

The background of the cover is a landscape photograph. In the foreground, there is a lush green field with some white wildflowers. A large, leafy tree is on the left side. In the middle ground, a dark lake or pond is visible. Behind the lake, there are several trees and a large, stone ruin, likely a castle or abbey, with a prominent tower. The sky is blue with scattered white clouds.

**LUC**

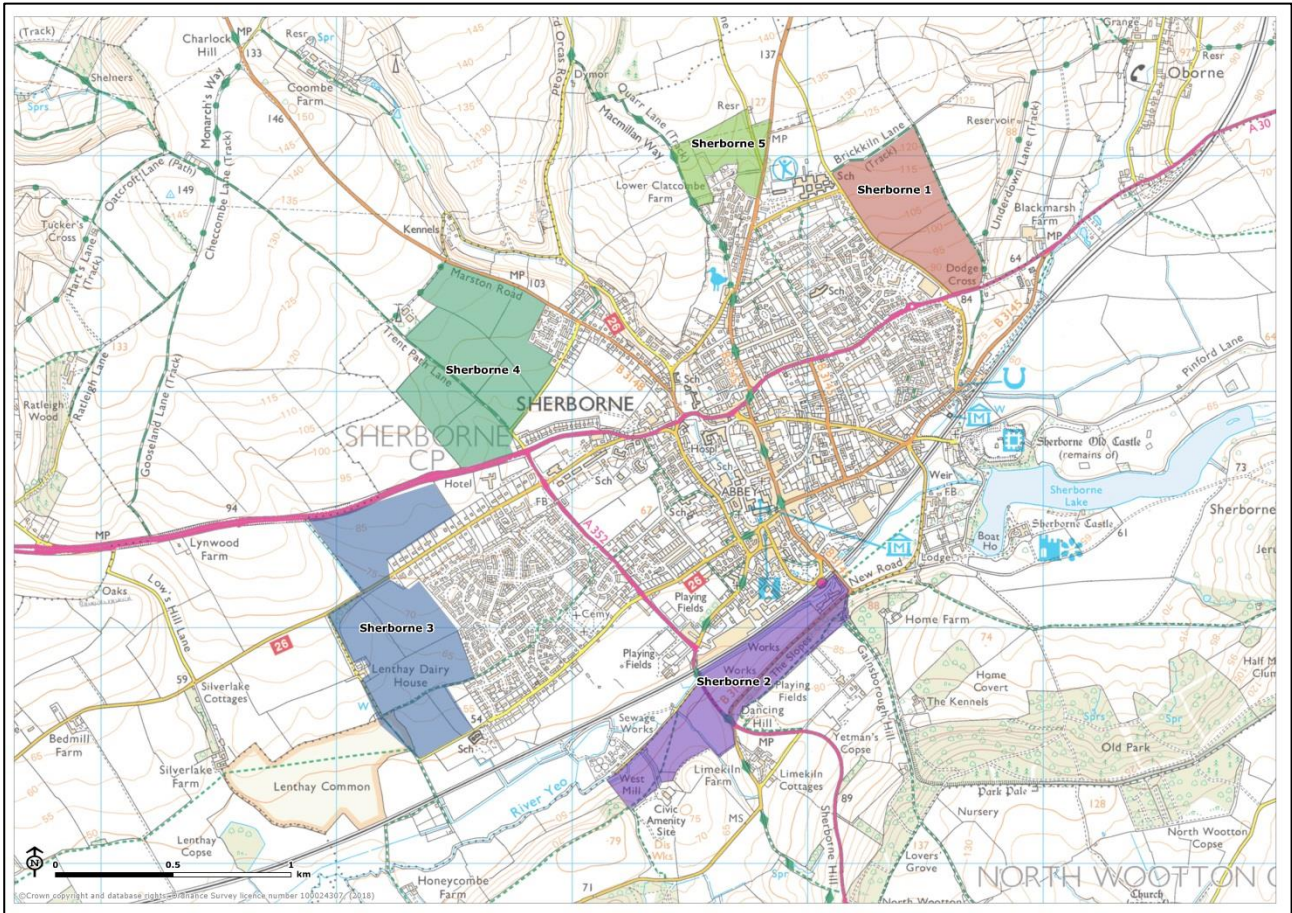
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# West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study

## Stage 2 Assessment: Sherborne

Prepared by LUC  
July 2018

# Sherborne



## Representative photographs of the settlement



Main shopping street within Sherborne Conservation Area



New housing development western Sherborne (adjacent to Area 4)

## Location and description

Sherborne is a historic market town located adjacent to the River Yeo. It is located in the north west of Dorset, nine kilometres to the east of Yeovil. The town originated in Saxon times, and was historically the capital of Wessex. It is also the site of the medieval monastery of Sherborne Abbey. Many of the buildings are constructed using distinctive hamstone. There is an extensive area of parkland associated with Sherborne Castle, a 16<sup>th</sup> century mansion house.

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.

