




# Barton Farm Development Brief

## Supplementary Planning Document

Adopted: December 2007



*Working for West Dorset*














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# Summary

## Why this development brief has been written

The adopted local plan allocates a 13.5 hectare (33.3 acre) site on the north-west side of Sherborne, known as Barton Farm, for mixed-use development, including employment and housing (both open market and affordable housing), recreational and community facilities. In recommending the allocation, the independent Inspector suggested that a development brief (planning guidelines) should be prepared, to guide the phasing and distribution of development, design, layout and infrastructure (such as roads and facilities).

This development brief aims to provide clear guidance for the future development of land at Barton Farm, and as a supplementary planning document will be referred to when deciding planning applications. It has taken into account the needs and concerns of local people voiced through extensive consultation, as well as the views of organisations providing services, specialist organisations, and national and local planning policy.

This summary outlines the main limitations and opportunities for the site, and lists the key issues that need to be considered in any planning decision. More detail on these and other related issues can be found in the relevant chapters.

## Site limitations and opportunities

The site lies on the edge of Sherborne on gently sloping land. Its relationship with the rest of the town and the adjoining countryside is a key factor, for both physical connections and visual impact. The proximity to existing homes also means that residential amenity (people's enjoyment of their homes) needs to be taken into account.

The undeveloped fields and old buildings on the site may be home to wildlife, such as badgers, bats, and dormice. Although

not preventing development, this wildlife is protected by law. If surveys show them to be present, action will be needed to protect them. The old farm buildings are listed for their historic importance, and must be retained and found an appropriate re-use. The site joins onto the Sherborne Conservation Area, and any development should preserve or enhance the character or appearance of this area. Further investigation is also needed to check for archaeological remains that need to be considered, and any contamination caused through spillages in and around the farm buildings.

Because of the size of the development, it is also important to carefully consider how drainage operates on and off the site.

## Traffic and movement

- Managing traffic - the design of the streets and access to the site should aim to discourage reliance on the car and encourage the use of alternatives, such as travelling on foot or by bicycle. Before any access and layout can be agreed, a Transport Assessment must be prepared for the whole development, and the developer will have to show that access requirements can be safely met.
- Site access - the site will be served via a new traffic signal controlled junction with the A30, just west of the existing junction with Horsecastles Lane. The existing junction of Sheeplands Lane with the A30 and Horsecastles Lane will become a three-way traffic signal controlled junction, with the northern arm (from Sheeplands Lane) closed. The middle section of Sheeplands Lane (between the access point to the site and the point where it widens to serve the existing houses) will remain single track used by cyclists and pedestrians only. Provision should be made for emergency vehicles and public transport to come into the site from both sides of the development, and the site layout should take this into account. The developer will be required to monitor the effects of closing this connection with Marston Road, and may



# Summary

be required to re-open this section of road to provide a one-way (westbound) link if the wider benefits significantly outweigh the benefits of the road closure.

- **Alternatives to the car** - safe and direct footpaths and cycleways will be provided through the site, with connections from the site to the town centre, community facilities (such as local schools) and the countryside. A number of specific proposals are detailed in the brief. Although at the current time a dedicated bus service to the development is not thought to be viable, the internal layout will allow for a bus route through the site so it can be operated at some point in the future.
- **The design of streets** - streets should naturally calm traffic and provide a pleasant environment for those walking and cycling, including provision for the disabled and less mobile.
- **Parking provision** - should be made in line with the emerging county-wide residential parking standards and the standards set out in Appendix 1 of the adopted local plan.

## Land uses

- **Housing** - the site should accommodate at least 5.2 hectares (12.8 acres) of housing, providing in the region of 230 dwellings, in a mix of sizes and types. 35% of dwellings should be affordable for local needs. These will be mixed in with open market housing and be no different in design and appearance.
- **Employment** - the site should accommodate at least 0.6 hectares (1.5 acres) of B2 employment and other non-neighbourly employment types, 2.9 hectares (7.2 acres) of B1 employment, and a further 0.6 hectares (1.5 acres) of either B1 or other employment-generating uses that can be accommodated without undue disturbance to local residents. A range of unit sizes (including small workspaces suitable for start-up units) and

tenancy types will be encouraged to support new, establishing and established businesses.

- **Community facilities** - a community venue and a local shop should be provided on-site to meet the everyday needs of people living and working nearby. A equipped play area for children, areas of parks and gardens and amenity open space, space for formal outdoor sports and allotments should be provided on-site. Facilities should not compete with existing facilities in the town centre. Contributions will be sought towards the community venue, improved school and library facilities off-site and improved access to off-site leisure and recreation facilities.
- **Location and mix of land uses** - non-neighbourly employment types will be located in the western end of the site away from residential properties. Larger employment units should also be located at the western end of the site and not mixed with residential development. The community facilities will be focused in the area closest to the town centre, and may provide an appropriate re-use of the listed farm buildings. The remaining developable area will be made up of a mix of residential and neighbourly employment uses, together with a network of public spaces used for leisure and recreation.
- **Phasing** - development should be planned to ensure that strategic landscape and boundary planting, highway access and key pedestrian and cycle paths are provided in advance of the employment and housing. The re-use of the listed buildings should be an early phase of development. The development of employment land and community facilities (including the public open space) should be brought forward ahead of or with the housing development where possible. The early preparation of employment land, with some flexibility over phasing, will help encourage good take-up in line with market demand. The first housing should be completed in 2010/11, with construction continuing for between three and five years.





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## Public spaces

- **Landscape strategy** - the site will require a comprehensive landscape strategy, to set out clearly the ways for the development to fit in with the surrounding countryside and neighbouring uses, and to make the most of local landmarks and vistas, plus the open spaces in the development.
- **Strategic and boundary planting** - will be required to ensure the development fits in well with the character of the local landscape and is pleasant for local residents. The planting of trees and hedgerows of native species appropriate to this area will be an important requirement. Where possible, the existing hedgerow within the site and bordering Sheeplands Lane should be retained.
- **Network of spaces** - the development will include a network of public spaces linked by green corridors through which pedestrian and cycle paths run, designed to make the most of important views to Sherborne Abbey and other local landmarks. The different spaces should be designed or themed for different uses. Consideration should be given to engaging an artist to work with local children when designing the public spaces.

## Design principles

- **Sherborne's character** - it is important that the development of land at Barton Farm strongly reflects Sherborne's distinctive character, rather than being a development that could be anywhere. It should provide visual interest in its variety, but be seen as a whole, with landmarks, land-uses and the scale and intensity of the buildings all playing a part in helping people find their way about.
- **Residential amenity (enjoyment of your home)** - the development should provide adequate privacy and allow for the

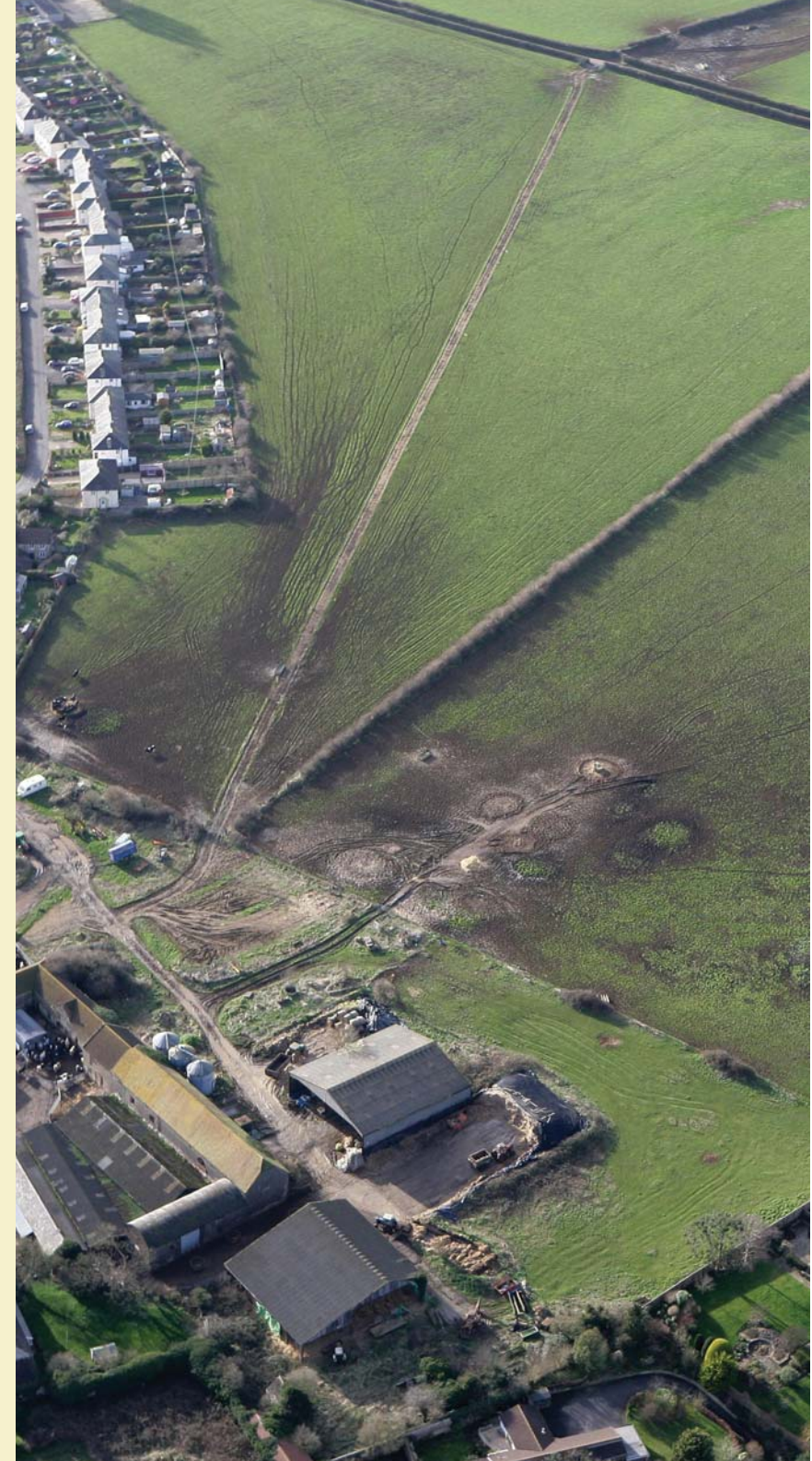
'quiet enjoyment' of residential properties. The design of individual buildings and the position of doors and windows, together with the position of buildings in relation to one another and appropriate boundary treatments, should be used to ensure that overlooking and overshadowing of private areas is avoided.

- **Built form** - there is a range of typical building types in Sherborne, characteristic of the nearby Conservation Area, that should be incorporated into the new development. Guidance on appropriate positioning, building materials and architectural details is also given.
- **Scale and intensity** - development will be concentrated in the south east corner of the site in the area around the existing listed farm buildings, where it will be characterised by a tight grain of mixed-use development. Here, the height of buildings will be of an equivalent height to the existing farm buildings when measured from the lowest adjoining ground level (giving the potential for up to three storeys). The lowest concentration of development will be in the northern end of the site where the land is more visually prominent and adjoins existing suburban development off Sheeplands Lane and Marston Road. Here the maximum height of new buildings will be guided by buildings in the adjoining suburban areas (which are mainly two storey, with some use of the roof space). The exact scale and positioning of all new buildings will also be determined by the need to respect the setting of any Listed Buildings and the character of the Conservation Area, as well as the amenity of people's homes.

# Summary

## Sustainable and energy efficient development

- **Sustainable construction** - the new housing should achieve a four star rating under the Code for Sustainable Homes, unless this would significantly compromise other policies contained in the development brief (in which case code level 3 will be required). Non-residential development, such as the employment or community uses, should meet Building Research Establishment Environmental Assessment Method (BREEAM) very good standard. Measures such as reducing energy use through passive solar gain and high insulation, promoting the use of renewable sources, water conservation and recycling and sustainable drainage are all important in ensuring these standards are achieved.





# 1. Introduction

## 1.1. The context - Sherborne, the Regional Spatial Strategy and the Local Plan

1.1.1. Sherborne is one of West Dorset's three largest towns, and the principal town in the northern part of the district. This attractive and historic market town occupies rising land to the north of the River Yeo, and the limestone hills to the north and south of the river valley provide an attractive green backdrop. The town's distinctive character is shown in the mellow biscuit coloured local Sherborne stone and the more golden Ham Hill stone, used in the construction of many of the town's older buildings. The historic core of the town is dominated by the Abbey Church of St Mary. The town is an important rural service centre, with a population of just under 10,000 and a larger rural catchment. The town centre shops and public schools, together with businesses located in the South Western and Coldharbour business parks, provide much of the town's employment.

1.1.2. Following on from the public inquiry into the Local Plan, the independent inspector recommended that farmland at Barton Farm, north west of the town centre, be allocated for mixed-use development (housing, employment, recreational or community facilities and landscaping). The 13.5 hectare (33.3 acre) site lies between the A30 Yeovil Road, Marston Road and Sheeplands Lane.

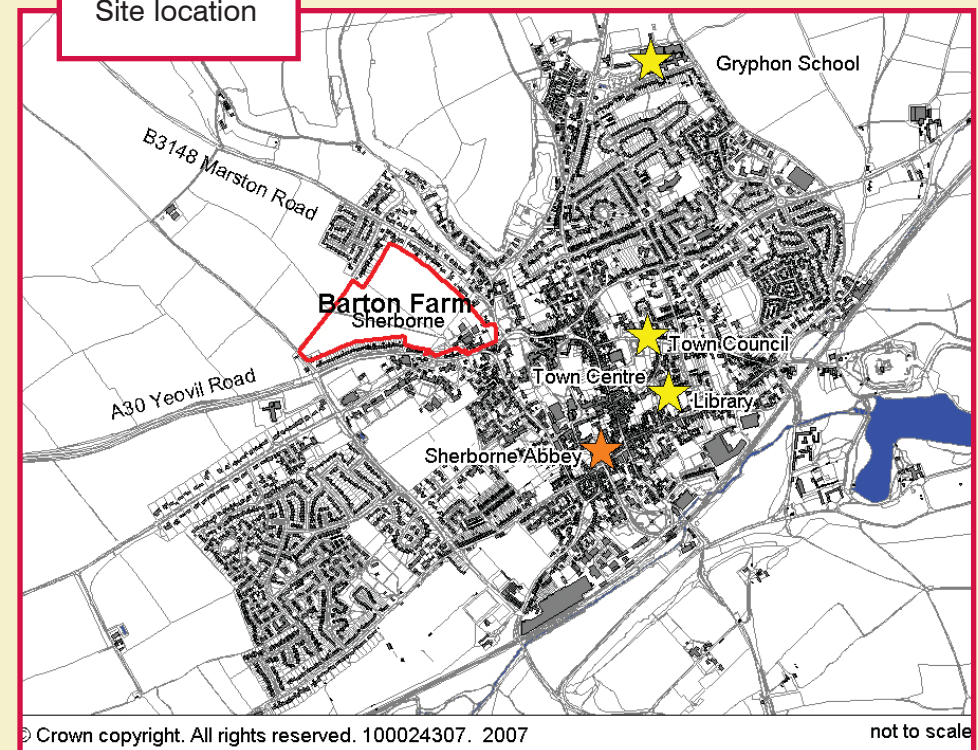
### Regional Spatial Strategy

1.1.3. A Regional Spatial Strategy for the South West is currently being prepared, setting out the strategy for growth and development in the region, including new strategic housing figures for West Dorset for the period up to 2026. The Examination in Public exercise (EiP) to discuss and test the draft Regional Spatial Strategy has been held. The conclusions of the panel are expected to be published in

January 2008, with adoption of the strategy scheduled for 2008. Based on the current figures contained in the draft strategy, the delivery of housing and employment land at Barton Farm will be required within the timescale anticipated in the adopted Local Plan.



