

# North Cadbury and Yarlington Neighbourhood Plan

Heritage Impact Assessment

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## Quality information

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# 1. Introduction

- 1.1 AECOM has been commissioned by the North Cadbury Neighbourhood Plan Steering Group (NCNPSG), as part of North Cadbury and Yarlington Parish Council (NCYPC), to produce a Heritage Impact Assessment (HIA) as part of the wider North Cadbury and Yarlington Neighbourhood Plan Strategic Environmental Assessment (SEA).
- 1.2 This document has been prepared by Mark Service, Senior Heritage Consultant at AECOM. AECOM have been instructed by the NCNPSG to prepare an HIA to assess the potential impact on heritage assets as a result of development on proposed allocated sites in the villages of North Cadbury and Yarlington, south Somerset.
- 1.3 The draft North Cadbury and Yarlington Neighbourhood Plan includes a number of potential site allocations. The purpose of this report appendix is to provide a proportionate assessment of likely impacts and significant effects arising from a selection of the proposed site allocations as pertains to the historic environment. The potential site allocations forming the focus of this assessment are listed in Section 5.
- 1.4 This HIA considers the historic development of the area, utilising on-site analysis and documentary research to identify heritage assets that may be affected by development on the allocated sites. It continues to describe those assets, their significance and any contribution made by their setting.
- 1.5 It should be noted that this HIA assesses the suitability of sites from a heritage perspective only. Assessment of a site as suitable or unsuitable from a heritage perspective does not mean it is suitable or unsuitable from other perspectives. The advice contained in this HIA should therefore be considered together with all other evidence on site suitability to inform Neighbourhood Plan policy choices.

## Neighbourhood Plan Location

- 1.6 The Neighbourhood Plan area is in south Somerset and includes the villages of North Cadbury and Yarlington. Yeovil is about seven miles south-west, Wincanton four miles east, and Sherbourne six miles south.

## Aims

- 1.7 The aims of this assessment are to:
  - Identify all designated and non-designated built heritage assets within the Neighbourhood Plan area which have the potential to be affected by development on the allocated sites;
  - Prepare a statement of significance, including any contribution made by setting, for the assets identified; and
  - Undertake an assessment of the likely impact on the assets identified as a result of development on the allocated sites, both directly and as a result of changes to their setting.

## Structure

- 1.8 This report is structured in seven sections, with illustrations and appendices at the end.
  - The introductory section regarding the scope of assessment (this section);
  - The legislative and planning policy framework is provided in Section 2 (Legislation and Planning Policy) which also includes an overview of Historic England policy and guidance;
  - A description of the Neighbourhood Plan area's historical background is set out in Section 3;
  - Section 4 provides an assessment of the significance of all known designated and non-designated cultural heritage assets likely to be impacted by development on the allocated sites;
  - Section 5 lists the allocated sites assessed;

- Section 6 provides an assessment of the potential impacts of development within the allocated sites on the heritage assets identified; and
- Section 7 (Conclusion and Recommendations) summarises the findings of the assessment and makes recommendations for their inclusion in the Neighbourhood Plan.

## 2. Planning Guidance

- 2.1 Neighbourhood plans must meet certain basic conditions in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 with regard to heritage in order to proceed to referendum (PPG para 065, reference ID 41-065-20140306). These include:
- having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses; and
  - having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area.
- 2.2 A draft plan must demonstrate that it contributes to the achievement of sustainable development, including protecting the historic environment (NPPF para 8c). Doing so requires the presentation of sufficient and proportionate evidence on how the draft plan guides development to sustainable solutions (PPG para 072, reference ID 072-20190509).
- 2.3 North Cadbury and Yarlington Neighbourhood Plan allocates sites for development. tested the draft plan policies including site allocations against environmental topics including Cultural Heritage. This HIA tests a selection of these site allocations through a brief heritage impact assessment as part of the SEA Pre-Submission Stage Environmental Report (AECOM, forthcoming). The document assesses the impact of site allocations on the significance of heritage assets concluding how the plan should be drafted (firstly, by seeking to avoid harmful impacts and, only secondly, by considering mitigation or compensation).
- 2.4 Historic England produces guidance on heritage impact assessment as it applies to site allocations, Neighbourhood Planning and Strategic Environmental Assessment, as set out below:
- Historic England's Advice Note 3: The Historic Environment and Site Allocations in Local Plans (2015);
  - Historic England's Advice Note 8: Sustainability Appraisal and Strategic Environmental Assessment (2016);
  - Historic England's Advice Note 11: Neighbourhood Planning and the Historic Environment (2018); and
  - Historic England's Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019).
- 2.5 In addition, the following advice published by Historic England has been used in assessing each site:
- Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (2015); and;
  - Good Practice Advice in Planning 3: The Setting of Heritage Assets (2nd edition 2017).

## 3. Methodology

### Methodology for Assessing Heritage Value (Significance)

- 3.1 The National Planning Policy Framework (NPPF) (revised 2019) defines significance of heritage assets as, 'The value of a heritage asset to this and future generations because of its heritage interest'. This interest may be archaeological, architectural, artistic or historic (NPPF Annex 2, Glossary). Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.2 Historic England also produce guidance for assessing significance in *Conservation Principles Policies and Guidance* (Historic England 2008). This sets out how heritage assets and places are valued by this and future generations because of their heritage interest. Significance can be described as the sum of the special interest of a historic place, building or area and is derived from an asset's evidential, historical, aesthetic and communal value.
- 3.3 The following assessment references the NPPF terms for defining an asset's heritage interest, but it also takes cognisance of the considerations outlined in *Conservation Principles Policies and Guidance* (Historic England 2008) where a broader definition of heritage interest is discussed.
- 3.4 The HIA has been undertaken in line with the methodology set out below.
- 3.5 The significance of a heritage asset is guided by its designated status but is derived also from its heritage interests which may be archaeological, architectural, artistic or historic. Each identified heritage asset can be assigned a value in accordance with the criteria set out in Table 1. Using professional judgement and the results of consultation, heritage assets are also assessed on an individual basis and regional variations and individual qualities are taken into account where applicable.

**Table 1: Criteria for assessing the significance of heritage assets**

Significance	Asset categories
High	World Heritage Sites Scheduled Monuments Grade I and II* listed buildings Registered battlefields Grade I and II* registered parks and gardens Conservation areas of demonstrable high value Non-designated heritage assets (archaeological sites, historic buildings, monuments, parks, gardens or landscapes) that can be shown to have demonstrable national or international importance Well preserved historic landscape character areas, exhibiting considerable coherence, time-depth or other critical factor(s)
Medium	Grade II listed buildings Conservation areas Grade II registered parks and gardens Conservation areas Non-designated heritage assets (archaeological sites, historic buildings, monuments, park, gardens or landscapes) that can be shown to have demonstrable regional importance Averagely preserved historic landscape character areas, exhibiting reasonable coherence, time-depth or other critical factor(s) Historic townscapes with historic integrity in that the assets that constitute their make-up are clearly legible
Low	Locally listed buildings Non-designated heritage assets (archaeological sites, historic buildings, monuments, park, gardens or landscapes) that can be shown to have demonstrable local importance Assets whose values are compromised by poor preservation or survival of contextual associations to justify inclusion into a higher grade Historic landscape character areas whose value is limited by poor preservation and/ or poor survival of contextual associations



Not significant

Assets identified on national or regional databases, but which have no archaeological, architectural, artistic or historic value

Assets whose values are compromised by poor preservation or survival of contextual associations to justify inclusion into a higher grade

Landscape with no or little significant historical merit

- 3.6 Assignment of significance is a value judgement based on research, knowledge and the professional expertise of the author of the HIA. Ranking significance provides assistance in understanding the relative importance of different elements and assessing the likely impact of a potential site allocation.

## Methodology for the Assessment of Impact

- 3.7 Having identified the value of the heritage asset, the next stage in the assessment is to identify the level and degree of impact to an asset that may arise from the principle of development. Impacts can occur to the physical fabric of the asset or affect it by changing its setting. The potential impact of allocation on the significance of heritage assets may be adverse, beneficial or neutral.
- 3.8 The level and degree of impact (impact rating) is assigned with reference to a four-point scale as set out in Table 2. If no impact on value is identified, a neutral effect is reported.

**Table 2: Factors influencing the assessment of magnitude of impacts**

Impact rating	Description of impact
High	Changes such that the heritage value of the asset is totally altered or destroyed. Comprehensive change to elements of setting that would result in harm to the asset and our ability to understand and appreciate its heritage significance.
Medium	Change such that the heritage value of the asset is significantly altered or modified. Changes such that the setting of the asset is noticeably different, affecting significance and resulting in changes in our ability to understand and appreciate the heritage value of the asset.
Low	Changes such that the heritage value of the asset is slightly affected. Changes to the setting that have a slight impact on significance resulting in changes in our ability to understand and appreciate the heritage value of the asset.
Very Low	Changes to the asset that hardly affect heritage value. Changes to the setting of an asset that have little effect on significance and no real change in our ability to understand and appreciate the heritage value of the asset

- 3.9 This assessment uses the 5-step site selection methodology as set out in Historic England's Advice Note 3: The Historic Environment and Site Allocations in Local Plans (2015) which suggests:

**Step 1:** Identify which heritage assets are affected by the potential site allocation;

**Step 2:** Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s);

**Step 3:** Identify what impact the allocation might have on that significance;

**Step 4:** Consider maximising enhancements and avoiding harm; and

**Step 5:** Determine whether the proposed site allocation is appropriate in a policy context.

- 3.10 The impacts predicted in Step 3 are prior to the application of appropriate design mitigation and therefore reflect a reasonable worst-case scenario. Where adverse impacts are identified, and subject to the nature of the asset and the potential impact, consideration has been given to mitigation with a view to removing or reducing potential harm to the heritage asset. The effectiveness of any proposed mitigation has been evaluated with regard to the site's (and the asset's) situation, topography, key views, wider landscape characteristics etc. and is also a value judgement based on observations and the expertise of the author. Further details will also need to be assessed at planning application stage. Not all impacts will require mitigation; some may offer opportunities for enhancement which is made clear in the assessment. This

reasonable mitigation is applied at step 4, when the residual impacts of the proposed allocation are reported.