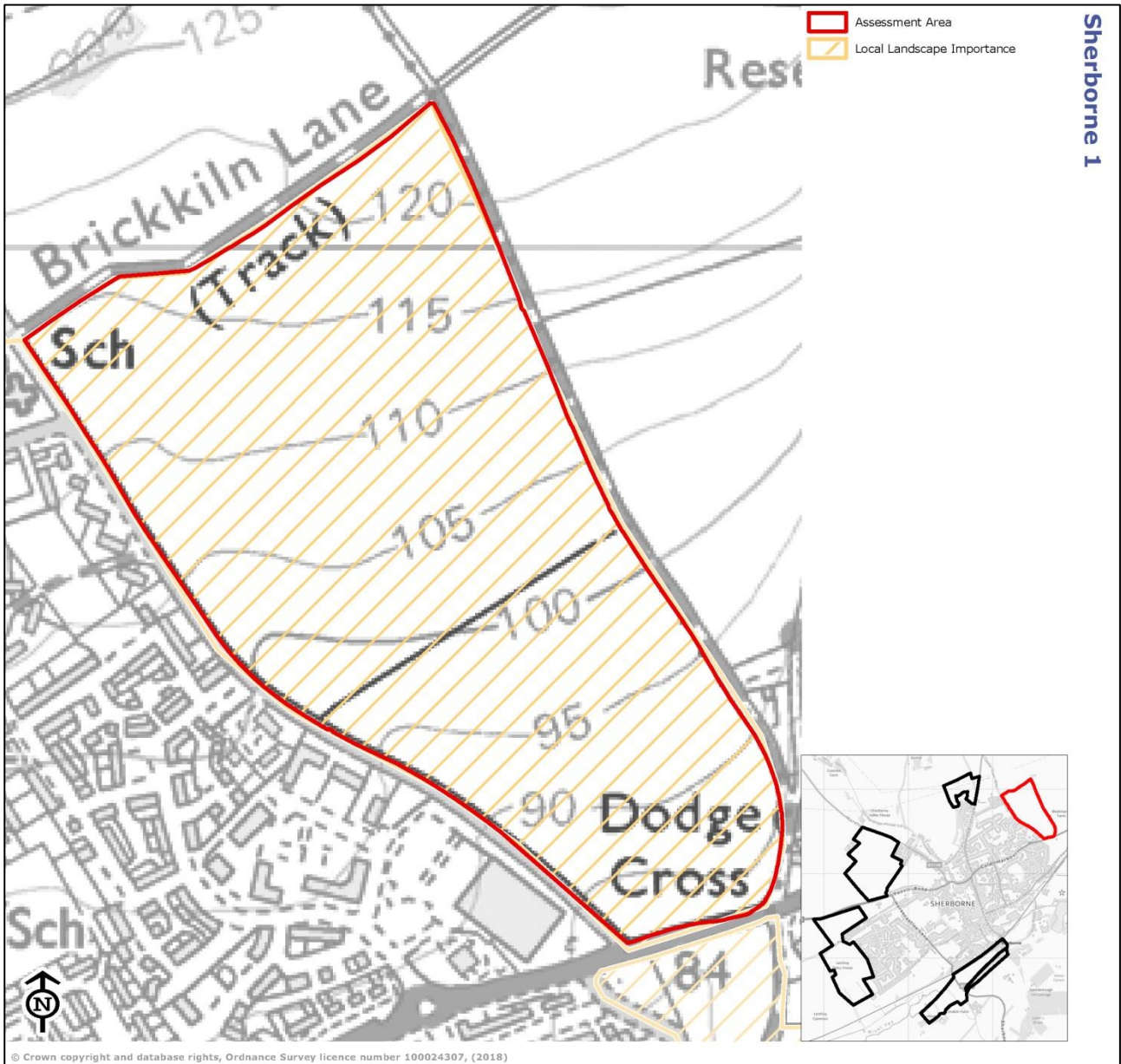
## Aerial context

SHERBORNE



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Assessment area: Sherborne 1



## Representative photographs



View to housing edge to the west of the assessment area



View south featuring the Sherborne Castle estate

## Landscape sensitivity assessment

### Landscape character context

This assessment area falls within the Sherborne Hills Landscape Character Area. It is also designated as a site of Local Landscape Importance.

It comprises sloping land immediately adjacent to the east of Sherborne. Brickkiln Lane forms the northern boundary, with A30 bounding the south of the area.

Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>• South-east sloping land rising up from the River Yeo.</li> <li>• Elevation ranges from 80m to over 120m AOD.</li> <li>• Large scale, open landform complemented by large-scale fields enclosed by low hedges around its periphery, and within by a post-and-wire fence.</li> </ul>	<b>M</b>
Natural character	<ul style="list-style-type: none"> <li>• Land use dominated by intensive arable cultivation.</li> <li>• Natural character limited to low hedges and flower-rich verges, with very occasional hedgerow trees.</li> </ul>	<b>L</b>
Historic landscape character ( <i>please see separate heritage assessment for asset-based information</i> )	<ul style="list-style-type: none"> <li>• There are no designated heritage assets within the assessment area.</li> <li>• The HLC indicates that the fields are piecemeal enclosures of medieval origin.</li> <li>• Inter-visible with the Grade I Registered Park and Garden of Sherborne Castle and the nationally important remains of Sherborne Old Castle (Scheduled Monument and Grade I Listed Building) to the south-east.</li> </ul>	<b>M</b>
Form, density and setting of existing development	<ul style="list-style-type: none"> <li>• There is no existing settlement/development within this area but it is closely related to an adjacent 20<sup>th</sup> century housing estate and school which overlook the fields.</li> <li>• The landscape provides a rural backdrop and edge to eastern Sherborne, which is separated by a minor lane.</li> </ul>	<b>M-H</b>
Views and visual character including skylines	<ul style="list-style-type: none"> <li>• Landscape characterised by undeveloped, open and elevated skylines – more prominent in the east due to elevation.</li> <li>• Expansive views over eastern Sherborne and south across the Yeo Valley to the wooded ridgeline beyond, which continues in views south-west.</li> <li>• Sherborne Castle Grade I Registered Park and Garden and Sherborne Old Castle Scheduled Monument and Grade I Listed Building feature strongly in southern views.</li> </ul>	<b>H</b>
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>• Strongly rural, agricultural landscape contrasting with the urban development immediately to the west.</li> <li>• Levels of tranquillity impacted upon by the main A30 forming the boundary to the south.</li> </ul>	<b>M-H</b>

### Overall assessment of landscape sensitivity

<b>L</b>	<b>L-M</b>	<b>M</b>	<b>M-H</b>	<b>H</b>
<p>The landscape's prominent sloping landform, sense of openness, undeveloped character, intervisibility with nationally important historic landscapes and heritage assets, and role as an immediate rural edge to Sherborne results in a <b>moderate-high</b> landscape sensitivity. Aspects of lower sensitivity include the landscape's intensively farmed character, absence of natural features and heritage assets and influence of adjacent 20<sup>th</sup> century development.</p>				

## Heritage sensitivity assessment

### Sherborne Historic Landscape Characterisation (HLC) context

The historic character of the area is wholly comprised of piecemeal enclosure, which took place gradually and in an unplanned manner from the medieval period onwards. As such, it is defined by irregular small to medium sized fields, the boundaries of which may include earthwork banks. Hedgerows associated with this HLC type may also be older, more substantial and, in smaller areas, more interconnected.

### Description and significance of heritage assets present

*A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.*

- There are no designated heritage assets within the assessment area.
- There are no undesignated assets known in the area.

### Likely susceptibility to physical change as a result of development

- Although piecemeal enclosure is a relatively common HLC type it is one that is sensitive to change, and the legibility of the historic landscape character of this area would be impacted by development.

### Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

#### Sherborne Castle:

- Grade I Registered Park and Garden of Sherborne Castle [1000454]

#### High importance

- A medieval deer park and late 17th - early 18th century formal gardens, which were remodelled in the mid-18th century by Lancelot Brown, one of England's most important landscape designers. There are significant designed views from the various drives to the park and its surrounding landscape, and from viewpoints on Jerusalem Hill. One of the key views is to the north of the Castle the lawns descend to the lake allowing reciprocal views to the castle ruins and the pleasure grounds beyond the lake. This vista is framed to the east and west by specimen trees and evergreen shrubbery which enclose the lawn. Sherborne 1 lies on the hill beyond the ruins of the old castle and, whilst there is already some encroaching development from the west along the railway line, it is highly likely that development will visually intrude on this designed view which is of high value to the significance and setting of the RPG, and the ruins of the old castle with which it is so strongly associated.

- Sherborne Old Castle Scheduled Monument and Grade I Listed Building [1015328]

#### High importance

- As above.

- Sherborne Castle, Grade I Listed Building [1153912]

- Late 16<sup>th</sup> century country house, built for Sir Walter Raleigh, with 17<sup>th</sup> and 18<sup>th</sup> century alterations.