**Figure 1.1:**  
Site location



# 1. Introduction

## Local Plan

- 1.1.4. The site is allocated for development in policy NA1 of the adopted West Dorset Local Plan (2006).

### **POLICY NA1 - Land For Mixed Use Development: Barton Farm, Sherborne**

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 a development brief setting out a master plan for the site and including the following:

- i) Comprehensive landscape treatment to the boundaries of the site and within the development or enhancement of the site;
- ii) The land should be developed comprehensively in association with employment uses and the provision of public open space (see Policy IN4);
- iii) 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;
- iv) 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;

- v) 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 (see Policies TRAN 8 and 13);
- vi) The housing development should include a range of sizes, types and tenures including affordable housing, in accordance with Policy HS3. A planning obligation will be sought to secure this provision;
- vii) The provision of community infrastructure where appropriate (see Policy IN5) to include open space and educational facilities. A planning obligation will be sought to secure such provisions, or an appropriate contribution towards the cost of provision off-site.





# 1. Introduction

1.1.5. This policy set the principle of development at Barton Farm. The text provides further details, including the approximate amount of land for housing and employment, and the anticipated number of new homes that are to be built. It also highlights the need for additional landscaping to minimise the impact that any development will have upon the wider countryside and existing residential properties, the need for major improvements to the local road network to provide capacity and a safe environment at key road junctions and the need to ensure that the development is well served by pedestrian paths, cycle ways and public transport. It was recognised by the inspector that a more detailed development brief was needed to guide the phasing and distribution of development, and provide further detail on design, layout and infrastructure provision.

## 1.2. The purpose and structure of this development brief

1.2.1. The purpose of this development brief is to provide clear guidance for managing the future development of land at Barton Farm in Sherborne, taking into consideration the needs and concerns of local people as well as the views of service providers, specialist organisations, and requirements set out in national and local planning policy. As a supplementary planning document, this development brief forms part of the local development framework. Although it does not have development plan status, it will be an important consideration in deciding planning applications.

1.2.2. The area to which these planning guidelines are intended to apply is shown in Figure 1.1. This includes the bulk of the allocated site, and adjoining land that has related development potential or provides opportunities to create more comprehensive development with better connections to other parts of the town. The approximate total area is 14.2 hectares or 35.0 acres. The council will seek a coordinated approach across this area, whilst applying the relevant policies in the adopted plan to individual sites.

**Figure 1.2:** Outline of chapter contents

<b>Summary</b>	A summary of the main guidelines.
<b>Chapter 1: Introduction</b>	The purpose of this document, a brief summary of relevant planning policy and information on how the brief was prepared.
<b>Chapter 2: The Site, its Limitations and Opportunities</b>	The site limitations and opportunities, including information on landscape considerations, ecology, soils and drainage (contamination issues, surface water and sewerage disposal)
<b>Chapter 3: Traffic and Movement</b>	Information and guidance on site access, proposed network of roads, pedestrian and cycle paths, and parking requirements.
<b>Chapter 4: Land Uses</b>	Information and guidance on the extent and mix of land use types, associated requirements including any necessary infrastructure, mitigation measures, and how provision may need to be phased over time.
<b>Chapter 5: Public Spaces</b>	Information and guidance on the provision of open space, including landscape planting and public art
<b>Chapter 6: Design Principles</b>	Information and guidance on urban design and more detailed design principles, including intensity, scale and materials.
<b>Chapter 7: Sustainable and Energy Efficient Development</b>	Information and guidance on sustainable construction, including energy and water efficiency, waste reduction, recycling and use of renewable resources



# 1. Introduction

## 1.3. How this brief has been prepared

1.3.1. The council has worked closely with the Sherborne Area Partnership to involve the community in preparing the development brief. Information on the dorsetforyou.com website has been regularly updated, press releases issued at key stages and copies of all consultation papers and feedback reports distributed to the Sherborne Area Partnership and made available in the council offices and public library in Sherborne. During the evidence gathering stage, three consultation events were held in Sherborne. The first event focused on identifying important issues that should be explored further in the preparation of the development brief. This was open to the general public to call in, and young people were also consulted through a separate event at the Gryphon School. At the same time, organisations that provide community services (service providers) and other specialist organisations were consulted about future needs, possible constraints and opportunities. This was followed by a workshop event where representative groups and technical experts were invited to develop a range of practical options to address the key issues. The third event was again open to the general public, who were asked for their views on which options they preferred, or whether they had a better suggestion to put forward. Service providers and other specialist organisations were consulted for their views, and the options were also subject to a sustainability appraisal (to assess the potential impact of the proposals, taking into account environmental, social and economic considerations). Summary reports of the public consultation events and appraisal work are listed below:

- Barton Farm Development Brief - February 2007 Issues Consultation: Feedback Report (issued April 2007)

- Barton Farm Development Brief - April 2007 Preferred Options Consultation: Feedback Report (issued June 2007)
- Barton Farm Development Brief sustainability appraisal (consultation draft issued August 2007, final version adopted December 2007)

1.3.2. The results of the public consultation, alongside comments made by service providers and other specialist organisations, policies in national planning guidance and the adopted Local Plan, and the findings of the sustainability appraisal, were used to draft the development brief, which was then subject to six weeks consultation during August and September 2007. A summary report of the main issues raised through the consultation, and changes made to the draft guidelines, is available.

- Barton Farm Development Brief, August - September 2007 consultation on the draft guidelines: Feedback Report (issued December 2007)

1.3.3. Revisions were made to the planning guidelines, and the Barton Farm Development Brief supplementary planning document was adopted by the council as a local development document on 18 December 2007. The council also approved the revised Sustainability Appraisal on this date.





## 2. The site, and its limitations and opportunities

### 2.1. Site context

- 2.1.1. The site is located on the north-western edge of the historic market town of Sherborne and lies between the main (A30) road to Yeovil and the B3148 Marston Road.
- 2.1.2. It is on rising land forming part of the northern slopes to the River Yeo Valley, and lies within two landscape character types<sup>1</sup>. A more detailed description of issues relating to the landscape character is given in Chapter 5. There are attractive views from the site towards the town and in particular the landmark buildings of Sherborne Abbey, the Methodist Church and the clock tower of Sherborne School for Girls. There are extensive views across the Yeo Valley of Sherborne Hill to the south and views out to open countryside to the north-west, and the site is also visible from these areas. The western end of the site can be seen from the A30 when approached from the Yeovil direction. There is a good opportunity to make the most of these views and ensure that the development fits in well with its surroundings.
- 2.1.3. There are limited views of the site from the Trent Path Lane and MacMillan Way public rights of way to the north-east and north-west of the site.
- 2.1.4. Most of the site is surrounded by existing housing, with the exception of the north-western edge which is bordered by the narrow and hedge-lined Sheeplands Lane, with open countryside beyond. There are several attractive listed farm buildings in the south-eastern corner of the site, and also listed residential properties to the south of the site. The south-eastern corner of the site lies within the Sherborne Conservation Area which extends southwards across the town centre. The proximity to the existing residential areas, the wider townscape of Sherborne and the character of its conservation area, will be important factors influencing how the

land should be developed and more detail is given in Chapters 5 and 6.

- 2.1.5. Figure 2.1 shows the site context, including the five and ten minute walking distance from the centre of the site and the principal destinations within the town. This shows that many of the facilities that people may use on a regular basis are within a reasonable walking distance.

### 2.2. Site limitations and opportunities

- 2.2.1. Figure 2.2 shows the main site limitations and opportunities, and Figure 2.3 focuses on land within the conservation area.

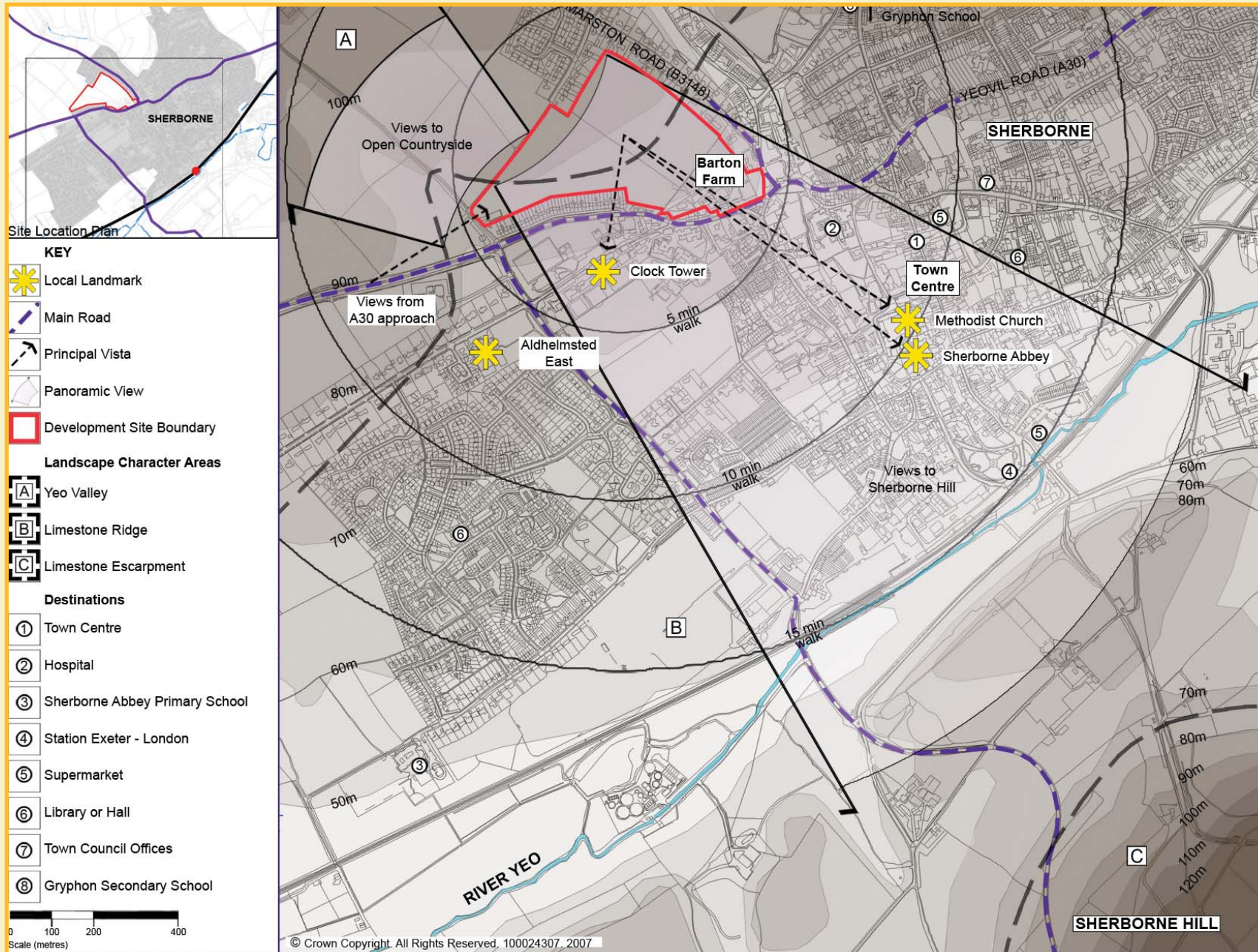
#### Topography

- 2.2.2. Most of the site slopes steadily down from the northern boundaries to the lower land on the south of the site. There are steeper slopes past the existing farm buildings and towards the south-east corner, and a substantial drop in levels to the existing road and footway network below. There is also a marked drop in levels between the south-western corner of the site and Sheeplands Lane.



<sup>1</sup> as described in West Dorset 2000 Survey of the Built and Natural Environment of West Dorset

## 2. The site, and its limitations and opportunities



**Figure 2.1:**  
Site context





## 2. The site, and its limitations and opportunities

### Soils and drainage

- 2.2.3. A check needs to be carried out to see if any of the land is contaminated, for example as a consequence of operations around the farm (accidental spillages of materials and fuel oils stored in and around the farm buildings). There is anecdotal evidence of foot and mouth burial pits on the site from an outbreak in the 1940s. The location of these will need to be investigated. In accordance with the advice contained in PPS23, any potential contamination should be investigated before a planning application is made and the results, plus details of any necessary mitigation measures, submitted with the application. If contaminated land is found then the Environment Agency must be consulted about how to avoid risk of contamination to controlled waters. To minimise the risks of pollution, prevention measures should be incorporated within the surface water drainage scheme for any proposed employment areas. These may include oil interceptors or trapped gullies etc<sup>2</sup>.
- 2.2.4. Underground services are present within the site. At the time of publication information from Southern Gas Networks and Scotia Gas Network have indicated that there are no gas mains within the site. Scottish and Southern Energy plc have indicated that a high voltage power cable runs along the northwestern edge of the site, within the existing fields. A low voltage cable comes into the site just to the east of Barton Gardens, behind the listed buildings fronting the Yeovil Road.
- 2.2.5. This area of Sherborne is known to be affected by the presence of Radon gas. The site will require a full survey to determine the appropriate Radon protection measures required for all buildings<sup>3</sup>. The appropriate protection measures will need to be applied to both residential and commercial buildings.
- 2.2.6. The Environment Agency have advised that a Flood Risk Assessment (FRA) must be carried out and submitted with any planning application for the site<sup>4</sup>. Although the site itself is not in a designated flood risk zone, local residents have reported problems from surface water run-off during periods of heavy rain, and it is important to consider how this surface water is controlled. As part of this assessment a Surface Water Strategy will need to be developed in accordance with PPS25, and its associated draft practice guidance. This should demonstrate that the proposed development will not create an increased risk of flooding. If ground conditions are suitable, the most sustainable way of disposing of surface water would be through a comprehensive Sustainable Urban Drainage System (SUDS). This approach can involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. The Environment Agency wish to see an exemplar scheme delivered for this development, which could also provide recreational and amenity benefits (such as ponds and lakes) as part of any development.
- 2.2.7. A Surface Water Master Plan must also be prepared by the developers for the whole site. This will need to be agreed with the local planning authority and the Environment Agency, prior to any planning approval being granted. It will form part of all subsequent planning applications, setting out the framework within which any Flood Risk Assessments and associated surface water strategies should sit. It should include