- 3.11 It should be noted that advice given in Step 5 of the process relates to the suitability of the site for allocation on the basis of heritage impact only and that the wider implications of suitability for allocation are not considered.
- 3.12 In order to ensure that the development of allocated sites takes place in a manner consistent with the conservation of the heritage assets in their vicinity, it is recommended that the mitigation measures set out in the HIA are incorporated into the Neighbourhood Plan.

## Evidence Base Reference Material

- 3.13 The following sources were consulted:

- Site visit by Mark Service on 17th May 2021;
- North Cadbury and Yarlington Neighbourhood Plan Site Options and Assessment Final Report (AECOM) 2020
- North Cadbury Neighbourhood Plan Heritage Assessment (Angel Architecture) 2020;
- Historic Tithe Maps;
- Historic Ordnance Survey (OS) Maps;
- Historic England Register of Listed Buildings (NHLE); and
- The North Cadbury Conservation Area Appraisal (South Somerset District Council) 2013.

## 4. Statement of Significance

### Historical background

- 4.1 The area has been occupied since prehistory. While the hillfort at South Cadbury dates to the Iron Age, excavation has shown that it was occupied as early as the Neolithic then through the Bronze and Iron Ages through the Roman period to the Saxon period and beyond.
- 4.2 Cadbury is mentioned in Domesday (1086) at which time it was held by Turstin Fitzrolf. At that time the village comprised 16 villagers, 26 smallholders, eight slaves and one pigman. Yarlington was a smaller settlement held by Count Robert of Mortain and comprising eight villagers, six smallholders and six slaves.
- 4.3 The original North Cadbury Court was built in the 14<sup>th</sup> century by the de Moel family, former lords of the manor.
- 4.4 The Church of St Michael was built c.1417 by the Botreaux family, who had inherited a portion of the manor in the 14<sup>th</sup> century, as a replacement for an earlier structure. In 1423 a royal licence was granted to convert the parish church into a collegiate church of seven chaplains and four clerks. In 1468 the Botreaux share devolved to the Hastings family who built the current North Cadbury Court in the late 16<sup>th</sup> and early 17<sup>th</sup> centuries.
- 4.5 Sir Francis Hastings inherited the estate from his father in 1544 and sold the manor including North Cadbury Court in 1596 to Matthew Ewens, Baron of the Exchequer. The house and estate were owned by the Newman family in the 17<sup>th</sup> century. The Bennett's purchased Cadbury Court and the North Cadbury estate and added the Georgian south façade to Cadbury Court in the late 18<sup>th</sup> century. By the time of the tithe apportionment of 1837 the Bennett's holdings in the parish amounted to 1,285 acres (520ha)
- 4.6 By 1870 the parish had a population of 997.
- 4.7 The 25 inch Ordnance Survey map of 1887 (LXXV.1) shows the village to have been covered by orchards, not only on its outskirts but also in the land behind the farms and cottages. The orchards would have been grazed by sheep and poultry as well as producing apples.
- 4.8 The estate was bought by Sir Archibald Langman, a London goldsmith, in 1910. Langman set about modernising the estate which prospered and in 1930 they donated the (non-designated) Arts and Crafts style village hall to the community. The estate currently covers 1,500 acres (600ha) of land.

### Heritage Assets

#### North Cadbury Conservation Area

- 4.9 The North Cadbury Conservation Area was designated in 1978 and a Conservation Area Appraisal was published by South Somerset District Council in 2103. The conservation area covers the historic core of the village from Brookhampton House in the north to North Cadbury Court and the Church of St Michael in the south.
- 4.10 The historic village was T-shaped with buildings along the north side of Woolston Road and either side of High Street. The shape of the village as it is today can be seen on the Tithe map of 1837 with Chapel Lane to the north, Woolston Road to the south, Cary Road to the west and High Street/Cutty Lane to the east. All the current gateways to the village and conservation area can be seen on this map, Ridgeway Lane to the west, Cary Road to the north-west, Sandbrook Lane to the north-east, Woolston Road to the east and Parish Hill to the south.
- 4.11 While infill development has taken place throughout the village and ribbon development along Cary Road between Mitchells Row and Chapel Lane, the shape of the village is still very much recognisable from its shape of 180 years ago. An important part of this continuity is the maintenance, in the most part, of a separation between the open nature of the setting around the church and manor and the denser feel to the area immediately to the north of Woolston Road.

- 4.12 The conservation area contains 34 listed buildings. The most notable are the grade I listed Church of St Michael (NHLE 1178133), the grade I listed North Cadbury Court (NHLE 1178213) and the grade II\* listed 21 Woolston Road (NHLE 1056206). The church is associated with eight grade II listed buildings, all of them monuments and memorials. North Cadbury Court is associated with three grade II listed buildings comprising two sets of gates and a stable block.
- 4.13 Nine grade II listed buildings are arranged along the north side of Woolston Road between the non-designated village hall and the entrance to the village at Manor Farm. These comprise a farmhouse, Manor Farmhouse (NHLE 1056208) dating to the late 18<sup>th</sup> century, and detached houses and cottages dating to the 15<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries. The grade II\* listed 21 Woolston Road (NHLE 1056206) which has 15<sup>th</sup> century origins, is also in this part of the conservation area.
- 4.14 Four further grade II listed buildings are located on High Street and Cutty Lane and four are on Cary Road. The remaining listed buildings are outside the historic core of the settlement and include Brookhampton House and Brook Cottage to the north of the village and Ridgeway Farmhouse to the west.
- 4.15 The conservation area appraisal identifies a number of non-designated buildings as being of special interest. These include Yew Tree Cottages; The Rectory; Glebe House and Coach House; The School; Baynards Cottage & Rowlands Cottage; Firkbank Cottage; Old Bakery; Rowlands; Holly Tree Farmhouse; Double arched Bridge over river; and Brookhampton Cottage. The Village Hall is not identified as a non-designated heritage asset, but should be considered as such. These buildings are located throughout the conservation area.
- 4.16 The conservation area has historic interest as a rural village containing a number of listed buildings including three of high significance. While there has been a considerable amount of infill development within the village and development along Cary Road to the west and north-west of the village the rural character has been maintained.
- 4.17 The conservation area has a rural setting defined by agricultural fields and orchards. The village is located in the valley of the River Cam which flows from north-east to south-west to the north-west of the village. The church stands on the highest part of the village at approximately 80m while the river is at approximately 56m. The land rises to the north on Cary Road to approximately 78m and to 155m at the top of Cadbury Castle to the south. Consequently there are long range views of the village which extend the setting of the conservation area. The rural nature of the conservation area's setting, little changed apart from the presence of the dual carriageway A303 approximately 400m to the south, contributes to the conservation area's significance. The conservation area is an asset of **medium significance**.

## North Cadbury Court and associated assets

- 4.18 North Cadbury Court (grade I, NHLE 1178213) is located at the southern end of the village with orchards to the north and parkland to the south. The house was built c. 1580-1610 for Sir Francis Hastings, MP for Leicestershire and later Somerset and Bridgwater. The house is constructed in Cary stone with Doulton stone dressings. The original house was U-shaped with an east-west main range and wings projecting to the south at each end. The north elevation has four gabled bays with mullioned windows. Two, two-storey bays project from bays 2 and 3, that in bay 2 being a porch with a semi-circular arched opening flanked by pairs of fluted Doric pilasters. A south façade was added c.1790 creating a central courtyard. The south range is longer than the north range with 4+3+4 bays. The central three bays project slightly and at their centre is a segmental curved bay window, possibly a slightly later addition.
- 4.19 The house has architectural interest as an example of both Tudor and Georgian design. It has historic interest for its association with Sir Francis Hastings who is buried in St Michael's church. The building may also have archaeological interest for its ability to yield information about the construction technique and utility of 16<sup>th</sup> and 18<sup>th</sup> century country houses.
- 4.20 The house's setting is its grounds which extend south as parkland with lawns and veteran trees and north as orchards. A beech avenue separates the Court's grounds from the church and rectory which are also an important part of the setting. The church is just 25 north-west of the north range of the building. The setting extends to the Court's wider estate including the village. The Court's separation from the village, together with the fact that little development has taken place to the south of Woolston Road, marks it out from the rest of the settlement and highlights its significance. The relatively unchanged setting contributes to the asset's significance. North Cadbury Court is an asset of **high significance**.

- 4.21 North Cadbury Court is associated with a number of other designated assets and non-designated assets. These include two grade II listed gateways, The Outer Drive Entrance Gateway, About 100 Metres North of North Cadbury Court (NHLE 1056211) and Gateway to Inner Forecourt, About 48 Metres North of North Cadbury Court (NHLE 1295132); Former Stable Buildings About 50 Metres North of North Cadbury Court (NHLE 1366381) and the non-designated Garden Cottage. The three listed buildings date to the 18th century, the barn and outer gateway to the early part of the century. Garden Cottage appears on the tithe map of 1837 and appears to have been a lodge at the time when the entrance to North Cadbury Court came that way rather than directly south from Woolston Road. All four assets have historic interest as part of the estate. Their setting is North Cadbury Court and its grounds which contributes to their significance.
- 4.22 The listed stable and gateways are of **medium significance** and the non-designated Garden Cottage is of **low significance**.

## The Church of St Michael and associated assets

- 4.23 The Church of St Michael (grade I, NHLE 1178133) is located approximately 150m south of Woolston Road and just 25m north-west of North Cadbury Court. The church was built in 1417 in the Perpendicular style of Lias stone, a mixture of shale and limestone, with Doulton stone dressings. The plan is of chancel, nave, north and south aisles, two-storey north and south porches, north-east vestry, and west tower. The church has architectural interest as a medieval church largely in one style and historic interest for its role as the parish church for over 600 years and for its association with the Botreaux family who built it and Sir Francis Hastings who is buried there.
- 4.24 The church's setting is the village and parish of North Cadbury, most notably the northern edge of the village fronting Woolston Road, and North Cadbury Court, with which its history is linked, and its grounds. The immediate setting has seen very few changes since the early 19th century when the Rectory and its associated buildings were constructed to the north-west of the church. The largely preserved setting contributes to the church's significance. The church is an asset of **high significance**.
- 4.25 The church is associated with eight other grade II listed buildings. Apart from the North Cadbury War Memorial (1920) these are all 17th and 18th century chest tombs located to the north and south of the church within the churchyard. The setting of the chest tombs is the tranquil surroundings of the church and churchyard while that of the war memorial extends beyond the bounds of the village to the parish and the former homes of the fallen. The chest tombs and war memorial are of **medium significance**.