#### High importance

### Overall assessment of sensitivity of heritage assets to change within the area

L	L-M	M	M-H	H
<p>Development would potentially impact the setting of Sherborne Castle Grade I Registered Park and Garden and Sherborne Old Castle Scheduled Monument and Grade I Listed Building via visual intrusion on a key view from which both assets derive significance. It would also result in a physical loss and reduced legibility of medieval piecemeal enclosure.</p> <p>Fieldwork confirms extensive intervisibility with the Old Castle and the eastern portion of the parkland. Development in this area could significantly extend the developed area of Sherborne in views from the castle and park and result in loss of surviving rural setting and context of both assets.</p> <p>While inspection of views from the upper floors of the 'new' castle was not feasible, windows in the upper three storeys of the north-facing (rear) elevation of the Grade I Listed building.</p>				

# Summary of key sensitivities and guidance for sustainable development

## Summary of key sensitivities

**The following provides a summary of the key landscape and heritage sensitivities within the assessment area:**

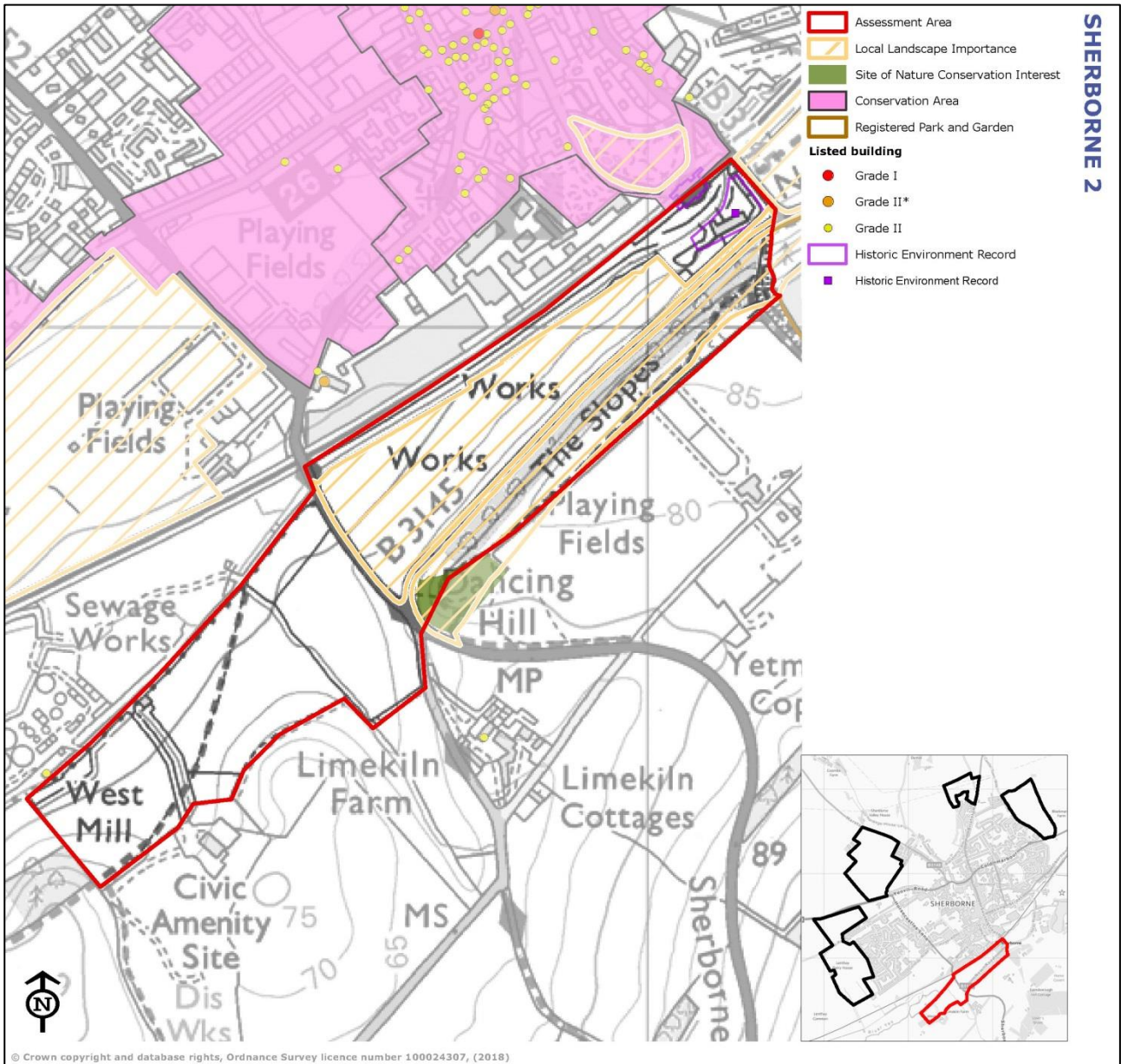
- Visual prominence of the south-east facing slope, with long views from higher ground across the Yeo Valley and beyond.
- Strong intervisibility with the Grade I Registered Park and Garden of Sherborne Castle, as well as the Scheduled Monument and Grade I Listed Building of Sherborne Old Castle to the south-east.
- The undeveloped, agricultural character of the landscape, with open elevated skylines and fields marked by hedgerows and flower-rich verges.
- The area's role as an immediate rural and agricultural setting to eastern Sherborne – it is directly overlooked by a housing estate and a school.
- High levels of relative tranquillity and strong rural character.
- Its recognised landscape value, as reflected in its designation as a site of Local Landscape Importance.

## Guidance for sustainable development

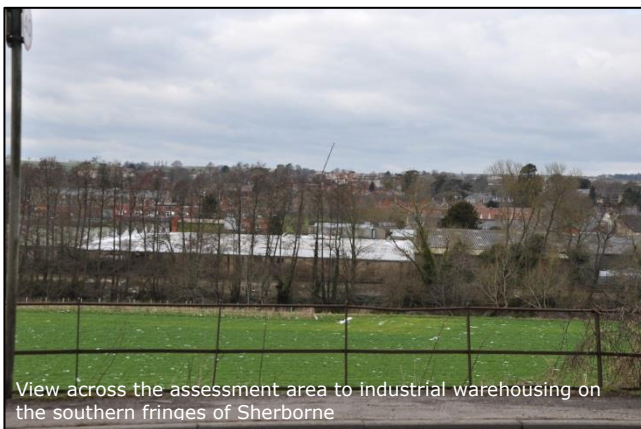
**Any new development should:**

- Be sited as close to existing 20<sup>th</sup> century housing development to the west as possible, or immediately north of the A30 (both of these locations are at lower elevations and could also be visually connected to existing development/infrastructure) to conserve the area's overall role as a rural and agricultural setting to eastern Sherborne.
- Utilise the screening effects of existing hedgerows and hedgerow trees, incorporating new, connected lengths as boundaries around or within any new development (using locally prevalent species).
- Protect the long views afforded to and from higher ground across the Yeo Valley and beyond, particularly the area's intervisibility with Sherborne Castle Grade I Registered Park & Garden and Sherborne Old Castle Scheduled Monument and Grade I Listed Building.
- Preserve the landscape's important sense of relative tranquillity and rural, agricultural character as part of the East of Castle Town Way local landscape designation.

