



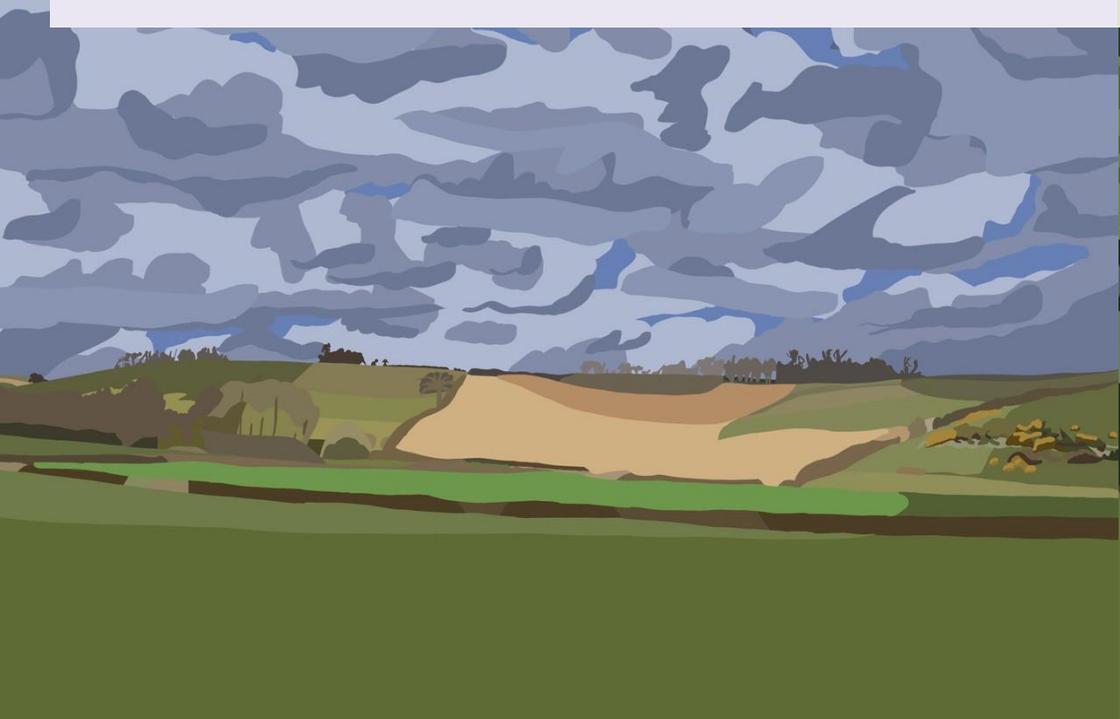
NORTH CADBURY AND YARLINGTON NEIGHBOURHOOD PLAN



Submission (Regulation 15) Version

North Cadbury and Yarlington Parish Council, November 2021

*A planning policy document to influence what is built and where across
North Cadbury, Galhampton, Yarlington and Woolston up to 2033*





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FOREWORD

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.”

Extract from the Government’s National Planning Policy Framework (2021)

This North Cadbury and Yarlington Neighbourhood Plan seeks to shape the physical development of the area in a way that balances the need to look after our environment and at the same time meet the needs of a growing population.

Drawing on the opinions of the community has been critical to making sure the Plan genuinely reflects the hopes and aspirations of all the area’s residents. This has been challenging given the wide area the Plan covers and that the Covid 19 pandemic has been ongoing through much of the time the plan was prepared. Nevertheless, using a mix of technology and socially distanced engagements, we hope we have reached out to everyone who wanted to be heard, and have listened and reflected the consensus of opinion in this, our first Neighbourhood Plan.

The Plan has been prepared by a group of local residents, supported by a planning consultant, on behalf of the North Cadbury and Yarlington Parish Council. It is the Parish Council who are responsible for the preparation of the Plan in this area, and South Somerset District Council will ultimately ‘make’ the Plan part of the statutory development plan once it has been independently examined and passed a local referendum. Grateful thanks are extended to all the volunteers for the time and commitment they have given to date.

NC&Y Parish Council, July 2021

This version is the submission version that will be tested at examination. It will then be revised to take on board any modifications recommended by the Examiner, before being subject to a local referendum. If the referendum result is a ‘yes’ vote it will then be formally made part of the development plan.





1. INTRODUCTION

HOW THIS ALL BEGAN...

1.1 In 2016/7, local residents, supported by the Parish Council, produced a Community Plan for the area, replacing the previous (2006) plan. This considered a wide range of issues impacting on the day to day lives of its community. Whilst many parishioners did not want the villages and hamlets to change significantly, there was a general acceptance that some infill development could potentially help provide starter and family homes which could help ensure that there would continue to be a balance of young and older residents. There were also concerns expressed that the planners at South Somerset District Council could ignore the objections made by local residents and the Parish Council, with little explanation as to why local issues had been over-ruled.

