

## 16. SHERBORNE

### 16.1 INTRODUCTION

16.1.1 The northern area of the district is centred on the historic market town of Sherborne. The area has strong links with Yeovil (in South Somerset) to the west, but also good connections with Dorchester to the south, Wincanton (also in South Somerset) to the north, and Sturminster Newton and Shaftesbury (both in North Dorset) to the east.

### VISION FOR SHERBORNE

16.1.2 In 2031 Sherborne will:

- conserve and enhance the outstanding historic and cultural character of the town and its landscape setting;
- have a thriving arts and cultural offer;
- use the historic interest, arts and cultural activities as a basis for local tourism, with the town becoming a key inland visitor destination;
- have a better balance of housing and jobs;
- have improved accessibility to public transport with enhanced traffic management;
- be a place where residents of all ages are given the opportunity to use a wide range of community facilities;
- continue to benefit from the important national and international educational establishments in the town;
- support high quality design in the built environment;
- continue to maintain a physical and visual separation from Yeovil.

Comment [A1]: 16.1A

### MAIN DEVELOPMENT OPPORTUNITIES

16.1.3 There are a number of developments either allocated in the 2006 Local Plan or with the benefit of planning permission that will help achieve this vision, and further proposals that should come forward within the plan period. These include:

- **Land at Barton Farm** – an existing allocation in the 2006 Local Plan for housing, employment and community uses, that has outline permission that has been extended to provide approximately 800 homes in total (including the existing allocation). An extended allocation provides an opportunity to deliver a new link road between Marston Road and the A30, as well as secure a more appropriate location for the employment land.
- **Town Centre Regeneration** – land to the rear of Sherborne House has planning permission for 44 new homes. Redevelopment of the former tennis courts as a new arts centre with access off the Old Market Place (to the rear of Cheap Street) has also been permitted. There is scope for further expansion of town centre uses onto the existing Newland car park.
- **Land at Sherborne Hotel** – was allocated in the 2006 Local Plan for employment development, and remains relevant as an important gateway site to the town.
- **Former gasworks site, Gas House Hill** – was allocated in the 2006 Local Plan for employment. The site is well located, close to the town centre and railway station. However it has not come forward due to a number of reasons linked to viability and access. Some of the remediation work has now been done, and a mixed use development is considered the most feasible solution to redeveloping this brownfield site.

Comment [A2]: 16.1B

## 16.2 BARTON FARM URBAN EXTENSION

- 16.2.1 Land at Barton Farm was allocated in the 2006 Local Plan to meet the development needs of Sherborne up until 2016. The allocation was intended to deliver about 230 new homes, 4.2ha of employment workspace and community, leisure and recreation facilities. The Barton Farm Development Brief adopted in 2007 established a number of principles for development, based upon the local plan policies and public consultation. However, the cost of infrastructure requirements has made this a difficult site to bring forward, mainly due to the need to address potential flooding from surface water run-off and the impact on the wider road network. Although this site now has the benefit of outline planning permission (subject to the signing of a legal agreement) for a mixed-use development of up to 279 dwellings with community uses and employment, the allocation shall be retained in the plan until such a time as the development is built out.
- 16.2.2 The fields to the north-west of the 2006 allocation, between Trent Path Lane and Marston Road, are relatively well contained in wider views of the town from the north, south and east (subject to additional structural planting). The enlarged site including these fields offers the opportunity to plan effectively for the long term needs of Sherborne in a comprehensive way. The combined area could deliver up to 800 homes and at least 6ha of employment land, with the area to the far side of a new link road potentially more suited to employment uses. Opportunities for district heating networks between the employment and residential uses should be explored to fulfil the renewable energy requirements within the development.
- 16.2.3 The enlarged site should have good pedestrian and cycle connections to the town centre, and safe routes to the local schools, as well as securing improvements to the local road network.
- 16.2.4 16.2.2 The southern parts nearest to the town centre, including the Listed farm buildings, should be delivered as an early phase.

### SHER 1. LAND AT BARTON FARM

- i) Land at Barton Farm, Sherborne, as shown on the Proposals Map, is allocated for a comprehensive mixed use scheme for employment and residential development together with public open space. Development will be phased in accordance with the adopted Barton Farm Development Brief 2007, and will include the following:
- comprehensive landscape treatment to the boundaries of the site and within the development or enhancement of the site;
  - the land should be developed comprehensively in association with employment uses and the provision of public open space;
  - the phased development of the land to ensure that the employment facilities and the public open space are brought forward ahead of or in association with the housing development;
  - the completion of junction improvements to the Sheeplands Lane/ Yeovil Road A30/ Horsecastles Lane (A352) junction) and the widening of Sheeplands Lane to allow for two way traffic along part of its length;
  - the provision of pedestrian access routes and cycle ways to the town centre, schools and other local facilities such as bus stops and the train station; and the provision of public transport infrastructure;
  - the housing development should include a range of sizes, types and tenures including affordable housing.

