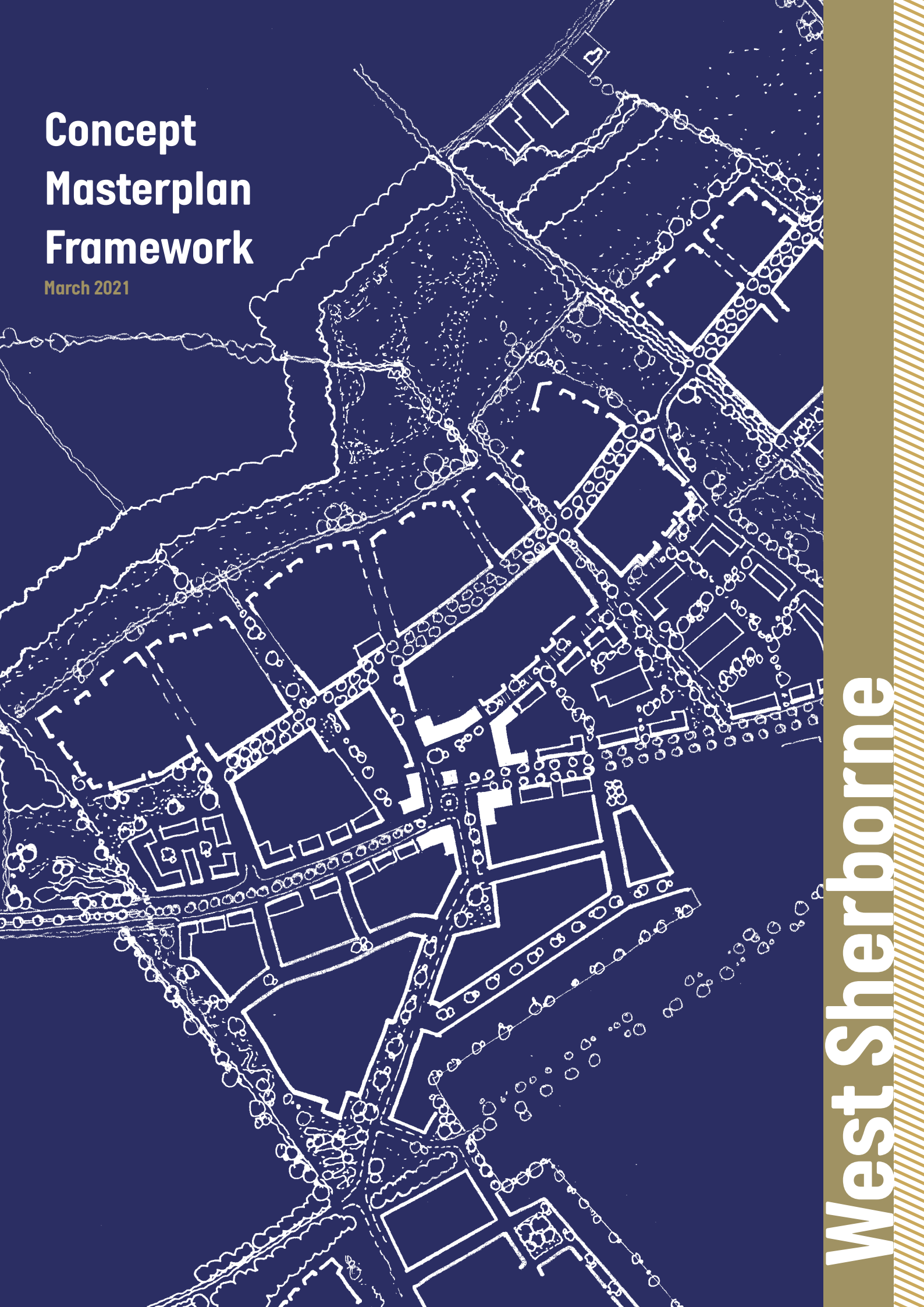


# Concept Masterplan Framework

March 2021



West Sherborne



# SHERBORNE CASTLE ESTATES



## INTRODUCTION

This document presents Sherborne Castle Estates response to the Dorset Local Plan consultation.

It sets out our initial **concept** and **ideas** for the organic growth of Sherborne. It defines a vision and design rationale for the potential to create sustainable new neighbourhoods to the west of Sherborne, responsive to landscape, connected to the town and inspired by the historic and cultural heritage of the community.

This submission is based on our initial analysis of the site, surroundings and the technical information available at this stage.

### 1. THE OPPORTUNITY

Section 1 considers the site, its context and the opportunities presented for growth to the west of Sherborne.

### 2. THE VISION

Section 2 presents an initial vision for a distinctive, healthy and balanced West Sherborne community.

### 3. THE MASTERPLAN

Section 3 presents an initial framework masterplan and the key design and development principles which underpin it.

### 4. SUMMARY OVERVIEW

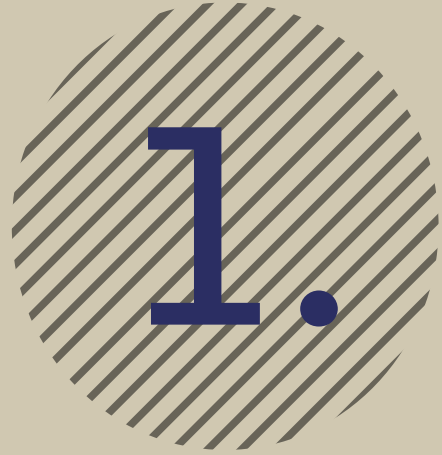
Section 4 provides an overview summary of the potential presented by land to the West of Sherborne.

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## THE OPPORTUNITY

This section considers the site in the context of Sherborne and its strategic setting. Our approach seeks to understand the opportunities presented by the site, by the town and by the context to ensure our emerging strategy and masterplan thinking maximises the potential of all three.



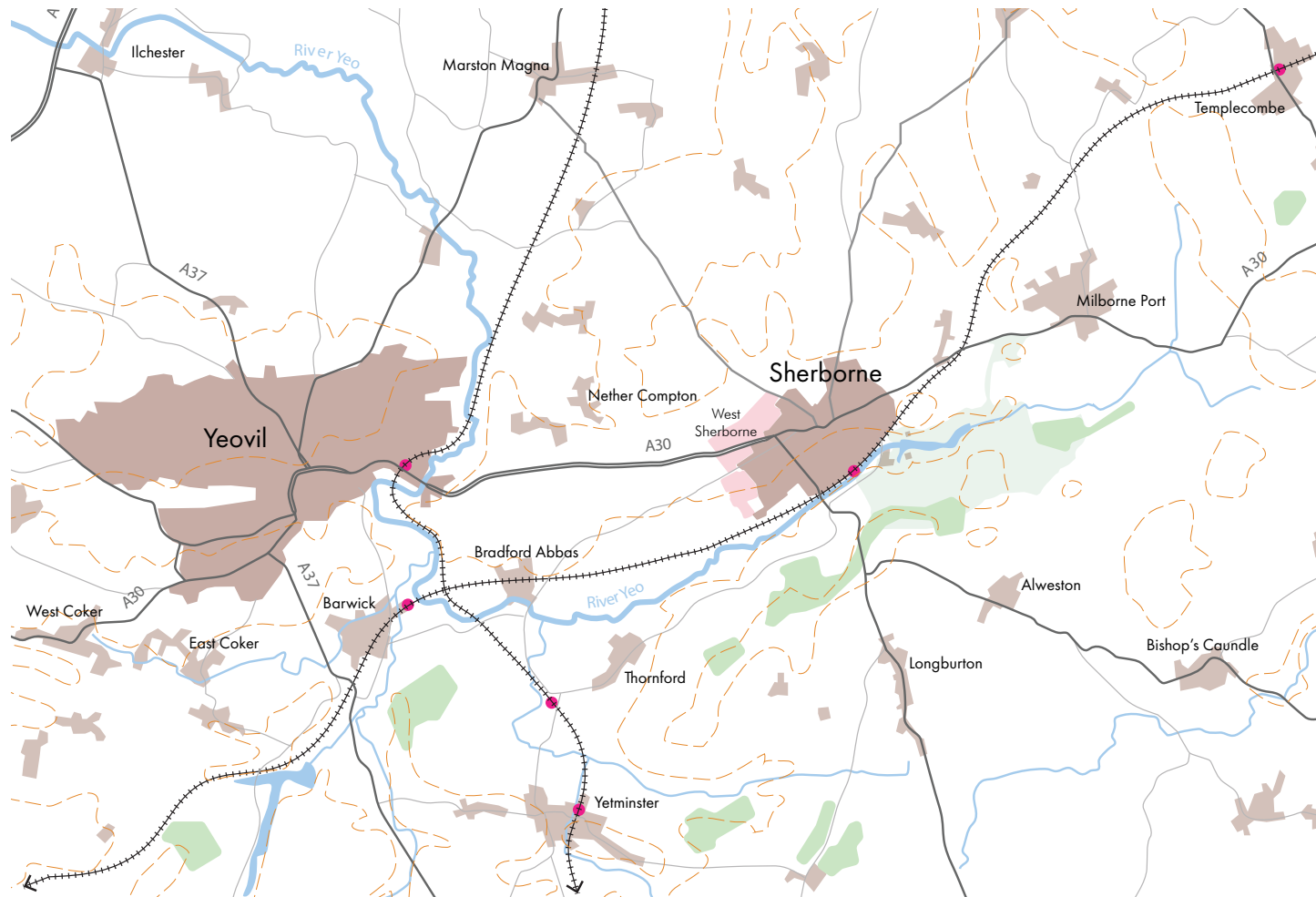
# A STRATEGY FOR GROWTH

Sherborne is an attractive historic market town, benefiting from its rural surroundings and good strategic connections to the surrounding urban areas of Yeovil, Shaftesbury and Dorchester, and to the Exeter to London Waterloo rail line.

The emerging Dorset Local Plan sets out a clear vision for the town to 2038. It aims to protect and enhance the existing historic, cultural and natural qualities and establish a better balance of housing and jobs in the town, with improved accessibility to public transport and enhanced traffic management. Reinforcing the distinctive character and identity of Sherborne is a key priority.

