



Your Ref:

Our Ref:

SHERBORNE ST JOHN NEIGHBOURHOOD PLAN

**PROPOSED MIXED USE ALLOCATION,
HOUSING, RETAIL AND OPEN SPACE
ON LAND SOUTH OF CRANES ROAD AND
EAST OF A340 ALDERMASTON ROAD, SHERBORNE ST JOHN**

Stage 2 Appraisal

1. Further to our Stage 1 appraisal of the potential impacts of proposed development on land south of Cranes Road and East of A340 Aldermaston Road, Sherborne St John you have asked for a more in-depth assessment and this is set out below. It aims to:
 1. Identify the key characteristics of the Conservation Area and Listed Building and the reasons for their designation/listing.
 2. Identify the potential impacts that the proposed development may have upon the character and setting of the Conservation Area and Listed Building and to assess their significance.
 3. Suggest ways in which any impacts might be avoided or mitigated.

This document remains a preliminary assessment. The details of the design of proposed development will be informed by the professional advice of a Heritage Consultant and their report will be submitted with the Planning Application in due course.

2. **Sherborne St John Conservation Area** – was designated in 1983 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village. It is one of 44 villages across the Borough that have Conservation Areas for which Appraisals have been prepared. The Sherborne St John Conservation Area Appraisal was published in April 2004 and a copy is attached.
3. **Key Special Characteristics** – Sherborne St John is a long established village with evidence of settlement in the parish from as early as the Iron Age. In 1086 records show that the Manor of Sherborne St John was held by Hugh de Port and passed through various families until it was sold to

Thomas, Lord Sandys of the Vyne in 1550. The village has been influenced by its proximity to The Vyne, a large country house to the north of the village, now in the ownership of the National Trust. Post-war development has been added to the central and southern parts of the village. The village is a rich mix of building styles, watercourses, tracks, road patterns, open spaces and vegetation. 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 Conservation Area is divided into two areas that characterise the distinctive qualities of the two parts to the village – the Village Centre and the West End.

4. There are a total of 15 Listed buildings within the Conservation Area – all being Grade II Listed apart from St. Andrews Church which is of outstanding national importance (Grade I). There are a variety of building types mainly dating from the 16th and 19th Centuries which are dispersed throughout the village – often located at key visual points within the streetscene where they make a significant contribution to the special qualities of the Conservation Area. There is a variety of building forms and styles but a degree of cohesion is derived from small groups of similar building types particularly on Vyne Road, Dark Lane, Kiln Road and parts of the West end. There is an overall contribution of hedgerows and at The Square the contribution of mature trees is important in creating a distinctive setting to this important space by drawing together the individual buildings. Some unlisted buildings, dating mainly from the 19th and 20th Centuries are scattered amongst the Listed Buildings and represent an expansion to the village.
5. The proposed development site lies outside the Conservation Area but adjacent to the West End sub-area. It therefore is not subject to the planning policy rigours of a site lying within the Conservation Area but sensitive consideration must be given to any potential impacts upon the setting of the Conservation Area and the Listed Building, Cranes Farmhouse.
6. In the West End sub-area of the Conservation Area the Listed buildings are scattered, with no specific groupings. Cranes Farmhouse lies on the opposite side of the road from the proposed development site. It dates from the 17th, 18th and 19th Centuries and may have 14th Century origins. It is a two storey timber framed house with a later outer cladding of red brickwork in Flemish Bond and cambered ground floor openings.
7. The open spaces within the Conservation Area are an essential feature of the village. Within the West End sub-area of the Conservation Area the only identified spaces of character are those at Dixons Corner and the Pond adjoining Weybrook House. Both are defined, in part, by the long brick wall and vegetation starting at Cranes Farm.
8. Hedgerow trees and blocks of woodland are also prevalent and add a leafy character to many of the approach roads.

