOSED LOCAL GAP

4.1 Local Gap Function and Identification Criteria

4.1.1 Adopted Local Plan Policy EM2: Strategic Gaps states that (1) the generally open and undeveloped nature of the Basingstoke - Sherborne St John Strategic Gap, amongst others, will be protected to prevent coalescence of built up areas and to maintain the separate identity of settlements; and (2) Development in gaps will only be permitted where:

"a) It would not diminish the physical and/or visual separation; and

b) It would not compromise the integrity of the gap either individually or cumulatively with other existing or proposed development; or

c) it is proposed through a Neighbourhood Plan or Neighbourhood Development Order..."

4.1.2 Paragraphs 6.14 and 6.15 of the BDLP state that *"The gaps have not been defined to protect the countryside or landscape (policy EM1), they are essentially a planning tool to prevent the coalescence of settlements and maintain the separate identity of settlements" and "A clear gap between settlements helps maintain a sense of place for both residents of, and visitors to, the settlements on either side of the gaps. When travelling through a strategic gap (by all modes of transport) a traveller should have a clear sense of having left the first settlement, having travelled through an undeveloped area and then entered the second settlement."*

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

4.1.4 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.

4.1.5 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 should include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation. Physical features that are

readily recognisable (highways, hedgerows, tree belts etc) have been used when identifying boundaries of a gap.

- 4.1.6 The land between Basingstoke and Sherborne St John has been sub-divided into two zones for the purposes of this study.

4.2 The Proposed Local Gap in Zone A

- 4.2.1 The Local Gap in Zone A would adopt the same extent of land within the parish as the Strategic Gap (**Figure 6: Proposed Local Gap**). The maturing tree belts along the edge of Basingstoke east of the village is an appropriate boundary as it will provide a strong and well-defined boundary between the settlement and the gap (**Photograph B**). Any extension of new built development into the open landscape beyond these tree belts would potentially introduce new inter-visibility between settlements particularly when located on relatively high-lying land. The ability of people to sense that they are moving through an area away from settlements would also be diminished as a result of any increased ability of people to see the edges of both settlements from the same location along Footpath 208/17B/1. It would further erode the sense of separation between settlements for footpath users as (a) the built-up edge of Basingstoke would potentially be viewed at closer distances across a wide angle of view and (b) there would potentially be a loss of visual depth in the landscape.

- 4.2.2 The tree belts along the outer edge of the Strategic Gap southeast of Kiln Farm also serve to contain the built-up area of Basingstoke. The proposed Local Gap boundary would also be defined by these tree belts alongside the parish boundary. Any extension of the urban area beyond this boundary would reduce the sense of visual depth in the landscape and the sense of separation between settlements currently provided by the fields on the lower northern sides of Chineham Lane and Sherborne Road (**Photographs E, F, G and H**). In the case of views from Sherborne Road, any new built development in this area would detract from the landscape setting of the village and provide a greater opportunity for people to see both settlements from the same location. In the case of views from Footpath 208/10/1 near the Swan Public House (**Photograph H**), the built-up edge of Basingstoke would potentially be seen in filtered views at closer distances with resultant further erosion in the sense of separation between settlements.

- 4.2.3 The set-back of the built-up area of Basingstoke to the rear of the tree belts and small-scale fields on the western side of the Everest Sports centre serves to conserve the landscape setting of the village and to provide a strong sense of separation between settlements (**Photograph I**). The proposed Local Gap would encompass the tree belts and small-scale fields within the parish. Any extension of the urban area beyond this proposed local gap boundary would (1) detract from the landscape setting of the village currently provided by these skyline tree belts and fields and (2) reduce the sense of separation between settlements. Any new built form within the strategic gap outside the parish boundary in this area would also be potentially visible from Sherborne St. John due to filtered views through this tree belt.
- 4.2.4 The fields on rising land both sides of Elm Road provide an important contribution to the landscape setting for Sherborne St. John to the south and the sense of separation between Basingstoke and Sherborne St. John (**Photograph J**). It is proposed to include these fields and the well-treed cluster of buildings at Elm Lea within the Local Gap to help conserve this sense of separation. Aldermaston Road and the northern edge of Sherborne St. John would serve as robust and readily recognisable features for Local Gap boundaries in this area.