The plan sets out a longer-term strategy for growth for the town, delivered through development focused to the west. This creates the opportunity for Sherborne Castle Estates to work collaboratively with the local community and key stakeholders to design, shape and manage a truly sustainable and integrated extension to Sherborne that delivers long term benefits.

This can include the parallel delivery of infrastructure to help relieve traffic pressure on the existing network, the creation of an improved gateway arrival to the town, accessible green space, inviting pedestrian and cycle routes, enhanced flood risk management, further education facilities, new employment opportunities, and housing to meet local needs.



West Sherborne potential growth area and the 'Northern Dorset' Functional Area



Sherborne benefits from good connections to the strategic road and rail network and offers unique visitor destinations.



The Castle and grounds, the High Street and town centre parks are memorable features of Sherborne and form part of town identity.



## AN INTEGRATED APPROACH

Our approach focuses on the positive benefits this opportunity can bring for Sherborne and the local area. This means understanding the potential of the site, but also the potential of Sherborne as a town and the opportunities to bring physical, social and economic benefits.

### The town

Economically the town has been reliant on education, retail and tourism. Covid19 has seen a shift in people's attitudes to living and working which brings potential benefits for market towns such as Sherborne, particularly those with good rail access to larger towns and cities.

The opportunity exists to diversify the employment base, recognising the growth in business start ups, working from home and the demand for small scale flexible workspace. Modern house types supported by local services, a distinctive 'independent' town centre and a 'cycle-able' rail station can make Sherborne an attractive option for those looking to start new businesses or reduce long term commuting.

### The site

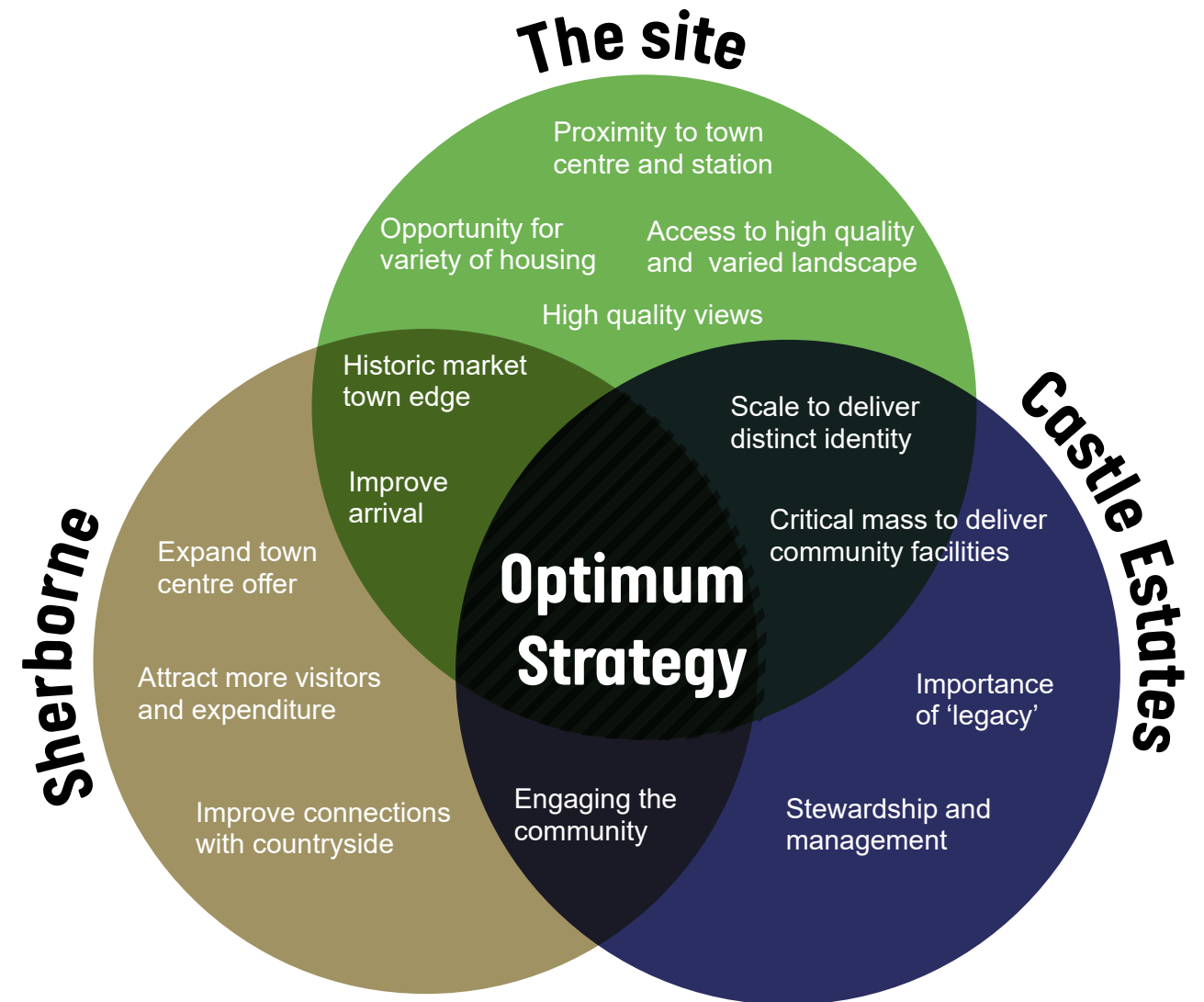
The site(s) have different landscape and physical characteristics, some areas being secluded and others more visually prominent. This offers the potential to deliver a variety of different forms of development, and attract a variety of local and regional house builders, avoiding the potential monotony of large scale national housebuilding.

This can help create a varied housing offer which responds to the site character and local housing needs. It can respond to the potential of the south facing slopes to harness opportunities for solar gain as part of a sustainable energy strategy. A key element will be the treatment of the A30, not only as a gateway to the town, but also helping to integrate the different neighbourhood areas that are created.

### The Estate

Sherborne Castles Estates is a significant part of the identity of Sherborne. As a major landowner, local employer, visitor destination, and producer of locally sourced materials, food, and drink, the Estate can be an integral part of the planned expansion of the town.

Potential exists to continue the identity of Sherborne and the association of the Estate through the creation of new business, and through the long term stewardship of community spaces and buildings. The Estate will also play a key role in shaping the vision for the sites and the engagement of the local community and stakeholders in the process.



### The overlap: Optimum strategy

New residents can be within 30min walk or 5-10 min cycle of the town centre and rail station. Safe, attractive and direct routes can be created which will maximise retained expenditure and encourage new investment in the town centre. Access to a stronger and more diverse market town will enhance the attractiveness of the area and also bring significant trade to local businesses.

Providing opportunities for new residents to work locally, either remote from their main office location or starting a new business, brings life to the community throughout the day and throughout the week. It provides a more robust economic base and provides a supply chain that supports other local businesses.

Maximising views out from the site creates a stronger connection to the town centre and to the countryside. It creates a clear sense of identity which strengthens social and economic links to the town centre.

A critical mass of housing brings the opportunity to create a new character and identity for the edge of Sherborne and the sense of arrival. It can support the parallel delivery of new infrastructure and new community facilities as part of an organic expansion of the town.

A comprehensive development provides the opportunity to deliver a variety of housing and house types, to engage smaller local house builders. Avoiding the large house builder monotony will enhance the market town character, enhance the landscape fringe, create distinction between development outlets.

Natural resources can be conserved through a 'fabric first' approach to new buildings and spaces, ensuring they stand the test of time by using high quality materials with energy and water efficient design.



# SITE AND CONTEXT

The opportunity comprises a series of agricultural fields adjoining the west of Sherborne, characterised by gently sloping landforms that extend from Marston Road, across the A30 down to Lenthay Road. An overview is provided through the following photographs of the site and context.



