

SHERBORNE

Introduction:

Sherborne is situated in the northern part of the District 4.5 miles to the east of Yeovil at the junction of the A30 and A352. It is on the main railway line between London Waterloo and Exeter St Davids. Much of the central part of the town is of considerable historic and architectural character. Some of the policies referred to in this summary relate to land within the Parish of Castleton which bounds the eastern side of Sherborne and contributes greatly to the setting of the town.

Safeguarding Assets:

Development must be in keeping with the landscape character of the area (**Policy SA3**). The character here is classified as Yeo Valley, Limestone Ridges and Limestone Escarpment in "West Dorset 2000: Survey of the Built and Natural Environment of West Dorset", adopted by the District Council as Supplementary Planning Guidance in 2002.

The following areas of Land of Local Landscape Importance (**Policy SA6**) are important open spaces within or adjoining the town:

- The fields and "the Slopes" to the south of the River Yeo, which are important to the character and setting of this part of Sherborne, linking town and countryside as well as being attractive landscape features in their own right;
- A field between Castleton Road and Osborne Road, which is an attractive landscape feature in its own right, is an important open space within the settlement and contributes to the character of the area;
- Pageant Gardens, a Victorian town park, which is an important landscape feature in its own right and open space which acts as a buffer against the employment area to the south and the station;
- Hillsides to the north of Marston Road which are important landscape features in their own right as well as contributing to the character of the area. The southern area also acts as a buffer between areas of housing;
- A small area of public open space south of the Newell/Marston Road junction which is an important landscape feature in its own right and provides a setting and focal point for this part of the town;
- Newell Green, attractive in its own right, being a small scale formal open space important to the character of this part of Sherborne;
- Sherborne School playing fields provide an important buffer between the railway line and the south west edge of the settlement and contribute positively to the setting of the town;
- Sherborne Old Castle environs, including the St Mary Magdalene Church, contribute positively to the setting of the Old Castle and St Mary Magdalene Church. This area is also an important attractive landscape in its own right as well as providing a link with the Historic Park and Gardens to the south east, providing an important link between the built and natural environment;
- The area to the east of Castletown Way contributes positively to the setting of the eastern side of Sherborne, providing a buffer between the road and rail line and the eastern edge of the settlement. It also provides a link between the built and natural environment;
- Land to the northeast of Castletown Way contributes positively to the eastern setting of the settlement. This is particularly important because the north eastern side of the site provides a natural skyline limit to this edge of Sherborne. The area also provides an important link between the built and natural environment;
- The Gryphon School playing fields contribute positively to the setting of the settlement as well as providing a link between the built and natural environment. The site is particularly seen from views from the south over the town. This area provides part of the characteristic rural northern backdrop for Sherborne.

Part of the town lies within a Groundwater Source Protection Zone. Development will not be allowed which results in increased risks of pollution to ground water sources (**Policy SA15**).

Sherborne Park, including the two castles, is located within Castleton Parish and is included in English Heritage's Register of Historic Parks and Gardens of national importance. **Policy SA16** seeks to protect their historic character, appearance or setting.

A Site of Special Scientific Interest is identified to the north of Marston Road. Sites of Nature Conservation Interest are also identified here and to the south-east of the town at Sherborne Lake. **Policies SA9** and **SA10** seek to protect these Sites from inappropriate development.

Two Regionally Important Geological and Geomorphological Sites (RIGS) are identified at Quarr Lane, where **Policy SA13** applies.

Several Scheduled Monuments are identified on the Proposals Map. **Policy SA23** seeks to protect sites of national archaeological significance.

A Conservation Area was designated in 1970, and extended in 1989 and 1993. **Policy SA21** seeks to protect the character or appearance of Conservation Areas.

Avoiding Hazards:

An area of the town is within a Flood Risk Zone. Proposals for development will only be permitted if they meet the criteria of **Policy AH1**.