4.3 The Proposed Local Gap in Zone B

- 4.3.1 The Local Gap in Zone B would substantially adopt the same extent of land within the parish as the Strategic Gap (**Figure 6: Proposed Local Gap**). The fields on the eastern side of Aldermaston Road would be included within the Local Gap as they provide an important contribution to a sense of travelling through the countryside between settlements (**Photograph K**). Any new built development in this area would potentially detract from the landscape setting of the village and reduce the sense of separation between settlements. Whilst the ability to appreciate the landscape setting of the village is diminished along the far lower sections of the road where views become more enclosed (**Photograph L**), it is proposed to include the whole field as one landscape unit within the Local Gap. The Local Gap boundary would abut the outer edge of the recently constructed Sireburne Close housing area as a robust and readily recognisable feature.
- 4.3.2 The Weybrook Park Golf Course and open agricultural fields south of Footpath 208/5/1 (west of Dixon's Corner) provide an important contribution to the landscape setting of the village and the sense of separation between settlements (**Photographs M and O**). It is proposed to include the golf course and these fields within the Local Gap to help conserve this setting and

sense of separation. Any new housing development in either the golf course or these agricultural fields would potentially reduce the sense of separation between settlements when viewed from Monk Sherborne Road (**Photograph O**) and/or the public footpath through the golf course. It should be noted that whilst some land in the eastern part of the golf course (east of the public footpath) descends to Rooksdown Lane alongside the Basingstoke settlement boundary, new built development in this area would also be potentially visible from Monk Sherborne Road as it would be located on or close to the upper parts of the wide hill spur that passes through the golf course and would inevitably involve the removal of tree/scrub vegetation (**Photograph N**). The proposed Local Gap boundary would follow the edge of the Rooksdown Lane tree belt to help conserve the current sense of openness between settlements. This tree belt and the well-defined public footpath (St. James' Way) and associated hedgerow west of the golf course would serve as robust and readily recognisable features for Local Gap boundaries.

5.0 CONCLUSIONS

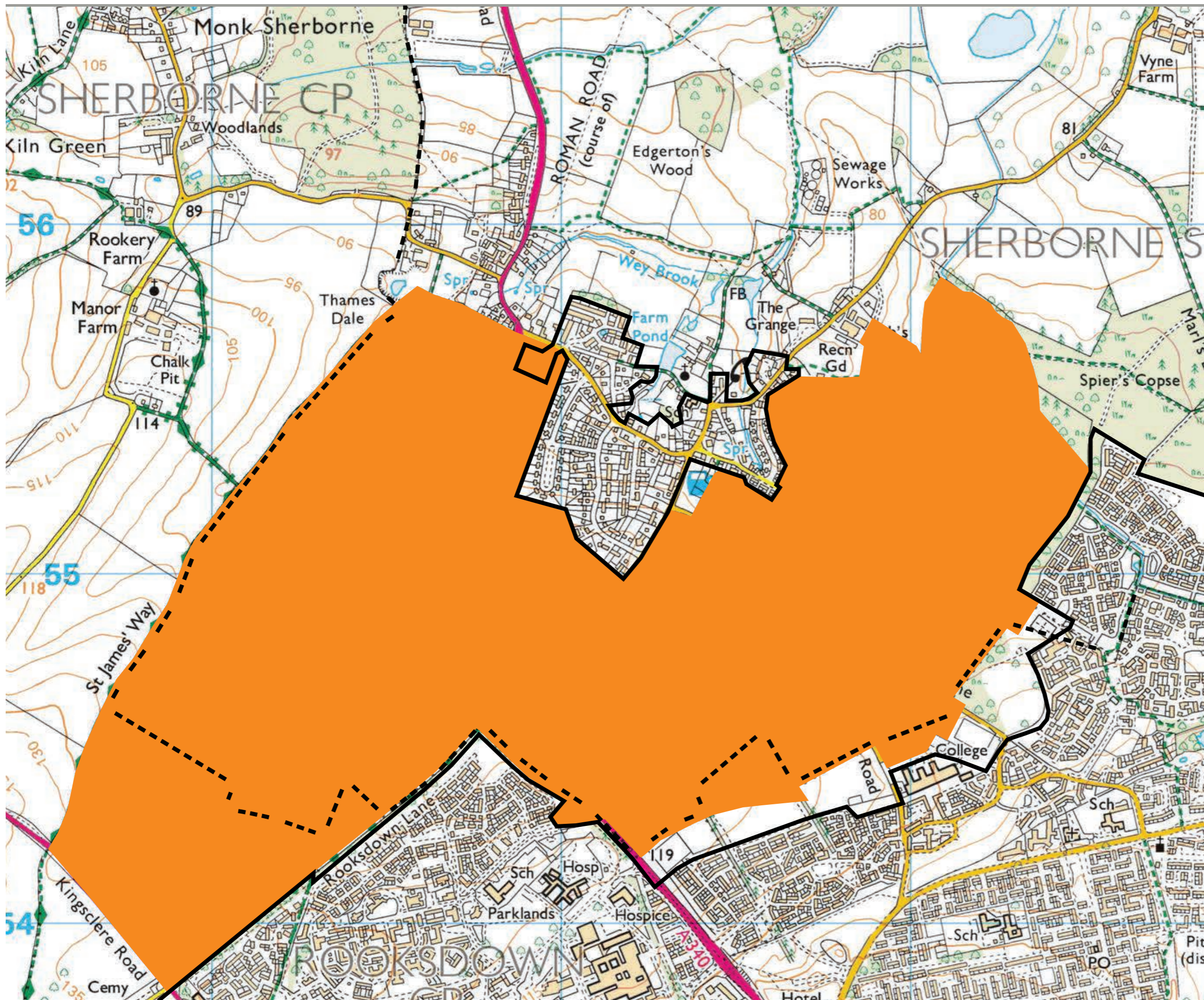
5.1 Land East, Southeast and South of Sherborne St John