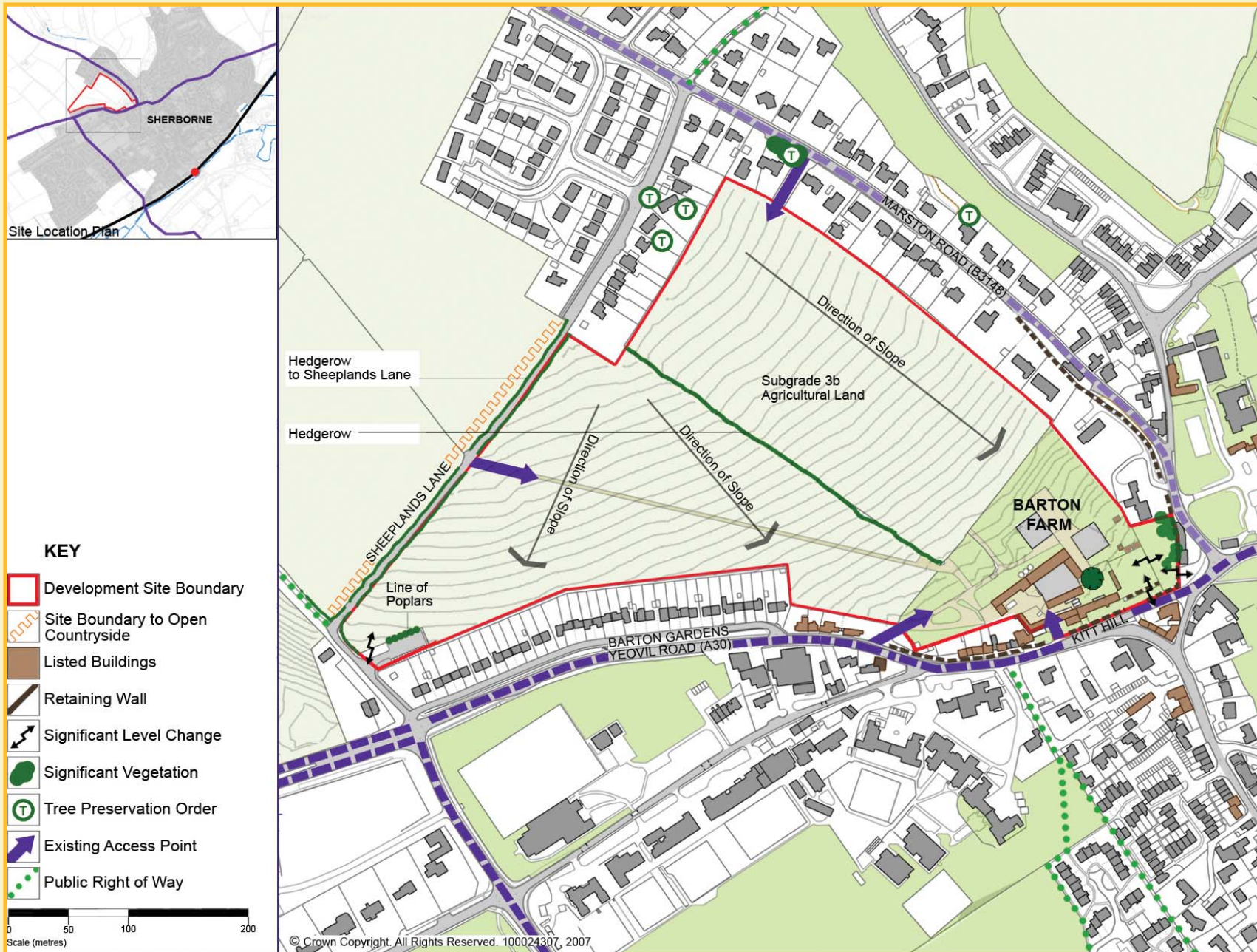
<sup>2</sup> further guidance can be found on the environment-agency.gov.uk website

<sup>3</sup> BRE Report BR 211 Radon : guidance on protective measures for new dwellings, 1999.

<sup>4</sup> Further guidance can be found in the Interim Code of Practice for SUDS (using IH124 method) for the assessment of existing and proposed runoff rates-, PPS25 - in particular Annex B: Pollution Prevention Measures and Annex F: Managing Surface Water- and its companion guide, CIRIA C522 Sustainable Urban Drainage Systems - design manual for England and Wales Interim Code of Practice for Sustainable Drainage Systems, and Preliminary rainfall runoff management for developments (published by Defra / Environment Agency).



## 2. The site, and its limitations and opportunities



**Figure 2.2:**  
Site Analysis





## 2. The site, and its limitations and opportunities

information such as the broad location and extent of impermeable and permeable areas, and the expected volume and disposal of surface water for various storm return periods. It will also identify who will legally maintain the drainage scheme over the lifetime of the development.

- 2.2.8. The water and sewerage infrastructure will need to be adopted by Wessex Water or by some other competent body, to ensure that it is managed and operates as designed for the life of the development. Wessex Water have advised that significant off-site reinforcement to the water mains will be required. Off-site sewerage reinforcements may be needed, and an off-site link main may also be required. Alternatively, on or off-site attenuation and controlled discharge to existing public storm sewer or controlled discharge via a new surface water sewer to an existing watercourse may be possible. The developer will be expected to contribute to the cost of these works.

### Plants and wildlife

- 2.2.9. The site consists largely of two fields separated by a mature native hedgerow (with farm buildings and hard standing areas situated in the south-east corner of the site). The westernmost field is bordered by a mature native hedgerow along its north-west edge. There is sparse and intermittent boundary planting and occasional trees elsewhere along the site boundary.
- 2.2.10. The ecological value of the fields, which consist mainly of improved grassland, is limited. The hedgerows are of ecological and landscape value, in particular the hedgerows to the north-west of the site alongside Sheeplands Lane<sup>5</sup>.

- 2.2.11. There is an existing group of trees protected by a Tree Preservation Order (TPO) located just off the site, on Marston Road to the corner of the existing field access.
- 2.2.12. A recent badger survey of the site found no signs of badgers, although evidence of their setts had been previously recorded. It therefore concluded that it is likely that badgers still pass through and feed on the site<sup>6</sup>.
- 2.2.13. A recent dormouse survey found no evidence of dormice on the site. However the existing hedgerows do provide a potential food source for dormice and the wider area is recognised as a dormouse stronghold. A further survey should therefore be undertaken prior to the commencement of works<sup>7</sup>.
- 2.2.14. The former private garden area in the south-east corner of the site includes suitable habitat for reptiles. A survey for reptiles will therefore be required, and if reptiles are found to be present reasonable effort will need to be made to move them to an alternative suitable habitat<sup>8</sup>.
- 2.2.15. A bat survey was recently carried out within the farm buildings and no evidence of bats was found, although local residents report that they have seen bats in this area. The existing hedgerows may be used by bats, and this should be assessed by a flightline survey. If lengths of hedgerow are to be removed there will need to be careful consideration to ensure the remaining hedgerow is still usable and that any breaks in the hedgerow are carried out sympathetically to allow continued use by bats<sup>9</sup>. Similarly the ivy-covered stone boundary walls may also provide roosting places, and should be checked by a suitably licensed ecologist prior to the start of works<sup>10</sup>.

<sup>5</sup> 1 Extended Phase 1 Survey, Land at Sherborne, Dorset carried out by Michael Woods Associates June 2006

<sup>6</sup> Badger Survey Barton Farm, Sherborne, Dorset carried out by Michael Woods Associates April 2007 and Repeat Ecological Survey October 2007

<sup>7</sup> Dormouse Survey Barton Farm, Sherborne, Dorset carried out by Michael Woods Associates October 2006

<sup>8</sup> The Secret Garden, Sherborne, Dorset Ecological Survey, carried out by Michael Woods Associates September 2007

<sup>9</sup> Wildlife Survey Barton Farm, Sherborne, Dorset carried out by Michael Woods Associates February 2007

<sup>10</sup> The Secret Garden, Sherborne, Dorset Ecological Survey, carried out by Michael Woods Associates September 2007



## 2. The site, and its limitations and opportunities

2.2.16. Including bird and bat boxes on buildings and other structures will increase the biodiversity of the site. These features can be added at the construction stage. Birds can be helped by the provision of different nesting ledges and boxes designed for swift, house martin, swallow, starling, house sparrow and kestrel. Bat roosting features should include boxes and bat bricks incorporated into the new buildings. Dedicated bat roosts should also be created in suitable roof spaces of buildings on the edge of the development.

### Archaeology and Heritage

2.2.17. An archaeological assessment, comprising a desktop study, has been undertaken for the two fields on the site excluding the farm building complex. No specific record of previous buildings were found, however due to the site's location near the town centre and the importance of this area for archaeological activity the assessment recommends further investigation. An archaeological evaluation of the site by trial trenching will need to be undertaken, along with further field investigation as required by the Senior Archaeologist (Development Control), Dorset County Council, before any planning application can be determined.

2.2.18. The south-eastern corner of the site is in the Sherborne Conservation Area and includes several 18th century listed farm buildings, curtilage listed buildings and listed walls. This area is dominated by the large stone barns and associated farm buildings and also includes Barton Farm Cottage and Barton Farmhouse. A number of listed buildings are situated immediately adjacent to the site, fronting on to the Yeovil Road. The conservation area may be extended further west in early 2008<sup>11</sup>, including properties on the north side of the Yeovil Road as far as the Barton Gardens turning. The impact of the development upon the setting, character and appearance of the listed buildings, and the visual contribution they make to

the conservation area, must be carefully considered.

2.2.19. It is important that the long-term protection of the listed buildings is achieved. An appropriate re-use of the buildings is therefore supported. It is important that any re-use respects the original form of the building as far as possible. Careful consideration will need to be given to which internal spaces, fixtures and fittings are significant and should be kept in the building and used in any proposed scheme. The loss of historic fabric must be justified and any associated fittings or features retained for re-use where possible or their original position carefully recorded.

2.2.20. Details of these features are shown in Figure 2.3

### Access to site

2.2.21. Traffic capacity is limited at the existing junctions and road network surrounding the site. The existing roadside footways along Kitt Hill and along Marston Road are extremely narrow and unsuitable for promoting as major pedestrian routes. These issues are described in more detail in Chapter 3.

2.2.22. The site links to a network of rural public rights of way, via the Trent Path Lane bridleway, which connects to Sheeplands Lane at the western end of the site.

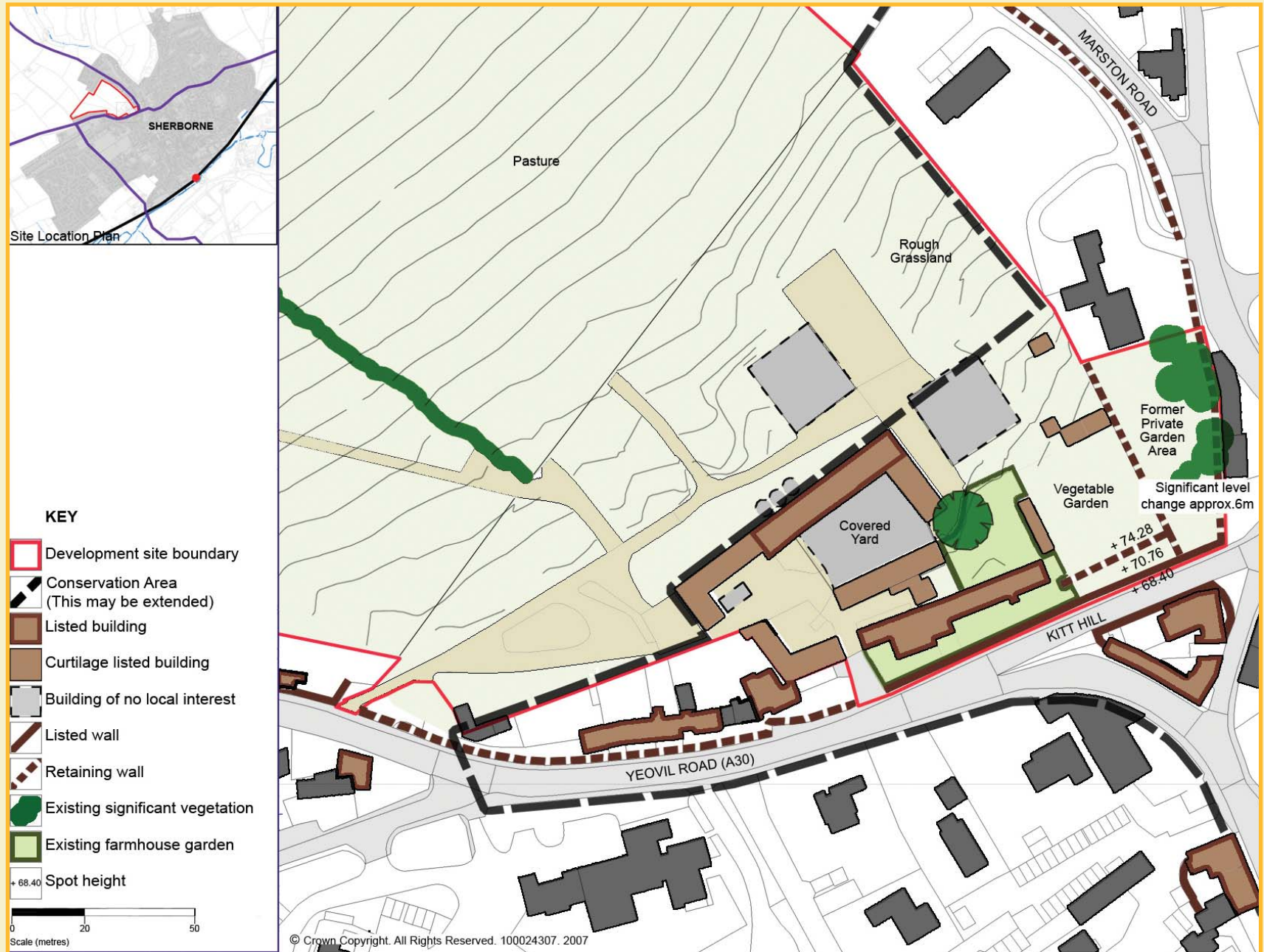
2.2.23. There are existing informal arrangements for rear vehicle access to several properties on the Yeovil Road. There is also an existing rear pedestrian access to some properties on the north-west and south sides of the site. Any private rights of way will need to be taken into account by the developer. Improved access arrangements would be welcomed where this would alleviate problems associated with vehicles stopping on the busy A30.

<sup>11</sup> Dependent on public consultation and a further report to the Executive Committee





## 2. The site, and its limitations and opportunities

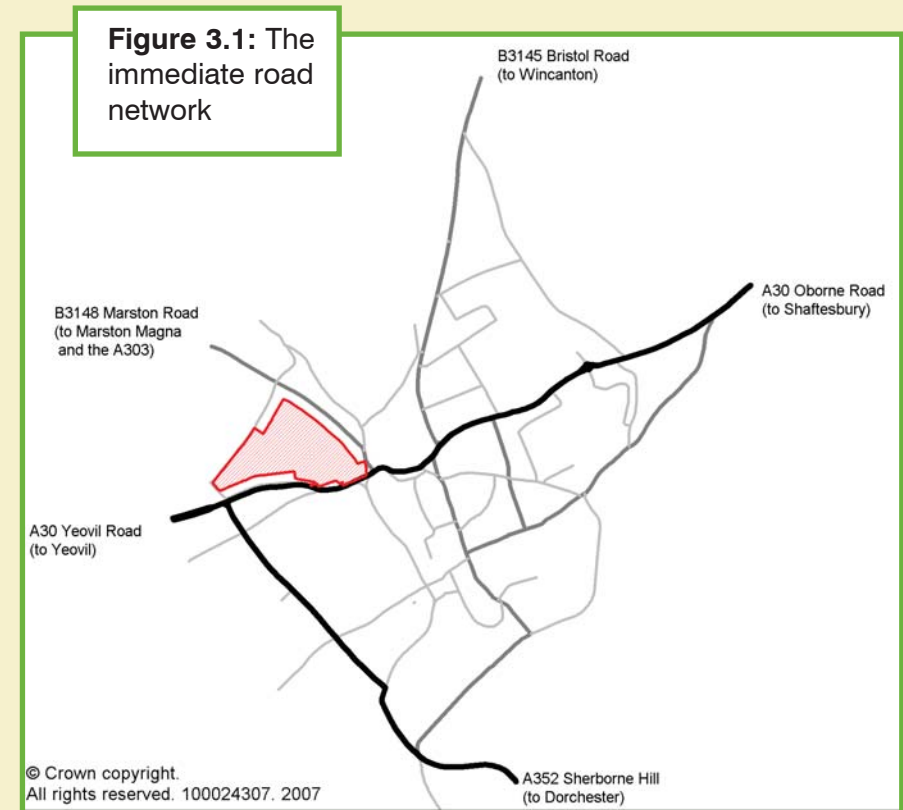


**Figure 2.3:**  
Archaeology  
and heritage

## 3. Traffic and movement

### 3.1. Managing traffic generation

- 3.1.1. A development of this size will inevitably generate additional movements of people, both to and from the site. How people choose to travel will be influenced by the types of land use, form and internal layout of the development and how it connects with the rest of the town and adjoining countryside.
- 3.1.2. Both the district council and the county council (as the highway authority) encourage and promote the full integration of the highway as part of high quality urban design. These principles are set out in the county council's "Highway Guidance for Estate Roads" (2002) and the newly published "Manual for Streets"<sup>12</sup>. The aim is to manage traffic generation and also design the development in such a way that the dependency on the car is reduced and alternatives, such as travelling on foot or by bicycle, are more attractive.
- 3.1.3. Before any detailed street and access layout can be agreed, the number and type of trips that may be generated by the different uses on the site needs to be understood. The developer is therefore required to prepare a Transport Assessment for the whole development. This assessment will include information on how many trips may be made by different types of transport (by car, on foot, by bicycle or bus, by heavy goods vehicle etc). The assessment will also identify to what extent these trips may be concentrated at peak times, and how this will affect the road network. The assessment will be expected to cover the immediate road network (as shown in Figure 3.1), and other parts of the local and strategic road network where significant increases in traffic may occur. It will involve traffic surveys to gather information on the existing levels of traffic in Sherborne and the routes that are being used. Planning permission for the development will not be granted unless the highway authority is satisfied that the access requirements can be safely met.



