

**SSJ Neighbourhood Plan  
Draft Report – Revision 4  
March 2015**

**1. Purpose**

The purpose of this paper is to record the work completed to date, explain the process by which certain decisions have been arrived at, and outline the next steps in the SSJ Neighbourhood Plan – for review and discussion at the SSJ Neighbourhood Plan Feedback and Consultation Event scheduled for 14<sup>th</sup> March 2015. In due course, the SSJ Neighbourhood Plan Steering Committee will look to obtaining the approval / agreement of Basingstoke & Deane Borough Council (BDBC) for this paper. In particular, the SSJ Neighbourhood Plan will seek from BDBC:

- approval of this paper and attached reports, in principle at least
- confirmation that a Strategic Environmental Assessment (SEA) is not required
- advice as to any other documentation required prior to drafting the Neighbourhood Plan.

**2. Introduction**

This paper comprises this overview plus:

1. Evidence Base Document
2. Housing Needs Survey
3. Draft Questionnaire Result
4. Provisional Questionnaire Review
5. Draft Housing Target for Sherborne St John
6. 'Call for Sites' Update 26.02.15

The SSJ Neighbourhood Plan has now gathered the information listed above in items 1-3, and produced reports 4-6.

**3. Vision**

The vision of the SSJ Neighbourhood Plan is –

*To develop a dynamic and sustainable future for our Community which all can enjoy, based on the wishes of the complete Community and other Stakeholders*

**4. Preliminary Objectives – Engagement with the Community**

Objectives at outset	Objectives Reviewed at February 2015
Seeking the views of local Organisations	Completed through N Plan Survey.
Seeking the views of different residents' groups (eg. Youth, Senior Citizens)	Completed through N Plan Survey. Canvassing of young persons has proved problematic
Understanding SSJ Housing Needs and the right housing mix to meet this need	Completed by Action Hampshire. Two options remain with regard to how Affordable Housing can be delivered – <ol style="list-style-type: none"> <li>a. Within SSJ Village</li> <li>b. As part of the Marnel Park Development (Phase II).</li> </ol>
Identifying appropriate, small scale, sustainable development sites for limited housing growth which meet local needs and incorporate desired local services, as well as satisfy BDBC requirements.	A shortlist of possible sites has been compiled – see 'Call for Sites' Update 06.03.15.

<p>Reviewing specific local issues and Seeking the views of all residents via a Neighbourhood Plan Questionnaire</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing green spaces</li> <li>• retaining important amenities such as the PO / Village Shop</li> <li>• retaining Sherborne St John as a rural Village with its own distinct identity</li> <li>• ensuring sustainability of the Village School</li> </ul>	<p>The Questionnaire process has been completed with excellent response (at circa 50% of households). Draft results reviewed (see Provisional Review) and key findings included in this Report.</p>
<p>Reviewing local policies, making representation as appropriate, to assess their ability to provide true Sustainability for Sherborne St John</p>	<p>Part completed / part in progress. The programme is defined by BDBC Local Plan timetable.</p>

#### 4. Updated Objectives – Scope of the Plan

Based on the information collated and the considerable feedback from both the Housing Needs Survey and the Neighbourhood Plan Questionnaire, the following measures are required to achieve ongoing Sustainability for Sherborne St John:

1. Manage development of 10-15 new houses with 40% Affordable (Social) or Smaller / Lower Cost Housing over the period of the Plan 2014-2029 in line with the SSJ Neighbourhood Plan Questionnaire, and Environmental Assessment
2. Retain Sherborne St John as a viable rural village with its own distinct identity.  
Specifically:
  - a. Avoid coalescence with Basingstoke
  - b. Support adoption of the Basingstoke / Sherborne St John Strategic gap in the BDBC Local Plan
3. Protect and enhance green spaces and habitats.  
Specifically:
  - a. increase and/or install effective screening
  - b. preserve and enhance strategic (rural) views.
  - c. Increase knowledge of local fauna and flora through a year-long study
4. Manage Environmental Pollution issues – minimise noise and light and sewerage
5. Maintain key Village amenities – in particular (and if possible) Village Shop / Post Office
6. Improve footpaths within and outside the Village
7. If economic, re-establish Doctor's Surgery
8. Review/ Improve Village-centre Parking facilities
9. Manage traffic issues through the Parish  
Specifically
  - a. Traffic Speeds
  - b. Volume of Traffic

#### 5. Sustainability

Sustainability is defined under three fundamental headings:

Social

Environmental

Economic

Reviewing the Neighbourhood Plan on this basis:

a. **Social.** The key objective is to retain Sherborne St John as a viable rural village with its own distinct identity. This is dependent on achieving the following:

- **1. Provision of New Housing – see 'Call for Sites'. A requirement for smaller units – part Affordable (Social) and part Free Market has been identified by the Housing Needs Survey and the N Plan Questionnaire . This is a provisional key policy (P1) of the Neighbourhood Plan.**
- **2. Avoid coalescence with Basingstoke –**
  - **Support adoption of a Basingstoke / Sherborne St John Strategic gap in the BDBC Local Plan**
  - **Limit any further development within the boundaries of the Parish of Sherborne St John to that identified in the Housing Policy.**

**This is a provisional key policy (P2) of the Neighbourhood Plan.**

- **3. Protect and enhance green spaces, install and/or increase effective screening, and preserve and enhance strategic (rural) views. This will be enhanced by a year-long study of the fauna and flora of the Parish (there is already a sizeable body of data to start from). This is a provisional key policy (P3) of the Neighbourhood Plan**
- **4. Retention of Village Shop. The current Village Shop / Post Office is expected to close in the next 3-6 months and, as yet, no replacement has been identified. Replacement will be sought as part of the proposed (limited) housing programme, or by building/ conversion on existing sites owned and/or controlled by the Community. This is a provisional key policy (P4) of the Neighbourhood Plan**
- **5. Village footpaths are narrow and need widening / better maintenance – this is an item for the Parish Council to review and action.**
- **6. Investigate re-establishment of a Doctor's Surgery. This facility was in operation until a few years ago, but discontinued due to lack of use. It needs to be re-visited by the Parish Council.**
- **7. 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.**
- **8. Infrastructure – Traffic and other local Services (see Environmental point 2 below). There is a need for an over-reaching review of traffic and traffic flow through the Parish, which is expected to increase with time. This is a provisional key policy (P5) of the Neighbourhood Plan.**
- **9. Review Traffic issues including speed through the Village and parking in the Village Centre. This is something the Parish Council is already addressing.**

**b. Environmental**

Providing any housing development is properly managed, none of these Neighbourhood Plan proposals has an adverse impact on the Sherborne St John Environment. The key policies are to:

- **Provisional Key Policy 3. Protect and enhance green spaces and local habitats – Key Policy.** See measures above under ‘Social’, supported by increased knowledge of local fauna and flora obtained through a year-long study
- **Provisional Key Policy 5. Minimise noise and light pollution to enhance the environment; understand Sustainability of Local Services – especially water supply and sewerage services.** There is a large amount of unwelcome noise deriving from heavy traffic on the A339 Ring Road and A340 Aldermaston Rd. Night skies are polluted by Basingstoke street lighting.

c. **Economic.** No policy requirements have been identified.

#### **Sustainability Appraisal Matrix – ‘SEA’**

**At this stage, on the basis of the above, we do not anticipate that this will be necessary. We will be requesting confirmation from BDBC that a formal SEA is not required.**

**Sherborne St John Neighbourhood Plan  
March 2015**

*Please add your post-it comment if required!*