## Manor Farmhouse and associated assets

- 4.26 Manor Farmhouse (grade II, NHLE 1056208) is the easternmost of nine listed buildings located to the north side of Woolston Road at the south end of the village. The farmhouse was built in the late 18th century at the time when major alterations were also made to North Cadbury Court with which it is associated. The farmhouse is constructed of Cary stone with a tiled Mansard roof. The building is two storeys high and four bays wide with sash windows. There are three hipped gabled dormers in the roof.
- 4.27 The farmhouse was owned by the North Cadbury estate at the time of the tithe map and the tenant farmed a large area to the north and south of what is now Woolston Road. On the first edition OS map the farm is labelled Tompkinson's Farm. The farmhouse has historic interest both as a farmhouse built during a period of agricultural improvement and for its connection to the North Cadbury Estate as its home farm. The farmhouse's setting is Manor Farm including the surrounding fields, and extends to North Cadbury Court, the estate of which the farm belonged. While modern farm buildings have been erected in the farmyard the majority of the setting has changed little in the two centuries since the farmhouse was built and the setting contributes to the asset's significance. Manor Farmhouse is of **medium significance**.
- 4.28 Manor Farmhouse is associated with a group of non-designated farm buildings either side of the entrance to the farm. These include a barn and three smaller buildings in coursed stone rubble with tiled roofs. The buildings are clearly shown on the 1887 OS map as part of three ranges of buildings around a courtyard. The 1837 tithe map shows the barn if not the smaller buildings. The farm buildings' setting is Manor Farm including the surrounding fields and contributes to their significance. The farm buildings are considered to be curtilage listed and are therefore of **medium significance**.

## Ridgeway Farmhouse (grade II, NHLE 1177974)

- 4.29 Ridgeway Farmhouse is located at the western edge of the village on Ridgeway Lane. The house dates to the 18th century or earlier and is constructed of squared, coursed rubble with a thatched roof and coped gable ends. The end and ridge stacks are in red brick and the windows are modern replacements. The farmhouse has historic significance as a farmhouse built at a time of change in agriculture in England and for its association with the North Cadbury Estate of which it was a part. At the time of the tithe map (1837) the tenant farmed fields to the north, east and west of the farmhouse but its main holdings were to the south-west of the farmhouse, west of the River Cam. The asset's setting is the valley of the River Cam and it is also associated with a number of farm buildings which appear on the 1887 OS map but not the 1837 tithe map. The setting is largely unchanged and contributes to the asset's significance. The building is of **medium significance**.

## Peacock Cottage (grade II, NHLE 1056236)

- 4.30 Peacock Cottage is a detached cottage of two parts, being built in the 17<sup>th</sup> century and extended by two bays in the 19<sup>th</sup> century. Construction is of squared and coursed Lias and Cary Stone with Doulton stone dressings. The earlier portion has mullioned windows on both floors and brick stacks. The roofs to both sections are tiled. The cottage was owned by the estate in 1837 and has historic interest for that reason and for its part in the village's social and agricultural history. The asset's setting is Cary Road, the main route through the village from north to south. The street has seen a considerable amount of infill development in recent years and although most of it is sensitive in terms of material the lack of any vernacular buildings contemporary with the asset within its setting means that the setting does not contribute greatly to significance. The building is of **medium significance**.

## Brookhampton House (grade II, NHLE 1177970)

- 4.31 Brookhampton House is located to the north of the village. The house has its origins in 1776 with amendments in the 19<sup>th</sup> century. Construction is of roughly cut and squared Cary stone with Doulton stone dressings and a slate roof. The two-storey building has a T-shaped plan, the upright forming the main range with the crosspiece forming a wing to the left hand side. The windows are mullioned with leaded lights and there are dormers in the roof of the main range. The house has architectural and historic interest as an 18<sup>th</sup> century country house of some size. The house's setting is its grounds which have survived intact since at least the 19<sup>th</sup> century and which contribute to the asset's significance. The setting extends to the surrounding agricultural land, some of which at the time of the tithe map and apportionment (1837). was owned and farmed by the same family that owned the house. The house is of **medium significance**.

## Brook Cottage (grade II, NHLE 1366392)

- 4.32 Brook Cottage is a detached cottage of probable 17<sup>th</sup> century date located south-west of Brookhampton House. The cottage is two storeys high with an attic storey. Construction is of cut and squared Lias and Cary stone with a tiled roof with end stacks. The windows are sashes. The owner/occupier in 1837 held land within a loop of the River Cam and the field to the south-west of the cottage indicating a smallholding. The asset has historic interest as a smallholder's dwelling of some age. Its setting is the land surrounding the cottage to the south and east which was once worked by the cottage's owners and which contributes to the cottage's significance. The building is of **medium significance**.

## The Grange (grade II, NHLE 1178012)

- 4.33 The Grange is a 17<sup>th</sup> century detached house facing Cary Road to the north of the village. Construction is of squared Cary stone with Doulton stone dressings and a tiled roof with brick stacks. The windows are mullioned and have leaded lights. The projecting porch has a 4-centred arch under a gable. The main range faces the road with a short central wing and a long northern wing to the rear. The northern wing itself has an addition to the north. The building has historic interest as a small, 17<sup>th</sup> century country house. The house's setting is its grounds, which it has retained intact since at least the 19<sup>th</sup> century, and the surrounding farmland including the non-designated farm buildings at Hill Farm and Lower North Town Farm. The setting has changed little in over 100 years and contributes to the house's significance. The building is of **medium significance**.



## The Laurels (grade II, NHLE 1177978)

- 4.34 The Laurels is an early 19<sup>th</sup> century detached cottage facing Chapel Lane at the north end of the village. Construction is of coursed rubble with a tiled roof and brick stacks. The windows on the street elevation are hornless 8/8 sashes almost flush with the wall. At the time of the tithe apportionment (1837) the cottage was tied to the Cadbury Estate and was a smallholding with and to the east of the asset where 'Kelnges' currently stands. The cottage's setting is the junction of Cary Road and Chapel Lane which contains a number of non-designated buildings within the conservation area including Firbank, North Cadbury Church of England Primary School and the converted buildings of Hooper's Farm, now largely screened from the street. The setting extends to the agricultural land contained within the site to the north of the property and contributes to its significance. The building is of **medium significance**.

## Hollytree (non-designated)

- 4.35 Hollytree is a detached cottage of early 19<sup>th</sup> century or earlier date facing Sandbrook Lane to the north of the village. The two-storey building is constructed of coursed rubble with segmental stone arches over the door and windows. The roof is covered in slate and has brick end stacks. A single-storey addition to the right hand side is of similar construction but with a tiled roof. The cottage appears on the 1837 tithe apportionment as being owned by John Coleman who also held the plots to the north and west which were in use as orchards. The Coleman family also owned Brookhampton House at the time. The cottage has historic significance as a former smallholder's cottage of 18<sup>th</sup> or 19<sup>th</sup> century origin. The setting of the cottage is the surrounding agricultural land which, especially the cottage's former smallholding to the rear, contributes to the asset's significance. The building is of **low significance**.

## Brookhampton Farm (non-designated)

- 4.36 Brookhampton Farm comprises Brookhampton Farmhouse and a range of former outbuildings. The farmhouse is in coursed stone rubble with a tiled roof and brick chimney stacks. The windows are timber casements. The farmhouse is associated with a range of stone-built farm buildings (now residential) located to the north-east. The farmhouse dates to the 19<sup>th</sup> century or earlier, appearing on the 1837 tithe map while the farm buildings are first shown on the 1887 Ordnance Survey map LXXV.1. The assets have historic interest as part of the area's agricultural past and as part of the North Cadbury estate in the 19<sup>th</sup> century. They also have group value as a farmhouse and its former farm buildings that are still associated. The group's setting is the surrounding agricultural land, much of which was farmed by Brookhampton Farm in the 19<sup>th</sup> century. The setting has changed little in the last 200 years and contributes to the assets' significance. The group of buildings are of **low significance**.

## Hill Farm and Lower North Town Farm (non-designated)

- 4.37 Hill Farm and Lower North Town Farm are located in North Town to the north of North Cadbury. In the early 19<sup>th</sup> century Hill Farm was a tenanted farm of the North Cadbury estate while Lower North Town Farm was separately owned. By 1887 the farms appear to have been amalgamated as the two groups of buildings are labelled Lower North Town Farm. Hill Farm comprises a farmhouse in coursed rubble with a cat-slide to the rear and a tiled roof and brick end stacks. The main elevation faces the road and has been re-faced in red brick that in the 19<sup>th</sup> century date. The farmhouse is associated with two stone-built farm buildings with tiled roofs immediately to the south. The house is also associated with a single-storey stone-built former farm building (now residential) to the north. The farm is of **low significance**.
- 4.38 Lower North Town Farmhouse is a two-storey plus attic house in stone with a slate roof, plus attic dormers and a back addition to the north. The house is of at least 19<sup>th</sup> century date and is associated with an L-shaped arrangement of farm buildings to the south that first appears on the Ordnance Survey map of 1887 and a pair of stone-built farm-workers' cottages (1 and 2 Lower North Town Cottages) on the north side of Lower North Town Lane. The group of assets has historic interest for its part in the agricultural history of the area and, in the case of Hill Farm, as part of the North Cadbury estate in the 19<sup>th</sup> century. The individual buildings have group value with each other. The group's setting is the surrounding farmland which has changed little in the past two centuries and contributes to the assets' significance. The presence of other historic farm buildings within the setting of the individual assets also contributes to their significance. The group of buildings are of **low significance**.