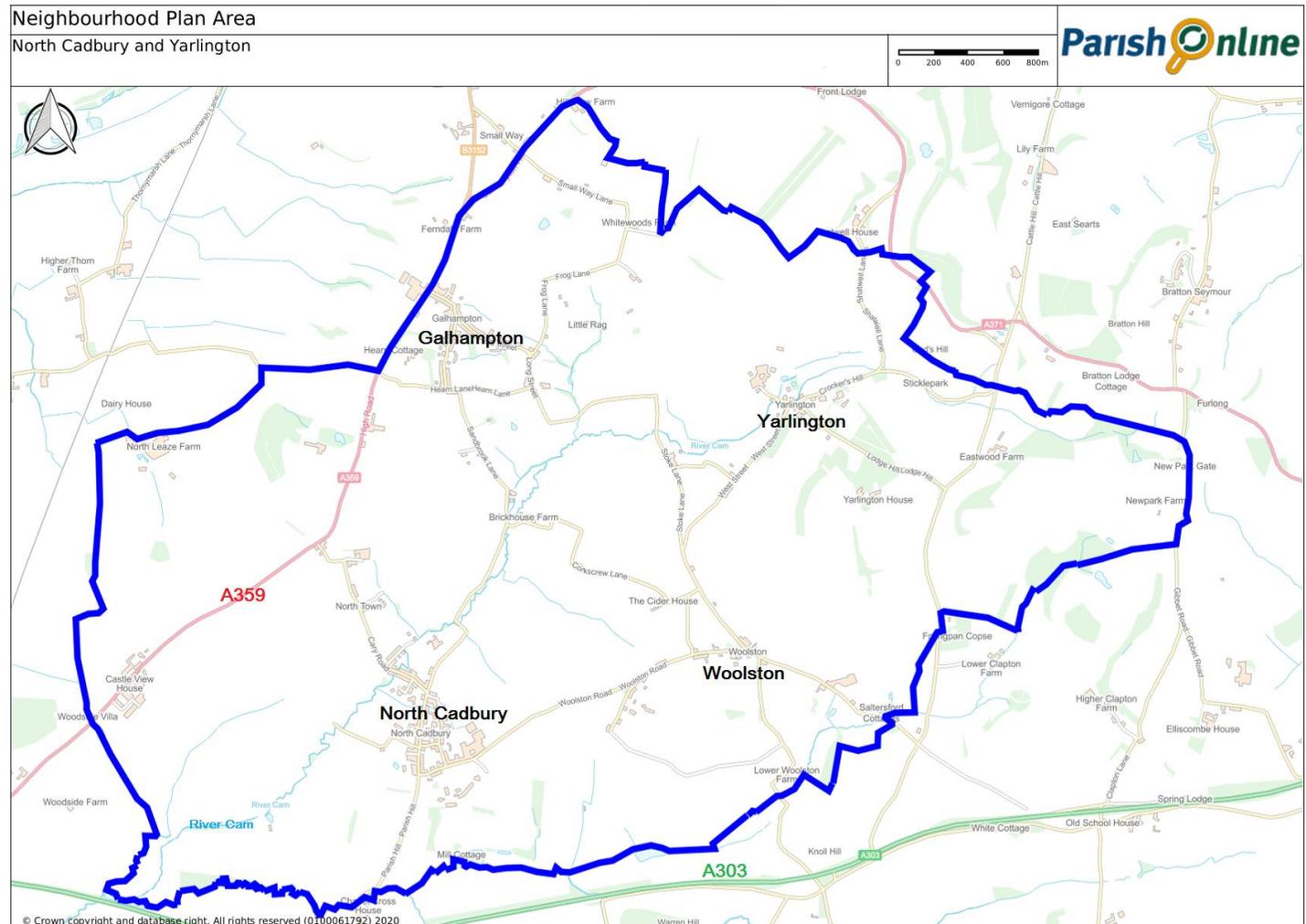
Map 1. North Cadbury and Yarlington Neighbourhood Plan Area

1.2 To have greater influence over what could and should be built, the obvious solution was for the Parish Council to produce a Neighbourhood Plan. This becomes part of the development plan for the area and will have to be taken into account by the District Council when determining planning applications. At the Parish Council meeting on 27th June 2019 the Parish Council decided unanimously to start the process of writing a Neighbourhood Plan.

1.3 The first step was to confirm the Neighbourhood Plan area (the area in which the plan can have an impact). An

application was made to South Somerset District Council for the Parish Council area of North Cadbury and Yarlington to be so designated. This was approved by the District Council in July 2019.

