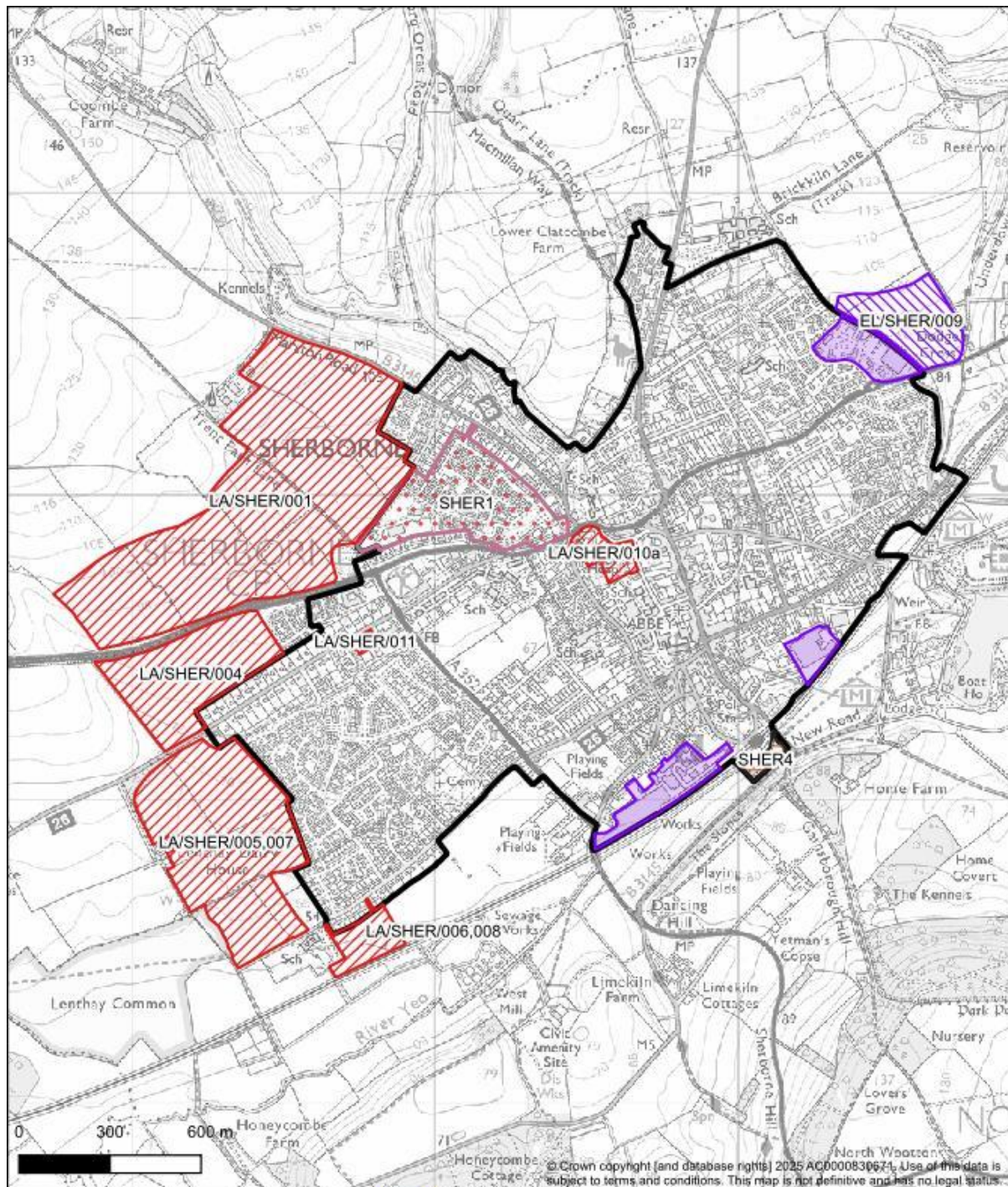


## Sherborne



### 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

## EL/SHER/009 - Land adj Coldharbour

Site name	Land adj Coldharbour
Site reference	EL/SHER/009
Total site area (ha)	7.15
Parish/Settlement	Sherborne
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>Site could support the expansion of the adjoining existing employment area.</p>	
Specific design requirements	<p>Edge of town location (field on the northeast edge of Sherborne).</p> <p>Adjacent to existing employment development to the west (Coldharbour Business Park), bounded to the north by large open arable fields and the A30 in the south.</p>	Appropriate scale, layout and density of development for the edge of town location and neighbouring land uses.
Natural environment and ecology	<p>Potential priority habitat hedgerows.</p> <p>Somerset Levels &amp; Moors Ramsar Nutrient Catchment.</p>	<p>Retain boundary hedgerows, further ecological survey to identify priority habitats.</p> <p>Requirement for nutrient neutrality will vary with use type. Where necessary, development will need to ensure nitrogen and/or phosphate neutrality.</p>
Landscape and visual	<p>Potential landscape character impacts.</p> <p>The site is situated in the rising north slope of the River Yeo Valley and there are likely to be clear views from the rising</p>	<p>Further landscape and visual impact assessment likely to be required. Sensitive design to respect the landscape character. Retain and enhance boundary screening.</p>

	<p>South slope of the Valley and from within the Registered Park and Garden of Sherborne Castle.</p> <p>Field is bounded by well-trimmed hedgerows.</p>	<p>Add substantial buffer planting to the south and east boundaries. Include bands of east west planting within development to break up visual massing and mitigate impacts of development.</p>
Heritage	<p>Potential direct or indirect impacts (setting) on designated heritage assets including Listed buildings and Registered parks and Gardens.</p> <p>The site is close to Blackmarsh Farmhouse and Barn to the east are Grade II listed. The site may be visible from the Grade I Registered Park and garden of Sherborne Castle.</p>	<p>Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting).</p> <p>Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).</p>
Flood risk	<p>Area of surface water flooding adjoining western boundary.</p>	<p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	<p>No specific issues identified</p>	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Public Right of Way along site boundaries.</p>	<p>Provision of vehicular, cycle, and pedestrian access.</p> <p>Retain existing right of way.</p>
Other issues	<p>Site is within a Minerals and Waste Safeguarding Area.</p> <p>Western part of the site is within a Ground Water Source Protection Zone.</p>	<p>Discussion with Mineral Planning Authority will be required.</p> <p>Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.</p>