## Assessment area: Sherborne 2



## Representative photographs





## Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Thornford Ridge and Yeo Valley Pasture Landscape Character Areas. All of the area is a site of Local Landscape Importance.</p> <p>It is located directly adjacent to the south-east of Sherborne, rising up from the River Yeo.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Sloping land rising up from the River Yeo which flows adjacent to the north.</li> <li>The north-eastern area features the steep land of 'The Slopes', rising up to 88m AOD as a prominent landform feature.</li> <li>Land in the south-west, below Limekiln Farm, is lower and gently undulating.</li> <li>Large-scale, open fields contrast with areas of woodland on The Slopes and around Home Farm.</li> </ul>			M
Natural character	<ul style="list-style-type: none"> <li>Natural character and texture provided by woodland cover on The Slopes.</li> <li>Open downland/pasture elsewhere, including a small part of Terrace Meadow SNCI (calcareous grassland and scrub).</li> <li>Thick hedgerows and hedgerow trees provide further naturalistic character.</li> </ul>			M
Historic landscape character ( <i>please see separate heritage assessment for asset-based information</i> )	<ul style="list-style-type: none"> <li>The eastern part of the area lies immediately adjacent to the Sherborne Castle Grade I Registered Park and Garden – The Slopes themselves being functionally and historically part of the estate. .</li> <li>This sloping landscape forms part of the southern backdrop to Sherborne Conservation Area.</li> <li>The Grade II Listed West Mill lies on the boundary with the sewage works,</li> <li>The HLC indicates that the majority of the fields are post-medieval and modern in origin.</li> </ul>			M
Form, density and setting of existing development	<ul style="list-style-type: none"> <li>Unsettled landscape apart from former mill buildings (now residential/commercial) behind the railway station.</li> <li>Lower lying areas influenced by the proximity of industrial land uses, the main railway line (and station), a sewage works and Sherborne Waste Management Centre in the west.</li> <li>Landscape forms part of the rural and wooded ridgeline setting to Sherborne.</li> </ul>			M
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Wooded skylines of 'The Slopes' rising up to a gently undulating ridgeline – forms part of wider rural views up to Sherborne Hill from the town.</li> <li>Views north and west from the area dominated by Sherborne, but often screened by woodland/tree cover.</li> </ul>			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>Rural, traditional character standing in contrast to adjacent industrial development and infrastructure.</li> <li>Noise introduced from adjacent railway and roads (A352 and B3145).</li> <li>Sense of time depth in the east owing to character connections with the adjacent Sherborne Castle Estate.</li> </ul>			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
See over for explanation of overall assessment score				

The prominent wooded and undeveloped ridgeline of The Slopes, setting the landscape provides to Sherborne Conservation Area and the Grade I Sherborne Castle Estate (in the east), locally important downland, scrub and woodland habitats and role as containment to southern Sherborne present sensitivities to development. However, the proximity of industrial development, railway line and areas of low visual prominence in the wider landscape along the River Yeo reduce landscape sensitivity to **moderate** overall. Locations of low-moderate sensitivity are found adjacent to the River Yeo, railway line and industrial edge of southern Sherborne. The Slopes is of **high** landscape sensitivity to development.

## Heritage sensitivity assessment

### Sherborne Historic Landscape Characterisation (HLC) context

The historic character of the area is mainly comprised of post-medieval and later water meadows to the west and towards the centre, mixed plantation woodland. To the east a small area is comprised of piecemeal enclosure dating from the medieval period onwards.

### Description and significance of heritage assets present

*A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.*

Designated assets within the assessment area:

- Grade I Registered Park and Garden of Sherborne Castle [1000454]

#### **High Importance**

Non-designated assets within the assessment area include:

- Post-medieval gasworks [MDO19692]

#### **Low importance**

### Likely susceptibility to physical change as a result of development

- Physical remains of the gasworks have been converted and are in residential and commercial use. Loss to development therefore unlikely.

### Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Grade I Registered Park and Garden of Sherborne Castle [1000454]

#### **High Importance**

- The setting of this asset would be highly susceptible to change as a result of development. Although outside the designated area, 'The Slopes' (area of woodland to the south of the B3145) is functionally and legibly part of the wider designed landscape. Loss of this element could constitute harm to the asset.

- Sherborne Conservation Area

#### **High Importance**

- Woodland is depicted as being within the parkland boundary on the 1<sup>st</sup> edition of the Ordnance Survey map (labelled as 'The Terrace'). The elevated position of Sherborne conservation area means that there is some intervisibility between it and The Slopes. The Conservation Area appraisal indicates that there are multiple views of The Slopes, primarily looking south from some of the higher end of north-south streets, some of these views also include Sherborne Abbey. The Slopes themselves also provide one of the key views looking towards the Abbey. In summary, The Slopes form one of the key qualities of the Conservation Area contributing to its landscape setting and mature tree groups; their development would make the conservation area highly susceptible to setting change.

- Grade II Listed West Mill [1110656]

#### **High Importance**

- This setting of this asset is highly susceptible to setting change as it sits immediately adjacent to the assessment area.

Development adjacent could potentially divorce the asset from much of its rural setting (it is already enclosed to the north by the sewage works); while it would remain legible as a water mill – given that it sits on the River Yeo – its agricultural context, which contributes to understanding and appreciation of its heritage values, could be lost or damaged.

- Sherborne Railway Station, locally-important building

**Medium importance**

- Asset would be sensitive to change that removed the woodland that currently forms a key part of its setting, reinforcing the perception of it – and the railway – forming the southern boundary of Sherborne’s developed edge.

**Overall assessment of sensitivity of heritage assets to change within the area**

L	L-M	M	M-H	H
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Development could result in a physical change to non-designated gasworks within the area (although as these assets are in active use, this is potentially unlikely).

There would be further setting change to the designated assets of Sherborne Castle Registered Park and Garden, and Sherborne Conservation Area.

Development of ‘The Slopes’ could be particularly problematic due to the loss of physically, functionally and historically connected elements of the Sherborne Castle designed landscape (albeit outside the designated area) – and the potential for setting change to the Sherborne Conservation Area.

West Mill is already at risk, and development that cut it off from its rural setting (albeit that the asset has been subsumed within naturally-regenerated woodland) could result in harm.

