

YOUR
COTSWOLD
YOUR **PLAN**

CREATING A FUTURE
THAT IS GREEN TO THE CORE



COTSWOLD DISTRICT LOCAL PLAN UPDATE
POLICY EN18: SHERBORNE PARK ESTATE MASTERPLAN

Parish Council Briefing
18th March 2024

INTRODUCTION

1. Local Plan Update

- What are we consulting on and why?

2. Policy EN18

- The Purpose
- The 11 criteria
- Emerging Concept Plans

3. Next steps



LOCAL PLAN UPDATE - A TALE OF TWO PLANS

The council has made the decision to prepare two local plans. These cover different cover different aspects of the Local Plan.

- **The adopted Local Plan (2011 – 2031) – updating existing Local Plan policies; and**
- **A new Local Plan (2026 – 2041) – a new development strategy and site allocations plan**

Government planning reforms have complicated plan making and is the main cause of needing to take a twin tracked approach.

Towards the end of 2024 an assessment will be made to establish if the two Local Plans can be joined together.



Local Plan Regulation 18 Consultation

Executive Summary and Consultation Instructions

This provides:

- a non-technical summary of the consultation proposals;
- links to accompanying consultation documents; and
- instructions on how to respond to the consultation.

Vision, Objectives and Development Strategy Options Topic Paper

This discusses:

- the amount of additional development that may be needed up to 2041;
- the existing development land supply;
- updating the Local Plan Vision and Objectives;
- potential development strategy options; and
- a preferred development strategy option and broad areas for growth.

Draft Policies: Tracked Changes

This provides:

- technical updates to the Local Plan policies.

Integrated Impact Assessment

This appraises:

- development strategy options;
- broad locations for potential growth of settlements; and
- draft policy proposals.

Call for Sites

This is where;

- new sites can be submitted;
- additional information on existing sites can be submitted; and
- land can be reconfirmed as available for development.

POLICY EN18: SHERBORNE PARK ESTATE MASTERPLAN

What has prompted this policy?

- Green Infrastructure Strategy
- Corporate Plan
- Nature Emergency Declaration
- National Trust's initial concept plans and ideas

What is the purpose of the policy?

- To guide the preparation of a masterplan



THE PROPOSED 11 POLICY CRITERIA

- a) Comprise a vision and objectives;
- b) Describe and assess the landscape, ecological, historic environment, and other significant assets of the Estate;
- c) Maximise opportunities for sustainable travel to and through the Estate, ensuring maximum inclusive access to nature and the countryside and to the historic environment;
- d) Demonstrate how increased recreational access can be achieved without compromising the environmental characteristics of the Estate and adversely affecting the local community;
- e) Set out an interpretation and education framework for the Estate, including potential outreach proposals;
- f) Ensure that the character of the parkland setting and the wider AONB are enhanced;
- g) Set out proposals for the retention of existing and the creation of new habitats that will deliver strategic scale nature recovery;
- h) Explore opportunities for the generation of renewable energy within the Estate;
- i) Describe how farming enterprises will benefit from the Masterplan and continue to operate within the Estate;
- j) Include a phasing programme for the construction, reuse or demolition of existing redundant buildings, new buildings and infrastructure within the site;
- k) Explore opportunities for small scale rural affordable housing or low cost housing to support those employed by the Estate to support the management of the Estate; and
- l) Describe how the local community and relevant stakeholders have influenced the masterplan and how they can continue to be involved in shaping the Estate.

POLICY EN18: SHERBORNE PARK ESTATE MASTERPLAN

Does the local community have a say?

Yes, absolutely!

The three key stages:

- **Policy** – we're right at the beginning of the plan making process. The draft policy is presented for your consideration and review.
- **Masterplan** – A process that will be led by NT in consultation with CDC, the Parish councils and others.
- **Planning Application** – Parish councils and members of the community will have a right to comment on the detail of a proposal which will need to be in accordance with the masterplan and the policy.