A30 approach from the west towards Sherborne



Lane to Lenthay Dairy, looking north



Marston Road approach to Sherborne from the north



View from New Barton Farm access on Marston Road



Attenuation basin for Barton Farm with hotel development



View from lane to Lenthay Dairy, looking north east



Bradford Road, looking north east



Bradford Road, looking south west



Land north of A30, looking south to employment area



Trent Path Lane running north-south



Sheeplands Lane, looking north east



View north from PROW linking to Westbridge Park



Lenthay Common, looking south west



Allotments on Lenthay Road, looking north



### Topography and views

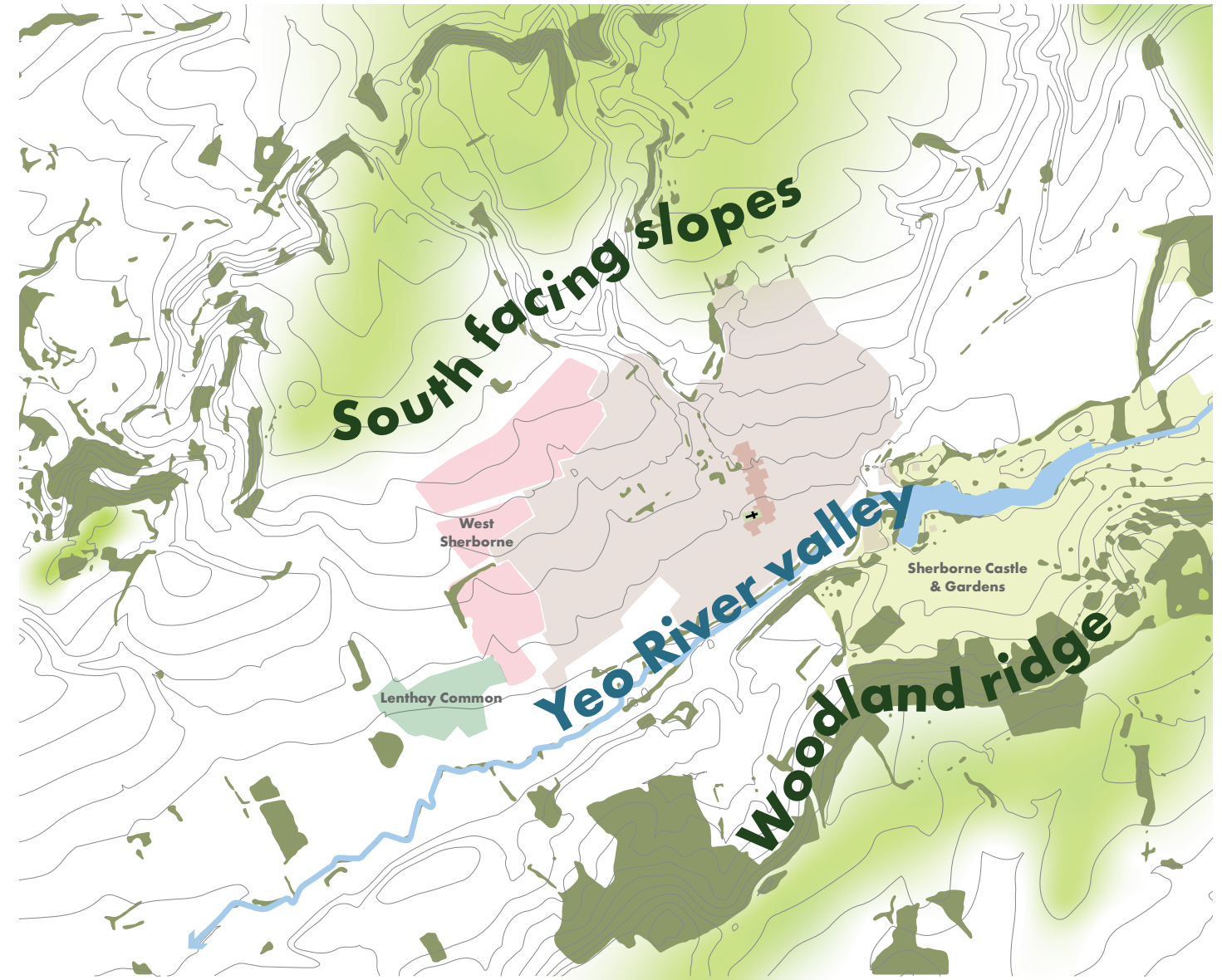
Sherborne is not within the AONB, but it is adjacent to the scheduled monuments at Sherborne Castle and the surrounding Registered Park and Garden. The valley of the River Yeo is located to the south of the Sherborne and forms part of the landscape setting. The town is also framed by a wooded escarpment to the south. A number of hills and ridges rising to the north also provide a scenic back drop.

Our approach will continue to explore the form and structure of the landscape, seeking to understand how the topography, water and woodland features have shaped the town and its historic pattern of growth. This will influence different approaches to integrate development into its setting, identify potential expansion opportunities, protect and celebrate important views, sensitively maximise the benefits of solar gain for energy efficiency, and to create new accessible landscapes.

The Landscape Practice are working with the Estate and our appointed technical team to explore the landscape visual considerations and developing strategy options for the masterplanning process.



Existing green routes can form attractive connections to the countryside



Topographical and landscape context



Initial visual appraisal from Sherborne Hill looking north highlights the potential of the south facing slopes.

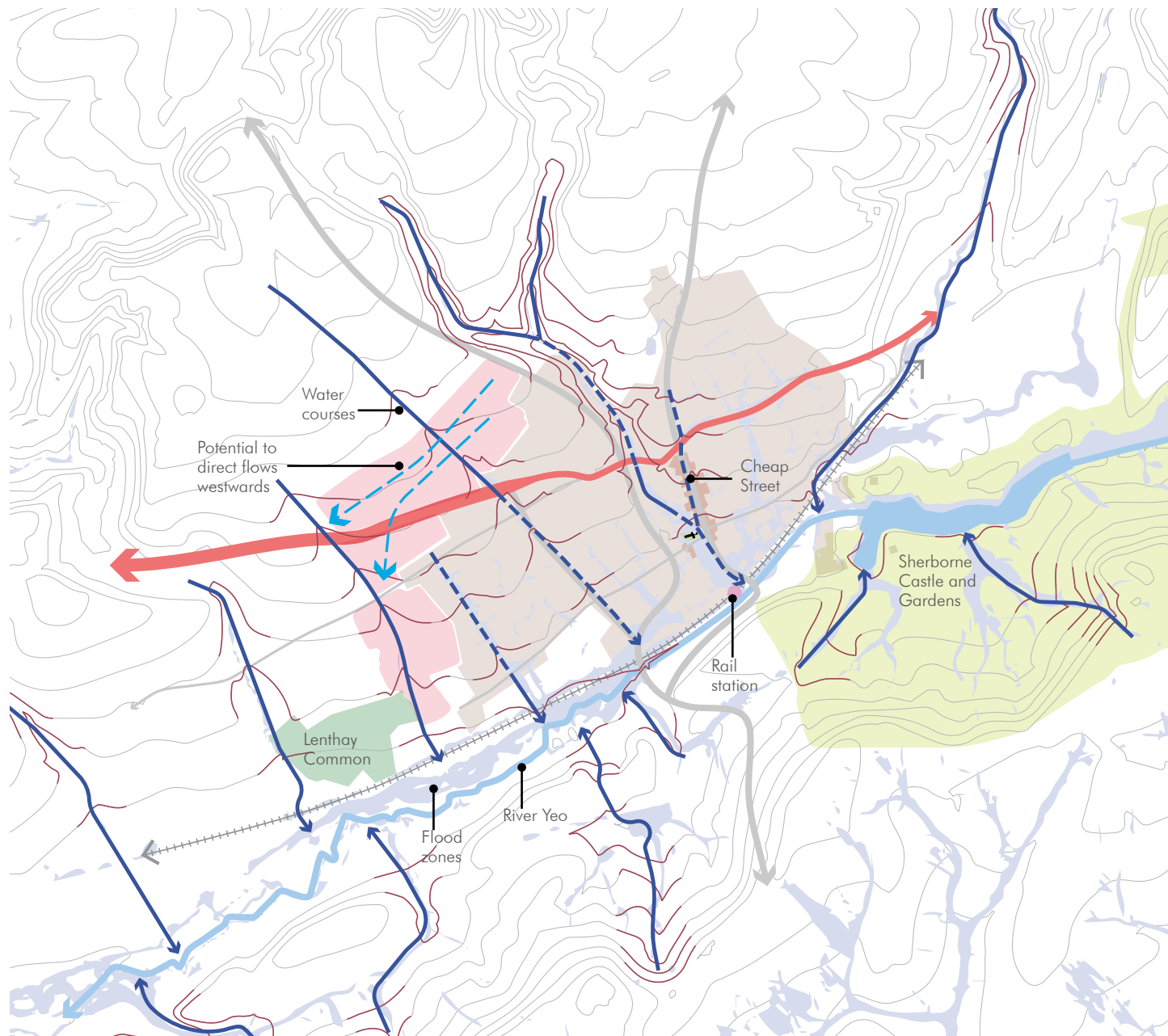


## Water

West Sherborne is positioned outside areas of known flood risk from rivers. The area generally slopes towards the River Yeo to the south of the town, and although the underlying geology is mainly limestone, it is understood to be relatively impermeable. Accordingly, a Sustainable Urban Drainage (SuDs) arrangement comprising swales, rain garden streets and attenuation basins for surface water disposal will be provided.

The existing surface water drainage system through the centre of the town has a history of flooding and has limited capacity to accept run-off from any new development areas. Extending the town to the west creates the opportunity to direct run-off to the far western extent, away from the centre of the town, to then discharge into the River Yeo at controlled run-off rates. This offers the potential to reduce the overall flood risk in the local area

PFA Consulting Ltd are working with the Estate and our appointed technical team to explore the opportunities for managing water, flood risk and foul drainage, in developing strategy options for the masterplanning process.



