



**SSJ Neighbourhood Plan
Site Sustainability Report R1
December 2015**

1. Background.

- a. **Natural Environment.** Sherborne St John is a rural village surrounded by open fields and woodland. Any development should neither undermine the integrity of Sherborne St John as an independent settlement, nor its sense of separation from Basingstoke.
- b. **Built Environment.** Much of Sherborne St John is designated a Conservation Area – any development should not only not detract from the existing settlement but should actually enhance it.
- c. **Appendix VI - Call for Sites Discussion Paper 12.10.15 R7** describes the process through which the initial short list and final preferred site were defined.
 - i. An original ‘short list’ of six potential developments was agreed. This shortlist (see below) was presented to the Residents at the Consultation Event held on 30th March 2015. A preferred site was chosen.
 - ii. After this preferred site had been withdrawn from the Neighbourhood Plan process, a Second Consultation Event was concluded – resulting in the approval by the Residents of the single site available for consideration.

2. Key Criteria

Two key considerations were identified:

- a. The development should preferably be an integral part of the Village (ie not an ‘isolated hamlet’)
- b. The development should respect basic ‘no-go’ rules identified by the N Plan Questionnaire:
 - i. No development on greenfield sites (94%)
 - ii. No development in the Basingstoke – Sherborne St John Strategic Gap (with the possible exception of specific 'brownfield' sites, where development would not jeopardize separation and would enhance the environment) (95%)

Some of the available options directly contradicted these two fundamentals.

3. Site Sustainability Appraisals

- a. Outline Site sustainability appraisals were completed for the original ‘short list’ of six potential developments. Key findings are tabulated below:

Site	Sustainability Reds	Sustainability Oranges	Sustainability Greens	Comments
01 Cranesfield	Too many houses. Greenfield Site – impacts Water Meadows.	Impacts Strategic Gap (at extreme northern limit)	Central location. Option 1 = 6 affordable houses	Two ‘reds’

02 Bob's Farm		Edge of SSJ Village	Derelict site – 'brownfield'. Will improve appearance of Village. 6 affordable houses	No 'reds'
03 Aldermaston Rd	Middle of Strategic Gap	Out of SSJ Village Full services not available	Derelict 'brownfield' Site Affordable houses – tbc. Good bus connections.	
04 Hilltop	Middle of Strategic Gap. Greenfield Site	Out of SSJ Village Full services not available		2 'reds'
05 Kiln Rd	Middle of Strategic Gap. Greenfield Site. Groundwater flooding	Affordable housing only	Central location	3 'reds'
06 Aubrey Place		Edge of Strategic Gap.	Will improve visual aspect of SSJ Good bus connections	Availability not yet understood

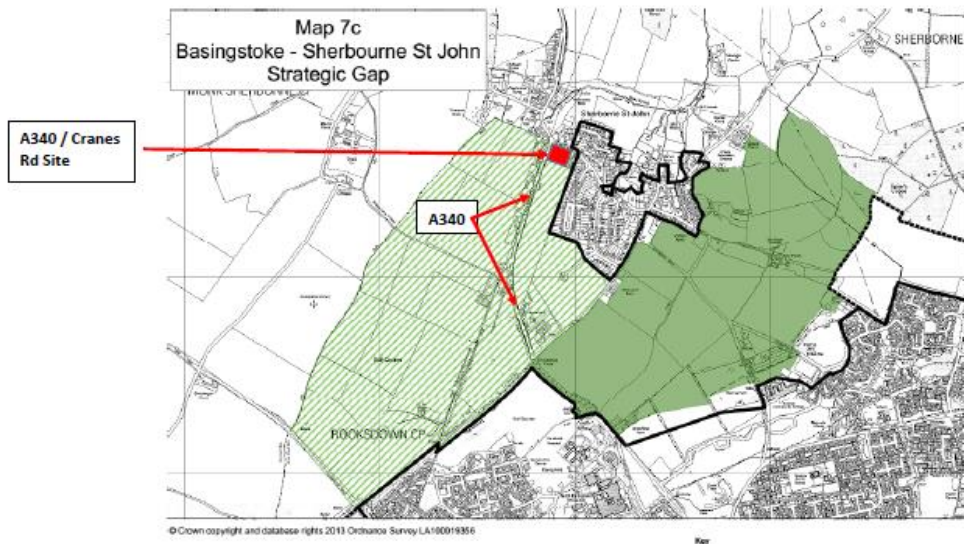
On the basis of the Consultation Event, and in line with the Sustainability Appraisals, the initial development choice was 2. Bobs Farm. When this site was withdrawn, despite the efforts of the Neighbourhood Plan, a 2nd Consultation Event was required

- b. 2nd Consultation Event. Only a single site was put forward by developers; this was called A340/Cranes Rd. It constituted approximately 50% of the previously short-listed site 1. Cranesfield. Key findings for this 'revised' site:

Site	Sustainability Reds	Sustainability Oranges	Sustainability Greens	Comments
01 A340/Cranes Rd		Greenfield site but bordered by roads / houses. Impacts Strategic Gap (at extreme northern limit).	Central location. Good bus connections. Good housing mix - 6 affordable. Shop offered as 'gift'.	No real adverse impact on SSJ Village

The detailed Site Assessment (R2) is appended to this Report.

A340/Cranes Road – Site Location:



Proposed Scheme (Rydon) – Site Plan.



Proposed Scheme - 18 dwellings:

- 8 x 2 bedroom houses
- 7 x 3 bedroom houses
- 2 x 4 bedroom houses
- 1 x 5 bedroom houses
- 1230 sq ft village store

The Stage II Appraisal (by Sigma on behalf of Rydon) is appended to this Report.

4. Preferred Site.

The A340/Cranes Rd met Site Appraisal criteria, and was supported by a majority of Residents' votes. It was adopted by the SSJ Neighbourhood Plan as the sole Preferred Development Site.

- Appendices -
1. A340/Cranes Rd Site Appraisal R2
 2. Rydon (Sigma) Stage II Appraisal 2015.11.16