- 3.1.4. Planning conditions and legal agreements between the developer, the council and the highway authority may be used to ensure that measures necessary to manage the traffic are put in place, including:
- The implementation of a Travel Plan for the whole of the development with specific measures to reduce car travel in favour of walking, cycling and public transport.

<sup>12</sup> "Manual for Streets" (MfS) (DfT/DCLG March 2007) ISBN: 978-0-7277-3501-0. Other key documents to consider are: PPG3 companion Better Places to live: By design; ISBN 0 7277 3037 1, "Development Related Travel Plans in Dorset" (March 2005) and "Streets For All South West" (March 2005) English Heritage available from [www.english-heritage.org.uk](http://www.english-heritage.org.uk)



## 3. Traffic and movement

- The implementation of improvements for access to the site by pedestrians, cyclists and vehicles. These improvements may be within the site, on adjoining highway land or on highway land near the site. Developer contributions may be required.
- The enhancement of public transport provision. Developer contributions may be required.
- A construction traffic routing agreement.

### 3.2. Access for cars and lorries

- 3.2.1. Even though the design of the site will aim to reduce dependency on the car and promote alternatives, such as travelling on foot or by bicycle, development could well alter traffic patterns on nearby roads. Based on the traffic assessments at the time of the local plan inquiry, the adopted policy highlights the need for a major improvement at the junction where Sheeplands Lane joins the A30 Yeovil Road. This took into account the limited visibility for vehicles exiting from Sheeplands Lane on to the Marston Road, which makes this junction unsuitable for a significant increase in traffic. Further traffic modelling and consultation with the local community has since broadened understanding of the local traffic issues.
- 3.2.2. To provide a reasonable level of junction capacity, accommodate large heavy goods vehicles that may need to reach some of the employment uses on the site, and to provide for the possibility of a future link road (see para 3.2.4), access to the site will be from a new traffic signal controlled junction with the A30, just west of the existing junction with Horsecastles Lane. The junction with Horsecastles Lane and Sheeplands Lane will be modified from a four-way to a three-way traffic signal controlled junction, with the existing northern arm (from Sheeplands Lane) closed, as traffic to and from the site will use the new junction to the west. Measures will also be taken to deter traffic from attempting to short-cut along Barton Gardens. There will be no connection for cars or lorries from Marston Road via Sheeplands Lane, which it is intended would remain single track in part, and this part used by cyclists and pedestrians only. The closure of this section of Sheeplands Lane to motor vehicles can be achieved, for example, by placing bollards across the lane where it narrows down to a single carriageway just west of Sheeplands Estate. This will require separate regulatory consent. Provision should also be made for emergency vehicles and public transport to access the site from both sides of the development, and the favoured option would be for access via Marston Road (off Sheeplands Lane), and therefore the site layout should take this into account. This is illustrated in Figure 3.2.
- 3.2.3. The developer will be required to monitor the effects of the road closure on the wider road network (including the capacity of junctions along the A30 and pedestrian and cycle safety), and may be required to re-open the closed section of Sheeplands Lane linking to Marston Road to provide a one-way (westbound) link if the wider benefits significantly outweigh the benefits of the road closure. This point of access would be restricted so that heavy goods and large commercial vehicles would still use the A30 / Horsecastles Lane access. If this were taken forward provision would also need to be made for a pavement on the south side of Sheeplands Lane. This modified version is illustrated in Figure 3.3.
- 3.2.4. The possibility of providing a new road link between the A30 and the B3148 Marston Road north of Sheeplands Estate has been suggested by local residents, the Sherborne Transport Action Group and the Campaign to Protect Rural England. However, such a proposal is not in the Local Plan and cannot therefore be included in this development brief (which must

### 3. Traffic and movement

conform with adopted policies). The potential for such a link road is something that can be considered for the future through the review of the local development framework, either in its own right or as part of Sherborne's future growth. Alternatively the developer could pursue it as a planning application advertised as a 'departure' from the adopted local plan. Because of the potential benefits to the wider road network, the access solution will need to demonstrate that it would not compromise a link road option from being developed at some point in the future.

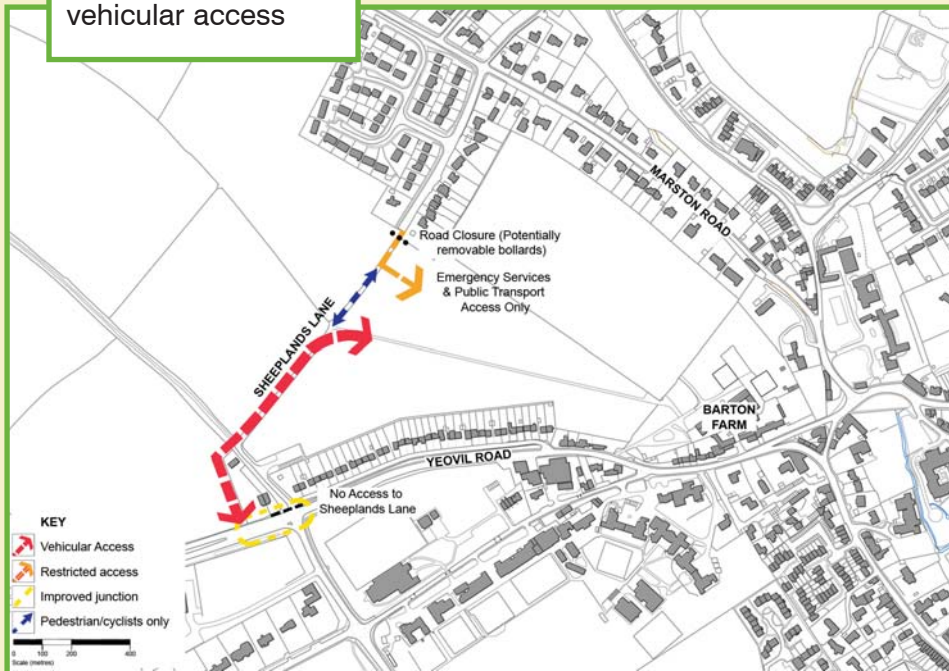
3.2.5. All of the highway infrastructure, both on and off site, will need very careful consideration throughout the design process. The design of the site access and infrastructure should be carried out in close consultation with the highway authority. Detailed

knowledge and consideration of both the topographical and other constraints will be needed to assess and inform this process. The developer will have to demonstrate that any access design solution is appropriate to its purpose.

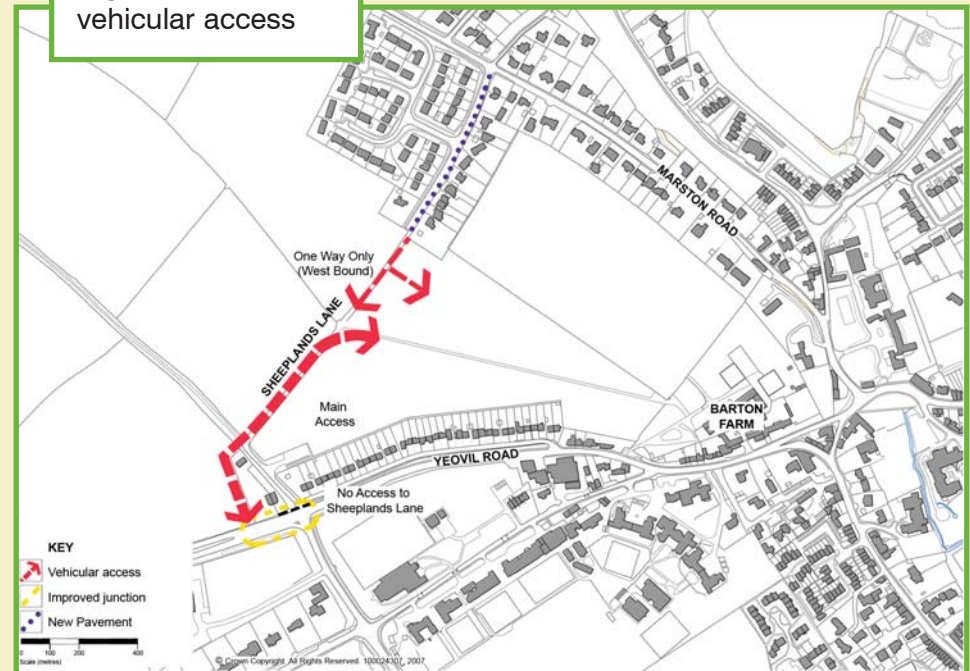
#### 3.3. Alternatives to the car: public transport, pedestrian and cycle links

3.3.1. The Transport Assessment will need to consider the extent to which public transport may be used and what provision needs to be made as part of the development. It is likely that a dedicated bus service to the development would not be viable. However the development will be designed in a way that could accommodate a bus route through the site (connecting to both the Yeovil and Marston Roads) at some point in the future.

**Figure 3.2 Preferred vehicular access**



**Figure 3.3 Modified vehicular access**





## 3. Traffic and movement

The Transport Assessment will identify the best possible location of drop off and collection points, and sufficient room should be reserved for these in the final layout.

3.3.2. New and improved pedestrian and cycle paths, to, from and within the site, should provide safe and direct routes from where people live and work to the facilities they may use on a daily or frequent basis. They could also provide attractive alternatives to the very narrow footpaths along Marston Road and the A30. A number of measures for achieving safe and direct cycle and footpaths should be pursued where the Transport Assessment shows the likely traffic levels at junctions may significantly hinder or endanger journeys on foot or by bicycle, including:

1. A pedestrian and cycle path to and across the A30 junction with Horsecastles Lane. This may require pedestrian crossing facilities to be incorporated within the improved junction design.
2. A pedestrian and cycle path along the farm track onto the A30 Yeovil Road near the Bradford Road junction, with a new pedestrian crossing if feasible.
3. A pedestrian and cycle path to the A30 Yeovil Road at the point nearest the town centre. The level changes will need to be carefully considered to create a useable path.
4. Better phasing of traffic signals at Kitt Hill to favour pedestrian and cyclist crossings. The potential to combine this with (3) above through moving the western approach signals further west (to past the point where the new pedestrian and cycle path exits the site), to provide space for the pavements to be widened along this section of the A30, should be investigated.

5. A pedestrian and cycle path connecting along the farm track onto Marston Road, with a new pedestrian crossing and traffic calming feature at this point.

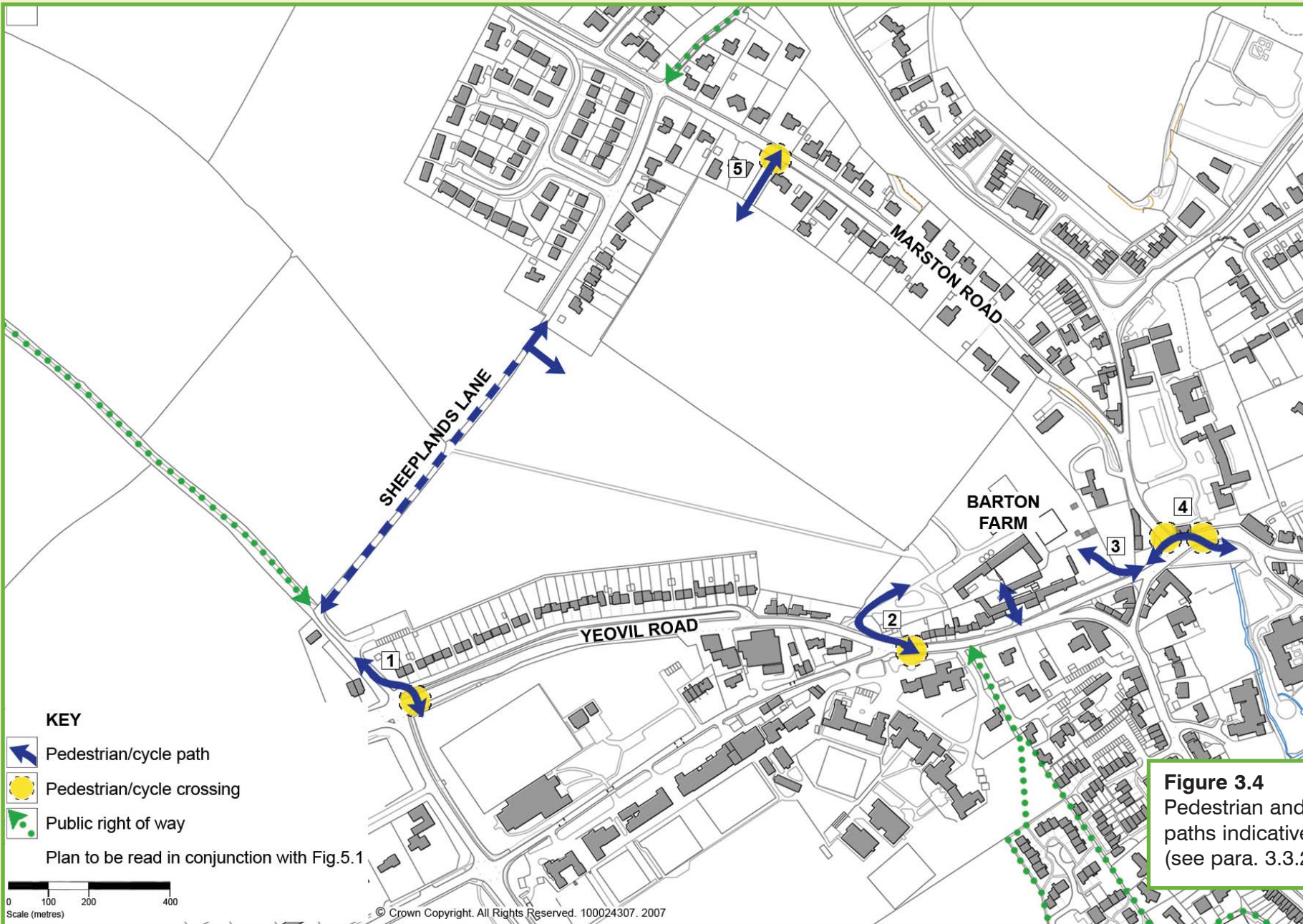
These are illustrated in Figure 3.4.