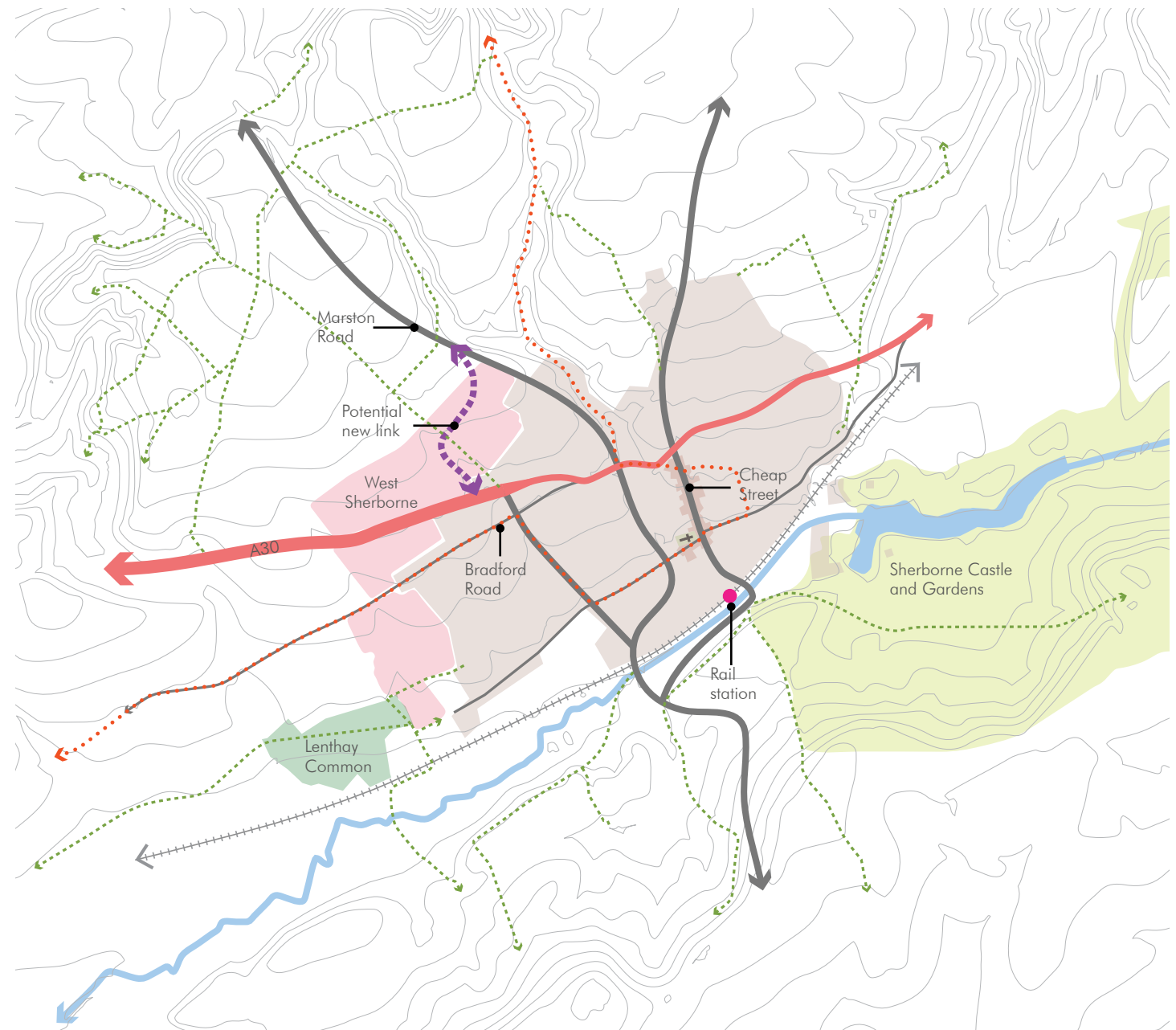
Drainage context

## Connections

The A30 is a key strategic connection through Sherborne linking between Yeovil and Shaftesbury. The approach to Sherborne from the west is however dominated by the dual carriageway trafficked route, which undermines the sense of arrival to Sherborne. There is identified potential to improve this corridor as a gateway entrance to the town, creating a better balance for pedestrian and cycle connectivity, and as a focus for mixed use activity that benefits from potential passing trade.

The creation of new connections to the A30 and establishing a network of alternative priority routes through the development areas of West Sherborne can also help to relieve localised traffic pressures in the town. There is also significant potential to encourage more active travel patterns. The creation of green corridor connections for pedestrians and cyclists can provide safe, direct and inviting routes linking communities to facilities and green spaces, and to the town centre and surrounding countryside.

PFA Consulting Ltd and Andrew Cameron Associates (ACA) are working with the Estate and our appointed technical team to develop movement strategy options for the masterplanning process.



Movement context





## THE VISION

This section presents an initial vision for West Sherborne. The concept is designed to enhance the market town qualities of Sherborne, through a series of neighbourhoods that recognise people's desire to reconnect with nature, food production and the landscape, but combines this with a modern approach to living and working that is Distinctive, Healthy and Balanced.



# DISTINCTIVE

Memorable places have a distinct physical identity rooted in the area's unique features. The form and character should respond to the local area, its history, its built form, its people and its landscape. A distinctive identity is also created through the people, uses and activities that animate the place.

## Independent

Sherborne has a strong artisan and independent spirit, reflecting an essential ingredient of the best market towns. Capturing this independent quality within a new development can be as important as the architectural or landscape quality in ensuring that the new community functions as a natural extension of the town.

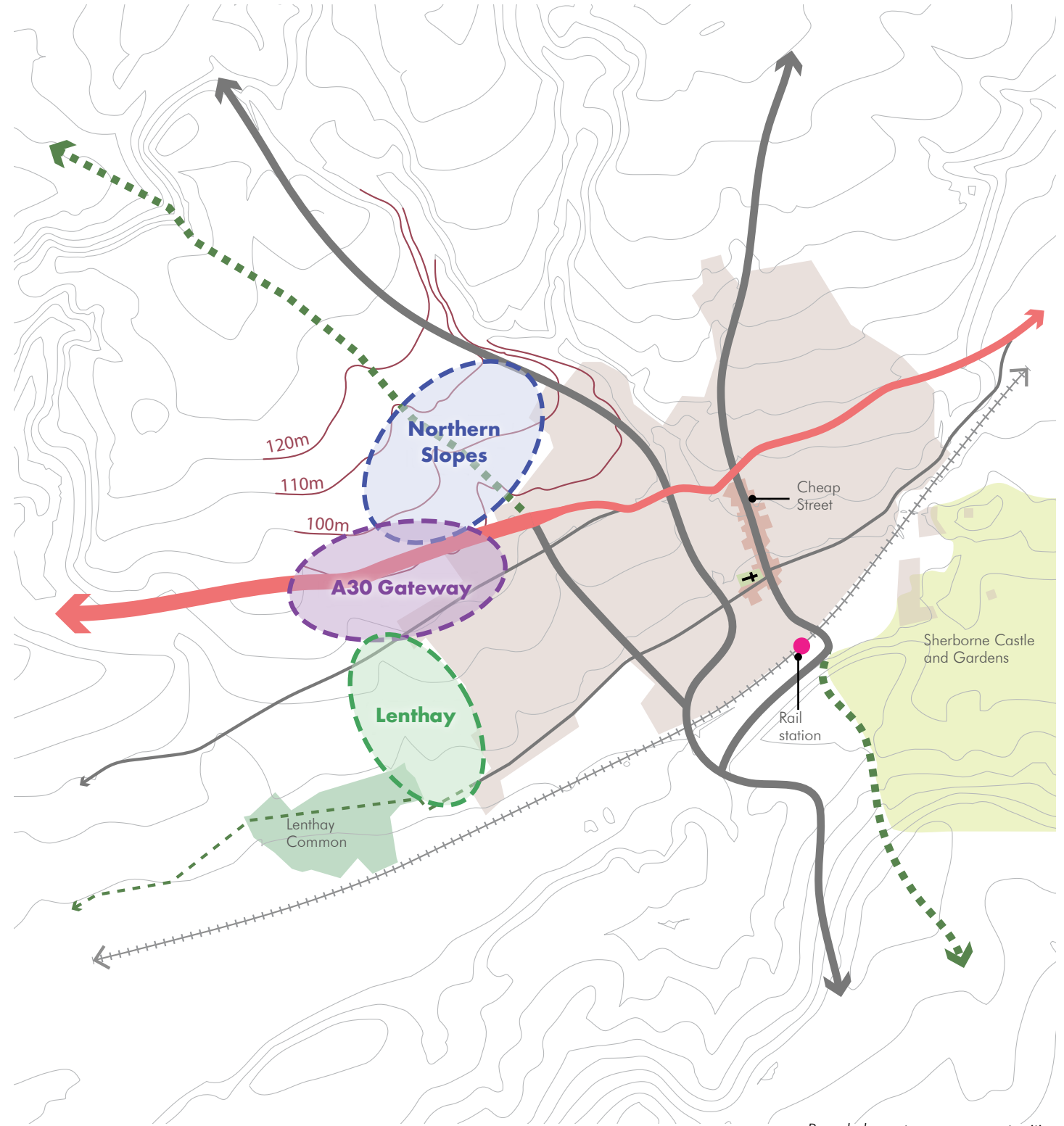
The independent spirit can be nurtured by providing residents with opportunities to grow or pick their own food, to buy local produce, to start their own business or community organisation as well as providing opportunities for them to support the range of independent businesses in the town centre.

## Identity

Sherborne Castles Estates bring a unique identity to the town which can be reflected through opportunities for retail, business and the stewardship of spaces and buildings. The built character references of the town such as the grand terrace streets, individual buildings in landscape and the network of tree lined streets and focal greens can reinforce a sense of place.



'Distinctive' references for Sherborne



Broad character area opportunities

## Character areas

Any development of this scale will likely comprise of different character areas. This helps to create a distinctive and legible place as well as fostering a civic and community identity, all of which encourages social and economic interaction. These character areas can be based on existing features within the site as well as new distinctive features and buildings to be created.



# HEALTHY

Multiple studies demonstrate that well designed green spaces and a sense of connection to the natural environment are exceptionally valuable to a sense of community and can have a powerful impact on improving physical and mental health.

The value of access to local open space has increased even further in the last 12 months during the Covid 19 pandemic.

## Neighbourhood parks

Parks and informal green spaces can provide recreational opportunities. Public spaces can be designed to celebrate views across the town and the landscape, providing incidental picnic spots and areas for creative play.

## Green spines and wetland corridors

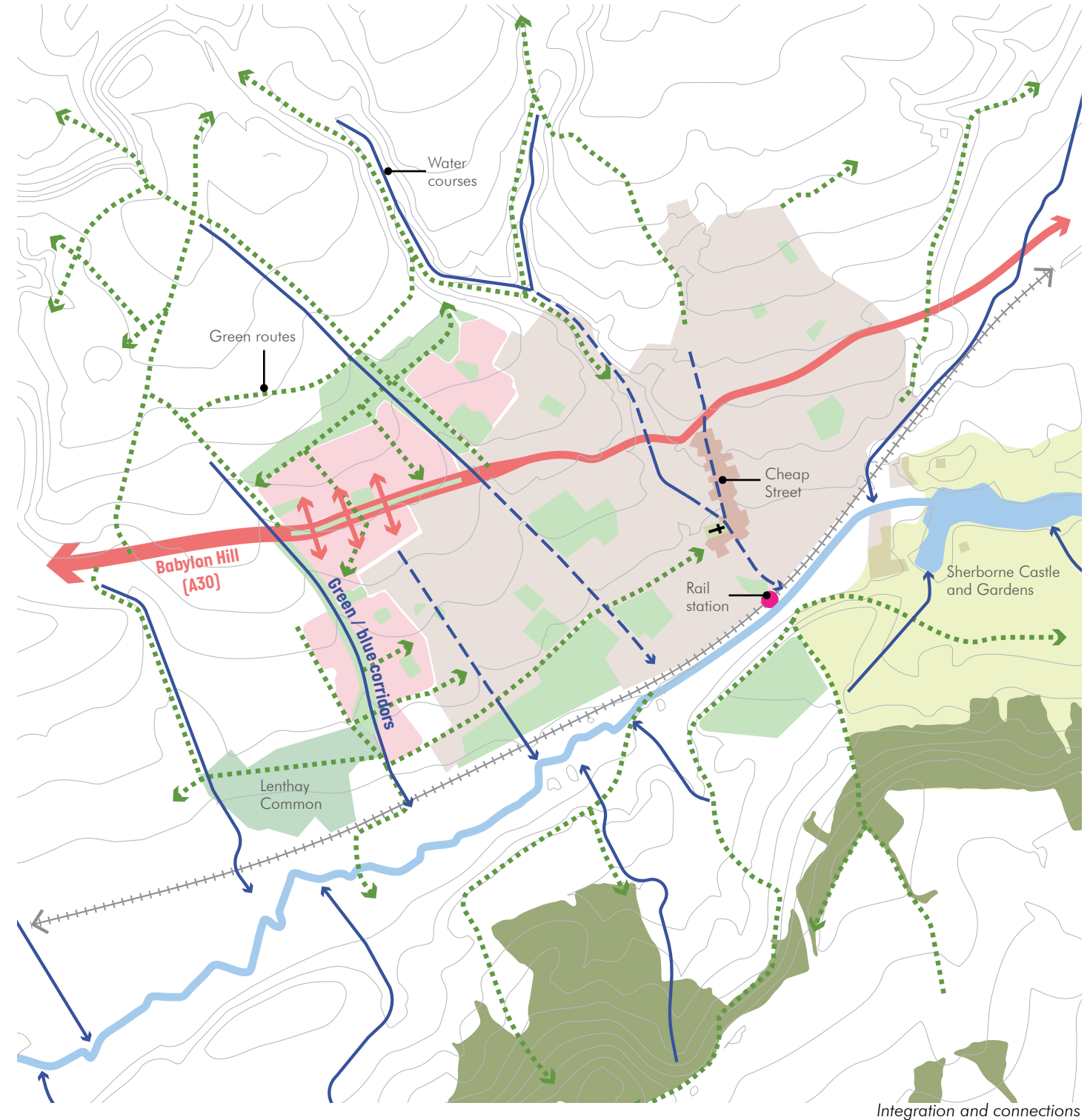
Extensive walking, running and cycling routes can help encourage physical activity and active travel. Green routes can be supported with incidental seating, picnic spots and trim-trail equipment constructed from sustainable materials. Green and blue infrastructure can create opportunities for habitat and planting schemes that encourage biodiversity.