# Summary of key sensitivities and guidance for sustainable development

## Summary of key sensitivities

**The following provides a summary of the key landscape and heritage sensitivities within the assessment area:**

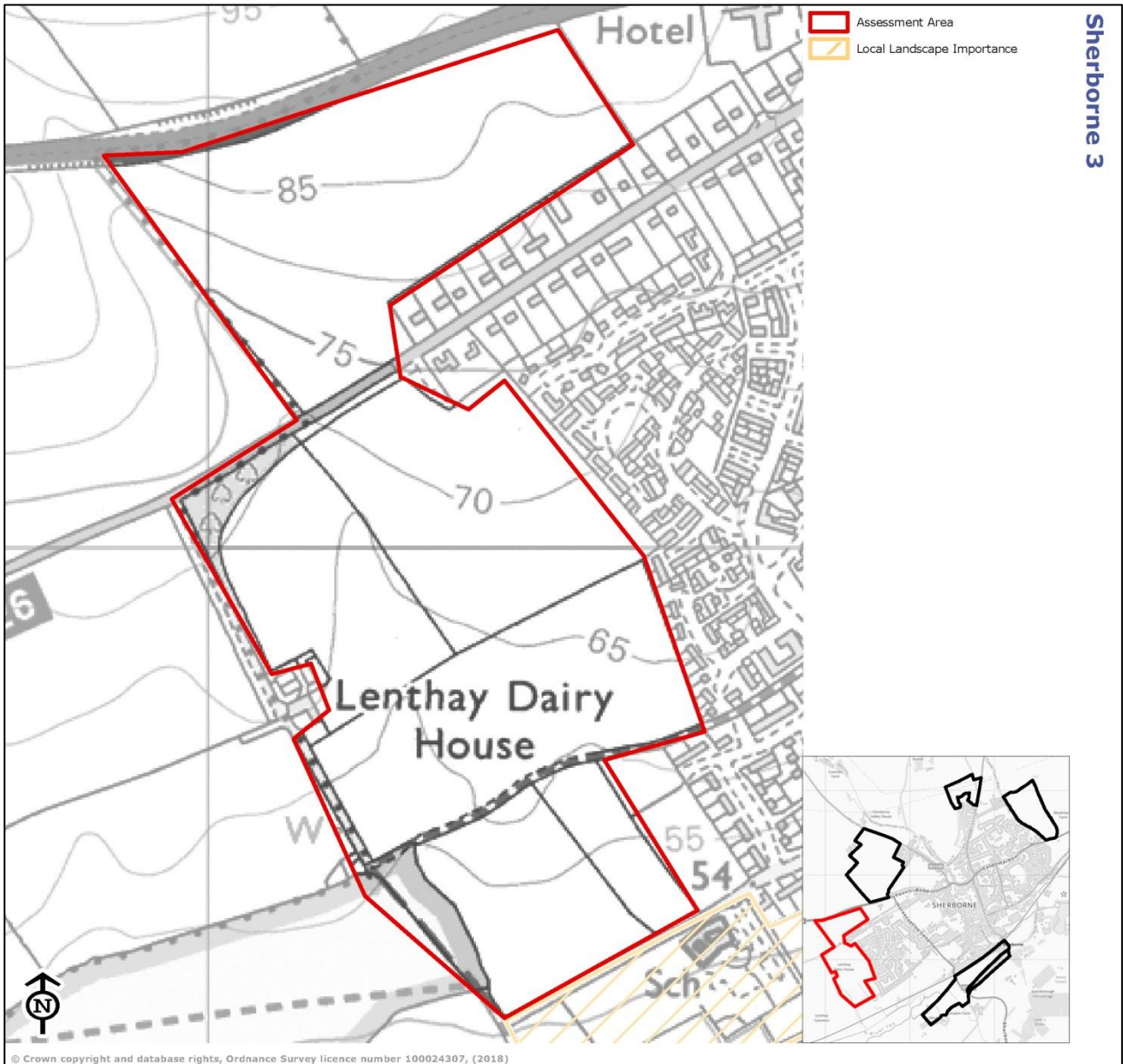
- Visual prominence of 'The Slopes' as part of the wider wooded ridgeline setting to Sherborne. This area and the fields below are recognised for their landscape value through local designation.
- Natural character and locally important areas of woodland, downland and scrub, including Terrace Meadow SNCI.
- Land in the east which part of the wider setting to the Grade I Registered Park and Garden of Sherborne Castle.
- The Grade II Listed Weston Mill and the role the landscape plays as part of the setting to Sherborne Conservation Area.
- The undeveloped, naturalistic and historic character of the landscape standing in contrast to nearby urban and industrial development/infrastructure.

## Guidance for sustainable development

**Any new development should:**

- Avoid the steep, visually prominent wooded land of The Slopes, which forms an important backdrop to many views from Sherborne and a continuation of the character of the adjacent Grade I Sherborne Castle Registered Park and Garden.
- Limit development to low-lying areas near the River Yeo, adjacent to existing industrial development, the railway line and other development in the west (e.g. sewage works and Sherborne Waste Management Centre).
- Utilise the screening effects of the surrounding topography, existing/new woodland and hedgerow/ tree planting using locally prevalent species to incorporate development into these locations.
- Avoid siting development that would lead to the fragmentation or loss of locally important areas of woodland, downland and scrub, including within Terrace Meadow SNCI.
- Protect the undeveloped, naturalistic and historic character of the landscape as it slopes up from the Yeo, respecting its important local landscape qualities as part of 'The Slopes and fields south of the River Yeo' local landscape designation.
- Conserve and enhance industrial assets relating to the former gasworks site.
- Conserve the rural riverside setting of West Mill.

## Assessment area: Sherborne 3



## Representative photographs



## Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Sherborne Hills Landscape Character Area. It lies immediately adjacent to the Sherborne School Playing Fields Landscape of Local Importance to the south.</p> <p>The landscape is located immediately adjacent to the south-western fringes of Sherborne, grading up from the River Yeo to the south and bounded by the A30 to the north.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Gently undulating south-west sloping land rising up from the River Yeo.</li> <li>Elevation ranges from 50m to approximately 90m AOD.</li> <li>A large-scale field pattern, with a human scale provided by hedgerows, boundary trees and nearby housing.</li> </ul>			L-M
Natural character	<ul style="list-style-type: none"> <li>Land use dominated by arable cultivation.</li> <li>Natural character provided by low hedgerows, flower-rich verges along lanes, and hedgerow trees.</li> <li>A band of broadleaved woodland encloses the central field in its north-western corner.</li> </ul>			L-M
Historic landscape character ( <i>please see separate heritage assessment for asset-based information</i> )	<ul style="list-style-type: none"> <li>The HLC indicate that much of the land within this assessment area comprises post-medieval, regular-enclosures.</li> <li>There are no recorded heritage assets within the landscape.</li> </ul>			L
Form, density and setting of existing development	<ul style="list-style-type: none"> <li>Area immediately abuts the western edge of Sherborne, forming a rural setting with open countryside beyond.</li> <li>Open edge to housing, with gardens grading into the fields of the area, separated by fencing or gappy hedges.</li> <li>The assessment area itself is unsettled. Lenthay Dairy House is located on its western boundary.</li> </ul>			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Open, undeveloped skylines marked by low hedgerows and trees.</li> <li>Good levels of visibility across the landscape owing to low hedgerows and lack of significant woodland cover.</li> <li>Inter-visibility with the Yeo Valley and wooded ridgeline behind (Honeycombe Wood, The Slopes (Sherborne 2) and the Grade I Sherborne Castle estate).</li> <li>Views to the east marked by housing, which overlook the assessment area.</li> </ul>			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>An open, highly rural landscape with a sense of space.</li> <li>Perceptions of tranquillity diluted by the proximity of development to the east and traffic noise/movement from the busy A30 along the northern boundary.</li> </ul>			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The landscape's gently sloping landform, sense of openness, undeveloped character, intervisibility with the wider countryside (e.g. across Yeo Valley including to the Grade I Sherborne Castle estate), and role as an immediate rural edge to Sherborne present sensitivities to development. However, its intensively farmed character, low coverage of naturalistic features, absence of heritage assets and proximity to existing development and the A30 reduce sensitivity, resulting in an overall judgement of <b>moderate</b>.</p>				

## Heritage sensitivity assessment

### Sherborne Historic Landscape Characterisation (HLC) context

The historic character of the area is largely created by regular and planned post-medieval enclosure, which creates a strong and immediate pattern in the landscape.

### Description and significance of heritage assets present

*A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.*

There are no designated or undesignated heritage assets in the assessment area.

### Likely susceptibility to physical change as a result of development

As above.

### Likely susceptibility to setting change as a result of development

No designated assets have been identified as being susceptible to setting change.

### Overall assessment of sensitivity of heritage assets to change within the area

**L**

**L-M**

**M**

**M-H**

**H**

The area is assessed as of low sensitivity in relation to known heritage assets.