To the south-west of the town is a sewage works where **Policy AH9** (Development Consultation Zones due to Unpleasant Emissions from Existing Sewerage Handling Facilities) applies.

Settlement Policy:

Sherborne is one of larger towns in West Dorset, with a wide range of services and facilities. Opportunities for major new development are constrained by the landscape setting of the town and the River Yeo Flood Plain. The Defined Development Boundary (DDB) has been drawn tightly around the outer edge of the existing built development, apart from an area of farmland to the north-west of the town centre at Barton Farm which is identified as suitable for mixed use development (**Policy NA1**).

Policy SS1 permits development within the Defined Development Boundary (DDB); however, other policies and proposals in the Local Plan must be considered and attention is drawn particularly to the policy requirements within the Design and Amenity chapter and the Infrastructure chapter.

Development outside the DDB will be strictly controlled (**Policy SS3**).

Mixed Use Areas:

Land at Barton Farm is allocated for a comprehensive mixed use scheme for employment and residential development together with public open space. (**Policy NA1**). Approximately 5.2 hectares are proposed for housing, 1.7 ha for mixed residential and employment, and 3.5 ha for B1 and B2 employment.

An area at Sherborne House, Newland (**Policy NA4**) is designated for comprehensive mixed-use development to include residential and employment uses, community and recreational facilities, and public car parking and cycle parking.

Housing:

The mixed use allocation at Barton Farm (**Policy NA1**) is expected to provide somewhere in the region of 230 dwellings.

Policy HS2 permits residential development within the Defined Development Boundary on sites which are not identified for other uses provided that the proposal meets the requirements of other Local Plan policies.

Under **Policy HS3** the Council will negotiate with developers to secure a proportion of affordable housing to meet local needs on sites which come forward for development within the Defined Development Boundary.

Employment and Tourism:

The mixed use allocation at Barton Farm (**Policy NA1**) is expected to provide 3.5 hectares of land for B1 and B2 employment use.

Land is allocated for employment uses at Sherborne Hotel (**Policy NA2**), and the former Gasworks site, Gasworks Hill (**Policy NA3**), subject to criteria.

Policy ET1 seeks the retention of industrial and commercial sites within the Plan area.

Policy ET3 permits appropriate employment uses within the DDB, subject to criteria.

Policy ET4 relates to employment uses outside DDBs. Some new employment development of an appropriate scale may be allowed and conversions to employment uses of suitable rural buildings are permitted, subject to meeting criteria.

Community Issues:

The mixed use allocation at Barton Farm (**Policy NA1**) is expected to provide public open space, recreational or community facilities.

The Sherborne House, Newland Development Area (**Policy NA4**) is expected to include community and recreational facilities.

Policies C0 and C1 relate to development in the town centre.

Policy C3 allows for the provision of a wide range of functions in local centres.

Policy C4 requires a sequential search approach to be taken if there are proposals for significant retail development or other key town centre uses outside the town centre.

Policy C5 allows for the provision of new local community facilities.

The District Council will seek the retention of local community facilities (**Policy C6**).

Transport and Infrastructure:

The mixed use allocation at Barton Farm (**Policy NA1**) is expected to provide pedestrian access routes and cycle ways to the town centre, junction improvements and public transport infrastructure.

The Sherborne House, Newland Development Area (**Policy NA4**) is expected to include public car parking and cycle parking as well as maintaining and, where possible, improving pedestrian links to Cheap Street.

Chapters 9 and 10 contain policies that relate to the need for infrastructure requirements to be met in relation to new development. This includes provision for parking, pedestrians, cyclists, and people with disabilities, and open space requirements.

Design and Amenity, and Sustainable Construction:

Chapter 11 contains several policies regarding design and amenity considerations, and Chapter 12 contains information and a policy relating to sustainable construction which need to be taken into account in the consideration of all applications.

Dr D Evans, Director of Planning and Environment, West Dorset District Council, 58/60 High West Street, Dorchester, Dorset, DT1 1UZ.
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