## Community growing space

Community gardens, allotments and edible landscaping areas can help facilitate residents of all ages and abilities to come together and take part in land-based activities, such as growing food, tending plants, and creating wildlife habitats.



'Healthy' references for Sherborne



Integration and connections

## A walkable & cycle-able community

It is essential to create a neighbourhood that prioritises walking and cycling over use of the private car. All journeys within the community should be quicker on foot and should be via safe and attractive routes. Such a neighbourhood encourages and results in chance neighbour encounters with other residents and businesses.

Treatment of the A30 provides an opportunity to reduce its barrier effect between different parts of the site, and to create an attractive gateway to Sherborne.



# BALANCED

A high quality, balanced new community is a place people want to live and can afford to live. It should be a genuinely mixed community with a range of jobs and homes and innovative house types that facilitate home working.

Flexible commercial space, childcare provision and vibrant local centres can help encourage business start-ups.

## Varied residential offer

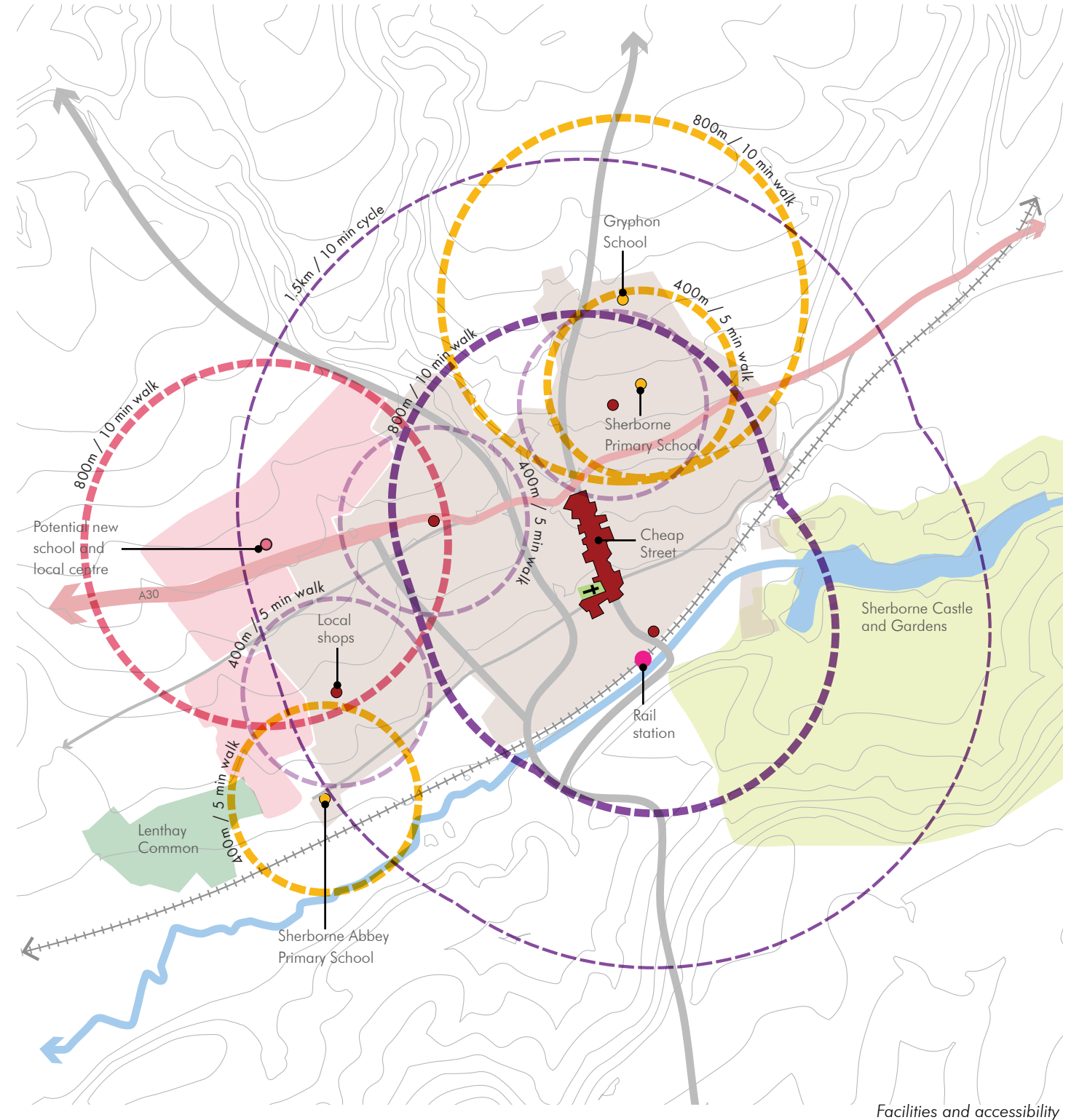
A series of distinctive mixed use residential neighbourhoods can help make a successful urban expansion of Sherborne. The housing offer should provide for all. It can be a place where young couples, families or downsizers can put down roots and adapt to changing life circumstances. A place where there is generational living and homes that are adaptable as owners move through the stages of life; a place that supports all the stages of life.

## Varied work-place offer

It can offer a range of workplace units, accommodating and enabling a mix of businesses types and sizes. This could include small workshop/maker spaces to manufacturing & light industrial units. Home working opportunities with office spaces above garages, adaptable house type designs and potential for community business hubs.



'Balanced' references for Sherborne



Facilities and accessibility

## Schools - Connected to nature and the community

The existing primary school appears to have a strong connection with outdoors and nature. Any new school or school expansions that are required can reinforce this, with ample outdoor space for sport, play and outdoor learning including nature conservation and food production. Should a new primary school be required this will need to be located in the best place to maximise its catchment potential, with benefits for both new and existing residents. New schools can be very successful serving as focal points for the developing a new community. They can also support other uses and facilities nearby as part of mixed use local centre.



## THE MASTERPLAN

This section presents an initial framework masterplan and the key design and development principles which underpin it. This sets out draft strategies for access and movement, the delivery of a mix of uses, a connected green space network, and an approach for water management.



# MASTERPLAN FRAMEWORK



The masterplan framework diagram illustrates the potential structure of the West Sherborne growth area. It sets out those elements which will create a strong image and place identity, with the main streets and spaces forming the basic skeleton of a potential masterplan for the area.



# ACCESS & MOVEMENT

## Connected communities

The movement framework seeks to create a permeable network of high quality pedestrian and cycle priority routes, allowing easy and safe movement between homes to desired destinations.