3.3.3. The safe routes to schools initiative aims to enable more young people to walk and cycle to school. This usually involves a series of highway measures supported by other community and school projects making roads safer and providing the infrastructure and skills to make walking and cycling a popular choice. The need to provide safe routes from Barton Farm to the local schools will need to be addressed as part of the Transport Assessment, Green Travel Plan and design proposals.

### 3.4. The design of streets

3.4.1. The design of the buildings, open spaces, roads and pavements is important in securing a safe and attractive place. Within the site, the design of the road layout will be as 'joined-up' or permeable as possible (where streets link together at both ends rather than culs-de-sac or dead ends). The layout will utilise natural traffic calming techniques such as designing in short forward visibility and visual pinch-points, and positioning buildings to restrict visibility at junctions. These force drivers to proceed slowly and with caution, and naturally slow traffic speeds within the development to 20 miles an hour or less, without the need to install speed humps and speed limit signs. Routes for vehicles may be more tortuous than those for pedestrians and cyclists where this would help reduce vehicle speeds and rat-running.

### 3. Traffic and movement



**Figure 3.4**  
Pedestrian and cycle paths indicative network (see para. 3.3.2)





## 3. Traffic and movement

3.4.2. The design of the road network and pedestrian and cycle paths will include provision for the disabled and less mobile, for example by ensuring pathways are wide enough for people using pushchairs or mobility buggies, and that dropped kerbs are used to provide good, direct access to community facilities both on and off-site.

### 3.5. Parking

3.5.1. The Transport Assessment and design process will consider what car parking is needed to serve the development<sup>13</sup>. This will consider the needs of employees, residents and the visiting public. County-wide residential parking standards are currently being drafted, and will be used for the development of Barton Farm. For the employment and commercial uses on the site, parking and servicing requirements are set out in Appendix 1 of the adopted local plan, and the number of car parking, lorry parking and visitor spaces required is based upon gross floor area (GFA).

3.5.2. The type and location of parking provided will need to take into account:

- safety and security issues (and the desire to have people use their front doors to keep activity on the streets),
- the visual impact of parked cars or garaging (and how this may affect the character of the place),
- the desire to make the most efficient use of land (by reducing the proportion of allocated spaces and length of service-only roads), and
- the need for any provision to be close to the use to which it relates (otherwise people may use spaces intended for other users or park illegally).

Where on-street parking is likely, the streets will need to be of

sufficient width, and should incorporate tree planting to prevent the car from dominating the street scene. Parking courts should be designed to be largely open, without ranks of garage blocks. Trees should be included in the layout to provide character, shade and wildlife habitat. Walls or other forms of screening should ensure privacy of back gardens is retained, but not be so high as to reduce the light to surrounding properties or make the parking courtyard space feel oppressive. A height of around two metres is a good guide. Depending on their size, two or more access points may be needed to make vehicle movement within them easier, and allow for pedestrian access to different parts of the surrounding streets. These access points should be narrow in design to deter general public access to what is a private area. Including one or two houses within the layout of larger parking courts can help make the area feel safe and secure. Figure 6.2 provides examples of how parking can be fitted in with the various types of development (both residential and commercial) that are typical of Sherborne.

3.5.3. In considering the design of new commercial or community development, developers should give priority to providing convenient access for pedestrians and cyclists. This may be through, for example, the siting of the main access to buildings next to the main street, or other pedestrian and cycle paths, rather than behind a large car park. Cycle parking should be located conveniently and positioned where it is overlooked. More detail on cycle parking and the level of provision required for different uses is set out in the adopted local plan<sup>14</sup>.

<sup>13</sup> The assessment should be based on the Young/Jones methodology prepared to inform PPS 3 and its supporting Advice Note on parking. The methodology and implications on layout design have been published in English Partnerships Best Practice Guide "Car Parking: What works where" (March 2006). The developer is also advised to consider the findings of Residential Car Parking Research (DCLG) (May 2007), which currently is a web publication only <http://www.communities.gov.uk/index.asp?id=1510293>.

<sup>14</sup> Appendix 1 - West Dorset District Local Plan July 2006

## 4. Land uses

### 4.1. An urban extension to Sherborne

- 4.1.1. Barton Farm provides the main focus of new development in the Sherborne area to 2014/15. It is anticipated that it will accommodate in the region of 230 new homes and in the region of 4.2 hectares of employment land, together with community facilities to help support this level of development. It is not of a scale to be self-contained, and it is therefore appropriate to ensure that it is developed as an urban extension to Sherborne, as a new neighbourhood. By this, we mean that it should have good links to the rest of the town, and in particular the town centre and other existing community facilities that would be used by the new residents, that it should contain a reasonable mix of uses, and that the development should not be too dispersed or spread out (so that community facilities that may be used by the local residents on a frequent basis, their homes and work are all within easy walking distance). More detailed consideration of proposed improvements to the wider transport network, and matters of character and design of this new neighbourhood, are detailed in Chapters 3, 6 and 7 respectively.

### 4.2. Housing

- 4.2.1. In line with the adopted local plan, housing on the site will include a range of sizes, types and tenures. The site should accommodate at least 5.2 hectares (12.8 acres) of housing. The overall density should be in the range of 30 to 50 dwellings per hectare (based on net dwelling density<sup>15</sup>). Further guidance on the variation of density across the site is detailed in Chapter 6.
- 4.2.2. Barton Farm provides a major opportunity to deliver affordable housing in the Sherborne area over the next 5 to 10 years. The district council will negotiate with developers to secure in the region of 35% of affordable housing to meet identified local

needs, and will enter into a legal agreement with the developer to ensure its provision. Factors that will be taken into account include the latest assessments of local need<sup>16</sup>, accessibility to public transport, local services and facilities, the particular costs of and need to achieve the development, and whether the provision of affordable housing would mean that other planning objectives may not be met.

- 4.2.3. The consultation on this development brief raised the need to consider providing affordable homes for those with specific housing needs, in particular the elderly and those with a learning disability, and to include shared equity and other provision for people looking to move on from affordable rented housing as an intermediate step towards buying on the open market. The final mix of rented and other tenures, together with proportion of homes having one, two or three or more bedrooms, will be negotiated at the time that a planning application is submitted, and will take into account the findings of the Housing Needs and Demands Survey. Whatever models are used for providing the affordable housing, the homes must be shown to be affordable to those in housing need, and that there is certainty that they will continue to be available and affordable for as long as there is a need, rather than solely benefiting the initial occupant.

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<sup>15</sup> defined in PPS3 - calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided

<sup>16</sup> a housing need and demand survey was published in December 2007 at the same time this development brief was adopted.





## 4. Land uses

- 4.2.4. The integration of affordable housing with private housing will be achieved through the scattering or 'pepper potting' of affordable housing throughout the development, rather than concentrating affordable housing in one part of the site. It is also important that the design should not differ significantly between the affordable and private housing (this is referred to as being 'tenure blind'). Together these measures should mean that it is not readily apparent which units are affordable housing, and the potential for social division and related problems should be avoided.
- 4.2.5. There is increasing demand for people who wish to work from home<sup>17</sup>, and the provision of flexible workspace within homes can contribute towards a more sustainable form of living and working<sup>18</sup>. All homes that may be occupied by people seeking employment should have space and services to allow a home office to be set up in a quiet room<sup>19</sup>. More detailed design issues on housing, including build specification and sustainable construction, are covered in Chapters 6 and 7.

### 4.3. Employment

- 4.3.1. The need for additional employment space was a key factor in the decision to bring forward the site for development. Definitions of employment uses appropriate to this site are given in Figure 4.1.
- 4.3.2. Although general industrial (B2) and other (sui generis) non-neighbourly employment uses (such as maintenance compounds) are not generally welcomed by local residents because of the possible traffic, noise or other nuisances generated, it is important that provision is made for this type of business in order that the local economy has a broad base and provides the support services needed for other uses. Any general industrial or non-neighbourly employment uses will be appropriately assessed (in terms of noise, odours and other nuisances) prior to determining planning applications.

**Figure 4.1:** Definition of B1 and B2 use classes

**Class B1: office and light industry** - a business class which groups together many office and light industrial uses which are capable of being carried on within a residential area, in terms of the noise, vibrations, smell, fumes, smoke, soot, ash, dust or grit that they may generate. This class includes research and development and other "high tech" uses.

**Class B2: general industrial** - covers a variety of industrial uses that fall outside B1, and excludes Storage & Distribution uses (which have their own use class - B8)

**Other employment-generating uses** - other uses that may be considered as contributing towards the overall employment allocation are those that provide significant levels of employment. Examples include those uses falling within Use Class C1 (hotels), C2 (residential institutions), and D1 (non-residential institutions), and some sui generis uses (which fall outside any defined Use Class). Shops and other uses more appropriate for the town centre as the primary shopping area should not be considered as an employment use for the purposes of this development brief.

<sup>17</sup> This may not require planning permission for a change of use (if it doesn't change the overall character of its use as a home, and would not result in a marked rise in traffic or disturb neighbouring residents).

<sup>18</sup> Such units will count towards the overall housing numbers provided on the site, but not the overall employment allocation

<sup>19</sup> as specified in the home office criteria in the Code for Sustainable Homes, DCLG

## 4. Land uses

- 4.3.3. It is proposed that at least 0.6 hectares (1.5 acres) of land is reserved for general industrial (B2) and other (sui generis) non-neighbourly employment uses for the period to 2016<sup>20</sup>. Because there is a shortfall of available employment land in the Sherborne area, it is anticipated that this land can be developed with some certainty early on, in line with the phasing requirements set out in section 4.6. However, if after this period the land is not fully developed for B2, and there is no significant evidence of need for such uses and no alternative employment sites on previously developed land available, then the land may be released for B1 or other employment uses.
- 4.3.4. Another issue considered in drafting this development brief was to what extent alternative uses that generate employment (other than B1 and B2) would be acceptable on the land earmarked for employment. For example, there is likely to be growing employment demand for uses such as crèches, education, training, care and leisure facilities. The Regional Development Agency advise that B1 uses would provide the greatest longer term economic benefit. As such, it is proposed that at least 2.9 hectares (7.2 acres) of land is developed for office and light industry (B1). A flexible approach will be taken on the remaining employment land (in the region of 0.6 hectares or 1.5 acres), which may be developed for either B1 or other employment-generating uses that can be readily accommodated within a residential area without undue disturbance to local residents.
- 4.3.5. Although Sherborne is not considered to be a strategic location for business incubation facilities (and is therefore unlikely to receive public funding for managed starter units), it is a local rural service centre. The potential need for short-term lease and start-up premises to encourage new businesses should be considered. Bringing forward a mix of small starter as well as medium-sized units (for example, ranging from 70m<sup>2</sup> - 160m<sup>2</sup> (750 - 1750ft<sup>2</sup>)), both for leasehold and freehold, at an early

stage will help meet initial demand and support both new, establishing and established businesses.

### 4.4. Community facilities

- 4.4.1. The provision of community infrastructure to support people living or working at Barton Farm should help ensure that the development does not generate unnecessary trips by car and that existing facilities are not over-stretched. Such facilities are also important in ensuring that the neighbourhood develops a strong sense of community. Community facilities which, due to their size or design, would adversely affect the liveliness, attractiveness or character of Sherborne town centre will not be permitted on the site.
- 4.4.2. As a minimum, the development is expected to provide the following:
- **Improved education facilities** - Barton Farm falls in the catchment area for Sherborne Abbey primary school and the Gryphon School. Dorset County Council, as the local education authority, has indicated that the Gryphon School does not have spare capacity and additional educational facilities at this level will be considered for planning obligations<sup>21</sup>. The increased population will also create pressure on demand for stock and resources for the public library, so there is a need for funding for this, which will be considered for planning obligations.

<sup>20</sup> This figure is based on an assessment of demand for commercial property submitted over the previous 2 years through Property Pilot (a database of available commercial land and property to lease or to buy), and applied to the figures set out in the adopted local plan (which states that approximately 3.5 hectares (8.6 acres) should be earmarked for B1 and B2 employment, and a further 1.7 hectares (4.2 acres) should be mixed use (employment and residential)).

<sup>21</sup> A planning obligation is a legal agreement between the planning authority and the developer and any others that may have an interest in the land, that ensure that certain extra works or resources related to a development are achieved.





## 4. Land uses

- **Improved access to leisure and recreation** - for the projected population (approximately 500 people) it is expected that in the region of 1.3 - 1.6 hectares of recreational space should be provided, primarily on-site<sup>22</sup>. The minimum amount of recreational space to be provided is as follows:
  - A local equipped play area for children, of which 400m<sup>2</sup> is expected to be used for activities, with at least 5 types of play equipment (where at least 2 are individual items rather than part of a combination), impact absorbing surface beneath and around the play equipment, seating and a litter bin, surrounded by 1m high fencing (incorporating two pedestrian gates) and a 10m depth buffer zone (including planting)
  - Parks and gardens and amenity open space - 6,800m<sup>2</sup> offering a wide range of facilities for formal and informal recreation and community events
  - Formal outdoor sports such as pitch sports, tennis and bowls - 5,000m<sup>2</sup>. Depending on an assessment of need, this element of provision may be provided on-site (either for formal sports that can be accommodated within this size space<sup>23</sup>, or in the form of additional amenity open space such as a kick-about area), or as a contribution towards off-site formal sports provision or towards quality improvements at nearby facilities, if this can be shown to better meet identified needs.
  - Allotments - 1,250m<sup>2</sup> provided on-site, serviced by water and toilets.

Although Sherborne currently has an identified over-provision of natural and semi-natural green space (and therefore no minimum provision is specified), public access will be encouraged in areas of strategic landscape planting areas or sustainable urban drainage system (SUDS) areas that may be developed for the site. The future management of the public spaces will be considered for planning obligations.

The need for community access to the new swimming pool at the girls' school, and improved public daytime access for the general public to Gryphon Leisure Centre, was raised through the consultation and will also be considered for planning obligations.

- **A local meeting place** - the need for a community venue to serve the new residents and those in the surrounding areas was raised through the consultation on the draft brief. This may be an appropriate re-use of the listed farm buildings, and should be considered as a first option<sup>24</sup>. It is important that such a facility is well managed and adaptable, so that its longer term viability is more likely to be assured. It should be designed to be compatible with other complementary uses (such as enabling its use for performing arts or for pre-school and childcare provision), and expert advice on how to design for specific uses may need to be sought. It is therefore proposed that 0.3 hectares (0.7 acres) of land is set aside to accommodate a local meeting place, such as a community hall, that could accommodate D1 or D2 type uses (such as a day nursery or crèche, art and music centre, training or library facility, place of worship, or indoor sports venue), and be reasonably available for public use or hire by all sectors of the local community. Such a facility should be located close to the town (so as to be more accessible to a greater number of residents), and will be considered for planning obligations.

<sup>22</sup> the standards are based on an up-to-date assessment of existing provision and identified needs, with information taken from the draft PPG17 Study: Audit and Assessment of Open Space, Sport and Recreation Facilities by Strategic Leisure Limited, received by the council in April 2007. It is expected that this report will be published in its final form by September 2007

<sup>23</sup> 5,000m<sup>2</sup> is not of sufficient size to accommodate some formal sports that require a large pitch

<sup>24</sup> English Heritage provides relevant guidance in "Living buildings in a living landscape - finding a future for traditional farm buildings" (July 2006) "The conversion of traditional farm buildings - a guide to good practice" (October 2006)

## 4. Land uses

- **A local shop** - although it is not anticipated that the site should have shops that are more appropriately located in the town centre, a local shop for the day-to-day needs of the people living and or working nearby would both help reduce trips by car and help establish a strong sense of community. It is therefore proposed that 0.15 hectares (0.37 acres) of land is set aside for the period to 2016 to accommodate a shop with a retail floor space of up to 125m<sup>2</sup>. This may be achieved as part of a mixed use scheme, for example with the inclusion of separate living accommodation over the shop. The site could be next to the proposed community venue to benefit from more flexible shared parking and servicing arrangements. The developer will be required to market the shop. If the shop has not been occupied for retail use within 3 years of its completion and the developer can demonstrate that there is no significant evidence of such need, then the shop may be considered favourably for another use.

