

Sherborne St John

Introduction to Rydon Homes

Established in 1978 and based in East Sussex, Rydon Homes have an established track record of delivering high quality and traditionally designed housing developments throughout the south east of England.

Our bespoke and locally sympathetic developments offer a range of different house types in terms of size and tenure, usually including an element of affordable housing to ensure our developments deliver schemes that are appropriate and meet the needs of the local area.

Planning Background:

- Basingstoke and Deane Borough Council have identified, in the submission version of the Local Plan 2011-2031, that 150 homes will need to be identified through neighbourhood plans in villages outside of the main settlement areas.
- Sherborne St John Parish Council are producing a Neighbourhood Plan and Rydon have been consulting with the Parish Council to establish a suitable scale and form of development.
- The local community now has the opportunity to become involved in formulating the Neighbourhood Plan, which will be used to inform future planning and development decisions in relation to the village.

Basingstoke and Deane Borough Council - Strategic Housing Land Availability Assessment 2014 :

- Basingstoke and Deane Borough Council have completed a Strategic Housing Land Availability Assessment which identifies the Rydon Homes land as having potential for housing development in the future.
- Basingstoke and Deane Borough Council states in the SHLAA that the site has the potential to come forward if the development was of an appropriate scale and if the physical constraints could be overcome.

Site Assessment

- The site has a suitable and safe point of access for both vehicles and pedestrians and the surrounding road networks have the highway capacity to deal with the quantum of development proposed.
- The site is well contained and relates directly to the Sherborne St John settlement boundary, therefore development of this area would have limited impact on the surrounding wider landscape.
- Rydon Homes have undertaken a Phase 1 Habitat and Protected Species Survey, the results of which have informed us that no specific mitigation measures are required to protect species such as great crested newts or reptiles.

Community Benefits

- Through the progression of the development option Rydon Homes will be able to facilitate the construction of a new village store to replace the old post office. The village store will be transferred to the Parish Council to own and operate. We would encourage the community to become actively involved with the design of a new village store, the details of which will need to be discussed with the Parish.
- As discussed with the Neighbourhood Plan group there is a need for smaller dwellings for first-time buyers and for elderly residents wishing to trade down from larger properties in the area. As a result there is a range of housing types included within the proposed housing mix.
- Included in the proposals there is provision to build affordable homes which would address the local and Borough wide need for affordable homes.

Constraints & Opportunities



Concepts & Principles



Proposed Scheme

Illustrative Layout



Rydon Homes' Proposals:

- Rydon Homes are seeking to promote the site on the land south of Cranes Road for housing development and a village store for the community.
- It would be Rydon's intention to create a high quality, low density development which is both in-keeping with local character and the design of surrounding development.
- It is our aim to work with the Neighbourhood Plan Group when formulating our development proposals and ultimately we wish to successfully achieve a housing allocation within the Neighbourhood Plan.

Proposed Scheme:

18 dwellings, including 6 affordable housing and a village store.

18 dwellings comprising of:

- 8 x 2 bed houses
- 7 x 3 bed houses
- 2 x 4 bed houses
- 1 x 5 bed houses

Proposals also include a village store of approx. 1230 sqft

Previous example of village shop on Rydon Homes development
(Kirdford, West Sussex)