- 5.1.1 Any extension of new built development into the open landscape beyond the tree belts along the outer extent of Basingstoke east of the village would potentially introduce new inter-visibility between settlements particularly when located on relatively high-lying land. The ability of people to sense that they are moving through an area away from settlements would also be diminished as a result of any increased ability of people to see the edges of both settlements from the same location along Footpath 208/17B/1. The landscape setting of the village and the sense of separation between settlements for footpath users would be further eroded as the built-up edge of Basingstoke would potentially be viewed at closer distances across a wide angle of view and as a result of any loss of visual depth in the landscape.
- 5.1.2 In the case of views from Sherborne Road, any new built development southeast of Sherborne St John would detract from the landscape setting of the village and would provide a greater opportunity for people to see both settlements from the same location. In the case of views from Footpath 208/10/1 near the Swan Public House on the village edge, the built-up edge of Basingstoke would be seen in filtered views at closer distances than at present with resultant further erosion in the sense of separation between settlements.
- 5.1.3 Any extension of the Basingstoke urban area beyond The Spinney or the tree belts and small-scale fields on the western side of the Everest Sports centre would also (1) detract from the landscape setting of the village currently provided by these skyline tree belts and fields and (2) reduce the sense of separation between settlements on the southern side of Sherborne St John.
- 5.1.4 The proposed local gap, as identified on **Figure 6: Proposed Local Gap**, would provide an effective mechanism for (a) conserving the landscape setting of Sherborne St. John, (b) retaining the open nature and sense of separation between the settlements and (c) maintaining the separate identity and local distinctiveness of the village.




5.2 Land Southwest of Sherborne St John

- 5.2.1 Any new built development in the fields on the eastern side of Aldermaston Road would potentially detract from the landscape setting of the village and reduce the sense of separation between settlements, as experienced by people travelling along Aldermaston Road.
- 5.2.2 Any new built development in the Weybrook Park Golf Course or the open agricultural fields south of Footpath 208/5/1 (west of Dixon's Corner) would also potentially detract from the landscape setting of the village and reduce the sense of separation between settlements when viewed from Monk Sherborne Road and/or local public footpaths, including the route through the golf course.
- 5.2.3 The proposed local gap, as identified on **Figure 6: Proposed Local Gap**, would provide an effective mechanism for (a) conserving the landscape setting of Sherborne St. John southwest of the village, (b) retaining the open nature and sense of separation between the settlements and (c) maintaining the separate identity and local distinctiveness of the village.