So where is the masterplan?

This has yet to be prepared although NT have shared initial concept plans, which are available via the council's website.

<https://www.cotswold.gov.uk/planning-and-building/planning-policy/evidence-base-and-monitoring/>

Next steps: Policy EN18

- **NOW** – Local Plan Update consultation (regulation 18)
- **Consultation** – Pre-submission draft (regulation 19), scheduled in early 2025.
- **Examination in Public** – June 2025 to May 2026
- **Adopt** – Summer 2026.

Sherborne for access

Everyone welcome

Underway:

- Three connected visitor hubs at Watermeadows, Ewe Pens and Lodge Park
- £100k European funded project to improve the network of estate paths, ensuring greater resilience and accessibility
- 15km of accessible routes
- 45km of paths and tracks across the estate

Planned:

- One all day car parking ticket valid across the estate and at all visitor hubs
- Increased car park capacity
- Five nature and historic landscape trails established
- Visitor growth may lead to additional components in the future e.g. cycling

2 Ewe Pens car park

Underway:

- Access to all-weather network of paths and tracks
- Old interpretation boards removed
- Pay and display machine in operation
- Three circular walks for different abilities

1 Watermeadows car park

Underway:

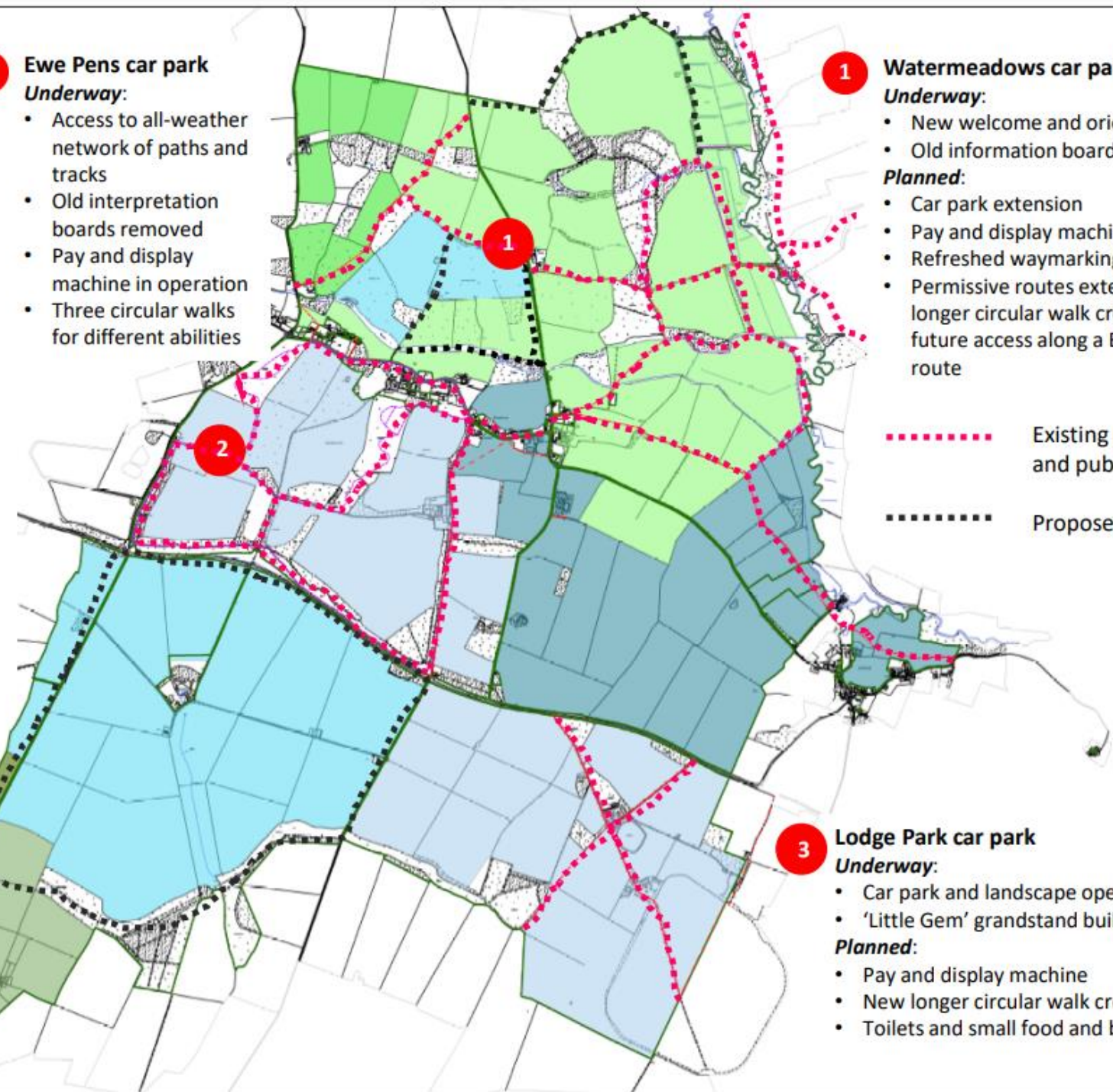
- New welcome and orientation board
- Old information board removed

