

# SHERBORNE ST JOHN NEIGHBOURHOOD PLAN

## STEERING COMMITTEE WORKSHOP

Minutes of the Neighbourhood Plan Committee Meeting held at 7.00p.m on Monday 12<sup>th</sup> October 2015 at the Old Post Office Kiln Lane

### Present:

Julian Crawley - Chairman      Mike Harrison      Syd Abraham      Linda Agnew  
Natasha Rougier      Richard Morgan

### 48.15. Apologies for absence

Apologies were received from Harold Hatt, Jayne Tomlinson, Penny Mayo – Administrator

### 49.15 Minutes of meeting 27<sup>th</sup> August 2015

The minutes were agreed as accurate by the Committee and signed by the Chairman Julian Crawley.

### 50.15. Matters arising

35.15 JDC has spoken at length to AM who is now overdue to produce specific input to the N Plan document. JDC will chase. JDC

46.15 Mrs Bromhead has refused to allow access for Wildlife Map survey work. This is disappointing (*especially considering the help given by the PC in assisting re-location of the footpath away from the Bromhead residence!*).

### 51.15. Locality Funding

The validity of the current grant runs to 31<sup>st</sup> December 2015; there is no guarantee that this deadline can be extended.

### 52.15 Call for Sites

The Committee discussed the Briefing Paper (attached) in detail. The main conclusions were as follows:

- a. Bob's Farm cannot be designated / proposed as a 'preferred site' as it is not available. Further discussion with Cllrs Leek, Cubbitt, and Ruffell were unable to achieve progress.
- b. The 2<sup>nd</sup> Consultation Event Voting (attached) showed a majority of Parish respondents in favour of adopting the A340/Cranes Rd proposal, on the basis of the Rydon commitment.
- c. The A340/Cranes Rd. proposal, limiting the extent of development during the period of the emerging Local Plan (ie up to 2029), represents the 'least bad' option – taking into account the implications of the BDBC lack of 5 year building supply.
- d. The Chairman to email Rydon immediately following the meeting – to confirm support, subject to Rydon complying with the commitment in their email 21<sup>st</sup> Sept. 2015. (*Urgent - BDBC Local Plan Inquiry Issue 4, programmed for 13.10.15 refers*).
- e. The Chairman will respond to Historic England (their letter to BDBC dated 14<sup>th</sup> Aug.2015), arguing that an SEA is no longer required.

### 53.15 N Plan Documentation (Summaries)

- a. VDS 2004 – LA to produce by 31.10.15
- b. Landscape Management - NR has completed and will forward to JDC
- c. Traffic Infrastructure – RM will re-forward to JDC

### 54.15 Wildlife Map

In a brief report, MH confirmed this is progressing well. Relations with staff at The Vyne are particularly good.

### 55.15 BDBC Local Plan

JDC is speaking on 13<sup>th</sup> Oct (Strategic Gap) and 15<sup>th</sup> Oct (Marnel Park Phase 2) and will represent SSJ PC as well as SSJ Neighbourhood Plan.

**56.15 Next Meeting Date**

**Monday 9<sup>th</sup> November 2015** (note JDC not available 2<sup>nd</sup> Nov).

**NP DOC REF 33.02.22**



**The SSJ Neighbourhood Plan  
2<sup>nd</sup> Consultation - Call for Sites: Voting - Final**

|                           |            |                               |           |
|---------------------------|------------|-------------------------------|-----------|
| <b>Total Votes Yes/No</b> | <b>199</b> |                               |           |
| <b>'Yes'</b>              | <b>134</b> | <b>Still 'Yes' if no shop</b> | <b>90</b> |
|                           |            | <b>Only 'Yes' with shop</b>   | <b>40</b> |
|                           |            | <b>No preference</b>          | <b>4</b>  |
| <b>'No'</b>               | <b>65</b>  |                               |           |