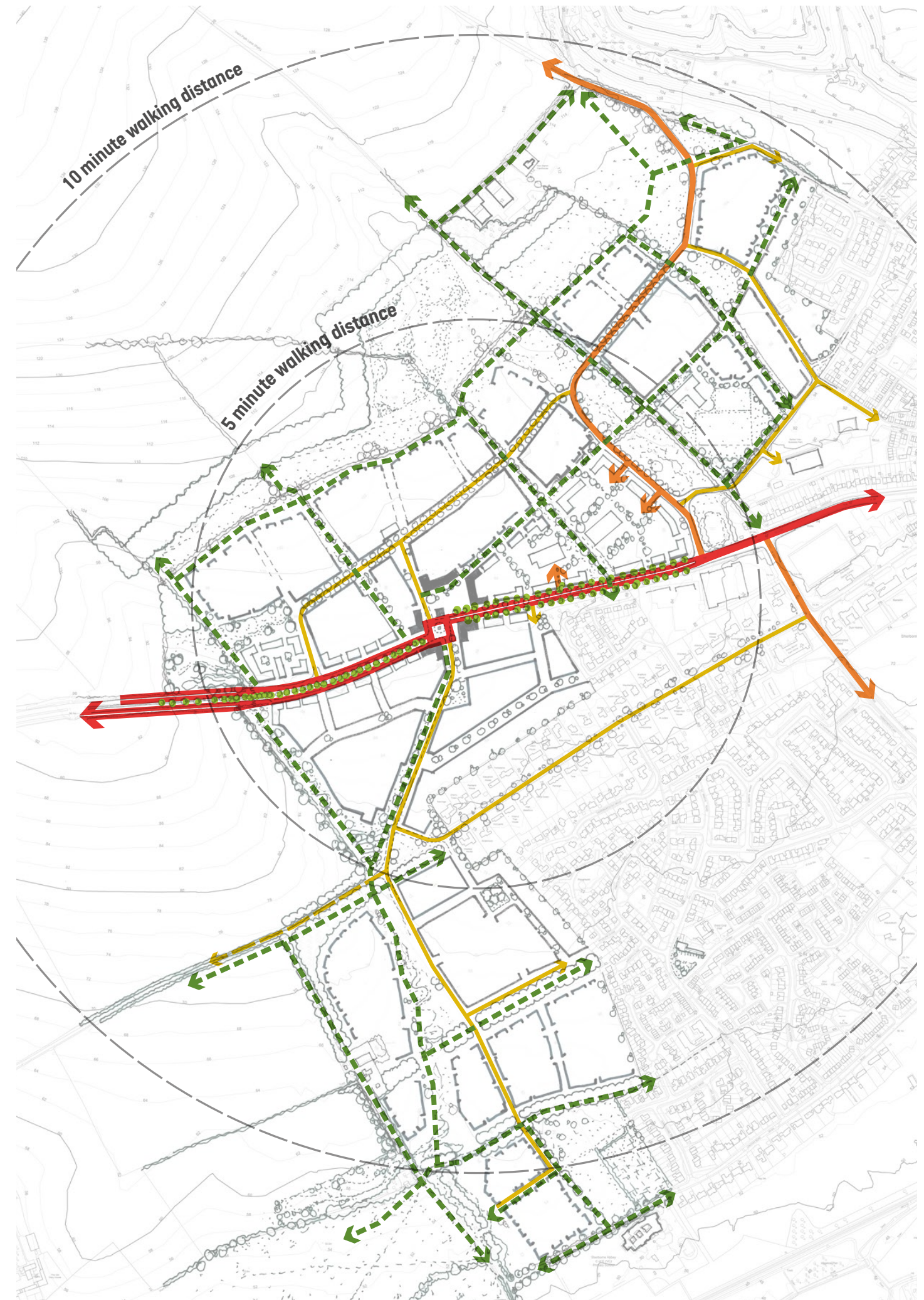
A potential movement framework is outlined to promote and encourage walking, cycling and use of public transport and in turn discourage a reliance on the use of the private vehicle. The movement framework seeks to achieve this objective through creating a permeable network of high quality pedestrian and cycle routes, allowing easy and safe movement between homes to desired destinations.

The initial proposals explore the potential of the A30 to be reduced to a single carriageway in each direction. This will create the opportunity to slow traffic and create a better balance for pedestrians and cyclists and enable safer crossing arrangements between the development areas north and south of the A30, whilst retaining its strategic connection role.

In accordance with the draft Local Plan policy objectives, main access connections can be established to the A30. There is potential to create a new pedestrian-friendly square combined with a roundabout, which could also serve to link the elements of the new neighbourhoods on either side of the road.

An indicative hierarchy of streets is identified on the masterplan framework shown opposite, comprising:

- *Primary Avenue Street* connection which can extend from the existing junction of Sheeplands Lane from the A30 and extending to connect with Marston Road. The aim of the link is to provide access to the new development and also to provide a priority route to Marston Road and the wider road network to the north. It will also help reduce existing traffic pressure in the town at the Newell House junction and ease traffic heading south towards Dorchester. The character of the link road can reflect the surrounding urban form, and adopt a more formal approach with tree lined edges addressed by new development. The link road will be designed to accommodate both cyclists and pedestrians.
- *Secondary Streets* form the key access routes to the residential areas, providing the main internal movement but with no wider strategic movement role. They will comprise, lively, active streets with overlooking houses. They can be designed for slow traffic speeds through on street parking, reduced road widths and street trees. SUDS where required will form an integral part of the street cross section, with potential for swales to convey surface water run off and bring an added sense of greenery to the street scenes. A key secondary street connection will connect from the A30 southwards, which in turn will help alleviate current traffic pressures in the town at the junction with Horsecastles Lane.
- *Tertiary routes* will complete the network. These streets can form pedestrian and cycle priority routes as quiet lanes, shared surface residential streets, often with no through traffic, creating spaces for interaction and play as well as movement. A network of footpaths and cycleways pedestrian paths will connect the streets and spaces within the development to the town centre, schools, the new green infrastructure and the existing network of public footpaths linking out to the surrounding countryside and Lenthay Common.



- A30 route
- Primary routes
- Secondary routes
- - - → Pedestrian / cycle priority routes

Indicative movement strategy



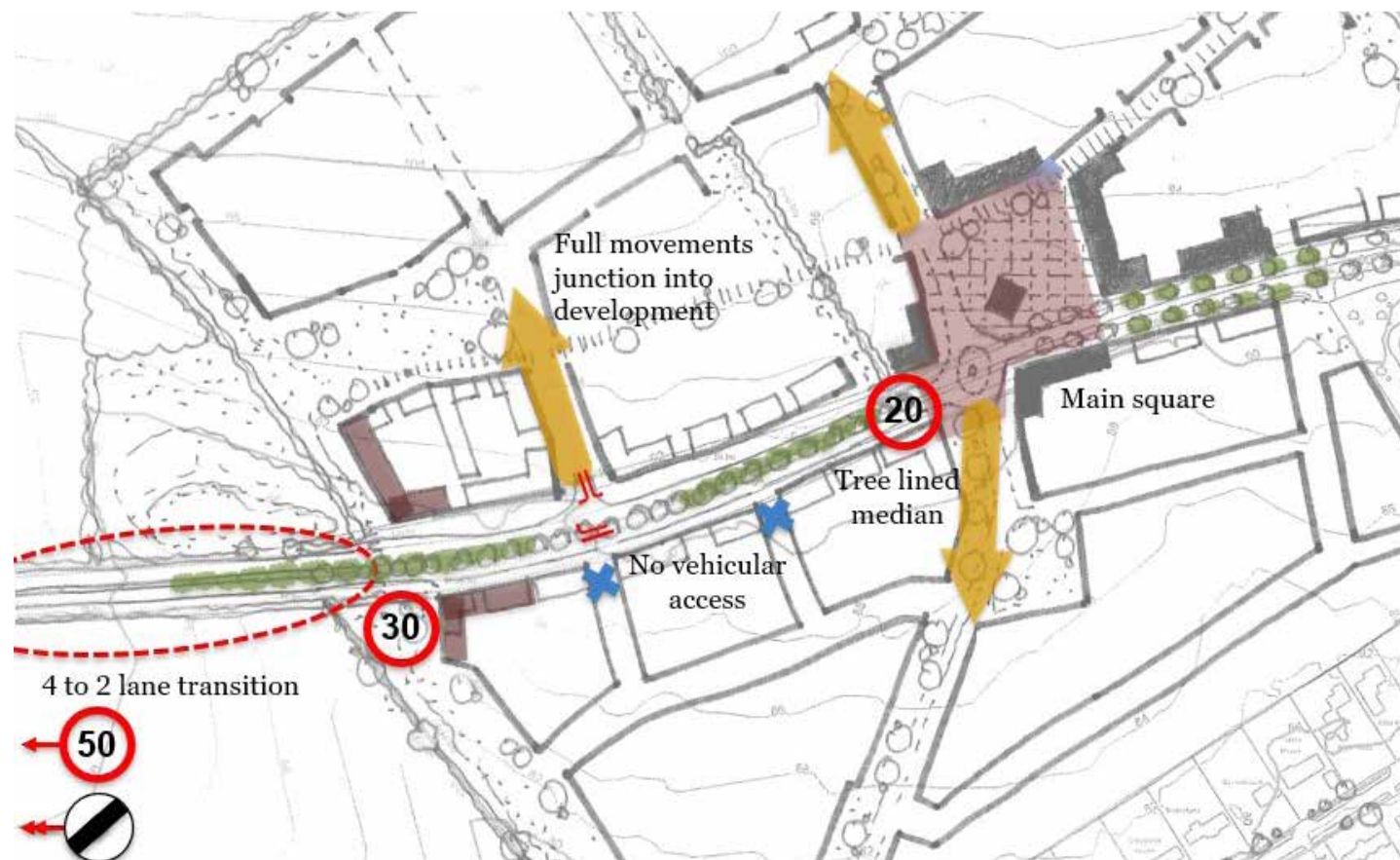
## Gateway arrival

At present the A30 Yeovil Road west of Sherborne is a high speed, dual carriageway that carries around 15,000 vehicles per day. On arrival into the urban area of Sherborne the road reduces down to one lane in each direction and can be considered as more of a street.

With this proposal for growth to the west of Sherborne either side of the A30 Yeovil Road, it is important that the nature of this link is upgraded so that it does not divide the new and existing communities either side and instead it becomes a place that joins them together. This will also make it a good place to walk and cycle and make it easy to cross north-south by these active modes.

The first part of changing the nature of the road is about the approach from the west, creating a sense of arrival. This could be achieved by introducing the following design interventions from the west:

- A reduction from the national speed limit to 50mph.
- Tree planting and landscaping to highlight the approaching new urban edge.
- Tree spacing can be graduated and coordinated to create the optical illusion to drivers that they are travelling faster than they actually are, hence encouraging them to slow down sooner.
- A reduction from 4 lanes of traffic to 2 lanes (one in each direction) with the introduction of a wider tree planted median.
- Views for drivers of the new urban edge to Sherborne, these could be quite urban with a strong edge of visible buildings or balanced with glimpses of buildings through landscaping, to be discussed and agreed.
- Speed limit reduced to 30mph at the urban edge and street lighting introduced.
- Within the new urban area we may also want to consider additional junctions, on-street parking, cycle lanes, courtesy crossings, a hard surfaced median and a gradual speed reduction to 20mph at the new square. These elements can often be described as 'side friction' – used to help slow vehicles down and to create a more pedestrian / cycle friendly place.