1.4 Work started on this Neighbourhood Plan in the second half of 2019, when a Working Group of local residents was first convened. Jo Witherden (an independent planning consultant with considerable experience in Neighbourhood Plans) was commissioned by the Parish Council to help with this task, with funding from central Government.





WHAT WORK WAS DONE

1.5 The working group was keen that the Plan genuinely reflected the consensus view of local residents from across the area. There have been many opportunities for people to get involved, including:

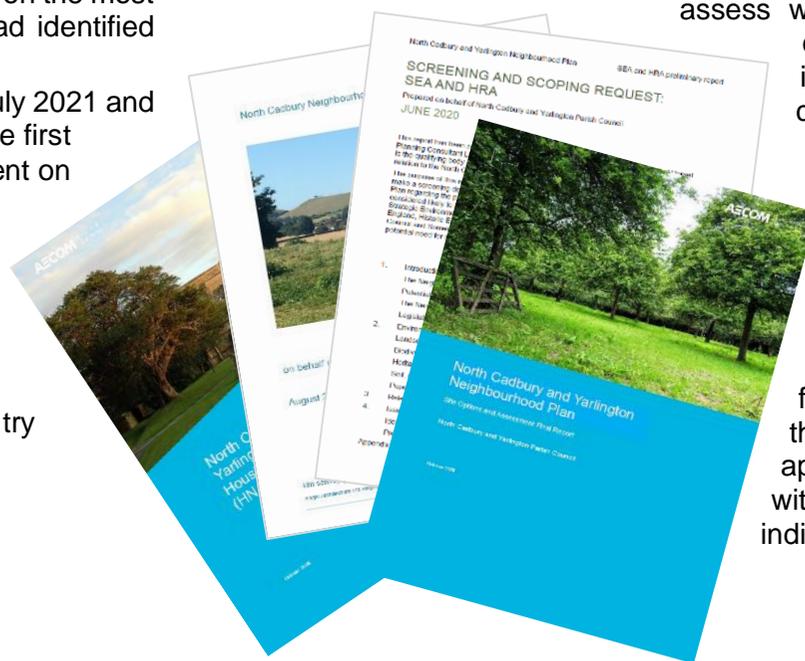
- **Household survey** (distributed February 2020). This survey gathered information on local people’s thoughts about the area, housing and employment needs, work and travel patterns, use of and priorities for community facilities.
- **Call for Sites** (advertised March 2020). This provided an opportunity for local landowners to tell us about the sites that they would like considered for development.
- **Businesses and Community Facilities surveys** (distributed March 2020). Giving local businesses and organisations an opportunity to tell us about their needs and development aspirations for the future, as well as gathering general data on use and local employment.
- **Options consultation** (distributed November 2020 with a supplemental consultation in February 2021). This was a major consultation to update local residents on the findings of the various studies and surveys and seek their views on the most suitable site options and whether we had identified key issues correctly.
- **Draft Plan consultation** (publicised in July 2021 and ran for more than 6 weeks). This was the first opportunity for people to see and comment on the Plan as a whole. The consultation was open to local residents and sent to the statutory consultees. Changes were made as a result.

Throughout the Plan’s preparation the Working Group have used social media, the website, posters, leaflets and newsletters to try to keep everyone in the Parish aware of the progress being made.

1.6 Studies undertaken included:

- **Heritage Assessment** (August 2020, Angel Architecture) – to identify the key features and special interest relating to the four main settlements in the two parishes.
- **Housing Needs Assessment** (October 2020, AECOM) – to better understand the housing needs of the area, particularly the type, size and tenure, and need for affordable and older persons’ housing.
- **Local Green Space and Views Assessments**
- **Site Options Assessment** (July 2021, AECOM) – to independently assess the site options put forward through the call for sites
- **Heritage Impact Assessment** (July 2021, AECOM) – to consider in greater detail the potential heritage impacts of the emerging site options.
- **Strategic Environmental Assessment** (Scoping report undertaken in June 2020, Dorset Planning Consultant Ltd, with full assessment then produced by AECOM for the draft plan, July 2021) – to identify the environmental issues relevant to the area that may need to be considered in determining the likely significant impacts of the Neighbourhood Plan.
- **Habitats Regulations Assessment** (August 2021, AECOM) – to assess whether the draft plan may cause adverse effects on the integrity of internationally important wildlife sites, either in isolation or in combination with other plans and projects.

1.7 Following the Examination of the Plan, the final step is a local referendum (usually limited to the Neighbourhood Plan area). Local residents (who are on the electoral roll) vote on whether the District Council should use the Plan. As long as the majority of those who vote, vote ‘yes’, the Plan is then formally made part of the development plan for the area. This means that, by law, planning applications must be determined in accordance with the Plan, unless material considerations indicate otherwise.