Planned:

- Car park extension
- Pay and display machine
- Refreshed waymarking
- Permissive routes extended and new longer circular walk created, linking into future access along a Bourton to Burford route

..... Existing permissive routes and public rights of way

..... Proposed new public access



3 Lodge Park car park

Underway:

- Car park and landscape open 365
- 'Little Gem' grandstand building exclusive opening

Planned:

- Pay and display machine
- New longer circular walk created
- Toilets and small food and beverage offer

Sherborne for nature

The Sherborne Park Estate has a clear future as a sustainable modern farmed lowland estate. An exemplar for land management, biodiversity and access.

Underway:

- 170 ha. plus of arable fields identified to be restored to species-rich grassland
- Restoration of Grade 1 Listed Bridgeman landscape
- Renewable energy investigations
- Significant tree planting - tens of thousands new trees

In development:

- 54 ha. plus of land restored to wood pasture
- Wildlife corridors created for the 13 species of bat
- Bourton to Burford nature and access connectivity corridor
- Holistic grazing focussed on maximum wildlife benefit
- Deadwood habitats preserved
- Partnerships with other organisations improving water and habitat quality on the River Windrush
- Areas restored to pasture, revitalising and rebuilding exhausted soils
- The former deer course restored to wildflower grassland

Lodge Park

Underway: 300 avenue trees planted

Planned:

- 2km hedgerow
- 10,000 trees and shrubs planted to original design in 2022/23

Sandy Hill Farm

Underway: Scattered tree planting within existing parkland, hedgerows and arable reversion across 43 ha.

Old Park:

Planned: Succession trees, new grazing, sustainable water management

Pasture connected and managed for access

Sherborne Farm

Underway: National Highways feasibility funding received

Planned:

- 170 ha plus new Priority Habitat created
- Wood pasture, trees, shrubs, wildflower rich grasslands