## 5. List of Sites

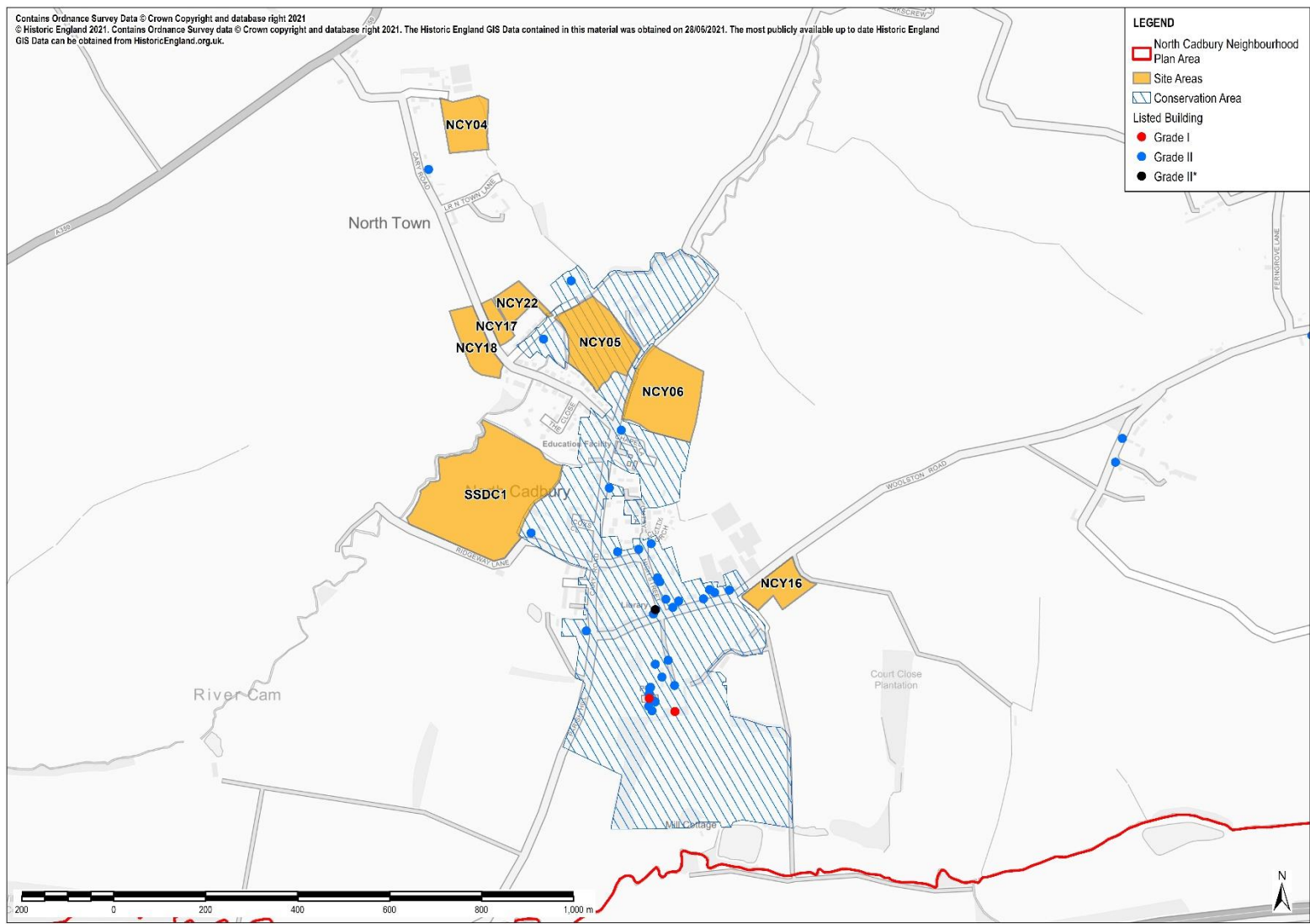
5.1 The following sites have been identified as having the potential for impact to heritage assets as result of development:

- Policy NCY04 - Field adjacent to The Grange, Cary Road, North Town, North Cadbury, Somerset, BA22 7BY;
- Policy NCY05 - Field west of Sandbrook Lane, North Cadbury, Somerset, BA22 7DD;
- Policy NCY06 - Field east of Sandbrook Lane, North Cadbury, Somerset BA22 7DQ
- Policy NCY16 - Land south of Manor Farm, North Cadbury, Somerset, BA22 7DW;
- Policy NCY17 - Land east of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA;
- Policy NCY18 - Land west of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA;
- Policy NCY22 - Land north of Mitchells Row, Brookhampton, North Cadbury, Somerset, BA22 7DA; and
- Policy SSDC1 – Land at Ridgeway Lane.

5.2 The sites are shown on Figure 1 below.



Figure 1. Site allocations



## 6. Heritage Impact Assessment

### Policy NCY04 - Field adjacent to The Grange, Cary Road, North Town, North Cadbury, Somerset, BA22 7BY

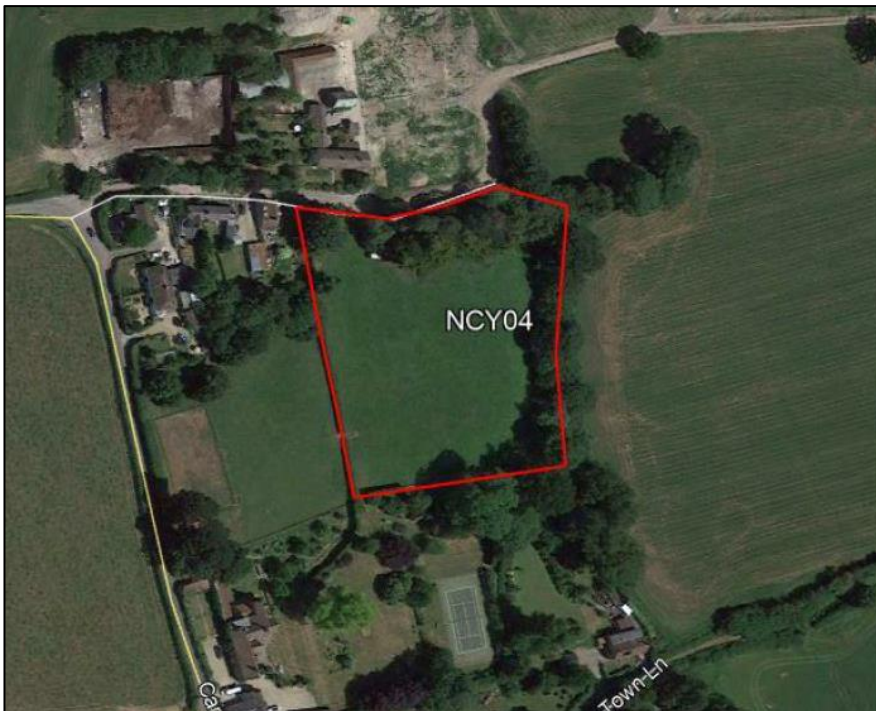
**North Cadbury and Yarlington Neighbourhood Plan Site Reference Number:** NCY04

**SHLAA Reference Number:** N/a

**Site Address:** Field adjacent to The Grange, Cary Road, North Town, North Cadbury, Somerset, BA22 7BY

**Site Area:** 0.94ha

**Site Allocation/Capacity:** Two dwellings



<b>Step 1</b>	Heritage Assets - designated and non-designated potentially affected:	<p>North Cadbury Conservation Area – <b>Medium significance</b></p> <p>The Grange (grade II, NHLE 1178012) – <b>Medium significance</b></p> <p>Hill Farm and Lower North Town Farm (non-designated) – <b>Low significance</b></p>
<b>Step 2</b>	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>The site is located approximately 350m north of the northern boundary of the North Cadbury Conservation Area. The site is set back approximately 75m from Cary Road and is screened from it by tall hedges and mature trees. The southern boundary of the site comprises mature trees and the site is further screened from the conservation area by planting in the grounds of The Grange and North Town Farmhouse. The distance of the site from the conservation area and the lack of visibility of it from the conservation area means that the site does not contribute to the conservation area's significance.</p> <p>The Grange (grade II, NHLE 1178012) is located approximately 50m south-west of the site (<b>Plate 1</b>). The tithe map of 1837 shows that unlike the field immediately to the east of The Grange the site was not associated with that building but was farmed from Higher North Town Farm. In 1837 the land use of the site was 'Garden and Orchard' but while much of the surrounding land is shown as orchard on the 1887 Ordnance Survey map, the site is not. Despite there being no historical connection between the site and The Grange in terms of tenure the site is part of the asset's agricultural setting and contributes to its significance.</p> <p>The site was not part of Hill Farm or Lower North Town Farm in 1837 but forms part of the agricultural setting of the assets and contributes to their significance.</p>
<b>Step 3</b>	Potential impact of development on Significance?	<p>The site benefits from ready-made access via Higher North Town Lane which will not result in impact on The Grange. While there is partial screening from trees and shrubs within the grounds of The Grange immediately to the south of the site there is visibility between the site and the asset from parts of the site, particularly the north and west sides.</p> <p>Development of the site would change the setting of The Grange by adding to the built environment of North Town on a hitherto agricultural plot. However, such development would result in only a slight change in our ability to understand and appreciate the heritage significance of the asset as a country house and would constitute a <b>Low Adverse</b> impact on The Grange as a heritage asset of <b>Medium significance</b>.</p> <p>The site is part of the agricultural setting of Hill Farm and Lower North Town Farm but is well screened from them by tree and shrub planting in the grounds of The Grange. Development on the site would</p>

change this part of the assets' setting but not to the detriment of their significance as the site constitutes a small fraction of their setting. It is considered therefore that development on the site would constitute a **Very low adverse** impact on Hill Farm and Lower North Town Farm as heritage assets of **Low significance**.

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<b>Step 4</b>	Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?	Impact could be mitigated by restricting the developable area of the site to the lower, better screened south-east corner.
<b>Step 5</b>	Should the site be allocated or how might the plan need to be changed?	If development were restricted to the south-east corner of the site it is considered that the site would be suitable for allocation with regards to impact on cultural heritage.

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## Policy NCY05 - Field west of Sandbrook Lane, North Cadbury, Somerset, BA22 7DD

**North Cadbury and Yarlington Neighbourhood Plan Site Reference Number:** H4

**SHLAA Reference Number:** N/a

**Site Address:** Field west of Sandbrook Lane, North Cadbury, Somerset, BA22 7DD

**Site Area:** 2.22ha

**Site Allocation/Capacity:** Up to 15 dwellings





**Step 1**

Heritage Assets - designated and non-designated potentially affected:

North Cadbury Conservation Area – **Medium significance**

Brookhampton House (grade II, NHLE 1177970) – **Medium significance**

Brook Cottage (grade II, NHLE 1366392) – **Medium significance**

Brookhampton Farm (non-designated) – **Low significance**

Hollytree (non-designated) – **Low significance**

**Step 2**

What contribution does the existing site make to the significance of the heritage asset (s)?