Gateway arrival strategy

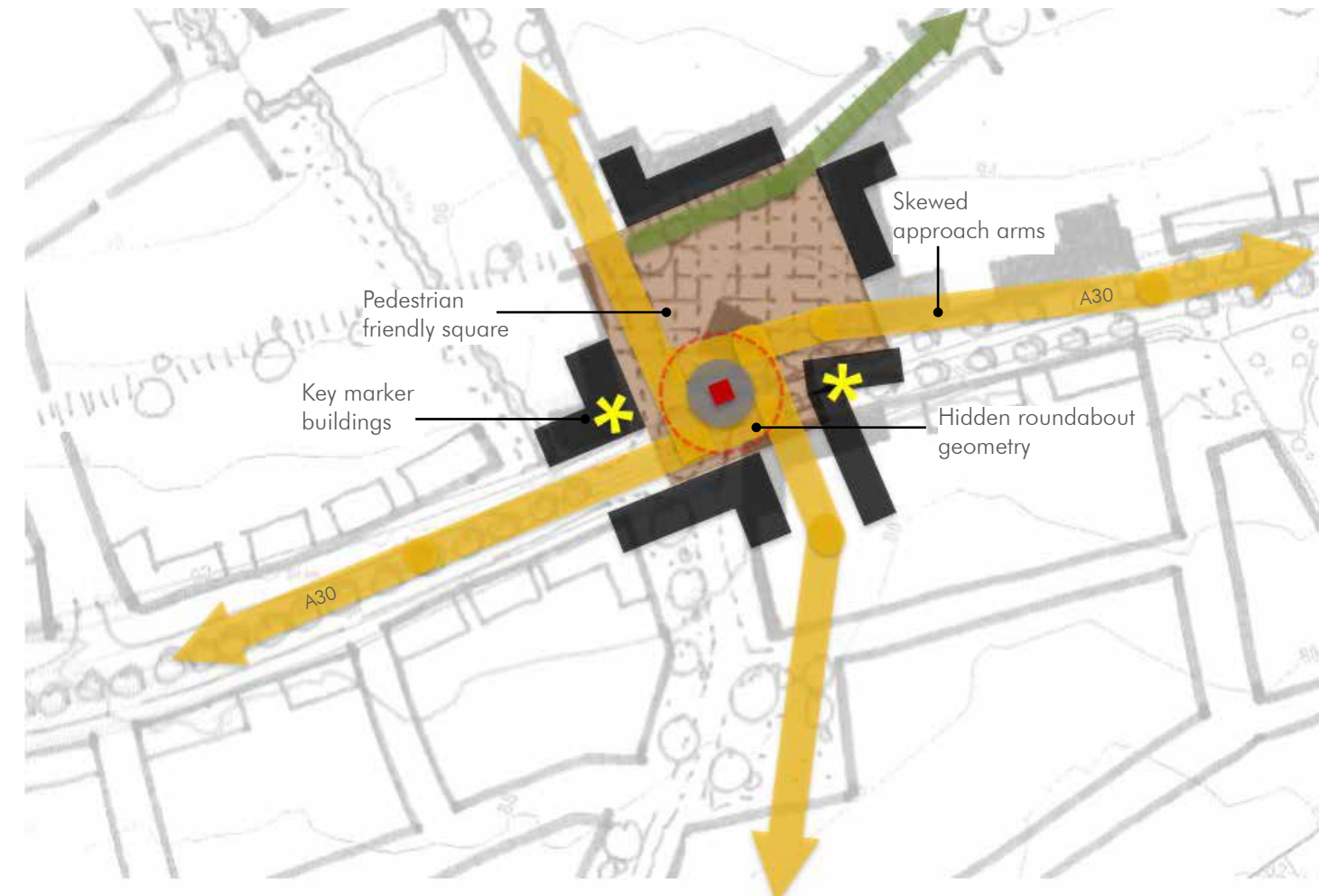
## A new square for West Sherborne

Once within the new urban edge of Sherborne traffic speeds will be reduced further to around 20mph at the new square. This can be achieved with the introduction of a hard median, tree planting, lighting, courtesy crossings and potentially parking and additional junctions. The idea is to make it feel and operate as a complimentary centre to the main spaces in Sherborne, with an open plaza to the north of the A30 that is pedestrian oriented, allowing for south facing shops and cafes to be located away from the traffic. This will be the 'heart' of West Sherborne, a civic place to meet, to trade and to find your way to.

Our initial thoughts are that a new mixed-use public square could be created here. This would have a central feature that slows and directs traffic around the space which would effectively contain the required geometry of a roundabout but skewed at the edges to relate to the buildings and space rather than the turning movements of a large vehicle. The skewed roundabout creates more deflection for vehicles on approach and hence slows them further. Marker buildings on axis with the approaches also signify this space.

This placemaking approach to highways engineering is tried and tested and helps create more pedestrian and cycle friendly spaces, this will also help connect both sides of the Yeovil Road rather than a standard roundabout geometry and higher speeds which would divide them.

Our proposals for West Sherborne at this stage are indicative and they will need to be developed and agreed through close liaison with Dorset Highways, local access groups and other stakeholders, along with detailed traffic modelling and highways design.



Principles for a new square



# MIXED USE

## Mixed use heart

The vision for West Sherborne is to create a place which offers new homes, alongside workspaces and facilities that can support the vitality of Sherborne town centre.

Much of the development will be for residential use, meeting housing needs and allowing more people within Sherborne to live close to the town centre, increasing catchment and footfall to local facilities therefore increasing vitality to the town centre. Housing will include a mix of sizes, types and tenures including affordable housing which should be spread throughout the development.

There is also potential for employment, shops, schools, leisure, and community facilities to be provided and to all be located to maximise accessibility from residents living within easy walking distance. A mixed-use local centre can be created at the heart of the new growth area where these facilities can be clustered to increase the likelihood of walking and cycling. This will be complementary, not competing with the role of the town centre.

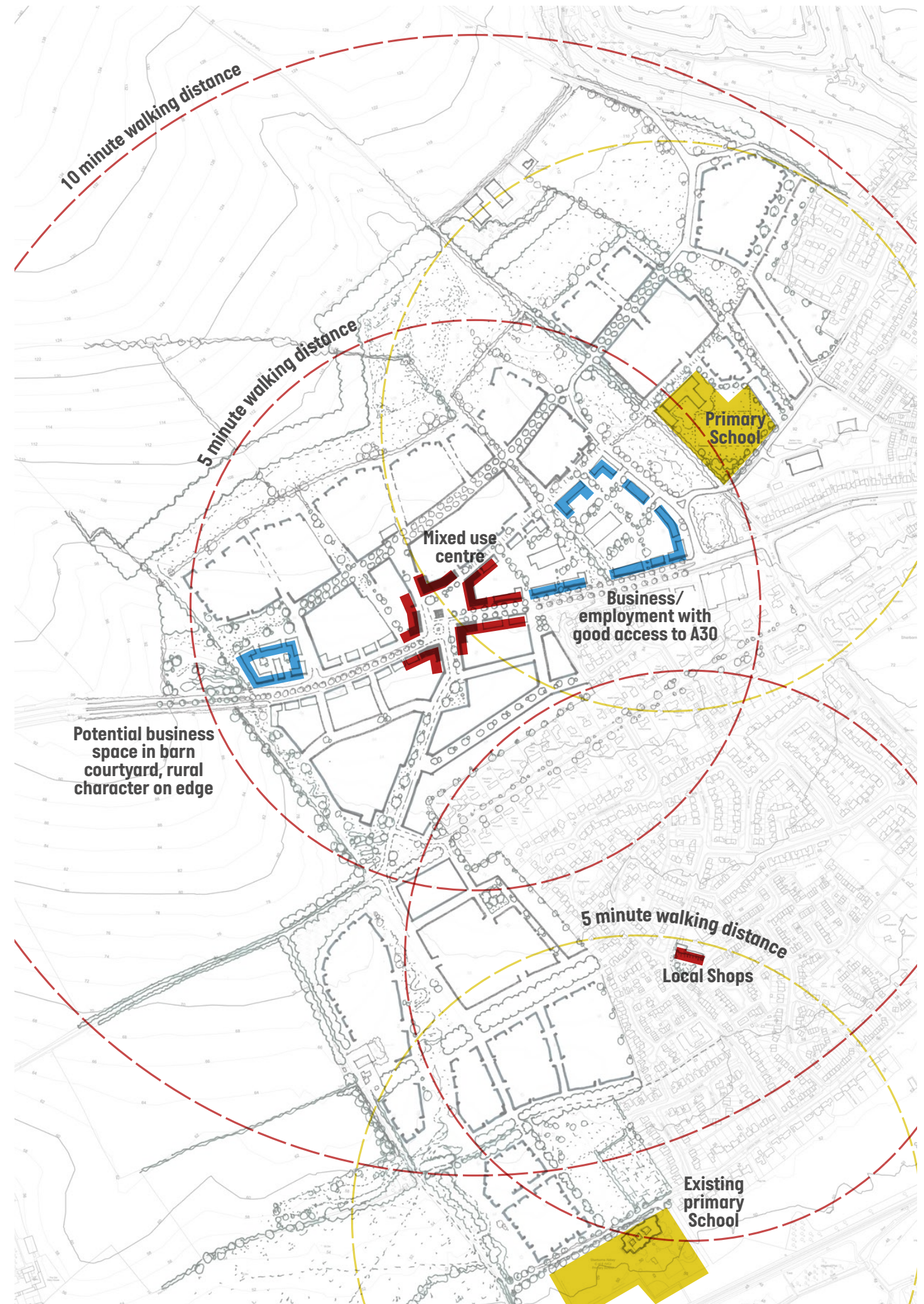
Viability will be enhanced if the business clusters are located where they are accessible. The A30 provides commercial prominence, public transport access and passing trade potential. Careful design can reduce speeds and create a high-quality street. Employment gateways along the A30 can help to 'tame' the arrival into the town.

Clustering of business uses in this way can also enhance viability, encourage networking and creativity and create an identity for the area. This could include the potential for different forms of employment and a distinctive development character such as the creation of rural 'barn type' courtyards at the gateway and countryside edge. This will help avoid the "business park/housing estate" mentality and support the creation of a genuine mixed-use community.

It is important to the town's future that Sherborne develops a range and diverse mix of employment opportunities ranging from business services for those who work mostly from home to business opportunities connected with the Estate or existing businesses in the town. This could be further supported by the creation of business support and activity hubs, providing essential spaces and services for small to medium sized businesses.

Schools, health, and community facilities can also form a key element of the new neighbourhood. The framework plan identifies the potential to improve connectivity to Sherborne Abbey Primary School to the south which could be expanded to support the new growth.