### 4.5. Location and mix of land uses

- 4.5.1. All land reserved for B2 and non-neighbourly employment uses (totalling 0.6 hectares / 1.5 acres) will be located at the western end of the site, close to the access to the A30 and Horsecastles Lane junction, as this will reduce the need for related traffic (for deliveries etc) to come further into the site. A buffer zone of B1 and other employment uses is proposed to ensure that there is a minimum distance of 50m between any non-neighbourly use and the nearest residential dwelling. Residential accommodation will not be permitted within this zone. Any larger sized units (over 300m<sup>2</sup> (3,250ft<sup>2</sup>)) should be in this employment-only area at the western end of the site. The remaining area will be developed for mixed employment, residential and community uses (including recreational space). A focal area centred on the listed farm buildings has been identified, within which 0.45 hectares (1.1 acres) of land will be reserved for the provision of a community venue and local

shop. More detailed information on the layout and location of recreational space and landscaping areas is specified in Chapter 5.

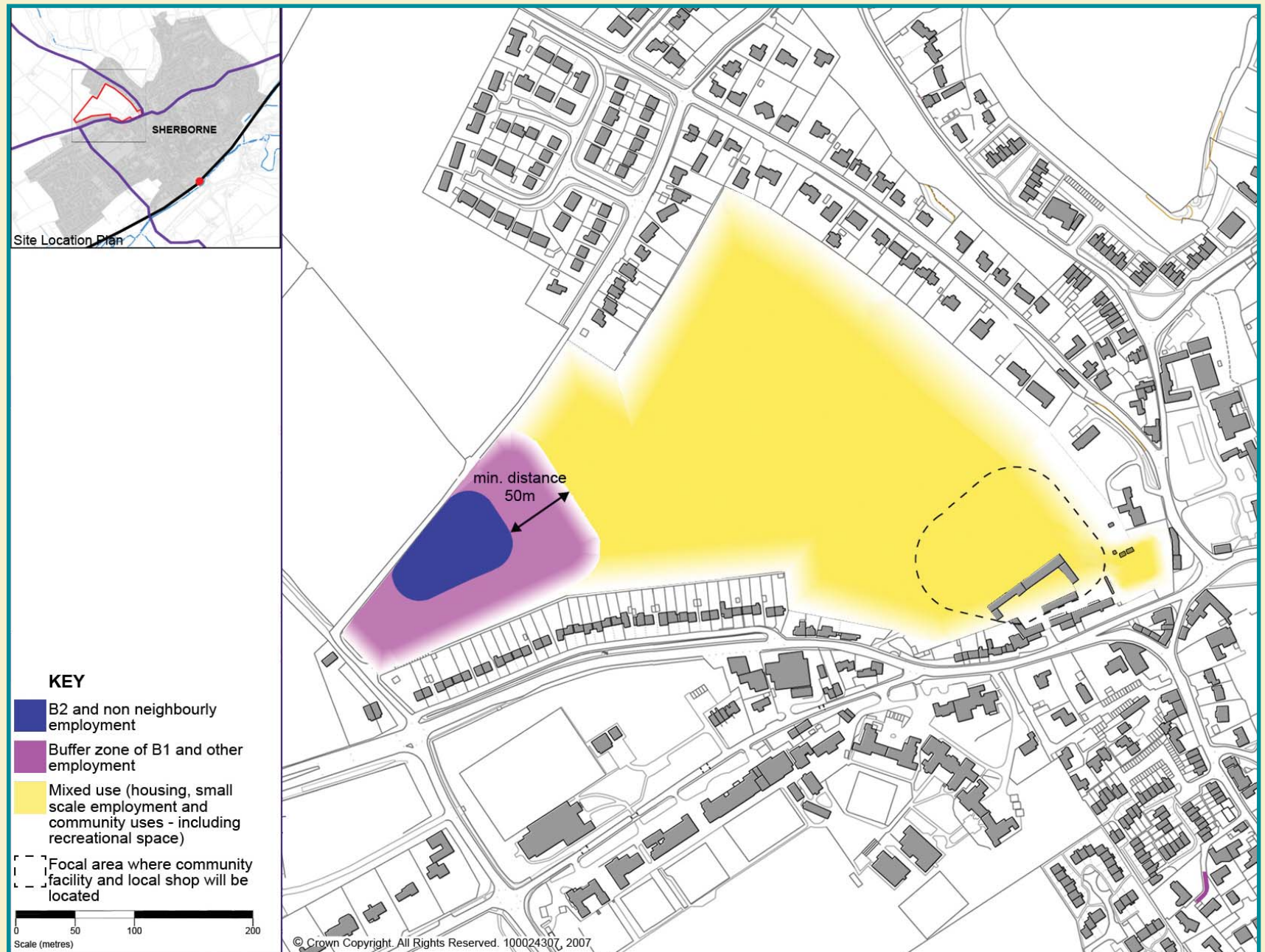
- 4.5.2. Figure 4.2 provides guidance on the distribution of employment, housing and built community facilities.

### 4.6. Phasing

- 4.6.1. It is projected that housing completions will start in 2010/11, with a construction period of between three and five years. The local plan states that delivery rates will be reviewed on the adoption of the Regional Spatial Strategy in 2008 and that permission will not be granted before the Regional Spatial Strategy is adopted. The strategy is now due to be adopted in autumn 2008, which does not allow as much lead-in time for the completion of essential infrastructure. The need for such lead-in time, and further progress towards the adoption of the Regional Spatial Strategy housing figures, will be taken into account when determining any applications.
- 4.6.2. Development will be phased to ensure that highway access (adequate for the whole of the development) and key pedestrian and cycle paths are provided in advance of the employment and housing development. Construction traffic will use the main site access, and important pedestrian and cycle paths will be open when people start occupying the first houses or employment units.
- 4.6.3. Early landscape planting is encouraged because of the benefits of screening both the construction works and the completed development. Site boundary and strategic planting will be implemented in advance of construction works commencing where this can be achieved without unduly compromising the construction or infrastructure work. Where this is not possible, the planting should be implemented as



## 4. Land uses



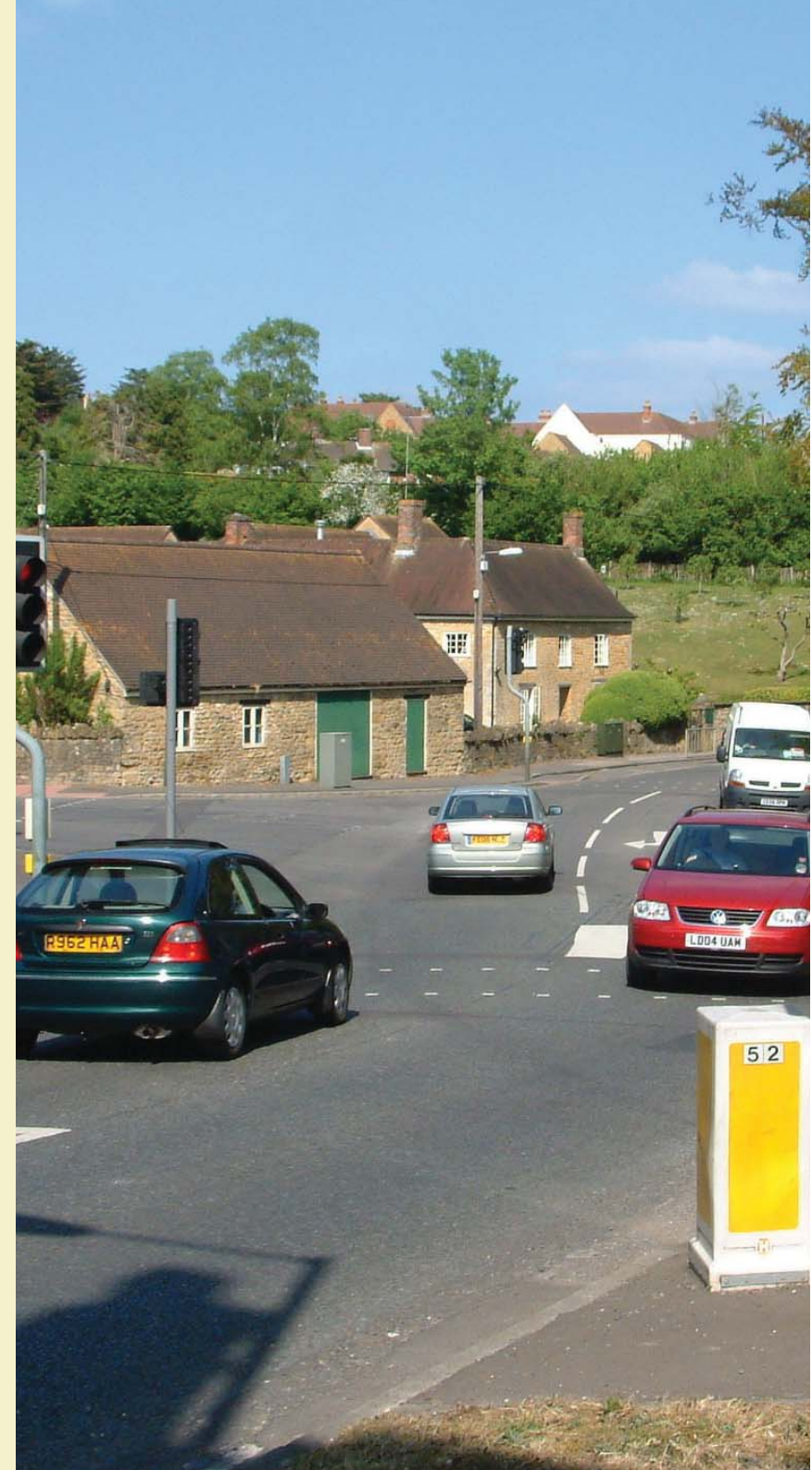
**Figure 4.2:**  
Location and  
mix of land uses



## 4. Land uses

early as possible in accordance with the details in the landscape strategy approved by the district council. All planting areas identified in the landscape strategy should be suitably protected during the construction period to avoid excessive soil compaction and other damage. All planting works should be undertaken within the planting season.

- 4.6.4. It is important that the re-use of the listed buildings is secured as an early phase of development to ensure that they do not fall into disrepair and that their long-term protection is achieved.
- 4.6.5. In order to minimise disruption during the construction period to those living next to the development, properties on the periphery of the development close to people's homes should be built and completed before building commences on housing plots further away from existing homes.
- 4.6.6. The development of employment land and community facilities (including the public open space) will be brought forward ahead of or with the housing development where possible. The early release of employment land, with some flexibility over phasing, will help encourage good take-up in line with market demand. The provision of community facilities at an early stage will also ensure that early occupiers of the development do not use (and potentially over-stretch) facilities elsewhere in the town. Furthermore, people considering moving to Barton Farm can see clearly where these uses are located when they are buying, instead of finding out after they move in (particularly if this may have influenced their decision whether to move).
- 4.6.7. As such, any planning permission for redevelopment of the site will include a phasing obligation to ensure these aims are met, and a limit may be placed on the number of units that can be built or first occupied before each aim is achieved.



## 5. Public spaces

### 5.1. Landscape strategy

- 5.1.1. The site lies within two landscape character areas. The farm buildings and southern part of the fields lie within the "Yeo Valley" landscape character area. The loss of hedgerows (and absence of hedgerow trees), limited woodland cover, and the poor relationship between settlement edges and the surrounding countryside are important issues. The northern parts of the two fields lie within the "Limestone Hills" landscape character area. Relevant issues that have been identified within this character area include the loss of hedgerows and the need to maintain and enhance hedgerow tree cover, as well as to increase the present level of woodland cover.
- 5.1.2. The key views across the site are from Sheeplands Lane looking south over the town centre. Landmarks include the Abbey tower, the Methodist Church and the clock tower (1926) and boarding house (Aldhelmsted East) of Sherborne School for Girls. The western end of the site will potentially be one of the first impressions of the town for visitors travelling along the A30 from the Yeovil direction. These key views and landmarks are identified in Figure 2.1 of Chapter 2.
- 5.1.3. The site will require a comprehensive landscape strategy, which should aim to relate the site to the surrounding countryside, and these important local landmarks and vistas. It should encourage both physical and visual connections with Marston Road, Kitt Hill and Yeovil Road, and the town centre beyond. It must also take account of the fact that the open spaces on the site will need to be designed to accommodate the range of leisure and recreation facilities as outlined in Chapter 4.

### 5.2. Strategic and boundary planting

- 5.2.1. The treatment of the new settlement edge will need careful design to ensure it harmonises with the surrounding landscape character. In addition, consideration will need to be given to the treatment of those boundaries adjoining existing residential properties, with planting or other forms of appropriate screening encouraged where this would help secure good residential amenity.
- 5.2.2. A number of areas have been identified for planting and landscape treatment. This takes into account the sloping nature of the site, its location on the edge of the settlement and visibility from a number of public vantage points, and the possible types and scale of development. Further areas or minor changes to these areas may be appropriate following the development and approval of the landscape strategy for the site.
- 5.2.3. The planting of trees and hedgerows of native species appropriate to this area will be an important requirement. Where possible, the existing hedgerows within the site and along the boundary with Sheeplands Lane, should be retained. Established hedgerows provide important corridors for the movement of wildlife, particularly from one block of habitat to another, and are also important for foraging and nesting. The development also provides the opportunity to establish new and enhance existing wildlife corridors and habitats through the innovative design of public spaces and garden areas.