The site is located within the North Cadbury Conservation Area at the northern end of the village. Together with the fields on the eastern side of Sandbrook Lane the site constitutes something of a gateway into the interior of the conservation area to the south. In the tithe apportionment of 1837 the four plots that make up the site area are variously described as 'Paddock', 'Garden' and 'Orchard'. At that time one of the four plots was owned by the owner of Brookhampton House while the other three were owned by another member of the same family. The site is a large open space which brings the agricultural context that surrounds the village closer to the village centre and the site makes a positive contribution to the conservation area and to its significance.

The site forms part of the setting of Brookhampton House which is located approximately 50m to the north (**Plate 2**). While the most important part of the house's setting is its grounds, which have remained intact since at least the early 19<sup>th</sup> century, the site contributes to significance as part of the agricultural context that has surrounded the house since it was built.

The site forms part of the setting of Brook Cottage (**Plate 3**) as part of the agricultural context. As a former smallholder's cottage that has retained the land it stood on since at least 1837 the cottage depends less on this agricultural context for its significance than might otherwise be case.

The site was not part of the holdings of Brookhampton Farm (**Plate 4**) which lay to the north and east of the farm buildings. However, the site is part of the asset's agricultural setting and contributes to its significance.

The majority of the site is linked to Hollytree (**Plate 5**) by historic land tenure, being owned by the same family that owned Brookhampton House at the time. As part of the cottage's smallholding in the early 19<sup>th</sup> century that has remained undeveloped since, the site contributes to the significance of the asset.

**Step 3**

Potential impact of development on Significance?

Development of the total area of the site would take away one of the few remaining open spaces within the conservation area and would change the perception of the conservation area on the approach along

Sandbrook Lane from the north by extending the developed edge further north. Impact on the significance of the conservation area would be as a result of extending this developed edge and further divorcing the village centre from the agricultural context that has always surrounded it. Given the relative size of the site compared to the conservation area however it is not considered that development would constitute a significant alteration and that development would result in a **Low adverse** impact on the conservation area as an asset of **Medium significance**.

Development of the total area of the site would remove part of the agricultural setting of Brookhampton House. The development would be visible from the asset (**Plate 6**), from which it is partially and seasonally screened, and the development and house would be seen in combination from the bridleway on the north-east edge of the site and the bridleway that extends Mitchells Row along the north-east edge of the site. Development of this type would also interfere with the traditional relationship between the house and Brookhampton Farm. The change to the house's setting would be noticeably different and it is considered that impact as a result would be **Medium adverse** on an asset of **Medium significance**.

Development of the total area of the site would change the setting of Brook Cottage leaving it surrounded by development on all sides apart from the north-east. However, the asset's immediate setting in the shape of its large smallholder's plot is of greater importance to its setting and it is therefore not considered that this would result in more than a **Low adverse impact** on this asset of **Medium significance**.

Development of the total area of the site would change the agricultural setting of Brookhampton Farm which is located close to the eastern boundary of the site. The asset is at present surrounded by agricultural land on all sides and development would result in a **Medium adverse impact** on Brookhampton Farm as an asset of **Low significance**.

Development of the total area of the site would change the agricultural setting of Hollytree by introducing built form onto land that is known to have included the cottage's smallholding in the early 19<sup>th</sup> century (**Plate 7**). Development would result in a **Medium adverse impact** on Hollytree as an asset of **Low significance**.

#### Step 4

Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?

No opportunities have been identified to enhance the significance of the conservation area. Potential harm to the conservation area could be mitigated by restricting development to the south-west part of the site. Such development could still be visible from Sandbrook Lane and would be visible from the bridleway on the north-east edge of the site and the bridleway that extends Mitchells Row along the north-east edge of the site, the latter in glimpsed views through tree planting. However, the impact of the restricted area of development could be softened by planting on its north-east edge and such restriction would preserve the impression of agricultural land close to the village centre that currently exists. It is

implicit that any development within the conservation area would need to conform to high standards of design using form and materials sensitive to the nature of the conservation area. Depending on the location of access to the site, sensitively designed, restricted and partially screened development in this location could result in a **Very low adverse** impact on the conservation area as an asset of **Medium significance**.

No opportunities have been identified to enhance the significance of Brookhampton House. The Medium adverse impact of development of the entire site could be mitigated by restricting development to the south-west part of the site and softening the north-east edge of the development by planting. Restriction of this type would preserve views of Brookhampton House from within the majority of the site and from Brookhampton House and Brookhampton Farm. It is implicit that as the site is within a conservation area and within the setting of designated and non-designated assets any development within it would need to conform to high standards of design using form and materials sensitive to the nature of the conservation area. It is considered that restricted development in this location would result in a **Low adverse** impact on Brookhampton House as an asset of **Medium significance**.

No opportunities have been identified to enhance the significance of Brook Cottage. The Low adverse impact of development of the entire site could be mitigated by restricting development to the south-west part of the site and softening the north-east edge of the development by planting. It is implicit that as the site is within a conservation area and within the setting of designated and non-designated assets any development within it would need to conform to high standards of design using form and materials sensitive to the nature of those assets. It is considered that restricted development in this location would result in a **Very low adverse** impact on Brook Cottage as an asset of **Medium significance**.

No opportunities have been identified to enhance the significance of Brookhampton Farm. The Medium adverse impact of development of the entire site could be mitigated by restricting development to the south-west part of the site approximately 100m from the asset and softening the north-east edge of the development, which faces the asset, by planting. It is implicit that as the site is within a conservation area and within the setting of designated and non-designated assets any development within it would need to conform to high standards of design using form and materials sensitive to the nature of those assets. It is considered that restricted development in this location would result in a **Low adverse** impact on Brookhampton Farm as an asset of **Low significance**.

No opportunities have been identified to enhance the significance of Hollytree. It is not considered that restricting the area of development would mitigate the **Medium adverse impact** identified.

## Step 5

Should the site be allocated or how might the plan need to be changed?

Development of the entire area of the site would result in **Medium adverse** impacts on one listed building and two non-designated buildings and **Low adverse** impacts on the North Cadbury Conservation Area



and one listed building and it is considered therefore that the site should not be allocated in its entirety on this basis. However, a restricted development softened by planting in the south-west part of the site would reduce these impacts to more acceptable levels allowing that part of the site to be allocated dependent on the location of the site access and the form and materiality of the proposed buildings.

## Policy NCY06 - Field east of Sandbrook Lane, North Cadbury, Somerset, BA22 7DQ

**North Cadbury and Yarlington Neighbourhood Plan Site Reference Number:** NCY06

**SHLAA Reference Number:** N/a

**Site Address:** Field east of Sandbrook Lane, North Cadbury, Somerset, BA22 7DQ

**Site Area:** 2.65ha

**Site Allocation/Capacity:** Up to 20 dwellings



<b>Step 1</b>	Heritage Assets - designated and non-designated potentially affected:	<p>North Cadbury Conservation Area – <b>Medium significance</b></p> <p>The Laurels (grade II, NHLE 1177978) – <b>Medium significance</b></p> <p>Hollytree (non-designated) – <b>Low significance</b></p>
<b>Step 2</b>	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>The site is located immediately north and east of the North Cadbury Conservation Area at the northern end of the village. Part of the conservation area continues as a narrow strip along the field boundary that form the western boundary to the site. Together with NCY05 on the western side of Sandbrook Lane the site constitutes something of a gateway into the interior of the conservation area to the south. The site is a large open space which brings the agricultural context that surrounds the village closer to the village centre and the site makes a positive contribution to the conservation area and to its significance.</p> <p>The site forms part of the setting of The Laurels which is located just south of the site's southern border. While the most important part of the cottage's setting is the northern end of the village and the non-designated built heritage assets present. However, the site contributes to the cottage's significance as part of the agricultural context to the north of the asset that has been in place since it was built.</p> <p>The site faces Hollytree (<b>Plate 5</b>) across Sandbrook Lane and while it is not linked to the asset by historic land tenure it contributes to the asset's significance as part of the agricultural context that has surrounded the cottage since it was built.</p>
<b>Step 3</b>	Potential impact of development on Significance?	<p>Development of the total area of the site would urbanise the approach to the conservation area, changing the perception of the conservation area on the approach along Sandbrook Lane from the north by extending the developed edge further north. Impact on the significance of the conservation area would be as a result of extending this developed edge and further divorcing the village centre from the agricultural context that has always surrounded it. Given the relative size of the site compared to the conservation area however it is not considered that development would constitute a significant alteration and that development would result in a <b>Low adverse</b> impact on the conservation area as an asset of <b>Medium significance</b>.</p> <p>Development of the total area of the site would remove the agricultural setting of The Laurels. The development would be visible from the asset, from which it is partially and seasonally screened by planting on the boundary between the two. While the cottage's setting would be noticeably changed it is noted that the asset is best appreciated from the south on Cary Lane and it is not considered that its</p>

significance would be greatly diminished as a result. It is considered therefore that development that would result in a **Low adverse** impact on an asset of **Medium significance**.

Development of the total area of the site would change the agricultural setting of Hollytree by introducing built form onto land immediately opposite the cottage's street elevation. Development would result in a **Medium adverse impact** on Hollytree as an asset of **Low significance**.

#### Step 4

Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?

No opportunities have been identified to enhance the significance of the conservation area. Potential harm to the conservation area could be mitigated by restricting development to the southern part of the site and avoiding construction on the narrow strip of conservation area that follows the western boundary of the site with Sandbrook Lane. Such development could still be visible from Sandbrook Lane while approaching the conservation area from the north. However, the impact of the restricted area of development could be softened by planting on its northern edge and such restriction would preserve the impression of agricultural land close to the village centre that currently exists. Any development within the setting of the conservation area would need to conform to high standards of design using form and materials sensitive to the nature of the conservation area. Depending on the location of access to the site, sensitively designed, restricted and partially screened development in this location could result in a **Very low adverse** impact on the conservation area as an asset of **Medium significance**.