There is also an identified potential for a new primary school should this be required. A location north of the A30 would maximise accessibility on foot and cycle for new residents, limit the need for crossing the main roads to access, and the school could be located close to the potential green lanes and pedestrian and cycle priority routes.



Indicative land use strategy



# GREEN INFRASTRUCTURE

Establishing multifunctional green space will be a key element of the development approach, which is based on the concept of encouraging access to green space and promoting healthy lifestyles.

Strong green links and cycle routes will encourage community interaction and reduce use of the car. Community parkland and focal greens will create a contrast with the surrounding countryside, with a planned and landscaped edge helping create a clear distinction between Sherborne and Yeovil to protect the identity of both settlements.

An integrated green infrastructure strategy can seek to:

- Encourage sustainable movement – through the creation of attractive walking and cycling routes;
- Reinforce local identity and distinctiveness through incorporating existing features and responding to local landscape patterns;
- Enhance biodiversity by protecting, enhancing and creating wildlife corridors;
- Promote health by creating an environment that allows a close connection between living areas and open spaces, promoting healthy living and a sense of well being;
- Strengthen community and cohesion – creating green spaces and movement networks encourage social interaction, and community facilities such as allotments and community orchard;
- As a learning resource for local schools and communities to learn about wildlife and food growing; and
- Manage the environment – using the green infrastructure to manage flood risk and micro climate.

There is considerable potential for West Sherborne to create new areas for recreation and amenity provision to support this development. This can include formal areas for play and organised sports activities. Informal open space can connect to the surrounding areas of landscape into and through West Sherborne, providing a setting for development and a rich network of linked, biodiverse spaces.

This includes the potential for feature parkland corridors connecting north – south through the development, providing a network of attractive routes and connections with direct linkages to Lenthay Common and surrounding countryside. Food production can be at the core of the approach with areas for new or expanded allotments and the creation of community orchards and edible landscape planting as part of the informal open space provision.

An initial approach for the landscape and planting strategy has identified the opportunity to help assimilate proposed development within the surrounding landscape and from key views into the site. This can be achieved through planting of structural woodland tree belts on the higher ground, trees within the streets, and trees and hedgerows along the site boundaries to create a natural filter to the built form.

Mature avenue street tree planting can allow trees to grow above the heights of new homes to help to break up the mass of development from distant views. In addition to the structural trees, ornamental trees can be proposed within the development, particularly at focal points and along the entrance and approach routes to create attractive landscape features.

The design response can also seek to retain existing trees and hedgerows where possible, to support quality of place, biodiversity, and water management, as part of a wider approach to address climate change mitigation and management.



Indicative landscape strategy



# BLUE INFRASTRUCTURE

A sustainable drainage system (SuDs) strategy will form a core element of the development approach, presenting the opportunity to work with the existing site topography, ground conditions and drainage patterns to provide a natural approach to managing surface water run-off.

Integrated within areas of open space, including proposed streets, drainage features can be designed to focus run-off to the west of the town, away from existing systems that have a history of flooding and limited capacity.

The SuDs system can include a variety of features such as basins, swales and landscaped rain gardens to act as water conduits. The system can utilise the site slopes and existing natural low points, creating a connected opportunity for infiltration prior to discharging water to the River Yeo at controlled run off rates.

The framework masterplan identifies the opportunity north of the A30 to create a series of 'swale streets' and rain gardens that flow with the contours westwards before connecting into a landscaped parkland corridor along the western edge of the development.

From here a series of connected open drainage features can cascade water southwards towards the discharge point at the River Yeo. At the lower points there is identified potential to create additional storage ponds that can be used as 'overflow' areas at peak times. This will build in additional capacity into the system and offer potential to reduce flood risk elsewhere.

The system can be designed to work well when both wet and dry to provide valuable community recreational space, as well as important environmental infrastructure to support local biodiversity aims. Technical testing of the site ground conditions will be undertaken to inform the detailed design of the final strategy, which will be developed in consultation with the Lead Local Flood Authority.



Attenuation basins, swales and landscaped rain gardens will be key elements of the SuDs strategy



Indicative drainage strategy





## SUMMARY

This section provides an overview summary of the potential presented by land to the West of Sherborne and the role this can play in the delivery of the objectives set by the emerging Dorset Local Plan. An outline of the next steps in the process is also provided, including a commitment to work collaboratively with stakeholders and the Sherborne community.



# WEST SHERBORNE

West Sherborne can be renowned for its green spaces, public squares, avenue streets, distinctive architecture and innovative construction. It can become an exemplar in sustainable development, movement and community involvement. It can grow organically, with a strong emphasis on place making and the parallel delivery of infrastructure. A place people want to live and can afford to live. A place of pride in Sherborne and in Dorset.

## Town and country

West Sherborne can be a destination. It can be a welcoming gateway for Sherborne along the A30. The parks, commons and greenways can create an attractive and accessible urban-rural edge. West Sherborne will celebrate the best of town and country.

## Living and working

West Sherborne can be genuinely mixed-use with a range of jobs and homes. Public transport connections, flexible commercial space, excellent broadband connectivity, childcare provision and vibrant local centres can encourage business start-ups. Innovative house types can facilitate home working. West Sherborne will be designed for the 21st century.

## People and community

West Sherborne will bring people and communities together. Parks and greenways can be recreational focal points. A mixed-use centre can be a civic and community hub. A mix of sizes, prices and tenures can create a place for life, not just a place for living.

## Perceptions and aspirations

West Sherborne can 'change the conversation' about development in the town. It can bring new businesses and visitors to the town. It can deliver new forms of housing and create an aspirational housing market and a new benchmark for development in Sherborne.

The concept framework masterplan sets out one potential approach to the delivery of a distinctive, healthy and balanced West Sherborne.

- 1 A30 transformed to a tree lined arrival street with built frontages and safe crossing arrangements
- 2 'Rural barn' courtyard complex at the gateway providing new employment space
- 3 Mixed use centre creating an accessible cluster of employment, retail, residential and community uses
- 4 Public square space enclosed by buildings with a 'squareabout' junction providing access connections
- 5 Business and employment space with good access to the A30 and mixed use centre
- 6 Priority link route connecting from the A30 to Marston Road, relieving town centre traffic and flows to the south
- 7 Tree line avenues with feature swales taking surface water westwards away from the town
- 8 New school positioned north to support walkable neighbourhoods and limit the need to cross the A30
- 9 Open space and woodland planting on higher ground, helping visual integration, ecology and microclimate
- 10 Linear parkland along the western edge with native planting and sustainable drainage features
- 11 Expanded allotments / orchard for community planting and food production
- 12 Green route connections to school and Lenthay Common for cyclists and pedestrians



Illustrative framework masterplan



## LOCAL PLAN OBJECTIVES

West Sherborne offers the potential to deliver key objectives set by the emerging Dorset Local Plan and the SHER 4, 5 and 6 policies.

DORSET LOCAL PLAN OBJECTIVES	POTENTIAL OF WEST SHERBORNE
<b>Land uses</b>	
An appropriate mix of homes of different sizes, types and affordability	✓ Potential to provide a balanced mix of new homes, with a range of sizes, types, tenures, and affordability to meet identified local needs, working with Dorset Council to establish the best mix.
Contribute to the supply of employment land	✓ Opportunity to create new employment space and support the generation of new jobs. Identified potential to reinforce existing employment areas, and benefit from strategic access to the A30 and the passing trade.
Provision of additional school places	✓ Potential for the expansion of Sherborne Abbey Primary School and further provision at Gryphon School, and identified opportunity (subject to need) for a new primary school to be located in the best place to maximise its catchment potential.
Suitable provision for community facilities	✓ Opportunity to work with the local community, council and key stakeholders to make provision for new community facilities to meet local needs. A mixed use local centre opportunity is identified for this.
<b>Infrastructure</b>	
Walking and cycling routes and connections	✓ A network of traffic free cycle routes and footpaths can be created, connecting residents to schools, employment areas, the mixed-use local centre, Sherborne town centre and the wider countryside leisure routes.
New link road connections	✓ Potential to create road links from the A30 to Marston Road and the wider route network to the north and south of the town. All routes can be designed as 'streets' with a priority balance for pedestrians and cyclists.
Off-site highways improvements	✓ Potential to create new link connections from the A30 creates opportunities to improve existing town centre junctions and traffic flows.
Integrated green infrastructure	✓ Open space including parks, informal recreation areas, play spaces, green routes, streets and allotments can be designed to create a network of safe routes for walking and cycling, encourage biodiversity, support food production, and deliver a sustainable approach to drainage.
Surface water management	✓ A Sustainable Urban Drainage strategy can be established. This network can discharge to the River Yeo at controlled rates and direct run off to the western extent, away from the town and helping reduce flood risk.
<b>Masterplan design</b>	
High quality design integrating with Sherborne	✓ Sherborne Castle Estates are committed to an approach that will allow a high degree of control over the planning and development process, from design to delivery, to ensure a high quality evolution of Sherborne.
Creates a new entrance to Sherborne	✓ Potential to reduce the existing A30 dual carriageway approach to a single carriageway, to form a tree lined address street with positive building frontages, creating a new gateway and helping integration.
Respects settings to historic assets, landscape and adjoining residential areas	✓ New development can be inspired by the distinctive features and identity of the site, surroundings and town. Identified opportunities to retain existing trees and hedgerows and complement with a native planting strategy to assimilate growth with the existing landscape and key views.
Masterplans the three different allocations areas together	✓ Sherborne Castle Estates own and control all of the land within the proposed West Sherborne growth area. This enables a comprehensive approach to masterplanning and delivery.

## NEXT STEPS

Sherborne Castle Estates are committed to working collaboratively to ensure that West Sherborne is a balanced and inclusive community.

Community spirit and identity cannot be imposed, nor can it be bolted on once the development is completed. It needs to be nurtured through long term working with the local community. The local authorities, local residents, businesses and key agencies will therefore be involved throughout the 'place-making', delivery and management process.

The next steps will involve more detailed technical investigations, review and engagement to evolve the initial concepts presented in this submission document. Led by Sherborne Castles Estate, a range of consultants have already been appointed to address landscape, highways and drainage considerations. NEW masterplanning Ltd, a specialist masterplanning team based in Dorset, have been appointed to bring their expertise to coordinate the masterplanning process.