**Julian Crawley  
12<sup>th</sup> October 2015.**



**The SSJ Neighbourhood Plan  
Briefing Paper - Call for Sites: Meeting 12<sup>th</sup> October 2015**

**1. Overall Position.**

For a number of reasons, it is desirable to agree the preferred Neighbourhood Plan Development Site as soon as possible; hence voting in the 2<sup>nd</sup> Consultation Event will close at 6pm on 12<sup>th</sup> October 2015 and a decision is required at the Meeting. Reasons:

- a. BDBC Local Plan Inquiry – possible Developer Agreement, which would limit or stop other possible (probable?) development in SSJ (see contents of Rydon email below).
- b. Early completion of the Neighbourhood Plan which will provide us with some protection against developers, once it is approved. Currently it has no legal status.
- c. Neighbourhood Plan Spending deadline – the current grant is valid until end 2015 (however, it may/should be possible to extend its validity).

**2. Bob's Farm.**

Voting at the Call for Sites Consultation Event 14<sup>th</sup> March 2015 identified Bob's Farm as the chosen location for a development of 15No. houses (including 6No. Affordable, Social, houses). The developer (Pro-vision) then submitted the same proposal to Basingstoke & Deane BC (BDBC) for pre-application advice, who responded with a largely unfavourable review. Following this response, the developer opted to reduce the number of houses from 15No. to 4No. A meeting between BDBC and SSJNP (8<sup>th</sup> September) failed to identify a way of reinstating the 15 house option; the developer confirmed their intention to stick with the 4 house option. Subsequent to this, recent discussions involving Cllrs Leek, Cubbitt and Ruffell failed to identify a route for exerting fair pressure on the developer, or guaranteeing that BDBC would definitely accept any 15 house application submitted.

Bob's Farm cannot be proposed as a preferred site since the site is not available.

**3. A340/Cranes Rd.**

Rydon (developer) originally submitted two sites combined for the March 2015 Consultation Event. They have subsequently approached the N Plan Steering Group with an 18 house proposal at a single site – A340/Cranes Rd. This proposal broadly meets the aspirations of the Parish, reflected in the Neighbourhood Plan; it includes 6No. Affordable (Social) houses and a reasonable spread of house sizes for the commercial market. It also incorporates an option for the Parish to acquire, free of charge, new shop premises of 1230sq ft. Securing a Post Office / Village Shop for the future is one of the Key Policies of the draft N Plan.

Of specific interest is the following email communication from Elliott Newlyn of Rydon dated 21<sup>st</sup> Sept 2015:

*Dear Julian,*

*As confirmed by Kevin Willcox recently I can confirm that if we are to be supported by the Parish then Rydon will not be seeking to pursue any other development opportunities in Sherborne St John at the emerging Basingstoke Local Plan sessions.*

*I will confirm this to Chris Hough (Sigma Planning) who is away this week, but will deal with the necessary withdrawals on his return.*

*Kind regards,  
Elliott.*

The developer (Rydon) has also explained that, should the Parish decline to support the proposal, they will still proceed with a formal planning application for this site. It is not known whether the houses numbers would still be restricted to 18. BDBC's lack of a 5 year housing supply suggests that approval would be a formality.

This was the only development option put forward for the recent 2<sup>nd</sup> Consultation Event.

The results of the Consultation Vote will be available at the Neighbourhood Plan Steering Group Meeting on 12<sup>th</sup> October 2015:

- a. If the majority of the Parish has voted in favour of the A340/Cranes Rd site, I will propose it is adopted as the preferred site for the SSJ Neighbourhood Plan. If necessary this will be put to the vote, but I would not expect the Steering Group to vote against the Parish.
- b. If the majority of the Parish has voted against the A340/Cranes Rd site, it cannot be adopted and we will be obliged to proceed without a preferred site. I fear this will leave us exposed.
- c. The third possibility is that the vote is tied, in which case we will have to exercise our judgement. This may involve further Consultation, but we need to bear in mind the disadvantages of indecision and the current exposure to Developers.

Rydon will be advised of the Parish / Steering Group's decision immediately after the meeting by email.

**Julian Crawley**  
**11<sup>th</sup> October 2015.**