No opportunities have been identified to enhance the significance of The Laurels. The Low adverse impact of development of the entire site could be mitigated by restricting development to the southern part of the site and softening the northern edge of the development by planting. Restriction of this type would minimise the built-up frontage onto Sandbrook Lane so that fewer dwellings would need to be passed when moving from the undeveloped part of the site towards the cottage. It is considered that restricted development in this location would result in a **Very low adverse** impact on The Laurels as an asset of **Medium significance**.

No opportunities have been identified to enhance the significance of Hollytree. The Medium adverse impact of development of the entire site could be mitigated by restricting development to the southern part of the site and softening the northern edge of the development by planting. In the case of Hollytree it is suggested that the northern boundary of the developable area should be south of the field entrance opposite the asset and preferably south of the southern end of the asset. It is considered that restricted development in this location would result in a **Low adverse** impact on Hollytree as an asset of **Low significance**.

#### Step 5

Should the site be allocated or how might the plan need to be changed?

Development of the entire area of the site would result in a **Low adverse** impact on one listed building and on the North Cadbury Conservation Area and a **Medium adverse impact** on one non-designated building and it is considered therefore that the site should not be allocated in its entirety on this basis.

However, a restricted development in the southern part of the site and softened by planting would reduce these impacts allowing that part of the site to be allocated dependent on the location of the site access and the form and materiality of the proposed buildings. It is however understood that site access may pose a problem given the narrowness of Sandbrook Lane.

## Policy NCY16 - Land south of Manor Farm, North Cadbury, Somerset, BA22 7DW

**North Cadbury and Yarlington Neighbourhood Plan Site Reference Number:** NCY16

**SHLAA Reference Number:** N/a

**Site Address:** Land south of Manor Farm, North Cadbury, Somerset, BA22 7DW

**Site Area:** 1.1ha

**Site Allocation/Capacity:** Up to 16 dwellings



**Step 1**

Heritage Assets - designated and non-designated potentially affected:

North Cadbury Conservation Area – **Medium significance**

North Cadbury Court (grade I, NHLE 1178213) – **High significance**

The Outer Drive Entrance Gateway, About 100 Metres North of North Cadbury Court (grade II, NHLE 1056211) – **Medium significance**

Gateway to Inner Forecourt, About 48 Metres North of North Cadbury Court (grade II, NHLE 1295132) – **Medium significance**

Former Stable Buildings About 50 Metres North of North Cadbury Court (grade II, NHLE 1366381) – **Medium significance**

Manor Farmhouse (grade II, NHLE 1056208) – **Medium significance**

The Church of St Michael (grade I, NHLE 1178133) – **High significance**

Monuments in churchyard (grade II) – **Medium significance**

Garden Cottage (non-designated) – **Low significance**

Farm buildings associated with Manor Farmhouse (non-designated, curtilage listed) – **Medium significance**

**Step 2**

What contribution does the existing site make to the significance of the heritage asset (s)?

The site is located within the setting of the North Cadbury Conservation Area, a number of listed buildings, including the grade I listed Church of St Michael and Cadbury Court and two non-designated buildings. At the time of the tithe map and apportionment (1837) the plot was part of the North Cadbury estate. It is described in the apportionment as Home Ground and was being farmed as meadow from Manor Farm. The plot has been an orchard since at least 1962, being shown as such on the Ordnance Survey 6in map (**Plate 8**).

The site forms a gateway to the village and conservation area on the approach along Woolston Road from the east and acts as a counterpoint to the large agricultural buildings of Manor Farm on the north side of the road. It is part of the character of this part of the conservation area that the listed buildings on the north side of Woolston Lane, at least as far west as the junction with High Street, face undeveloped land. The site forms an attractive agricultural setting to the conservation area and demonstrates the close link between the buildings within it and the countryside surrounding it. The site therefore makes a considerable contribution to the significance of the conservation area.



As a former part of the North Cadbury estate the site has a long-standing relationship with the listed Cadbury Court and Manor Farmhouse and the non-designated farm buildings associated with Manor Farmhouse (**Plate 9**). The presence of the site as part of a field in close proximity to these assets contributes to their significance.

The setting of the three listed buildings associated with Cadbury Court, two gateways and a former stable, is the Court and its park and grounds. The assets do not depend on the site for their significance. While the setting of the non-designated Garden Cottage is Cadbury Court and its park and grounds, the site plays a part in its setting and the presence of estate land opposite the asset contributes to its significance.

Being within the parish of North Cadbury the site is part of the setting of the Church of St Michael. The church draws on both the village and surrounding farmland for its significance and the site is a contributor. The site does not contribute to the significance of the war memorial or funerary monuments in the churchyard.

### Step 3

#### Potential impact of development on Significance?

Development of the site would extend the eastern edge of the village, changing the context of the gateway into the North Cadbury Conservation Area from agricultural context to suburban. The effect would be to divorce the eastern part of the conservation area from its agricultural hinterland with which it has been traditionally associated. The setting of the conservation area would be noticeably different, and its heritage value would be affected. The resulting impact would be **Medium adverse** on a heritage asset of **Medium significance**.

Development of the site would develop part of the North Cadbury estate close to Cadbury Court, bringing development south of Woolston Road and blocking off the orchard to the north of Cadbury Court from the agricultural hinterland (**Plate 10**). This would constitute an apparent change in the asset's setting resulting in a **Medium adverse** impact on Cadbury Court as an asset of **High significance**.

The site is not part of the setting of the three listed buildings associated with Cadbury Court, two gateways and a former stable, and development on the site would have **no impact** on them.

As a former lodge to Cadbury Court Garden Cottage largely derives its significance from the court and its park and grounds (**Plate 11**). However, the site's proximity to the asset and the fact that the lane between the site and the asset was an entrance to Cadbury Court means that the asset derives some significance from the site as part of its setting. Development on the site would not alter the cottage's relationship with Cadbury Court and impact on the cottage would be **Low adverse** on an asset of **Low significance**.



The site was part of a field farmed by Manor Farm in the early 19<sup>th</sup> century and development on it would develop farmland close to Manor Farmhouse. The effect would be to enclose Manor Farmhouse and its farm buildings within the built environment of the village with a commensurate loss of significance. Development would result in a **Medium adverse** impact on Manor Farmhouse as an asset of **High significance**.

While the site is also part of the setting of the non-designated assets associated with Manor Farmhouse their significance is largely derived from the farmhouse itself and from each other in group value. It is considered therefore that impact as a result of development on the site would be **Low adverse** on assets of **Medium significance**.

As part of the parish of North Cadbury the site is within the setting of the Church of St Michael. However, the site is approximately 280m distant from the church with no visibility between the two assets. While the wider setting of the church would be changed by development on the site it is not considered that this would alter understanding and appreciation of the heritage value of the asset. Impact on the Church of St Michael would therefore be **Very low adverse** on an asset of **High significance**.

The site is not part of the setting of the listed war memorials and monuments associated with the church and development on the site would have **no impact** on them.

<b>Step 4</b>	Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?	No mitigation or opportunities to enhance significance have been identified.
<b>Step 5</b>	Should the site be allocated or how might the plan need to be changed?	In its current form it is recommended that the site should not be allocated. It is considered that there may be a case for investigating the possibility of allocating a very much smaller site in the north-west corner of the existing site with a view to building one or two dwellings opposite the entrance Manor Farm. In this gateway location any development would have to be of the highest standards of design and its location, form and materials would need to be sympathetic to the North Cadbury Conservation Area and the designated and non-designated buildings within it.

## Policy NCY17 - Land east of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA

**North Cadbury and Yarlington Neighbourhood Plan Site Reference Number:** NCY17

**SHLAA Reference Number:** N/a

**Site Address:** Land east of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA

**Site Area:** 0.36ha

**Site Allocation/Capacity:** Up to 10 dwellings



<b>Step 1</b>	Heritage Assets - designated and non-designated potentially affected:	<p>North Cadbury Conservation Area - <b>Medium significance</b></p> <p>Brookhampton House (grade II, NHLE 1177970) - <b>Medium significance</b></p> <p>Brook Cottage (grade II, NHLE 1366392) - <b>Medium significance</b></p> <p>Hill Farm and Lower North Town Farm (non-designated) – <b>Low significance</b></p>
<b>Step 2</b>	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>The site forms part of the gateway to the village on Cary Road and is part of the agricultural land that surrounds the village. The site is screened from the North Cadbury Conservation Area which is set back from the north side of Cary Road but nevertheless contributes to the conservation area's significance as a rural settlement (<b>Plate 12</b>).</p> <p>The site was not part of the land holdings of Brookhampton House, being farmed in 1837 from Hill Farm, then part of the North Cadbury estate. However, the site is part of the asset's agricultural setting and contributes to its significance.</p> <p>The site forms part of the agricultural landscape setting of Brook Cottage. As a former smallholder's cottage that has retained the land it stood on since at least 1837 the cottage depends less on its landscape setting for its significance than might otherwise be the case.</p> <p>In 1837 the site was part of the land holding of Higher North Town Farm, then part of the North Cadbury estate. The site is part of the agricultural setting of Hill Farm and Lower North Town Farm and contributes to the significance of both assets as farmland in proximity to historic farmsteads.</p>
<b>Step 3</b>	Potential impact of development on Significance?	<p>Development of the site would extend the existing modern development on Cary Road northwards to the north of Mitchell's Row. This would change the setting of the North Cadbury Conservation Area by removing part of the agricultural context of the village. The impression of the village to those approaching it from the north along Cary Road would be changed. The site is not located immediately adjacent to the conservation area, and given the relative size of the site compared to the conservation area and the fact that this part of the conservation area is of lower significance than other parts, in particular the area either side of Woolston Road, it is considered that the impact of development on the site would be <b>Low adverse</b> on an asset of <b>Medium significance</b>.</p> <p>Development of the site would change part of the agricultural setting of Brookhampton House. As the site is located approximately 150m west of the asset and the asset is well screened from it, it is considered</p>

that development would have a **Low adverse** impact on Brookhampton House as an asset of **Medium significance**.

While the site is part of the agricultural setting of Brook Cottage the asset relies more on its functional setting, its former smallholding, for its significance. Impact of the development of the site would therefore be **Very low adverse** on Brook Cottage as an asset of **Medium significance**.

