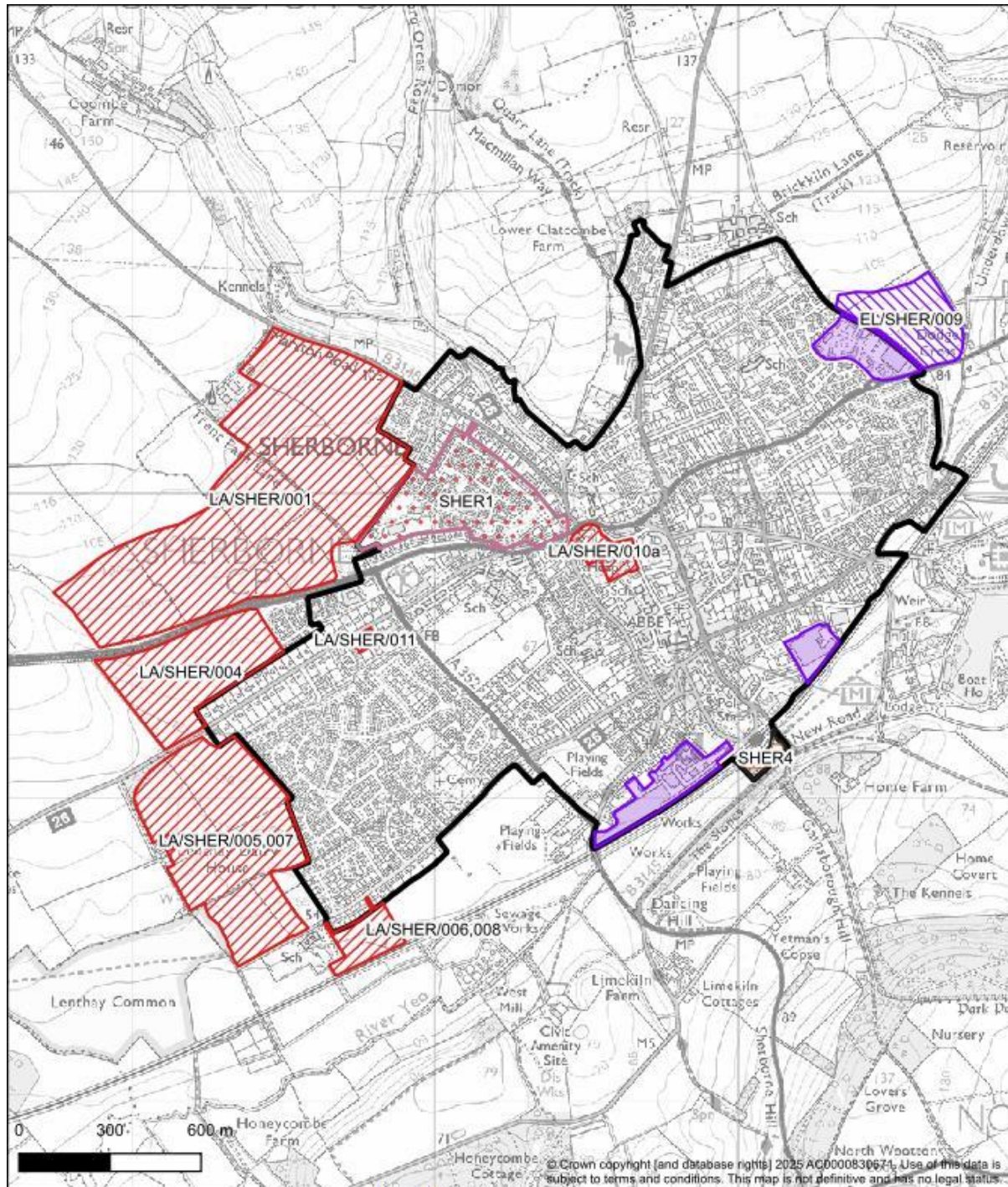


Sherborne



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing

- Employment allocation - existing
- Mixed use allocation - existing
- Residential allocation - existing LP