Stones Farm

Considering alongside farmer possible additional hedges/ nature areas

Home Farm

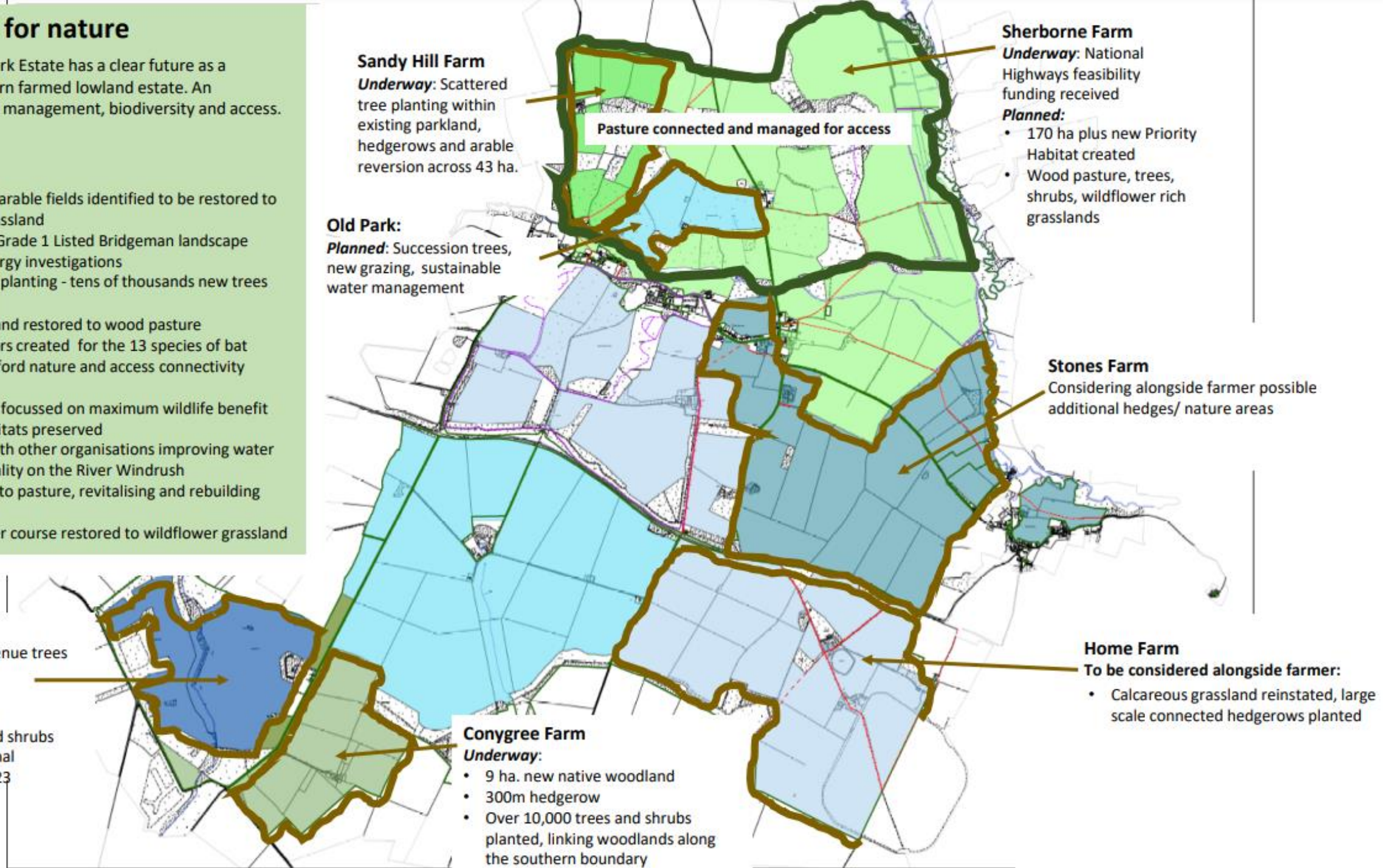
To be considered alongside farmer:

- Calcareous grassland reinstated, large scale connected hedgerows planted

Conygree Farm

Underway:

- 9 ha. new native woodland
- 300m hedgerow
- Over 10,000 trees and shrubs planted, linking woodlands along the southern boundary



NEXT STEPS: LOCAL PLAN UPDATE - POLICY EN18

NOW – Local Plan Update consultation (regulation 18)

Consultation – Pre-submission draft (regulation 19), scheduled in early 2025.

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Adopt – Summer 2026.



THANK YOU & ANY QUESTIONS? |