Hill Farm and Lower North Town Farm are located approximately 180m north of the site. Development of the site would represent a slight change to the asset's setting, bringing the edge of the village slightly closer. The majority of their agricultural setting would remain intact and development of the site would represent a **Very low adverse** on assets of **Low significance**.

<b>Step 4</b>	Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?	Harm to the North Cadbury Conservation Area and other designated and non-designated heritage assets identified could be mitigated by restricting development to the southern end of the site. While this would not necessarily decrease levels of harm from development on the site in isolation it could decrease harm resulting from development on Policy NCY18 and Policy NCY22 if those sites were similarly treated as part of a strategic grouping. The entrance to the village on Cary Road is currently defined by two 19th century buildings of low or very low significance. Greenways is a red brick cottage with a rendered and painted gable end facing the street and 1 & 2 The Cottages are painted and rendered. There is also a modern building to the west of The Cottages. Further east on the north side of Mitchells Row is a row of four semi-detached red brick houses which make, at best, a neutral contribution to the conservation area. An opportunity exists to enhance the northern edge of the village in this location by creating a new edge using more sympathetic designs and materials than those currently in place. Development on the southern end of the site in association with similar development on Policy NCY18 and Policy NCY22 would screen these buildings on the approach from the north of the village along Cary Road. Given the proximity of the site to the conservation area and its location at a gateway to the village any development would need to be of the highest standard and use designs and materials sympathetic to the conservation area. Development of this type in this location would have the potential for <b>Low beneficial</b> impact on the North Cadbury Conservation Area and reduced <b>adverse</b> impact on the other identified heritage assets.
<b>Step 5</b>	Should the site be allocated or how might the plan need to be changed?	It is not recommended that the site in isolation should be allocated but instead should be considered together with the adjacent Policy NCY18 and Policy NCY22 as part of a strategic group. If development of all three sites were undertaken impact would be greater than assessed above for the site in isolation and the sites would not be recommended for allocation. However, high quality development of sympathetic design and materials at the southern end of the three sites, or at least the site and Policy NCY22 would create a new northern edge to the village, softening the effect of the modern buildings that currently form the edge and enhancing the experience of the entry to the village from the north along

Cary Road. It is recommended that the restriction of the area of the three sites is investigated with a view to allocation.

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## Policy NCY18 - Land west of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA

**North Cadbury and Yarlington Neighbourhood Plan Site Reference Number:** NCY18

**SHLAA Reference Number:** N/a

**Site Address:** Land west of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA

**Site Area:** 0.95h

**Site Allocation/Capacity:** Up to 15 dwellings



<b>Step 1</b>	Heritage Assets - designated and non-designated potentially affected:	<p>North Cadbury Conservation Area - <b>Medium significance</b></p> <p>Brookhampton House (grade II, NHLE 1177970) - <b>Medium significance</b></p> <p>Brook Cottage (grade II, NHLE 1366392) - <b>Medium significance</b></p> <p>Hill Farm and Lower North Town Farm (non-designated) – <b>Low significance</b></p>
<b>Step 2</b>	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>The site forms part of the gateway to the village on Cary Road and is part of the agricultural land that surrounds the village. The site is screened from the North Cadbury Conservation Area which is set back from the north side of Cary Road but nevertheless contributes to the conservation area's significance as a rural settlement (<b>Plate 13</b>).</p> <p>The site was not part of the land holdings of Brookhampton House, being farmed in 1837 from Hill Farm, then part of the North Cadbury estate. However, the site is part of the asset's agricultural setting and contributes to its significance.</p> <p>The site forms part of the agricultural setting of Brook Cottage. As a former smallholder's cottage that has retained the land it stood on since at least 1837 the cottage depends less on this agricultural setting for its significance than might otherwise be the case.</p> <p>In 1837 the site was part of the land holding of Higher North Town Farm, then part of the North Cadbury estate. The site is part of the agricultural setting of Hill Farm and Lower North Town Farm (<b>Plate 14</b>) and contributes to the significance of both assets as farmland in proximity to historic farmsteads.</p>
<b>Step 3</b>	Potential impact of development on Significance?	<p>Development of the site would extend the existing modern development on Cary Road northwards to the north of Mitchell's Row. This would change the setting of the North Cadbury Conservation Area by removing part of the agricultural context of the village. The impression of the village to those approaching it from the north along Cary Road would also be changed. The site is not located immediately adjacent to the conservation area, and given the relative size of the site compared to the conservation area and the fact that this part of the conservation area is of lower significance than other parts, in particular the area either side of Woolston Road, it is considered that the impact of development on the site would be <b>Low adverse</b> on an asset of <b>Medium significance</b>.</p> <p>Development of the site would change part of the agricultural setting of Brookhampton House. As the site is located approximately 200m south-west of the asset and the asset is well screened from it, it is considered that development would have a <b>Low adverse</b> impact on Brookhampton House as an asset of <b>Medium significance</b>.</p>

While the site is part of the agricultural setting of Brook Cottage the asset relies more on its functional setting, its former smallholding, for significance. Impact of the development of the site would therefore be **Very low adverse** on Brook Cottage as an asset of **Medium significance**.

Hill Farm and Lower North Town Farm are located approximately 190m north of the site. Development of the site would represent a slight change to the assets' setting, bringing the edge of the village slightly closer. The majority of their agricultural setting would remain intact and development of the site would represent a **Very low adverse** on assets of **Low significance**.

#### Step 4

Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?

Harm to the North Cadbury Conservation Area and other designated and non-designated heritage assets identified could be mitigated by restricting development to the southern end of the site. While this would not necessarily decrease levels of harm from development on the site in isolation it could decrease harm resulting from development on Policy NCY17 and Policy NCY22 if those sites were similarly treated as part of a strategic grouping. The entrance to the village on Cary Road is currently defined by two 19<sup>th</sup> century buildings of low or very low significance (**Plate 15**). Greenways is a red brick cottage with a rendered and painted gable end facing the street and 1 & 2 The Cottages are painted and rendered. There is also a modern building to the west of The Cottages. Further east on the north side of Mitchells Row is a row of four semi-detached red brick houses which make, at best, a neutral contribution to the conservation area. An opportunity exists to enhance the northern edge of the village in this location by creating a new edge using more sympathetic designs and materials than those currently in place. Development on the southern end of the site in association with similar development on Policy NCY17 and Policy NCY22 would screen these buildings on the approach from the north of the village along Cary Road. Given the proximity of the site to the conservation area and its location at a gateway to the village any development would need to be of the highest standard and use designs and materials sympathetic to the conservation area. Development of this type in its location would have the potential for **Low beneficial** impact on the North Cadbury Conservation Area and reduced **adverse** impact on the other identified heritage assets.

#### Step 5

Should the site be allocated or how might the plan need to be changed?

Of the three sites in this part of the village the site is the most likely to be recommended for allocation in isolation albeit at a reduced size. However, the site should be considered together with the adjacent Policy NCY17 and Policy NCY22. If development of all three sites were undertaken impact would be greater than assessed above for the site in isolation and the sites would not be recommended for allocation. However, high quality development of sympathetic design and materials at the southern end of the three sites would create a new northern edge to the village, softening the effect of the modern buildings that currently form the edge and enhancing the experience of the entry to the village from the



north along Cary Road. It is recommended that the restriction of the area of the three sites is investigated with a view to allocation.

## Policy NCY22 - Land north of Mitchells Row, Brookhampton, North Cadbury, Somerset, BA22 7DA

**North Cadbury and Yarlington Neighbourhood Plan Site Reference Number:** NCY18

**SHLAA Reference Number:** N/a

**Site Address:** Land north of Mitchells Row, Brookhampton, North Cadbury, Somerset, BA22 7DA

**Site Area:** 0.5ha

**Site Allocation/Capacity:** Up to 12 dwellings



<b>Step 1</b>	Heritage Assets - designated and non-designated potentially affected:	<p>North Cadbury Conservation Area - <b>Medium significance</b></p> <p>Brookhampton House (grade II, NHLE 1177970) - <b>Medium significance</b></p> <p>Brook Cottage (grade II, NHLE 1366392) - <b>Medium significance</b></p> <p>Hill Farm and Lower North Town Farm (non-designated) – <b>Low significance</b></p>
<b>Step 2</b>	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>The site forms part of the gateway to the village on Cary Road and is part of the agricultural land that surrounds the village. The site is screened from the North Cadbury Conservation Area which is set back from the north side of Cary Road but nevertheless contributes to the conservation area's significance as a rural settlement.</p> <p>The site was not part of the land holdings of Brookhampton House, being rented in 1837 from the North Cadbury estate by John Mitchell who rented other small plots on the outskirts of the village. However, the site is part of the asset's agricultural setting and contributes to its significance.</p> <p>The site forms part of the agricultural setting of Brook Cottage. As a former smallholder's cottage that has retained the land it stood on since at least 1837, so the cottage depends less on this surrounding agricultural setting for its significance than might otherwise be the case.</p> <p>In 1837 the site was rented from the North Cadbury estate. The site is part of the agricultural setting of Hill Farm and Lower North Town Farm. The site contributes to the significance of both assets as farmland in proximity to historic farmsteads.</p>
<b>Step 3</b>	Potential impact of development on Significance?	<p>Development of the site would extend the existing modern development on the north side of Mitchells Row further northwards. This would change the setting of the North Cadbury Conservation Area by removing part of the agricultural context of the village. The impression of the village to those approaching it from the north along Cary Road would also be changed. The site is not located immediately adjacent to the conservation area being separated from it by the row of semi-detached houses on Mitchells Row. Given the relative size of the site compared to the conservation area and the fact that this part of the conservation area is of lower significance than other parts, in particular the area either side of Woolston Road, it is considered that the impact of development on the site would be <b>Low adverse</b> on an asset of <b>Medium significance</b>.</p> <p>Development of the site would change part of the agricultural setting of Brookhampton House which is located approximately 80m north-west of the asset. Th asset is partially screened from the site by planting within its grounds but there would be views of the northern parts of the site from the asset and</p>

the asset is well screened from it, it is considered that development would have a **Medium adverse** impact on Brookhampton House as an asset of **Medium significance**.