# Summary of key sensitivities and guidance for sustainable development

## Summary of key sensitivities

**The following provides a summary of the key landscape and heritage sensitivities within the assessment area:**

- Open character of the south-west gently sloping land, with visual connections to the surrounding countryside including the Yeo Valley and wooded ridgeline beyond (Honeycombe Wood, The Slopes and the Grade I Registered Park and Garden of Sherborne Castle) to the south and south-east.
- The undeveloped, agricultural character of the landscape, with open skylines marked by hedgerows and trees.
- Naturalistic character provided by hedgerows, trees, a band of broadleaved woodland and flower-rich road verges in an intensively farmed context.
- The area's role as an immediate rural and agricultural setting to south-western Sherborne, strongly overlooked by housing.
- A sense of relative tranquillity and strong rural character despite the proximity of development and the A30.

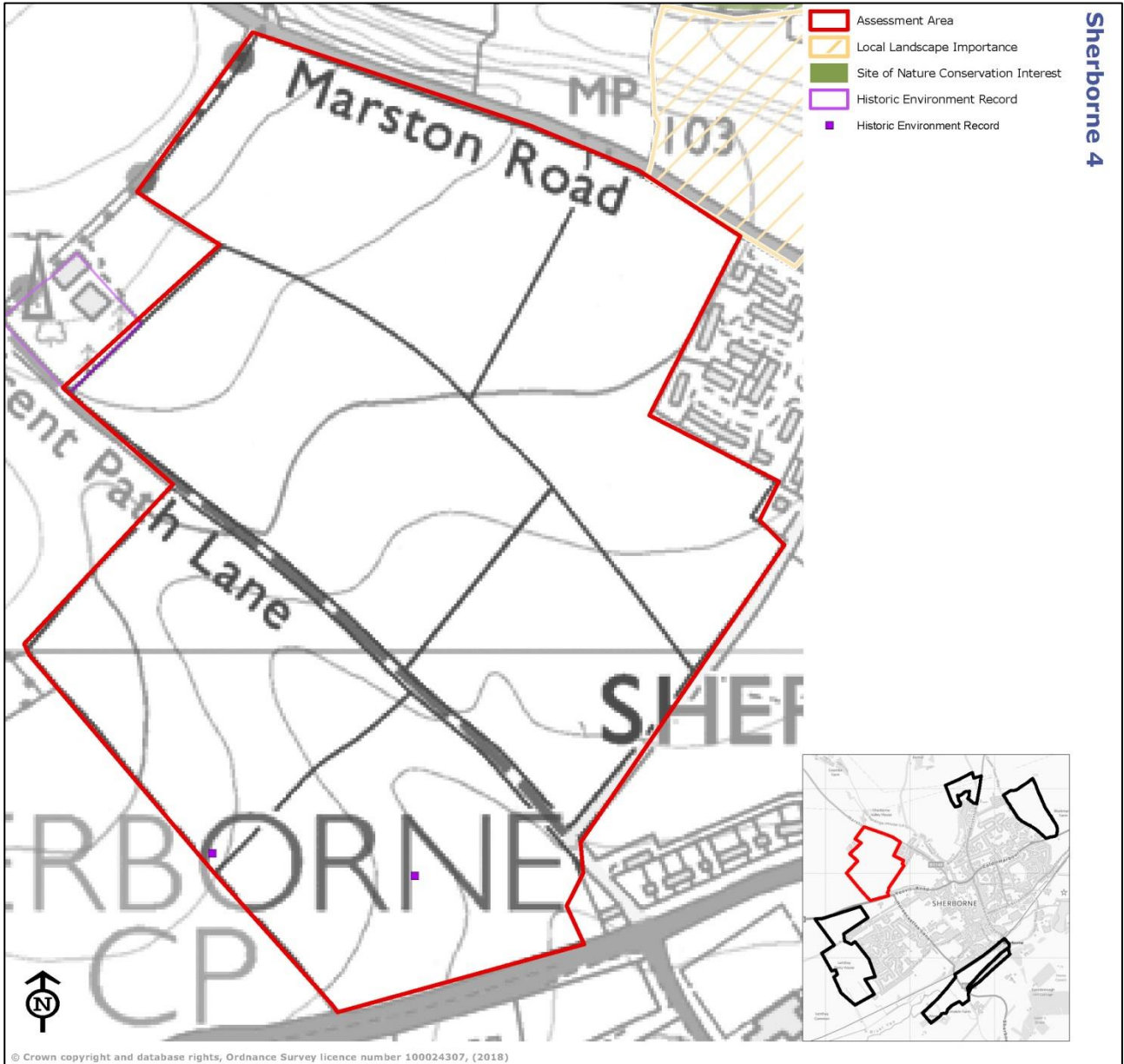
## Guidance for sustainable development

**Any new development should:**

- In the case of the southern part of the assessment area; be closely related to the existing settlement edge in the east – areas in the west which are further removed from the housing estate and more related to the surrounding open countryside would be more sensitive.
- In the northern parcel, the area between the A30 and existing residences would be less sensitive than extending the settlement edge further west.
- If the northern parcel is developed, respect the scale and vernacular styles of existing large detached properties which are immediately adjacent. Also note that there is a new development of large detached houses in progress just to the east of the area (Midenhall, by Bovis Homes), which is in keeping with this guidance point.
- Preserve the landscape's visual connections to the surrounding countryside from the south-western part of the area, including long views to the Yeo Valley and wooded ridgeline behind, along with wooded parkland in the Sherborne Castle Grade I Registered Park and Garden.
- Conserve the landscape's open skylines marked by hedgerows and trees. Incorporate existing and new hedgerow/tree planting within and around any new development to softly integrate it into the landscape, using locally prevalent species.
- Ensure any new development does not lead to the loss or fragmentation of broadleaved woodland found within the assessment area, seeking opportunities for new habitat linkages (e.g. through new connecting woodland or hedgerow planting).
- Any new access roads should reflect local characteristics, with flower-rich verges bound by hedges.
- Protect the character and setting of land within the Sherborne School Playing Fields Landscape of Local Importance, which lies adjacent to the south.



## Assessment area: Sherborne 4



## Representative photographs



View across the assessment area to a new housing development to the east/south-east of the assessment area



View south-east across the assessment area with wooded ridgeline (Honeycombe Wood) beyond

## Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Sherborne Hills Landscape Character Area. The landscape is opposite an area of Local Landscape Importance to the north of Marston Road.</p> <p>The assessment area is situated to the north-west of Sherborne town centre, beyond but connected to the existing settlement edge. It is bounded by the B3148 and A30 to the north and south respectively.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>South-east orientated undulating land rising from around 90m to 110m AOD.</li> <li>Fields form a regular medium scale pattern.</li> </ul>			<b>M</b>
Natural character	<ul style="list-style-type: none"> <li>Intensive arable fields enclosed by low, close-cropped hedgerows.</li> <li>A small group of trees provides shelter around the farm in the north-western corner of the area.</li> </ul>			<b>L</b>
Historic landscape character ( <i>please see separate heritage assessment for asset-based information</i> )	<ul style="list-style-type: none"> <li>Medium, regular (post-medieval) arable fields.</li> <li>There are no designated heritage assets within the area.</li> <li>The western part of the Grade I registered Sherborne Castle estate features on south-easterly horizons.</li> </ul>			<b>L</b>
Form, density and setting of existing development	<ul style="list-style-type: none"> <li>The area is unsettled, with a farm located beyond the boundary in the north-western corner.</li> <li>Immediately fringed by 20<sup>th</sup> century and recent/ongoing housing development to the east/south-east.</li> <li>This development forms straight edges against its neighbouring field, with gardens and shrubbery grading into the crop edges.</li> <li>The rest of the area is surrounded by open countryside.</li> </ul>			<b>M-H</b>
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Open, undeveloped skylines marked by low hedgerows.</li> <li>Elevation affords views to adjacent housing and beyond Sherborne to the distinctive wooded ridgeline south of the town, which includes the western part of the Grade I registered Sherborne Castle Estate.</li> <li>Western / south western views feature open countryside and the distinctive wooded ridgeline of Honeycombe and Ratcombe Woods (and beyond).</li> </ul>			<b>M</b>
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>A working agricultural landscape on the doorstep of Sherborne but with character influenced by adjacent housing.</li> <li>Tranquillity impacted upon by busy roads into Sherborne; the A30 to the south and B3148 to the north/north-east (as well as the sights/sounds of ongoing housing development at the time of survey).</li> </ul>			<b>M</b>
Overall assessment of landscape sensitivity				
<b>L</b>	<b>L-M</b>	<b>M</b>	<b>M-H</b>	<b>H</b>
<p>The landscape's gently sloping landform, sense of openness, undeveloped character, intervisibility with the wider countryside (e.g. scenic views across the town to the wooded ridgeline beyond, with glimpses of the Grade I Sherborne Castle Registered Park and Garden to the south-east), and role as an immediate rural edge to development present sensitivities to development. However, its intensively farmed character, low coverage of naturalistic features, absence of heritage assets and proximity to existing development and busy roads reduce sensitivity, resulting in an overall judgement of <b>moderate</b>.</p>				

## Heritage sensitivity assessment

### Sherborne Historic Landscape Characterisation (HLC) context

The historic character of the area comprises regular enclosed land of post-medieval and later date.

### Description and significance of heritage assets present

*A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.*

There are no designated assets within the assessment area.

Non-designated assets within the assessment area include:

- Findspot of a Bronze Age flint arrow [MDO20264]

**Negligible**

- Bronze Age findspot [MDO2353]

**Negligible**

### Likely susceptibility to physical change as a result of development

The objects recorded at the two findspot locations will have already been removed, meaning that they can not be subject to any physical change. However, there is the potential that the artefacts were associated with unknown buried archaeological remains and these would be highly susceptible to physical change.

### Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Grade I Registered Park and Garden of Sherborne Castle [1000454]

**High importance**

- Sherborne 4 is situated in elevated position to the northwest of Sherborne Castle RPG. There are significant designed views from the various drives to the park and its surrounding landscape, and from viewpoints on Jerusalem Hill. In the wider views Sherborne Abbey acts as an eye-catcher. Development may result in a visual intrusion in these wider views.

- Sherborne Conservation Area

**High Importance**

- Sherborne Conservation Area lies to the southeast of the proposed development area, however, there do not appear to be any key views from within the Conservation Area towards Sherborne F reducing its susceptibility to setting change.

### Overall assessment of sensitivity of heritage assets to change within the area

L	L-M	M	M-H	H
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There is a potential for visual intrusion on one of the wider views from Sherborne Castle Registered Park and Garden, however, it does not form a significant component of its setting and, if there is an impact, it may be possible to mitigate via design.

# Summary of key sensitivities and guidance for sustainable development

## Summary of key sensitivities

**The following provides a summary of the key landscape and heritage sensitivities within the assessment area:**

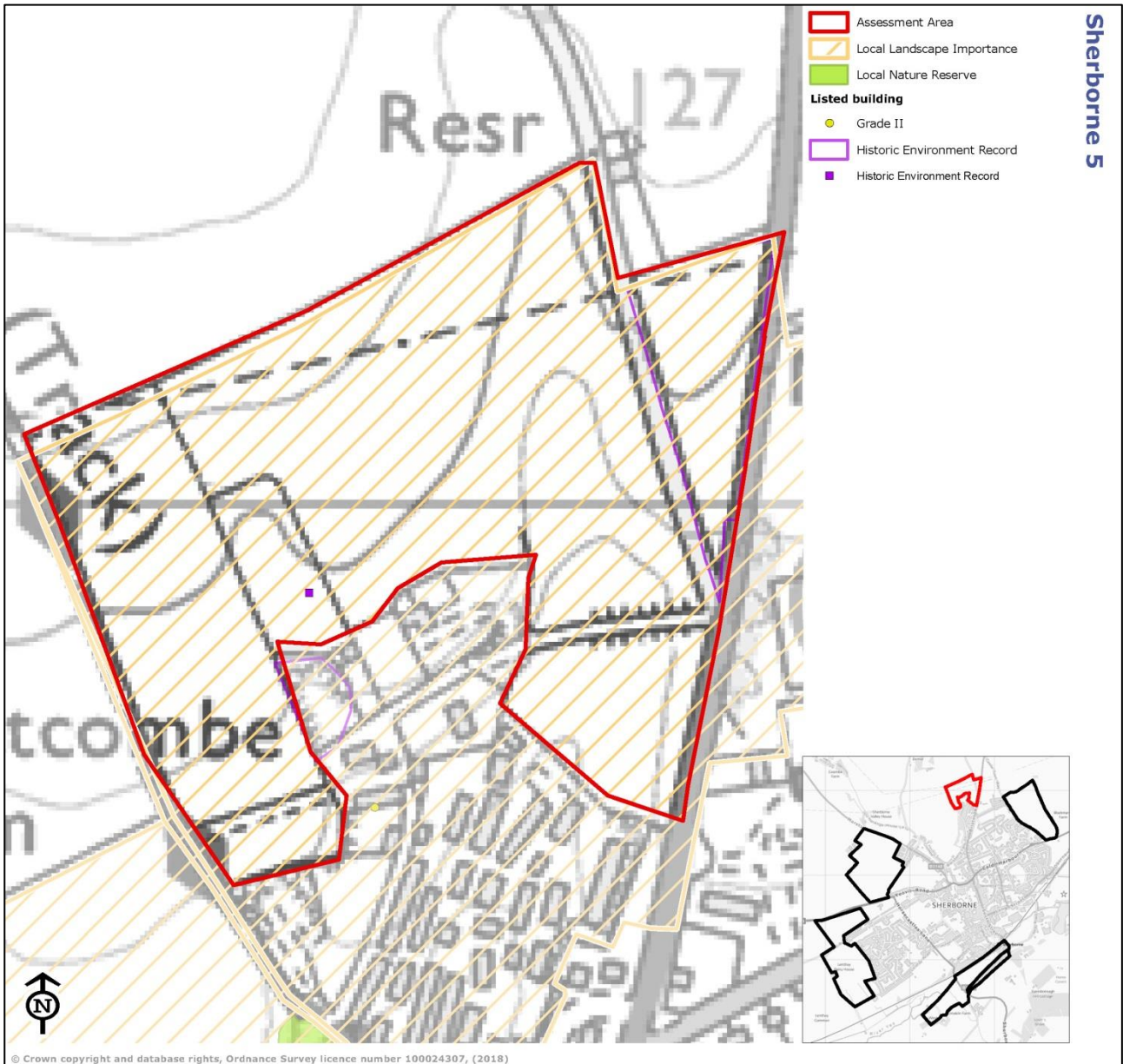
- Open character of the south-easterly sloping land, with visual connections to the surrounding countryside including the wooded ridgeline to the south, featuring glimpses of the western part of the Sherborne Castle Grade I Registered Park and Garden.
- The undeveloped, agricultural character of the landscape, with open skylines marked by hedgerows and trees.
- The area's role as an immediate rural and agricultural setting and backdrop to north-western Sherborne, surrounded by open countryside.
- A sense of relative tranquillity and rural (farmed) character despite the proximity of development and busy roads.