## 5. Public spaces

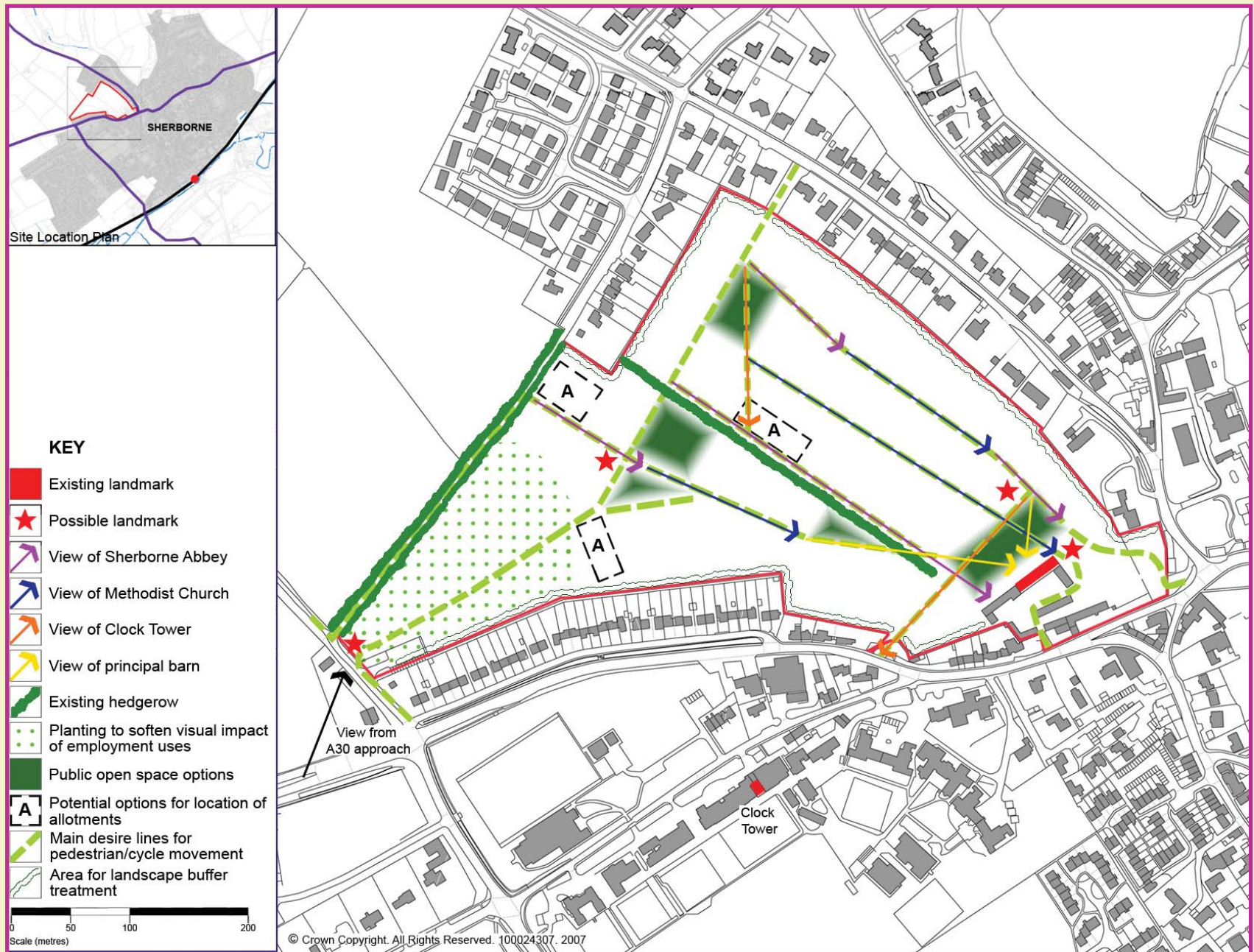
### 5.3. Network of spaces

- 5.3.1. The development will include a network of public spaces linked by green corridors through which pedestrian and cycle paths run, designed to make the most of important views to Sherborne Abbey and other local landmarks. The use of the spaces should include the recreation and leisure uses identified in Chapter 4 (ranging from small public gardens and informal green space to allotments and possibly an area suitable for more formal outdoor sports). As a rule, areas of public open space should be designed as focal points within the development, where possible providing views of local landmarks. They also need to be sufficiently overlooked for people to feel safe and to deter inappropriate behaviour. The different spaces should be designed or themed for different uses as part of creating a network of spaces.
- 5.3.2. Figure 5.1 provides guidance on the key elements of the landscape strategy, including how the open space network should take advantage of these views and provide good physical and visual connections towards the town centre and other key destinations. It also shows how the open spaces should be planned taking into account the need to soften the impact of development in wider views and the variation in scale and intensity proposed in section 6.2. The planting of avenues of trees along some of the main routes will help prevent on-street parking from dominating the street scene, as well as providing shade and variety through the seasons.
- 5.3.3. The majority of public open space will be located in the north and central parts of the site. This should include one area large enough and sufficiently level to allow for larger scale formal sports provision that may be required. The planting of small clusters of large trees will be encouraged to soften the impact of the development in more distant views. Within the employment areas, if significant areas of hard surfacing are required for parking or turning of vehicles, these should be interspersed with open areas planted with large trees to reflect the more rural character of the adjoining countryside.
- 5.3.4. Within the south-eastern part of the site, closest to the town centre and listed farm buildings, areas of public open space will generally be of a smaller size than elsewhere on the site. An area of open space will be provided immediately north of the listed farm buildings to provide an appropriate setting for them. There are a number of requirements that this space could help meet. A local equipped play area for children is required and can be considered for inclusion in this space. The space could be used in conjunction with functions that may take place in the community venue (see 4.4.2). This area also has the potential to form part of a wider sustainable urban drainage system, for example it could include a natural wildlife area where rainwater can collect and gradually percolate into the ground. Small scale facilities such as a youth shelter, a marked hard play surface with perhaps basketball nets, and somewhere to meet (where it will not cause a nuisance to other residents), may cater for the needs of teenagers and young people. These facilities should be highly visible to deter misuse or inappropriate behaviour.
- 5.3.5. Allotments should be fenced and suitably equipped and provided with small storage sheds with guttering and a rainwater butt and compost bins. They should be serviced by toilets and water within a reasonable walking distance. Any provision for lighting should avoid unnecessary light pollution. The allotments should be put alongside the main employment area or the back of Barton Gardens (where they would act as a buffer), or alongside an existing hedgerow (where they would help this feature to be retained).





# 5. Public spaces



**Figure 5.1:**  
Landscape strategy - key elements



## 5. Public spaces

- 5.3.6. Green pedestrian and cycle paths should be segregated (wholly or in part) from vehicular traffic, orientated to provide views of local landmarks where practical, overlooked by frontage development and planted in advance with native tree species. These spaces may also function as part of a sustainable urban drainage system (SUDS). The width of land given to the green corridors should be generous for plenty of planting of native species and the retention of existing hedgerows and trees, which will attract wildlife and create a pleasant semi-natural environment to walk and cycle in. They should also link to the existing public rights of way close to the site (Trent Path Lane bridleway and The Monarchs Way) connecting to the wider countryside.
- 5.3.7. The section of Sheeplands Lane which will be used as one of these green pedestrian and cycle paths should retain its rural character, as the established hedgerows help screen the development, benefit wildlife, and provide a link to the site's past. The uses bordering this section of the lane should not result in future pressure for the hedgerow to be removed, but provide some degree of overlooking to avoid concerns about safety and security. Examples of appropriate uses include allotments or other forms of open space, or courtyard-style developments (where access for servicing and parking areas is from an alternative side and a positive 'front' facing onto Sheeplands Lane can be provided above hedge height).
- 5.3.8. Provision should also be made for people to exercise their dogs away from areas where children play (perhaps close to the links to the wider countryside and its network of public footpaths and bridleways), adequately provided with 'dog bins'.
- 5.3.9. Consideration should be given to engaging an artist to work with the design team at the master planning and design stages, specifically on the design of public spaces. It is also important that young people are involved in the design of these spaces.

Figure 5.2 Newland Garden



## 6. Design principles

### 6.1. Sherborne's character

- 6.1.1. Sherborne has a rich and complex townscape made up of hundreds of historic buildings, continuous and gently curved street frontages, contrasting areas of gardens and open spaces, important boundary walls, hedges and trees, that together make the streets come alive. It is important that the development of land at Barton Farm strongly reflects this character, rather than being an 'anywhere' development. This can be achieved along with sustainable construction practices, incorporating energy and water efficiency, waste reduction, recycling and use of renewable resources (more detail on this is given in Chapter 7).
- 6.1.2. The development will provide visual interest in its variety, but be seen as a whole, as a neighbourhood extending from the town. This can be achieved through taking cues from local building styles and materials found in the rest of the town, particularly in the adjoining quarter of the Conservation Area. This does not necessarily prevent more modern designs, as it is possible to successfully interpret traditional architectural influences in a contemporary way. Detail on scale and intensity is given in section 6.2.
- 6.1.3. The character of Sherborne is also reflected in its mix of uses, and this will be an important factor at Barton Farm. The actual mix of uses is discussed in Chapter 4, but the principle behind it is to ensure that the development becomes an interesting place and has a sense of activity and vitality. By designing in a mix of uses and a range of different dwelling types which can accommodate single people, couples, families and older people, it is possible to extend and vary the activity levels so that people are coming and going throughout the day and into the evening.

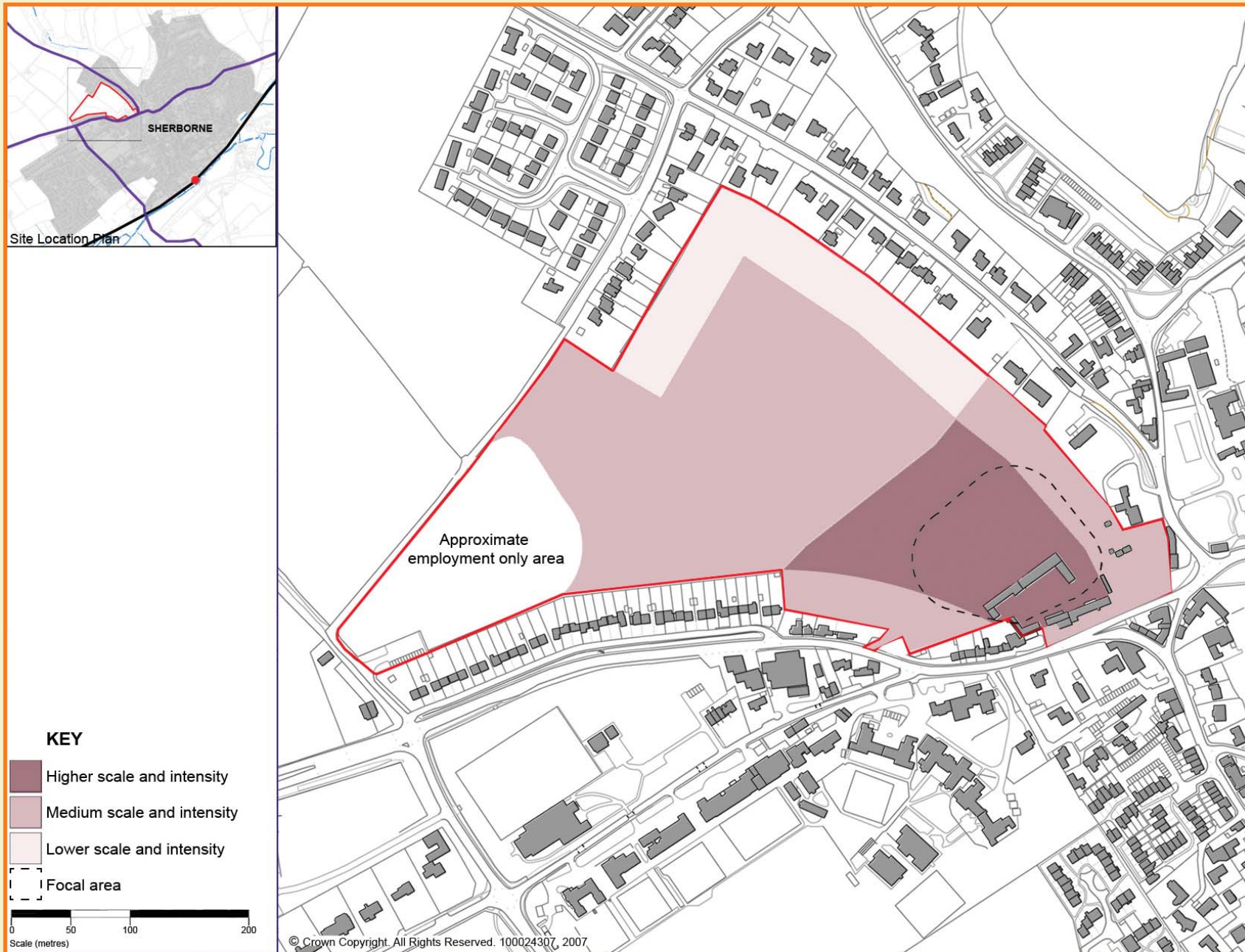
### 6.2. Scale and intensity

- 6.2.1. To reflect the character of the locality, the scale and intensity will vary across the site, to take into account the visibility of the site in local and long-distance views, proximity to the town centre and surrounding buildings. This variation is shown indicatively in Figure 6.1 - the exact boundaries between the types of area will be subject to further appraisal at the detailed design stage. The size and type of open spaces provided will also vary (see Figure 5.1) - more detail on these is given in section 5.3.
- 6.2.2. Development will be concentrated in the south east corner of the site in the area around the existing listed farm buildings. This is the lowest point on the site and is in easy walking distance of the town centre. Development in this area will be characterised by a tight grain of mixed-use development. Plot sizes will be smaller (and any larger plots when developed should be designed so they can be easily sub-divided into flats or apartments). The proportion of built development to plot area will be comparatively high. As a guide, homes should be built at 45 to 50 dwellings per hectare (net). The height of buildings will be of an equivalent height to the existing farm buildings when measured from the lowest adjoining ground level (giving the potential for up to three storeys). The exact scale and positioning of new buildings will be determined by the need to respect the setting of any Listed Buildings and the character of the conservation area, as well as the amenity of people's homes.
- 6.2.3. The lowest concentration of development will be in the northern end of the site where the land is more visually prominent and adjoins existing suburban development off Sheplands Lane and Marston Road. Here the development

<sup>26</sup> Intensity in effect combines density (dwellings per hectare) with plot coverage (the proportion of the plot covered by building).



## 6. Design principles



**Figure 6.1:**  
Intensity areas



## 6. Design principles

should be of larger plot sizes with relatively low plot coverage. This area should deliver between 25 and 30 dwellings per hectare (net). The maximum height of new buildings in this part will be guided by buildings in the adjoining suburban areas (which are mainly two storey, with some use of the roof space). The need to protect the amenity of nearby housing will be taken into account in determining the scale of development.

- 6.2.4. The remaining mixed use areas will have a medium intensity of development (with housing built at 35 to 45 dwellings per hectare net). Plot sizes and coverage may vary, and some sub-division will be expected. The height of buildings should be guided by the buildings characteristic of the Conservation Area. The need to respect the setting of nearby listed buildings and the amenity of people's homes will be taken into account.
- 6.2.5. The employment area at the western end of the site will require careful design to meet the needs of the businesses whilst respecting the character of the town. The scale and intensity of buildings within this area should not dominate the site, and planting within parking areas and open spaces will be required to soften any visual impact (see also section 5.3). Research indicates that the majority of buildings should not require a floorspace in excess of 500m<sup>2</sup>. Where a need for large units (in excess of 300m<sup>2</sup>) is established, it should be designed to both appear and have the potential to function as a number of smaller, joined units. The maximum height of any buildings close to the boundary with Barton Gardens will be guided by the height of these homes.

### 6.3. Built form

- 6.3.1. In addition to achieving a well-connected network of spaces (see Chapters 3 and 5 on Traffic and Movement and Public Spaces), landmarks, land uses and the scale and intensity of









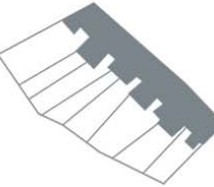

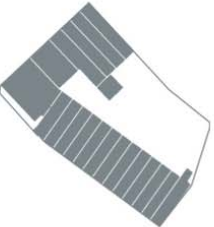

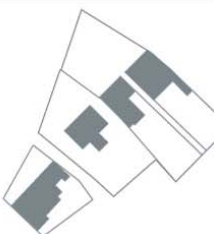

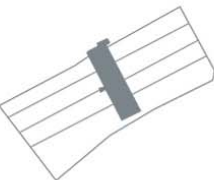

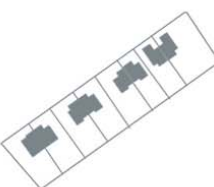

the buildings help people to orientate themselves in a new neighbourhood and in relation to the rest of the town. The existing listed farm buildings will act as a landmark group within the south-eastern part of the site. A landmark building should also be designed to be visible on the approach from the west (along the A30) and south (Horsecastles Lane). The location of any additional landmark buildings, together with open spaces, will be determined at the detailed design stage. They should be designed and located to help visitors find their way through the site to the main community and commercial facilities.