LA/SHER/001 - Barton Farm Extension

Site name	Barton Farm Extension
Site reference	LA/SHER/001
Site area (ha)	55.14ha
Parish/Settlement	Sherborne
Proposed uses (estimated number of homes/capacity)	Around 1,157 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 1,157 homes and employment	
Specific design requirements	<p>Large urban extension, edge of town location.</p> <p>No existing vehicular access onto western part of the site.</p> <p>Undulating topography on parts of site.</p>	<p>Appropriate density of development.</p> <p>Site to be subject to comprehensive masterplanning. Investigate access from Sheeplands Road.</p> <p>Careful consideration of building heights. Restrict development height to 2/2.5 storeys.</p>
Natural environment and ecology	<p>Trent Path, an ecological corridor, runs through the site.</p> <p>Priority habitat hedgerows on site boundaries.</p> <p>Protected species may be present.</p> <p>Within Somerset Levels and Moors Ramsar Site Catchment Area.</p>	<p>Retain and enhance hedgerows and ecological corridor.</p> <p>Provide mitigation strategy for protected species.</p> <p>Development will need to ensure phosphate neutrality.</p>
Landscape and visual	<p>Proposal is logical in combination with LA/SHER/004 as otherwise it would extend significantly beyond the present extent of development on the south side of the A30.</p> <p>Development on or above the 100m contour to the west of Trent Path Lane may have an</p>	<p>Reduce housing density from east to west across the site.</p> <p>Retain and enhance existing hedgerows.</p> <p>Include street trees and tree planting in public areas on a southwest/northeast alignment to break up visual massing.</p>

	adverse landscape and visual impact.	Use soft boundary treatments on west and north boundaries.
Heritage	<p>Sherborne Conservation Area is located to the south-east, covering a large part of the town.</p> <p>There are a number of listed buildings nearby.</p> <p>Significant prehistoric remains found on Barton Farm site indicate high archaeological potential on this site.</p>	<p>Thoroughly assess potential impacts of development on the conservation area and heritage asset, and their settings, and minimise conflict between potential development.</p> <p>Pre-determination archaeological evaluation.</p>
Flood risk	<p>Eastern most part of the site may be susceptible to ground water flooding.</p> <p>Surface water flowpath crosses the site.</p>	<p>Surface water discharge location to be identified</p> <p>Development would need to be located outside extent of the flowpath.</p>
Amenity, health, education	<p>Potential for noise impacts on future residents from the A30.</p> <p>Potential need for additional school spaces.</p> <p>The site is in a good location for residents to access a range of facilities including those in the town centre, with provision of new facilities as part of the development.</p>	<p>Appropriate noise assessment and mitigation.</p> <p>Consider reducing speed limit on entry to town to create gateway.</p> <p>Provision of additional school facilities to meet the local need.</p>
Transport (access and movement)	<p>Trent Path is a public right of way and runs north-west to south-west through the site.</p> <p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>The A30 between this site and the site (SHER/004) to the south of the road is a four lane road with central reservation, with 60mph speed limit.</p>	<p>Retain and enhance public bridleway.</p> <p>Sheeplands Lane connecting onto A30 can be achievable, access leading to Marston Road would also need to be considered.</p> <p>Transport Assessment and Travel Plan to include junction capacity assessment of Sheeplands Lane junction with A30.</p> <p>Investigate reducing speed limit on entry to town to create gateway, however this may not be practicable due to the nature and capacity of the road.</p>

		<p>Provide footway connecting to Amors Drove leading to pedestrian lights on A30 and wider pedestrian and cycling connectivity to Sherborne.</p> <p>Provision of a bridge between the two sites either side of the A30.</p> <p>Ensure access and internal road layout of site is suitable for a bus route.</p>
Other issues	Potential urban extension to sit with LA/SHER/004 south of the A30	Use mechanisms to support comprehensive development of the site, such as master planning.

LA/SHER/004 - Land north of Bradford Road

Site name	Land north of Bradford Road
Site reference	LA/SHER/004
Site area (ha)	13.29ha
Parish/Settlement	Sherborne
Proposed uses (estimated number of homes/capacity)	Around 240 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 240 homes	
Specific design requirements	<p>Edge of town location</p> <p>Pedestrian connectivity limited by termination of footpath at Westlea House immediately east of the site.</p>	<p>Appropriate density of development. Site to be subject to comprehensive masterplanning.</p> <p>Enhance links to footpath on Bradford Road.</p> <p>Restrict development to 2/2.5 storeys.</p>
Natural environment and ecology	<p>Hedgerows on site boundaries.</p> <p>Watercourse to west of site.</p> <p>Protected species may be present.</p> <p>Within Somerset Levels and Moors Ramsar Site Catchment Area.</p>	<p>Retain and enhance hedgerows.</p> <p>Provide mitigation strategy for protected species.</p> <p>Development will need to ensure phosphate neutrality.</p>
Landscape and visual	<p>Views, visual disturbance and noise from A30 corridor.</p> <p>Potential landscape character impacts.</p>	<p>Retain and enhance hedgerows. Reduce housing density from east to west.</p> <p>Provide public open space in western portion of site.</p> <p>Use soft boundary treatments.</p> <p>Street trees on a south-west north-west alignment to break up visual massing from A30.</p>
Heritage	<p>Sherborne Conservation Area located to the east, covering a large part of the town. Limited intervisibility to site.</p>	<p>Thoroughly assess potential impacts of development on the conservation area and heritage asset, and their settings, and minimise conflict between potential development.</p>