## Guidance for sustainable development

**Any new development should:**

- Be concentrated in the southern part of the assessment area where it can be connected to existing and ongoing housing development. As elevation increases to the north/north-west, so does visual prominence and therefore landscape sensitivity.
- Protect the important visual connections with the surrounding countryside, including long views to the wooded ridgeline framing the south of Sherborne, including glimpses of the Grade I Registered Park and Garden of Sherborne Castle.
- Protect the locally important levels of tranquillity and the area's rural, working agricultural character with open skylines marked by hedgerows and trees.
- Incorporate existing and new hedgerow/tree planting within and around any new development to softly integrate it into the landscape, using locally prevalent species.
- Conserve the character and setting of adjacent land designed for its local landscape importance (north of Marston Road).

## Assessment area: Sherborne 5



## Representative photographs



## Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Sherborne Hills Landscape Character Area. All of the area is within the wider Gryphon School Playing Fields site of Local Landscape Importance.</p> <p>It is located at the northern tip of Sherborne, immediately adjacent to Quarr Lane retirement village (comprising permanent static caravans).</p>				
Assessment criterion	Description	Sensitivity score		
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Undulating south-east sloping land, lying between 115m and just over 127m AOD.</li> <li>Overlain by a medium scale, regular field pattern with small scale fields to the south of the area.</li> <li>Small-scale features provided by hedgerows and trees.</li> </ul>	<b>M</b>		
Natural character	<ul style="list-style-type: none"> <li>Large scale intensive arable fields comprising the majority of the assessment area.</li> <li>Woodland and pasture fields immediately fringing Quarr Lane Park retirement village (cabins/static caravans), providing direct habitat linkages to the adjacent Quarr Local Nature Reserve.</li> <li>An area of woodland, scrub and rough grassland provides naturalistic character in the centre of the site.</li> <li>Hedgerows and frequent hedgerow trees contribute to wooded skylines.</li> </ul>	<b>M</b>		
Historic landscape character ( <i>please see separate heritage assessment for asset-based information</i> )	<ul style="list-style-type: none"> <li>The regular field pattern is of post-medieval origin.</li> <li>A Grade II Listed barn at Lower Chatcombe Farm lies to the south of the assessment area.</li> </ul>	<b>L-M</b>		
Form, density and setting of existing development	<ul style="list-style-type: none"> <li>This landscape wraps around the northern limits of Sherborne, providing a wooded/agricultural setting to the retirement village adjacent to the south.</li> <li>It is surrounded by open countryside to the north and west and Gryphon School and grounds beyond the B3145 to the east.</li> <li>Hedgerows and hedgerow trees bound the B3145.</li> </ul>	<b>M-H</b>		
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Gently undulating skylines frequently marked by trees and woodland bands.</li> <li>Long views from higher elevations to the prominent wooded ridgeline south of Sherborne and beyond to the west (Honeycombe Wood and Ratcombe Woods).</li> <li>The 20<sup>th</sup> century/recent western edge of Sherborne is also visible in views.</li> </ul>	<b>M</b>		
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>A tranquil, farmed landscape on the immediate northern edge of Sherborne.</li> <li>Traffic noise/movements from the B3145 detract from these qualities.</li> </ul>	<b>M-H</b>		
Overall assessment of landscape sensitivity				
<b>L</b>	<b>L-M</b>	<b>M</b>	<b>M-H</b>	<b>H</b>
<p>The landscape's gently sloping landform, undeveloped character with skylines marked by trees, connections with the wider countryside and role as an immediate rural edge to northern Sherborne present sensitivities to development. However, its largely intensively farmed character, low visual prominence of its skylines and absence of designated natural or historic assets lessen landscape sensitivity to <b>moderate</b> overall.</p>				

## Heritage sensitivity assessment

### Sherborne Historic Landscape Characterisation (HLC) context

The historic character of the area is comprised of regular medieval/post-medieval enclosure.

### Description and significance of heritage assets present

*A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.*

There are no designated assets within the assessment area.

Non-designated assets within the assessment area include:

- Post-medieval/ modern limekiln [MD02394]

### Likely susceptibility to physical change as a result of development

The limekiln is highly susceptible to physical change via removal/ truncation as a result of development.

### Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Grade II Listed Barn at Lower Chatcombe Farm [1324339]

#### High importance

- Development would change the still predominantly rural wider landscape setting of the Barn, which is associated with its past use. However, views from the barn are mainly towards the north, where they are restricted by an associated building, and to the south, which overlooks another associated building, as well as tree lined garden. There is also tree cover along the immediate curtilage of the building to the east, west and north, which would help mitigate the impacts of the development in terms of visual intrusion. As such, the susceptibility to setting change is likely to be low.

### Overall assessment of sensitivity of heritage assets to change within the area

**L**

**L-M**

**M**

**M-H**

**H**

Development would result in physical change to a non-designated asset – a limekiln – and to the wider setting of the Listed Barn at Lower Chatcombe Farm.

# Summary of key sensitivities and guidance for sustainable development

## Summary of key sensitivities

**The following provides a summary of the key landscape and heritage sensitivities within the assessment area:**

- The landscape's undeveloped, agricultural character with skylines marked by trees, woodland and hedgerows.
- The medieval origin of the fields, with small traditional pasture/wooded fields in the south providing a naturalistic screen to nearby development.
- The area's role as an immediate rural and agricultural setting and containment to northern Sherborne, surrounded by open countryside.
- Gaps through tree cover and hedges affording long-distance glimpses to the distinctive wooded ridgeline south and south-west of Sherborne.
- A sense of relative tranquillity and strong rural character despite the proximity of development and the busy B3145.
- Its recognised landscape value, as reflected in its designation as a site of Local Landscape Importance.

## Guidance for sustainable development

**Any new development should:**

- Be limited to the south-eastern part of the assessment area, ideally sited between the B3145 and the northern limits of existing development, to prevent encroachment beyond the settlement limits of Sherborne and avoid the more elevated parts of the area (which would be visually prominent in long distance views from western Sherborne and the ridgeline south and west of the town).
- Maintain and strengthen the wooded edge which provides effective screening of the retirement village and forms an important habitat extension to Quarr Local Nature Reserve.
- Ensure any new development does not dilute the landscape's medieval field patterns, avoiding the small, traditionally managed fields in the south of the assessment area.
- Incorporate existing and new hedgerow/tree planting within and around any new development to softly integrate it into the landscape, using locally prevalent species.
- Preserve the landscape's sense of tranquillity and strongly rural character, respecting its important local landscape qualities as part of the 'Gryphon School Playing Fields' local landscape designation.



## In combination effects on heritage assets

The assessment areas would have limited potential for in-combination effects. An area of potential concern could be the parallel development of areas 1 and 2, which – if developed as currently delineated – could result in cumulative effects to Sherborne Castle RPG by way of both physical loss of 'The Slopes' (functionally and historically part of the designed landscape, although outside the designated area) and setting change, bringing development into a significantly expanded portion of the asset's setting.