While the site is part of the surrounding agricultural setting of Brook Cottage the asset relies more on its functional setting, its former smallholding, for significance. If, as is planned, access to the site was via Mitchells Row, the cottage would receive some impact from development of the site as a result of increased traffic volume. Impact of the development of the site would be **Low adverse** on Brook Cottage as an asset of **Medium significance**.

Hill Farm (**Plate 16**) and Lower North Town Farm (**Plate 17**) are located approximately 150m north of the site. Development of the site would represent a slight change to the assets' setting, bringing the edge of the village slightly closer to them. The majority of their agricultural setting would remain intact and development of the site would represent a **Very low adverse** on assets of **Low significance**.

<b>Step 4</b>	Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?	Harm to the North Cadbury Conservation Area and other designated and non-designated heritage assets identified could be mitigated by restricting development to the southern end of the site. While this would not necessarily decrease levels of harm from development on the site in isolation it could decrease harm resulting from development on Policy NCY17 and Policy NCY18 if those sites were similarly treated as part of a strategic grouping. The row of four semi-detached red brick houses on the north side of Mitchells Row make, at best, a neutral contribution to the setting of the conservation area. An opportunity exists to enhance the northern edge of the village in this location by creating a new edge using more sympathetic designs and materials than those currently in place. Development on the southern end of the site in association with similar development on Policy NCY17 and Policy NCY18 would screen these buildings on the approach from the north of the village along Cary Road. If the three sites were developed together access to the site could be through Policy NCY 17 onto Cary Road rather than south onto Mitchells Row, reducing impact on Brook Cottage to <b>Very low adverse</b> . Given the proximity of the site to the conservation area and its location at a gateway to the village any development would need to be of the highest standard and use designs and materials sympathetic to the conservation area. Development of this type in is location would have the potential for <b>Low beneficial</b> impact on the North Cadbury Conservation Area and reduced <b>adverse</b> impact on the other identified heritage assets.
<b>Step 5</b>	Should the site be allocated or how might the plan need to be changed?	It is not recommended that the site in isolation should be allocated, but instead should be considered together with the adjacent Policy NCY17 and Policy NCY18 as a strategic group. If development of all three sites were undertaken impact would be greater than assessed above for the site in isolation and the sites would not be recommended for allocation. However, high quality development of sympathetic design and materials at the southern end of the three sites, or at least the site and Policy NCY17 would create a new northern edge to the village, softening the effect of the modern buildings that currently form

the edge and enhancing the experience of the entry to the village from the north along Cary Road. It is recommended that the restriction of the area of the three sites is investigated with a view to allocation.

## Policy SSDC1 - Land off Ridgeway Lane, North Cadbury

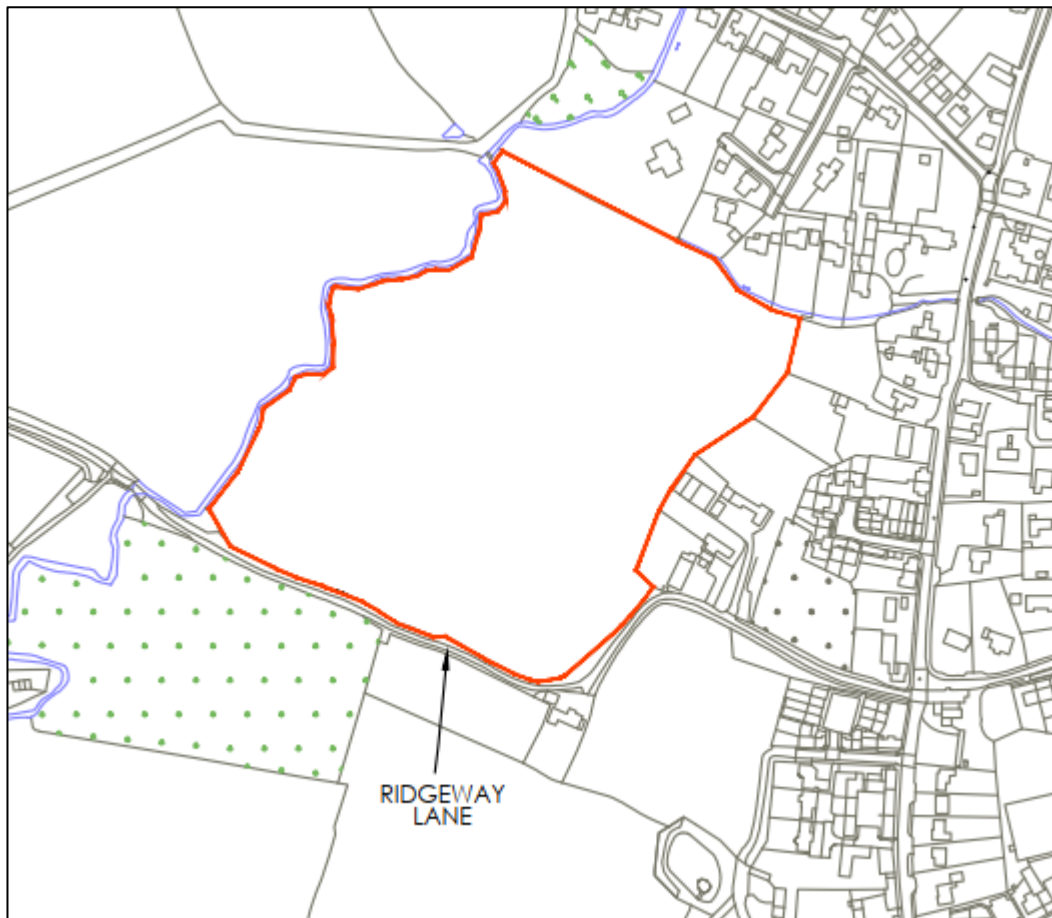
**North Cadbury and Yarlington Neighbourhood Plan Site Reference Number:** N/a

**SHLAA/HELAA Reference Number:** E/NOCA/0001

**Site Address:** Land off Ridgeway Lane

**Site Area:** 5.91h

**Site Allocation/Capacity:** Housing and recreation



<b>Step 1</b>	Heritage Assets - designated and non-designated potentially affected:	North Cadbury Conservation Area - <b>Medium significance</b>
		Ridgeway Farmhouse (grade II, NHLE 1177974) - <b>Medium significance</b>
<b>Step 2</b>	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>The site is located to the west of the village between the western outskirts and the River Cam. Ridgeway Lane is shown on both the tithe map of 1837 and the 1887 Ordnance Survey map. The 1887 Ordnance Survey map shows Ridgeway Lane as being made up only as far west as the river as it the case today. It is likely therefore that the road was never a major route into the village from the west and the site is not considered to be a gateway. The site is however part of the agricultural land that surrounds the village and contributes to the conservation area's significance as a historic rural settlement.</p> <p>On the tithe map of 1837 the site is divided into three plots, the largest, Clare Meadow being glebeland owned by the parish rector. The land use of one of the smaller plots was also meadow and of the other garden or smallholding. At the time of the tithe map Ridgeway Farm was a tenanted farm of the North Cadbury estate, its land being mainly on the western side of the river. The site however is part of the agricultural setting of Ridgeway Farmhouse and contributes to its significance.</p>
<b>Step 3</b>	Potential impact of development on Significance?	<p>Development of the site would impact on the North Cadbury Conservation Area as a result of change to its setting as the eastern boundary of the site abuts the western boundary of the conservation area. The setting in this location would change from the current agricultural context to an extension of the built area of the village. It is understood that development of the site would necessitate upgrading Ridgeway Lane between the A359 and the site. This would have the effect of creating a gateway to the conservation area with development on the site immediately to the north of it, changing the experience of approaching the conservation area along Ridgeway Lane resulting in a change in the viewer's perception of the conservation area. The change of setting would have a <b>Medium adverse</b> impact on the conservation area as an asset of <b>Medium significance</b>.</p> <p>While the site did not form part of the land farmed from Ridgeway farm the site remains an important part of the setting of Ridgeway Farmhouse (<b>Plate 18</b>). Development of the site would separate the farmhouse from its agricultural setting to the north and west resulting in a <b>Medium adverse</b> impact on the farmhouse as an asset of <b>Medium significance</b>.</p>
<b>Step 4</b>	Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?	No opportunities have been identified to enhance the significance of nearby heritage assets.

While impact on the heritage assets identified could be mitigated by restricting the developable area to the north and north-eastern parts of the site it is understood that this location is not suitable for development due to risk of flooding. No opportunities therefore have been identified to mitigate harm.

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Step 5	Should the site be allocated or how might the plan need to be changed?	It is not recommended that the site is allocated in its current form. Ridgeway Lane is not suitable for access and creating access via a new road to the north and west would effectively isolate the development from the village.
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## Appendix A – Plates



**Plate 1.** The Grange from the north-western corner of Policy NCY04



**Plate 2.** Brookhampton House from the eastern corner of Policy NCY05





**Plate 3.** Brook Cottage from the eastern corner of Policy NCY05



**Plate 4.** Brookhampton Farm from the north-eastern boundary of Policy NCY05





**Plate 5.** Hollytree



**Plate 6.** Policy NCY05 from the driveway to Brookhampton House





**Plate 7.** Hollytree from Policy NCY05



**Plate 8.** Policy NCY16





**Plate 9.** Manor Farmhouse and associated buildings from the western corner of Policy NCY16



**Plate 10.** View towards North Cadbury Court from the western corner of Policy NCY16





**Plate 11.** Garden Cottage on left with North Cadbury Court in the background



**Plate 12.** Mitchells Row from north end of Policy NCY17. The North Cadbury Conservation Area is behind the modern development





**Plate 13.** Mitchells Row from north end of Policy NCY18. The North Cadbury Conservation Area is behind the modern development



**Plate 14.** Hill Farm (left) and Lower North Town Farm (right) from the north end of Policy NCY18





**Plate 15.** View south along Cary Road from Hill Farm. Policy NCY17 (left) and NCY18 (right) can be seen in the middle distance in front of the developed edge of the village



**Plate 16.** Hill Farm from Policy NCY22





**Plate 17.** Lower North Town Farm from Policy NCY22



**Plate 18.** Ridgeway Farm from Ridgeway Lane at the southern boundary of Policy SSDC1