Figures



Key

-  Settlement Boundaries*
-  Sherborne St. John parish boundary
-  Sherborne St. John - Basingstoke Strategic Gap*

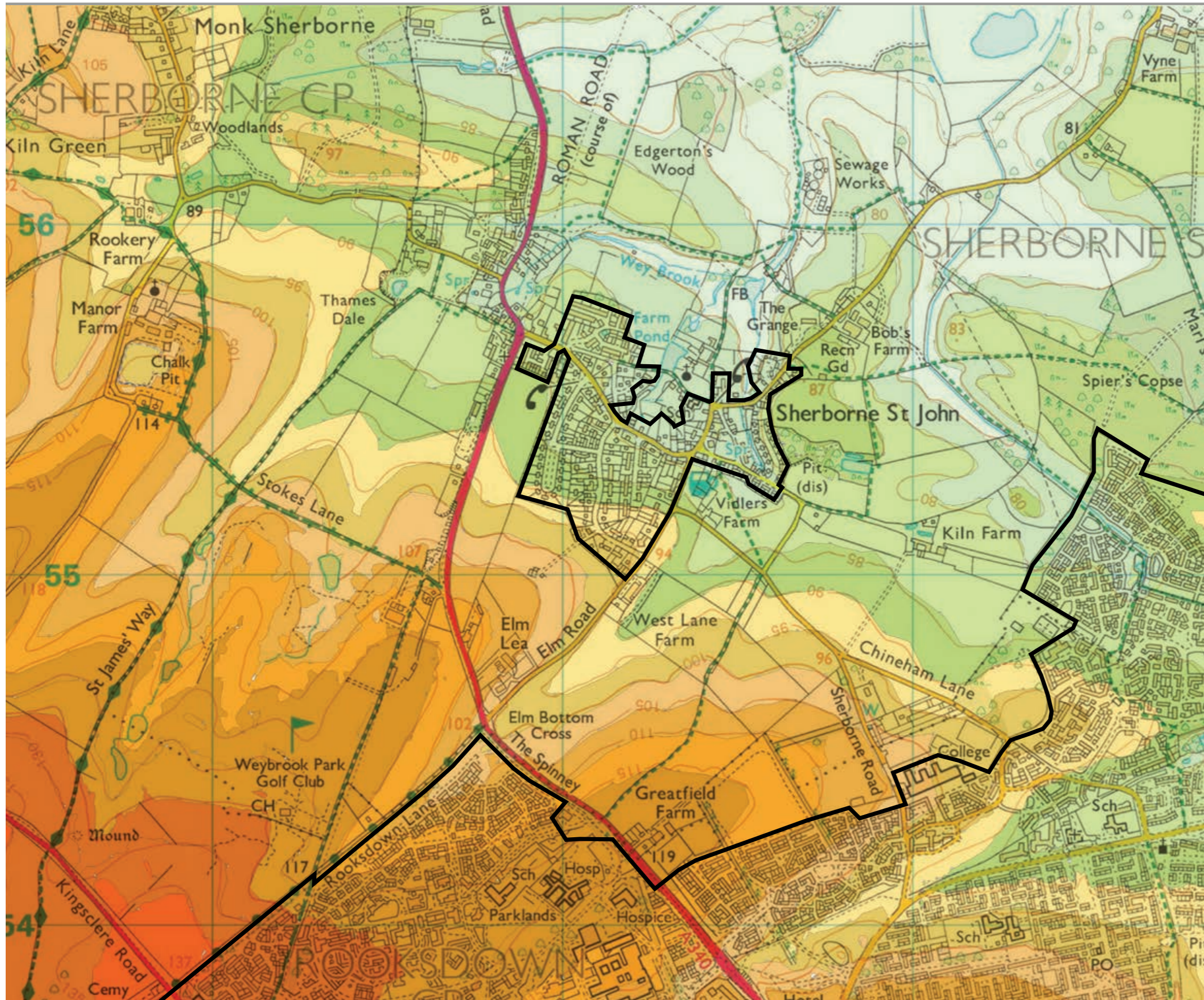
Notes

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 Ordnance Survey 0100031673
 *Basingstoke and Deane Local Plan (2011 to 2029)
 Adopted May 2026 and
 Sherborne St. John Neighbourhood Plan 2011-29
 (May 2017)