	<p>Grade II Aldhelmsted East school to the north east along Bradford Road.</p> <p>Potential for archaeological remains.</p>	<p>Sensitive design to preserve or enhance the conservation area's character or appearance.</p> <p>Pre-determination archaeological evaluation.</p>
Flood risk	No significant flood risk.	Surface water discharge location to be identified
Amenity, health, education	<p>Potential for noise impacts on future residents from the A30.</p> <p>Potential need for additional school spaces.</p> <p>The site is in a good location for residents to access a range of facilities including those in the town centre, with provision of new facilities as part of the development.</p>	<p>Appropriate noise assessment and mitigation.</p> <p>Provision of additional school facilities to meet the local need.</p>
Transport (access and movement)	<p>Only access point would be on to Bradford Road.</p> <p>The A30 between this site and the site (SHER/001) to the north of the road is a four lane road with central reservation, with 60mph speed limit.</p>	<p>Provide footway adjacent to Bradford Road connecting onto existing footway at Amors Drove.</p> <p>Investigate reducing speed limit on entry to town to create gateway, however this may not be practicable due to the nature and capacity of the road.</p> <p>Provision of a bridge between the two sites either side of the A30.</p> <p>Ensure access and internal road layout of site is suitable for a bus route.</p>
Other issues	Comprehensive masterplanning of SHER/001 and SHER/004 to optimise the development.	Use mechanisms to support comprehensive development of the site, such as master planning.

LA/SHER/005,007 - Land south of Bradford Road

Site name	Land south of Bradford Road
Site reference	LA/SHER/005,007
Site area (ha)	25.76ha
Parish/Settlement	Sherborne
Proposed uses (estimated number of homes/capacity)	Around 540 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 540 homes	
Specific design requirements	<p>Edge of town location.</p> <p>Existing development backs on to the east/north-east boundary of the site.</p> <p>Whilst most of the existing development is 2 storey, part is 1 storey.</p>	<p>Appropriate density for edge of town location.</p> <p>New development should back onto the east/north-east boundary with limited potential for buildings to sit side on.</p> <p>Limit new development backing onto existing development at Hunts Mead to single storey.</p>
Natural environment and ecology	<p>Hedgerows on site boundaries. Protected species may be on site.</p> <p>Water course on the site. Copse located adjacent to the northern boundary. This is within the higher potential ecological network.</p> <p>Within Somerset Levels and Moors Ramsar Site Catchment Area.</p>	<p>Retain and enhance hedgerows and copse, with buffers.</p> <p>Provide mitigation strategy for protected species.</p> <p>Development will need to ensure phosphate neutrality.</p>
Landscape and visual	<p>Mature trees on northern boundary.</p> <p>Site extends Sherborne to west into open countryside.</p>	<p>Retain trees.</p> <p>Restrict development to 2/2.5 storeys.</p> <p>Reduce housing density from east to west across the site and use soft boundaries.</p> <p>Locate public open space in the south-west part of the site.</p>
Heritage	Prehistoric and Roman remains found on site immediately to south-east.	Pre-determination archaeological evaluation.

Flood risk	<p>Site may be susceptible to groundwater flooding.</p> <p>A minor surface water flowpath crosses the site from the northern edge to the south-west.</p>	
Amenity, health, education	Potential need for additional school spaces.	Provision of additional school facilities to meet the local need.
Transport (access and movement)	<p>Public footpath runs through the site from the west to the east.</p> <p>Need for suitable vehicular access and pedestrian/cycle connections.</p>	<p>Retain and enhance existing public footpath route.</p> <p>Provision of vehicular, cycle, and pedestrian access onto Bradford Road.</p> <p>Provide footways to town centre which could connect onto Wydford Close.</p> <p>Ensure access and internal road layout of site is suitable for a bus route.</p>