9. In terms of the setting of the Conservation Area the village is generally well contained by the surrounding landform. The centre of the village is low lying and the area to the north and south is generally on higher land. Modern developments that define the southern and eastern boundaries of the Conservation Area help retain the essential character of the local streetscene. These include front hedges, large plots and buildings set back from the road.
10. **Potential Impacts.** Development on the proposed development site will lie within the setting of the Conservation Area – West End sub-area- and of the Listed Building, Cranes Farmhouse. Any impact upon the Village Centre or other Listed buildings is likely to be negligible.
11. Impact on views – the site lies to the south of Cranes Road and will form part of the edge of views of the West End sub-area of the Conservation Area to the west along Cranes Road and to the north along A340 Aldermaston Road. The boundaries of the site are marked by hedgerows and some mature trees which currently restrict views into the site. Without this screening the potential impact upon views of the Conservation Area along these roads could be significant but this can be addressed by mitigation. Views of Cranes Farmhouse are limited because it is set back from the road and there are other buildings and vegetation in front of it. Views from Cranes Road are limited to glimpses of parts of the building, mainly up the driveway. The site lies a good distance to the south and there are no views of Cranes Farmhouse across the site itself. The potential impact upon views of Cranes Farmhouse is therefore limited and would mainly be along Cranes Road as part of the streetscene, which includes the frontage of Cranes Farmhouse but there is little visibility of the building itself in the context of the proposed development site.
12. Impact on hedgerows and trees – there are no trees on the site itself but the hedgerows and mature trees along the northern and western boundary do contribute to the setting of the West End sub-area of the Conservation Area and make a significant contribution to views along Cranes Road and Aldermaston Road. Their retention is therefore important.
13. Impact upon important groups of buildings – there are no identified important groups of buildings in the locality apart from at Dixons Corner. These lie on the other side (west) of the A340 and therefore there is limited potential impact upon any important group of buildings.
14. Impact upon important open space – there is no identified important open space in the immediate vicinity of the site apart from the grounds of Cranes Farm and these lie predominantly to the north – away from the proposed site. There is therefore limited potential impact upon important areas of open space.
15. Impact upon Listed Buildings or significant unlisted buildings – the only Listed Building in the vicinity of the site is Cranes Farmhouse. This is of national importance by definition as being included in the Historic England listing of

buildings of special architectural or historic interest. However its special interest is one of local history and architecture and it is not a building of outstanding or exceptional interest, having been altered extensively over the years. The building is set back from the road and lies some distance away from the proposed development site. There is no potential harm to the Listed Building itself and limited potential impact upon its setting. There is some limited potential impact on views of the group of unlisted buildings lying to the west of the A340 on the opposite side from the site but any such impact is unlikely to be significant.

16. In summary the development of the site will have no direct impact upon the Conservation Area or Listed Buildings. There is potential for some significant impact upon the setting of the West End sub-area of the Conservation Area mainly in the context of views along Cranes Road and Aldermaston Road and the character of the streetscene. However this can be suitably addressed by the retention and enhancement of the existing boundary trees and hedgerows so that the views along these roads remain effectively unchanged. There is no material impact upon the main Village Centre sub-area of the Conservation Area.
17. **Potential Mitigation** – measures that can be undertaken to mitigate impact upon the setting of the Conservation Area and Cranes Farmhouse include:-
 - Retention and enhancement of the frontage vegetation along the northern and western boundaries of the site.
 - Setting development well back from Cranes Road and Aldermaston Road.
 - Ensuring a high quality of building design and construction using local building materials such as brick and clay tiles with local detailing and possibly slate roofs for ancillary buildings. Generally windows such as sash or casement windows, doors and door hoods should match existing local types, styles and materials.
 - Keeping development at a relatively low density to reflect the character of the adjoining parts of the Conservation Area.
18. **Conclusion** – any detailed design of development on this site should be informed by a full assessment by a Heritage Consultant but, from a preliminary assessment of the special characteristics of heritage interests, the proposed development will not have any direct impact upon the important characteristics identified in the Sherborne St John Conservation Area Appraisal. The main impacts upon the setting of the Heritage interest in the vicinity of the site will be in relation to the streetscene along Cranes Road and Aldermaston Road. There is a potential for significant impact upon these views but this can be effectively mitigated by the retention and enhancement of frontage hedgerows and mature trees, development being set back into the site, at a comparable density to adjoining areas and of a high design quality reflecting the pattern of surrounding development, existing heights

and massing and constructed from materials that are representative of the best local buildings.

SIGMA PLANNING SERVICES

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