Scarp landscape architecture
 environmental planning

Client	Sherborne St. John Parish Council
Project	Sherborne St. John Neighbourhood Plan Local Gap
Dwg Title	Figure 1: Landscape Planning Context
Dwg No	

SHERBORNE ST. JOHN NEIGHBOURHOOD PLAN LOCAL GAP



Key



Notes

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 environmental planning

Client Sherborne St. John Parish Council

Project Sherborne St. John Neighbourhood
 Plan Local Gap

Dwg Title Figure 2: Local Topography

Dwg No

SHERBORNE ST. JOHN NEIGHBOURHOOD PLAN LOCAL GAP



Key

- ① The Spinney
- ② Everest Sports Centre and Community Academy
- ③ Weybrook Park Golf Course

Notes

2023 Google Earth/Landsat/Copernicus

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environmental planning

Client Sherborne St. John Parish Council

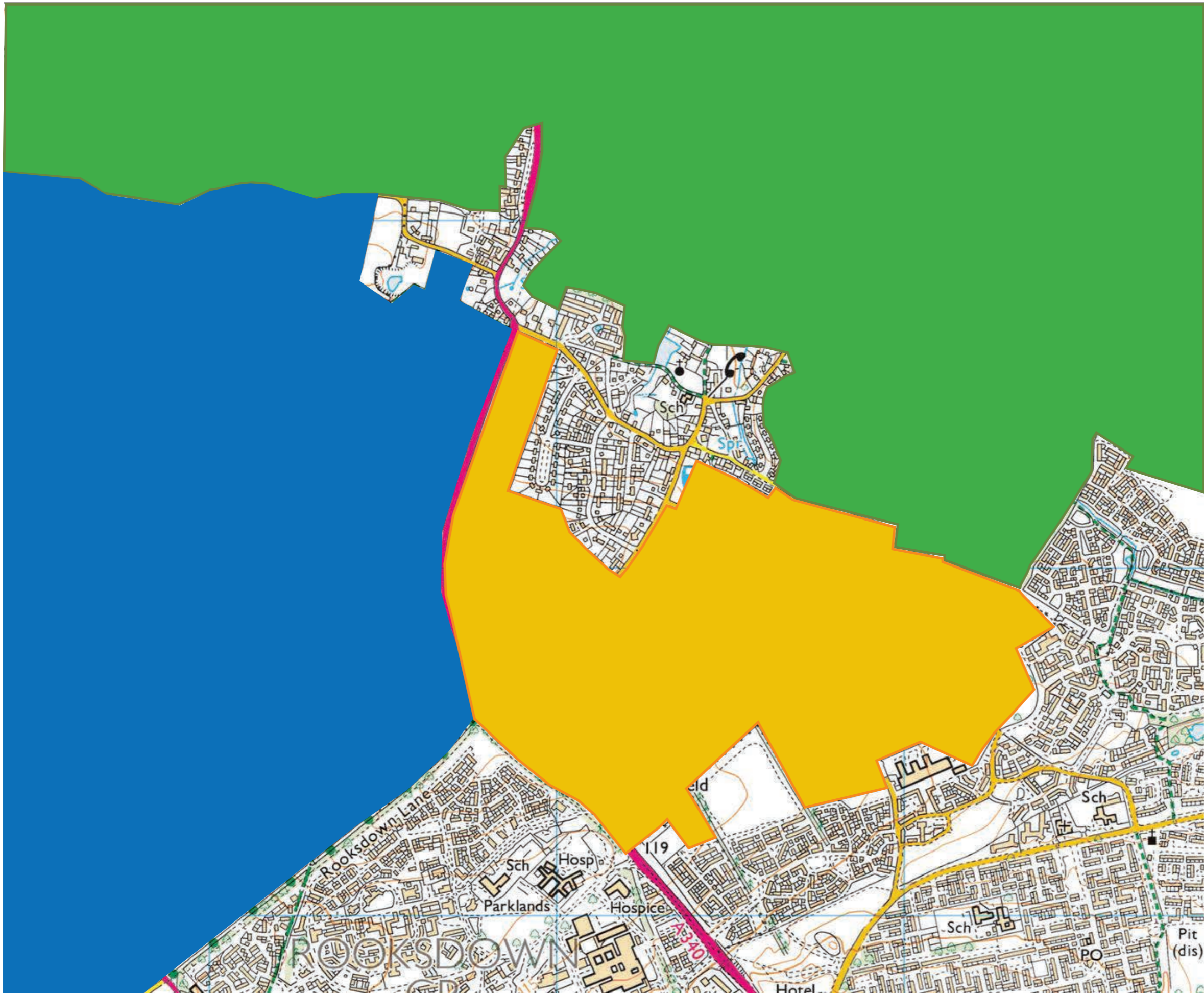
Project Sherborne St. John Neighbourhood
Plan Local Gap