- 6.3.2. There is a range of typical building types in Sherborne that should be reflected in the design of new development. To assist the design process some of these are identified in Figure 6.2 and include types appropriate for both employment and residential uses.





# 6. Design principles

HIGH INTENSITY	 <p><b>BUILT TRIANGLE</b> Terraced cottages Positive frontage onto footpath Medium - small plot size Internal private and communal space Parking: Courtyard parking and on-street</p>		 <p><b>COURTYARD DEVELOPMENT</b> Large plot size Potential for both single dwelling units and subdivision to accommodate flats Internal semi private communal spaces Parking: Internal courtyard and on-street</p>	
	 <p><b>TERRACE</b> Terraced cottages Medium - small plot size Private gardens Parking: Rear courtyard parking or within curtilage (with rear access) plus on-street</p>		 <p><b>CONTEMPORARY MILL</b> Very large plot size Internal service yard Potential to accommodate both employment uses and/or multiple dwelling units Parking: Internal Courtyard and on-street</p>	
MEDIUM INTENSITY	 <p><b>STEPPED TERRACE</b> Terraced cottages on sloping ground Ramped footpath to front elevation Small plot size Private gardens to rear Parking: Rear courtyard parking or within curtilage (with rear access) plus on-street</p>		 <p><b>TRADITIONAL MILL</b> Very large plot size Gable end to frontage Service yard to rear Potential to accommodate both employment uses and/or multiple dwelling units Parking: Internal Courtyard and on-street</p>	
	 <p><b>DETACHED VILLA</b> Detached house Centrally placed in large plot Potential for both single dwelling units and subdivision to accommodate flats Large private gardens to front and rear Parking: In curtilage and on-street</p>		 <p><b>COTTAGE</b> Terraced cottages Large plot size Large private gardens Parking: In curtilage and on-street</p>	
LOW INTENSITY	 <p><b>SEMI-DETACHED ESTATE COTTAGE</b> Semi-detached cottages Medium - large plot size Potential for both single dwelling units and subdivision to accommodate flats Private gardens Parking in curtilage and on-street</p>		<p><b>Figures 6.2: Typical building forms</b></p>	





## 6. Design principles

### 6.4. Building materials and architectural details

- 6.4.1. The following table provides examples of traditional building materials and architectural detailing that can be found in the historic areas of Sherborne. These can be used in the Barton Farm development as a means of reflecting local character. All materials should be checked against the forthcoming Green Guide<sup>27</sup> to ensure their sustainability. If any of the materials listed below are poorly rated, the district council should be consulted for alternative options.

#### Building Materials

**Brickwork** - traditional Flemish and English Garden Wall bonds. Often used for dressings to rubble facades.



**Stone** - predominantly Sherborne building stone, a creamy coloured Inferior Oolite limestone, Hamstone and Forest Marble.

Occur in combinations of ashlar, squared and coursed rubble and random rubble.

There is a local quarry producing Sherborne stone, and suitable materials may also be sustainably provided through the excavations required for the foundations and infrastructure works on the site.



<sup>27</sup> The green guide ratings are expected to be published by BRE in early 2008. In the interim, only registered code assessors have been issued with draft code ratings.

## 6. Design principles

### Building Materials

**Render** - both smooth and roughcast.



**Boundary walls**

**Stone** - rough coursed generally with "cock and hen" or flat copings.

**Brickwork** - traditional Flemish and English Garden Wall bonds.

**Gate piers** - ashlar or worked stone, some with pyramidal cap stones.



### Windows and doors

**Windows** - varied, with metal and timber casements or vertical sliding sashes. Cills should be stone and brick respectively.



**Doors** - varied of vertical plank and panelled often with a fanlight above, some with projecting porches.

Openings should be under single or multiple stone lintels, or flat-gauged brick arches. Cottages generally have timber lintels.





## 6. Design principles

### Roofs

**Main roofs** - stone tiles, thatch, clay tiles, pantiles and slate.

**Dormer windows** - either lead (flat or barrelled) roofs with lead cheeks, or tiled roofs (hipped or gabled).

**Chimney stacks** - stone, render and brick with round clay tapering pots.



- 6.4.2. The design of new buildings provides an opportunity for using innovative and high quality contemporary materials. The practicality and durability of any modern external finishes will be an important consideration to avoid the need for excessive maintenance costs or for their replacement during the life of the building, which is not considered sustainable. This is covered in more detail in Chapter 7.

### 6.5. Public areas and streets

- 6.5.1. Building in natural traffic calming through the width of streets and positioning of buildings can avoid the need for traffic signs, which in so many places result in a cluttered and unattractive appearance. The integration of green spaces and tree planting into the street scene is an important component of creating a quality environment and reflecting the local character of Sherborne. This subject is covered in more detail in Chapter 5. Street names and street lighting should, where possible, be fixed directly on to the buildings. Street furniture, where required, should follow local designs and finishes.
- 6.5.2. The layout and orientation of buildings will be designed to create a network of joined-up streets and spaces which are regularly used and overlooked by homes or businesses. The main routes through the site will be designed to be safe and as direct as possible. The positioning of buildings, doors and windows can help increase the level of surveillance and reduce the need to introduce other less attractive security measures. Pathways that run to the rear of properties, if poorly designed, can create problems and increase the fear of crime. Long stretches of blank walls, dead ends and the creation of public spaces which are poorly lit or not overlooked will be avoided. Where a route serves only pedestrians or cyclists, away from the road, it should be wide with good forward visibility, with no sharp corners or nooks. It should be overlooked by housing or other actively used buildings. Private areas, such as parking courtyards, will be designed to look private through the appropriate positioning and detailing of their entrance points. More detail on the design of parking courtyards is given in section 3.5. Lighting is considered in further detail in section 7.2.



## 6. Design principles

### Surfacing

**Black tarmac** combined with **Blue Lias setts** (Lyme Regis)



**Purbeck Stone** mixed with **Blue Lias Paving** (Lyme Regis)



**Historic Paving** (Sherborne)

**Blue Lias kerbs** and **coursed stone setts**



### Street Furniture

**Bollards** -  
Sherborne



- 6.5.3. The choice of surfacing materials is important for creating a quality environment. Roadways and parking areas can be made more attractive by using finishes other than black tarmac and using natural stone kerbstones instead of standard concrete kerbs. The preferred finish for footways, as used in other historic settings in the district, is a mix of Purbeck setts and blue lias rectangular blocks. They look best laid randomly along the side of concrete or tarmac surfaces as a border between paths and verges or walls. Examples are set out on this page. The English Heritage document 'Streets for All South West'<sup>28</sup> provides further guidance on paving and highway surfaces.
- 6.5.4. Where large areas of black tarmac are unavoidable, they can be made more interesting by incorporating smaller areas of higher quality surfacing or paving. If gravel is proposed as a surface treatment it will need to be fixed, for example by being resin bonded or bound into the tarmac surface<sup>29</sup>. The use of

<sup>28</sup> English Heritage and Department for Transport, "Streets for All South West" 2005, English Heritage

<sup>29</sup> Loose gravel tends to get walked into houses, washed into the roads and highway drains and picked up and spread by street cleaning vehicles. It can also be a slipping hazard to pedestrians and cyclists and hinder disabled access.



## 6. Design principles

specially designed permeable asphalt or block surfacing is encouraged and would significantly reduce the amount of surface water run-off generated by areas of hard surfacing within the development.

### 6.6. Residential amenity (enjoyment of your home)

- 6.6.1. It is important that the development will provide adequate privacy and allow for the 'quiet enjoyment' of residential properties. The design of individual buildings and the position of doors and windows, together with the position of buildings in relation to one another, and appropriate boundary treatments, can be used to ensure that overlooking and overshadowing of private areas can be avoided. This is particularly important where new development backs onto existing housing. There should be sufficient rear garden depth to prevent direct overlooking, in the region of 10 metres. A reduced distance would be acceptable if the new development is 'side on' to the existing housing and has no unobscured openings at first floor. Boundary planting is specified in section 5.2.
- 6.6.2. At the detailed planning application stage, consideration will be given to the removal of certain permitted development rights if it is considered that alterations such as the insertion of additional windows or roof conversions, or minor extensions, would result in an unacceptable level of overlooking or loss of privacy. This would mean that any owners wishing to carry out such alterations in future would need to apply for planning permission, and anyone affected or concerned about such changes would have the opportunity to look at the proposed changes and comment at that time.



## 7. Sustainable and energy efficient development

### 7.1. Sustainable construction

- 7.1.1. The development should use the latest technology to minimise its impact on the environment, in particular by minimising carbon dioxide (CO<sub>2</sub>) emissions produced by burning fossil fuels (and used in generating electricity, heating and cooling buildings and running motor vehicles). Evidence from developments elsewhere in the district has shown that environmentally friendly technology can be used without harming the architecture or design quality.
- 7.1.2. The Code for Sustainable Homes<sup>30</sup> sets out a number of minimum standards relating to energy and CO<sub>2</sub> emissions, water consumption, materials, surface water run-off, waste, pollution, health and well-being, management and ecology. It also provides detailed practical guidance on what features and technologies can be designed into or installed in a new home to help meet the standards. Development can be scored against these standards and given a 'sustainability rating'. The lowest rating is one star, which is the entry level but is above the current statutory requirements of the Building Regulations<sup>31</sup>. A four star rating should be achieved for all new housing at Barton Farm, and the council will encourage the developer to achieve a higher code level where reasonable and practical. Where code level four cannot be achieved through tested and available technology because it would significantly compromise other policies contained in the development brief, the developer will be required to achieve code level three. Non-residential development, such as employment or community uses, should meet BREEAM very good standard.

### 7.2. Reducing energy use

- 7.2.1. The position of buildings relative to the sun can help to reduce the need for heating by maximising the 'passive solar gain' (the amount of heating the building receives naturally from the sun).

Where blocks or terraces are laid out so that principal rooms (those that are used most often and therefore require the most heating and lighting) and the majority of glazing are south-facing, buildings can benefit significantly from this solar gain. Ideally, buildings should be orientated with the ridgelines running generally in an east - west direction. Solar panels for water heating are most effective when the roof is facing no more than 30 degrees either side of due south.

- 7.2.2. Insulation is also important to reduce the need for heating (or air conditioning in hot weather). A high thermal mass<sup>32</sup> of buildings can help to maintain steady temperatures - thick walls help to keep buildings warmer in winter and cooler in summer. Sheep's wool loft insulation comes from a renewable source and can meet the maximum insulation standards. All windows should be double or even triple glazed to reduce heat loss.
- 7.2.3. The strategic planting proposed in Chapter 5 will also help reduce energy use. Trees act as a windbreak and lower wind speeds and reduce the rate of cooling. Trees can also provide shade in the summer to prevent overheating. Deciduous trees are the most effective as they allow maximum solar gain during the winter months when the leaves have fallen. Tree planting can also help offset CO<sub>2</sub> emissions as CO<sub>2</sub> is absorbed by plants and used in photosynthesis.

<sup>30</sup> The Code for Sustainable Homes was published by the Department for Communities and Local Government in December 2006, and replaces the Buildings Research Establishment Environmental Assessment Method (BREEAM) Ecohomes standard by which the environmental performance of new houses are assessed

<sup>31</sup> Building Regulations: Approved Document L (2006) - 'Conservation of Fuel and Power.'

<sup>32</sup> Thermal mass is the ability of a material to absorb heat. A lot of heat energy is required to change the temperature of a high-density material like stone or concrete. High thermal mass materials absorb heat during the day, which has a cooling effect on the building. At night, as the outside temperature drops, the building is warmed as heat is released back into the building.





## 7. Sustainable and energy efficient development

7.2.4. All new public lighting, including streetlights, should be energy efficient (for example high pressure sodium). A further reduction in energy consumption could be achieved if the streetlights were switched off during the very early hours of the morning. Street lighting should also be designed to focus the light downwards and minimise light pollution.

### 7.3. Renewable sources

7.3.1. The development should provide a proportion of its energy requirements from renewable sources. The achievement of code levels three and four will help meet this target, and all new non-residential development should incorporate renewable energy production equipment to provide at least 20% of predicted energy requirements. Renewable energy includes that produced from wind, biomass, ground source heat pumps, photovoltaic cells (electricity from light), and solar hot water. The technology should be appropriate to the location in question, in terms of its effectiveness and of any visual or amenity impact it may have. Given the different uses proposed (including employment, housing and community facilities), the installation of a combined heat and power plant within the site, that could, for example, generate energy from a sustainable source, should be considered.

7.3.2. The use of timber that meets Forestry Stewardship Council (FSC) standards<sup>33</sup>, the use of recycled or renewable building materials and the use of aluminium down pipes and guttering (rather than plastic) can all contribute towards better practice.

### 7.4. Water conservation and recycling

7.4.1. The conservation and recycling of water should be built into development. This can be achieved by:

- Introducing measures to reduce water consumption,

such as the use of low or dual flush lavatories and spray taps

- Providing facilities for the collection of rainwater, for use in activities such as flushing toilets, using washing machines and watering gardens
- Recycling 'grey' water (that has been used for washing) for watering gardens
- Introducing sustainable urban drainage systems (SUDS).

7.4.2. Sustainable urban drainage systems involve controlling surface water run-off as near to its source as possible and aim to prevent flash flooding on or off the site. This can involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off. Multi-purpose features that combine water conservation benefits with public amenity space and wildlife habitats would be encouraged.

### 7.5. Waste reduction and recycling

7.5.1. The developer will be required to submit a Site Waste Management Plan and obtain its approval by the local planning authority prior to commencing construction work. This should include the monitoring of waste generated on site and the setting of targets to promote resource efficiency.

7.5.2. The council would encourage the developer to sign up to the Considerate Constructors Scheme, which is a voluntary code that aims to ensure that construction is carried out in an environmentally conscious, sustainable manner, and that the

<sup>33</sup> The Forest Stewardship Council (FSC) is an international network to promote responsible management of the world's forests. <http://www.fsc.org/en/about>

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developers do all they can to reduce any negative impact they may have on people in the area in which they are working.

- 7.5.3. The collection and separation of waste for recycling requires somewhere for the storage of a range of waste containers to avoid wheelie bins and black refuse sacks from accumulating directly outside houses. General domestic storage such as for garden tools, bicycles and hobby equipment also needs to be provided for. These features need to be built into the development.

### 7.6. Practicality and flexibility

- 7.6.1. The creation of a truly sustainable place for people to live and work in should allow for the practical day-to-day needs of the occupants to be met.
- 7.6.2. Buildings should be designed to be sufficiently flexible to meet the future needs of occupiers without relocation. This might involve the need for additional living, working or storage space. Working from home is covered in Chapter 3. Some of the development should be built to 'Lifetime Homes' standard so that it can readily meet the needs of those with disabilities and mobility problems. Where there is a compact form of development there may be limited scope for extensions and alterations, which underlines the importance of ensuring that roof spaces are adaptable. For example, the design of the roof should provide the flexibility to create a usable attic space without major structural alteration. Consideration also needs to be given to the internal floor plan to allow for an additional flight of stairs. Drying spaces for laundering clothes is also a consideration in reducing energy use.
- 7.6.3. Chimney stacks not only add interest and variety to the roofscape, but have a potential practical function. As such, chimneys should be designed to be operational to allow the

use of different types of heating and other systems that burn fuels from renewable sources. For example, the introduction of GRP (Glass Reinforced Plastic) pre-formed chimney stacks will not be appropriate.

### 7.7. Other sustainability measures

- 7.7.1. Future occupants can further increase the energy efficiency of their properties. For example, they can use energy saving electrical fittings and low energy light bulbs and make sure that any electrical appliances that they buy are highly rated for energy efficiency.











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