



## SSJ Neighbourhood Plan

### Briefing / Discussion Paper for Steering Group Meeting 27.08.15

#### Call for Housing

##### 1. Current Position

Based on the consultation completed, information collated and the considerable feedback from the Housing Needs Survey, the Neighbourhood Plan Questionnaire, and the Consultation and Feedback Event, the following key measures were identified as necessary to deliver the Neighbourhood Plan for Sherborne St John:

1. **Manage development of circa 15 new houses with 40% – 50% Affordable (Social) Housing over the period of the Plan 2014-2029 in line with the SSJ Neighbourhood Plan Questionnaire, and Consultation and Feedback Event (14.03.15)**
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*
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**

##### 2. Call for Sites

Vote for preferred potential development sites

*The short list was:*

1. *1. Cranesfield (2 sites, 2 options)*
2. *2. Bob's Farm*
3. *3. Aldermaston Rd (opposite Gales Garage)*
4. *4. Hillside*
5. *5. Kiln Rd (Late proposal from HCC for Affordable (Social) Housing only.*
6. *(6 Aubrey Place – currently for sale)*

*Voting was strongly in favour of Bob's Farm (38% of total votes and 61% of first choice votes (NB. some ballots ranked all sites in order of preference, others just voted for a first preference or sometimes a first and second). The Steering Group took both the Questionnaire and Ballot results into consideration in reaching its decision - to pursue Bob's Farm as the preferred development site. Aubrey Place (currently for sale) will be kept under review.*

##### 3. Position at 26.08.15

1. **Cranesfield (Corner Cranesfield / A340).** Revised submission for 16 houses including 6 affordable houses and a shop of 90m<sup>2</sup> (900 sq ft). The second site North of Cranesfield has been cancelled. Information from the Plunkett Organisation received 25.08.15 indicates that the average shop area for Village Shops in their schemes is 72m<sup>2</sup> (720 sq ft) excluding storage. Rydon has registered to talk under 'Omission Sites' about this site at the Local Plan Inspector's Examination.
2. **Bob's Farm.** The N Plan choice! BDBC has 'rejected' the 15 house submission from pvprojects – which was the scheme posted at the Consultation Event. Comments about impact on the edge of the Conservation Area are valid (but deemed manageable by the N Plan?).  
The three main lines of objection suggested:

*A. BDBC has taken zero notice of the Neighbourhood Plan Consultation Event which voted Bob's farm No1 choice for 16 smaller houses including 6 No. affordable. It (the smaller houses) is what the N Plan identified as needed, and the location is where people want it! 19 houses to the hectare is not unreasonable (8 to the acre!).*

*B. The comments about the barns 'reflecting the surrounding rural character' is complete rubbish - they are ugly asbestos-clad industrial units masquerading as farm buildings and they dominate the skyline.*

C. This is an outline plan submitted by Pvprojects, BDBC Planners should back themselves to ensure that the houses are built in the vernacular (and without the heinous side-on garage!). Yes we would look to the older houses (red brick) on Vyne Rd (such as Rosemary Cottage) for guidance.

Pvprojects are now talking about (still) removing all the existing sheds and replacing them with a scheme of 4 houses (nil affordable!) – with a large ‘farmstead house’ at the centre. It is suggested that this may generate greater profit than the 16 house scheme.

3. **Aubrey Place.** My information is that the sale by the family has fallen through and this is/ will be back on the market. The three houses on the A340 adjacent have apparently been sold(?).

### Options for N Plan Discussion 27.08.15

No.	Option	+	-	JDC Comment
0.	General Note		<b>BDBC Local Plan not in place 5 year housing supply not secured.</b>	
1.	Go to > No preferred site	No more wasted time!	Loss of control	I would be concerned about this option.
2.	Pursue Bob's farm only	N Plan choice John Leek support	Will BDBC change position? No meeting with BDBC until 08.09.15 Developer may no longer want to proceed on 15 house scheme	<b>We must pursue this option first – this is the N Plan 1<sup>st</sup> choice.</b>  4 house scheme may be more valuable
3.	Support Cranesfield (as well)  (or Reject!)	Retain (some) Control with Rydon! Good scheme 6 affordable houses 90m2 shop – we can try and increase to 120m2(from Rydon, BDBC, S106 or via precept(?)) Stops Rydon speaking at the Local Plan Examination – they could argue for more houses than the present scheme	May / will go ahead anyway – especially if Bob's Farm > 4 houses. It would be loss if this was developed without the shop. (V Hall still not keen. Chute still a possible. No other site has emerged.)  Site part of the Strategic Gap (but little real impact)	If Bob's Farm > 4 houses, N Plan has no site!  Need to get a 'Shop Appraisal Team' in place now.  We have held Rydon back so far – they will now require us to get off the fence.  Strategic gap (if confirmed!!) will only last to 2029 <b>We would have to re-open the Call for Sites / Consultation Process for all sites.</b>
4	Aubrey Place	?	?	Retain watching brief
5	Other?			

J Crawley, Chairman

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