Dwg Title Figure 3: Local Landscape Aerial Photograph

Dwg No

NTS Mar. 2023

SHERBORNE ST. JOHN NEIGHBOURHOOD PLAN LOCAL GAP



Key

- Character Area BA3: Vyne Mosaic*
- Character Area BA1: Sherborne St. John Slopes*
- Character Area BA2: Southern Weybrook Slopes*

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 *Basingstoke, Tadley and Bramley Landscape Capacity Study (February 2008)



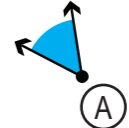
Scarp landscape architecture
 environmental planning

Client	Sherborne St. John Parish Council
Project	Sherborne St. John Neighbourhood Plan Local Gap
Dwg Title	Figure 4: Landscape Character Areas
Dwg No	

SHERBORNE ST. JOHN NEIGHBOURHOOD PLAN LOCAL GAP



Key

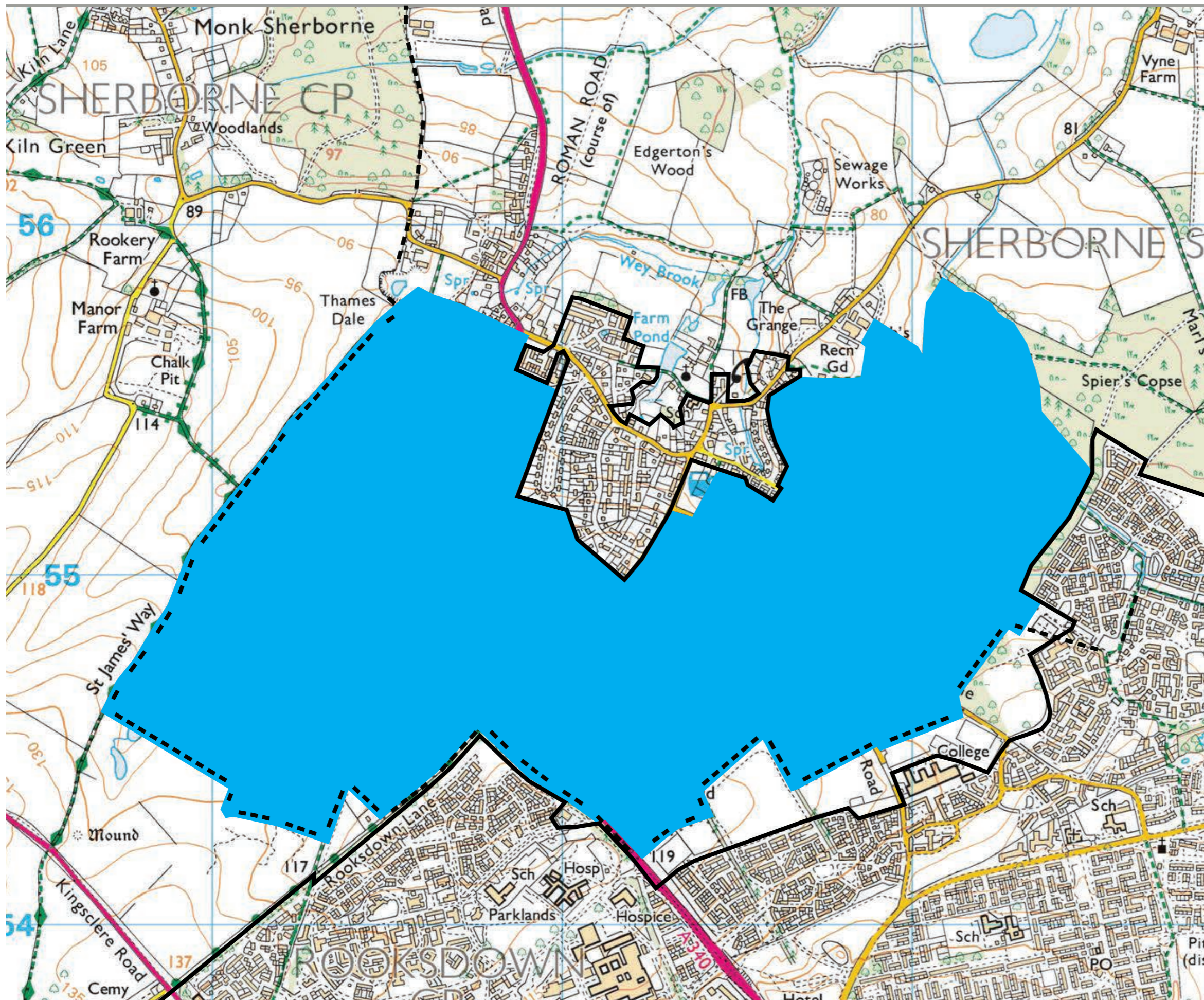
-  Sherborne St. John - Basingstoke Strategic Gap*
-  Strategic Gap Study Zones
-  Photographic Viewpoint Locations