LA/SHER/006,008 - Land south of Lenthay Road

Site name	Land south of Lenthay Road
Site reference	LA/SHER/006,008
Site area (ha)	3ha
Parish/Settlement	Sherborne
Proposed uses (estimated number of homes/capacity)	Around 63 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 63 homes	
Specific design requirements	Adjoins existing development which is characterised by large, detached plots.	Development should mirror existing arrangement to north and ensure back to back and front to front development.
Natural environment and ecology	Strong hedgerow boundaries with trees. Small copse in eastern part of site. Potential botanical interest in southern field. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain and enhance boundaries and copse. Development will need to ensure phosphate neutrality.
Landscape and visual	Within area of local landscape importance.	Restrict development height to 2 storeys. Development should follow LA/SHER/001, 004 and 007.
Heritage	Close to known Roman villa. Prehistoric and Roman remains found on site immediately to the west.	Pre-determination archaeological evaluation.
Flood risk	Southern boundary of site along railway embankment within flood zone 3. Surface water flooding also possible along southern boundary of site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified

Amenity, health, education	<p>Located adjacent to primary school and in close proximity to community allotments.</p> <p>Potential need for additional school spaces.</p>	Provision of additional school facilities to meet the local need.
Transport (access and movement)	<p>Access issues during peak school hours.</p> <p>Need for suitable vehicular access and pedestrian/cycle connections.</p>	<p>Transport Assessment to consider impacts in association with school traffic.</p> <p>Provide a footway along Lenthay Road from access point to school.</p> <p>Implement Lenthay Common resurfacing work to improve low traffic cycling link.</p>
Other issues	Contamination recorded on part of site.	Assessment to determine extent of contamination and any remediation required.

LA/SHER/010a - Yeatman Hospital and Newell House

Site name	Yeatman Hospital and Newell House site
Site reference	LA/SHER/010a
Site area (ha)	2.24
Parish/Settlement	Sherborne
Proposed uses (estimated number of homes/capacity)	Around 53 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 53 homes	
Specific design requirements	Town centre location. Presence of mature trees in the grounds of Newell House as well as the building's setting may limit development beyond conversion of the existing buildings.	Appropriate density of development for town centre. Heritage assessment to consider significance and setting and any appropriate conversion of Grade II listed school and barns, plus any potential for additional development in the grounds.
Natural environment and ecology	Mature trees onsite. Potential for bat and bird roosts in the existing building. Adjacent to a watercourse. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain trees. Survey and mitigation strategy for bats. Enhance river corridor/riparian zone. Development will need to ensure phosphate neutrality.
Landscape and visual	Existing trees and open green space on the site.	Retain trees and open space. Restrict height to 3 storeys. Avoid development in southwestern corner of site.
Heritage	Newell House is Grade II listed. Within Sherborne Conservation Area.	Adaptive reuse of the building taking into account the building's significance and setting. Sensitive design taking account of significance of Newell House and location within conservation area. Pre-determination archaeological assessment.
Flood risk	Western edge of the site is in Flood Zone 3.	Locate development outside areas affected by flood risk.

	Site may be susceptible to groundwater flooding.	Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	<p>Loss of an important community asset at this location (community hospital).</p> <p>Potential need for additional school spaces.</p> <p>The site is in a good location for residents to access a range of facilities including those in the town centre.</p>	<p>Further assessment needed around appropriate location for alternative provision.</p> <p>Provision of additional school facilities to meet the local need.</p>
Transport (access and movement)	Public right of way crosses the site.	<p>Retain public right of way.</p> <p>Improve walking and cycling within Sherborne town centre.</p>
Other issues	<p>The site will not be available until later in the Plan period (10-15 years) due to the need to relocate the community hospital.</p> <p>Securing the reuse of Newell House.</p>	Reprovision of community hospital service will need to be secured in advance of development.

LA/SHER/011 - Aldhelmstead East School

Site name	Aldhelmstead East School
Site reference	LA/SHER/011
Site area (ha)	0.39
Parish/Settlement	Sherborne
Proposed uses (estimated number of homes/capacity)	Around 30 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 30 homes.	
Specific design requirements	Within the built up area of Sherborne. Adjacent to existing residential development.	Appropriate density of development for town location.
Natural environment and ecology	Mature trees on site. Potential for bat and bird roosts in the existing building. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Survey and mitigation strategy for bats. Development will need to ensure phosphate neutrality.
Landscape and visual	There are mature trees on the northern boundary.	Retain existing trees. Use of hedgerows, railings and/or walls for boundaries as opposed to timber fencing.
Heritage	The Kenelm and Aldhelmsted Boarding Houses (Sherborne Girls School) is a Grade II listed building occupying the site.	Adaptive reuse of the building taking into account the building's significance and setting.
Flood risk	No modelled flood risk. May be susceptible to groundwater flooding.	Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	The site is in a good location for residents to access a range of facilities including those in the town centre.	
Transport (access and movement)	The site is an accessible location.	Provide walking and cycling improvements in Sherborne town centre.