- **the provision of community infrastructure where appropriate to include open space and educational facilities;** Land at Barton Farm (as shown on the Proposals Map) including the 2006 local plan allocation will provide for the strategic growth of Sherborne through a comprehensive mixed use development. The combined area will deliver in the region of 800 homes and at least 6 hectares of employment land together with associated community facilities.
- i) **A new northern link road between the A30 Yeovil Road and the B3148 Marston Road is a pre-requisite of development**
- i) **The use of district heating networks will be examined and if practicable made a requirement of the development.**
- ii) **The development will be guided by a masterplan, which in turn will be informed by the adopted Barton Farm Development Brief. The Masterplan will be prepared by West Dorset District Council working with Sherborne Town Council. The masterplan will include detailed guidance on:**
  - **the route of the northern link road to be provided through the site**
  - **strategic landscape planting, including information on what elements will need to be carried out in advance of the site being developed**
  - **the location and layout of uses to have regard to safeguarding the residential amenity of nearby properties**
  - **how different areas should be connected by routes and spaces, and how these link to the wider area, including the provision of safe routes to schools and a pedestrian route through the secret garden to the town centre, and provision for a bus route through the site.**
  - **infrastructure needs and how these will be brought forward in relation to the phased delivery of growth**
  - **local character and how this will be enhanced.**
- iii) **Delivery will be phased with the intention of providing the link road at an early stage.**

Comment [A3]: 16.2A

### 16.3 SHERBORNE TOWN CENTRE REGENERATION

- 16.3.1 The car park areas to the rear of Cheap Street offer development potential, and are likely to be the most suitable location for the expansion of the town centre area, ~~when if~~ the need for additional ~~comparison~~ **retail** floorspace arises. The provision of **public** car parking close to the town centre is, however, also important to its continuing success, and therefore any development will need to take this into account.
- 16.3.2 Any development should be well-integrated with the town centre, with adequate connections to Cheap Street, and preserve and enhance the character and appearance of the Conservation Area.

#### SHER 2. FUTURE TOWN CENTRE EXPANSION

- i) **Land at Newland Car Park North and Newland Car Park South, as identified on the Proposals Map, will be the preferred location for future expansion of the town centre area. Any scheme will need to retain an appropriate amount of the existing level of public car parking.**

Comment [A4]: 16.3A

### 16.4 LAND AT SHERBORNE HOTEL

16.4.1 This site was allocated in the 2006 Local Plan for employment uses (in addition to retaining the hotel use), and was not considered suitable for housing due to its gateway location and proximity to the A30. The hotel use is considered to be important locally in sustaining tourism and accommodating visitors to the local schools and businesses. This is reflected in the vision statement for Sherborne, which sees the town becoming a key inland visitor destination. The existing hotel building is however dated both in structure and design, with the potential for improvement, expansion or redevelopment. The open area of land to the front of the hotel is potentially underused and could accommodate either the replacement and/or enlargement of the hotel or the introduction of a complementary employment business uses. There is also the potential to redevelop the hotel buildings themselves, which could provide an opportunity for other businesses uses to be accommodated on the site. It is not considered that a large scale retail development would be complementary to the existing hotel use or appropriate in terms of enhancing the tourism offer in the town, particularly at such an important gateway location.

Comment [A5]: 16.4A

Comment [A6]: 16.4B

16.4.2 Development will require improvements to the existing vehicular access with Horsecastles Lane, and a pedestrian footway from the site entrance to the A30 Yeovil Road should be constructed. The site is visually prominent in the street scene and therefore any development will need to be to a high specification in terms of design and landscaping. The design should reflect the gateway status of this location.

### SHER 3. LAND AT SHERBORNE HOTEL

- i) **Land at Sherborne Hotel, as shown on the Proposals Map, is a key gateway site, that is allocated for and development should ensure the retention and/or expansion-intensification of the hotel use and/or other appropriate business uses.**

Comment [A7]: 16.4A

### 16.5 FORMER GASWORKS SITE, GAS HOUSE HILL

16.5.1 The former gas works site was allocated in the 2006 Local Plan for employment. The site is well located, close to the town centre and railway station. However it has not come forward due to a number of reasons linked to viability, although remediation work has been undertaken to address the contamination.

16.5.2 A mixed use allocation for both housing and employment should provide greater flexibility to allow this site to be redeveloped effectively and reduce the potential impact on the amenity of the existing homes on Gas House Hill.

16.5.3 The access arrangements will need to be improved, as the current arrangements are narrow and partially within the flood plain. The site slopes steeply down from New Road, and has a strong treed boundary to the north, west and south which should be retained to minimise impact on wider views. There may be structural problems with the retaining wall along the southern boundary which would need to be resolved.

### SHER 4. THE FORMER GASWORKS SITE, GAS HOUSE HILL

- i) **Land outside flood risk zone at the former Gasworks on Gas House Hill, as shown on the Proposals Map, is allocated for housing and employment.**
- ii) **Any development will need to adequately address flood risk and highway access. A landscape strategy will be required to ensure that there is no significant adverse impact on wider landscape views.**