Notes
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 (May 2017)




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Client	Sherborne St. John Parish Council
Project	Sherborne St. John Neighbourhood Plan Local Gap
Dwg Title	Figure 5: Photographic Viewpoint Locations
Dwg No	

SHERBORNE ST. JOHN NEIGHBOURHOOD PLAN LOCAL GAP



Key

-  Settlement Boundaries*
-  Sherborne St. John parish boundary
-  Proposed Sherborne St. John - Basingstoke Local Gap

Notes

Crown copyright and database rights (2023)
 Ordnance Survey 0100031673
 *Basingstoke and Deane Local Plan (2011 to 2029)
 Adopted May 2026 and
 Sherborne St. John Neighbourhood Plan 2011-29
 (May 2017)

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Client	Sherborne St. John Parish Council
Project	Sherborne St. John Neighbourhood Plan Local Gap
Dwg Title	Figure 6: Proposed Local Gap
Dwg No	

SHERBORNE ST. JOHN NEIGHBOURHOOD PLAN LOCAL GAP

Appendix A
Photographic Record



Photograph A

View looking south towards Kiln Farm from Footpath 208/18/2 between Recreation Ground and Spier's Copse



Photograph B

View looking south and southeast towards Basingstoke from Footpath 208/17B/1 between Recreation Ground and Basingstoke



Photograph C

View looking northwest and west towards Sherborne St. John from Footpath 208/17B/1 between Recreation Ground and Basingstoke



Photograph D

View looking east to south from Footpath 208/501/1 on northern side of track to Kiln Farm



Photograph E

View looking east to south from Footpath 208/501/1 on northern side of track to Kiln Farm



Photograph F

View looking northwest towards Sherborne St. John from Sherborne Road



Photograph G

View looking northeast towards Basingstoke from Sherborne Road



Photograph H

View looking southeast across Vidlers Field from Footpath 208/10/1 near the Swan Public House



Photograph I

View looking east to southeast from Elm Road



Photograph J

View looking north to northwest from Footpath 208/9/1 adjacent to Aldermaston Road



Photograph K

View looking east through tall hedgerow along eastern edge of Aldermaston Road (1)



Photograph L

View looking east through tall hedgerow along eastern edge of Aldermaston Road (2)



Photograph M

View looking south towards Basingstoke from Footpath 208/5/1 that heads west from Dixon's Corner



Photograph N

View looking south to southwest from Footpath 208/7/1 through Weybrook Park Golf Course



Photograph O

View looking east and southeast towards Basingstoke from Monk Sherborne Road

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