WHO WAS INVOLVED ON THE WORKING GROUP?

1.8 Much of the work underpinning this plan was undertaken by local residents, who freely volunteered their time to help. Working Group members have included:

- | | |
|----------------------|-----------------|
| Alan Bartlett | Malcolm Hunt |
| Alan Brain | Andy Keys-Toyer |
| Bruce Critchley | Michael Martin |
| James Bruce-Gardyne | Brian Morris |
| Tamsin Bruce-Gardyne | John Rundle |
| Susan Cox | Richard Rundle |
| Tim Gilbert | Anna Scott |
| Nigel Humberston | Richard Scott |

1.9 The working group was supported by paid experts from outside the community, primarily Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd and AECOM, Locality’s appointed consultants who provided additional technical support.

1.10 Thanks also go to Wally Scott for his artwork on the front cover.

HOW THIS PLAN IS STRUCTURED

1.11 There is no set format for a Neighbourhood Plan – the idea being that every plan will cover the issues that are most important to its area. The plan contains a number of policies and projects. The policies set out the ‘tests’ against which planning applications are considered – and some of the background to these and further explanation is contained in the preceding paragraphs. Sometimes the policies refer to tables or maps which contain the detail of what or which areas are relevant. The projects detail what actions the Parish Council intends to take in relation to issues that have come to light through the making of this plan.

1.12 The Plan itself looks at each of the main topics in turn in chapters 5 - 10 (the topics cover heritage and design; environment; housing; business and employment; community services and facilities; and transport), and then chapters 11 – 14 cover the main settlements in the area (North Cadbury; Galhampton; Yarlington and Woolston). There is some cross-referencing between the settlement-specific and topic-based sections – but we hope that by having settlement-specific chapters this makes understanding the plan easier for local residents.

1.13 At the end of the plan there is a short glossary, a list of supporting documents, a policies map (which attempts to show all of the area-specific policy locations on one map – there are more detailed maps throughout the plan), and various appendices containing some of the more detailed information that underpins the Neighbourhood Plan.

HOW LONG THE PLAN WILL LAST? (THE ‘PLAN PERIOD’)

1.14 This Plan has been written for the period **2018 – 2033**. This plan period seems a sensible timescale to plan for, looking forward approximately 10 - 15 years (the start date links to the latest monitoring year that we had data for, when we started working on the plan). It should provide a degree of certainty as to the extent of changes that local residents may reasonably expect over that period. However, it is fully expected that it will be reviewed well before the end of the plan period, given that the Local Plan is being updated and that national planning policy may also change in this time.

Heritage and Design



Environment



Housing



Business and Employment



Community Services and Facilities



Transport





2. A LITTLE BIT ABOUT THE NEIGHBOURHOOD PLAN AREA...

2.1 Before launching into the plan, we have brought together a very brief summary to give a flavour of the area, to those who perhaps do not know it that well...

2.2 The area covers just over 15 square kilometres (about 6 square miles) of South Somerset, in the area north of the A303 and south of Castle Cary (largely bounded by the A359 to the west and A371 to the east). It is a predominantly rural area.



POPULATION AND EMPLOYMENT

2.3 North Cadbury village is the largest settlement, with just over 210 households. Other settlements include Galhampton (approximately 175 households), Woolston and Yarlington (with approximately 50 households each). At the time of the last Census (2011) there were just over 1,000 residents living in the Plan area in total. The average resident was about 45 years old, working and in good health.

2.4 The area ranks amongst the 40% least deprived in the country (based on the English Indices of Multiple Deprivation), the main issue facing the area being barriers to housing and services (which is likely to be because of the rural nature of the area, and difficulty accessing affordable housing and local services).

2.5 There are a couple of employment estates in the area, the main one being the North Cadbury Business Park on the A359, close to the A303. There is also a small cluster of businesses at the Fir Tree Business Park in Galhampton, and at the various farms and estates operating across the area. Responses from the 2020 household survey indicate that most workers typically commute to work outside the area, although a significant proportion (at least one in five) work from home. Slightly more people work in professional / scientific and agricultural sectors than the district average (based on the 2011 Census) and some of the farmland in the Plan area is amongst the best and most versatile in the country (based on the Government's Agricultural Land Classification Maps).

NATURAL AND BUILT ENVIRONMENT

2.6 The Plan area falls within the Yeovil Scarplands, and is described in that National Character Area profile as a remote, rural landscape comprising a series of broad ridges and steep scarps separating sheltered clay vales, and a largely agricultural (pastoral) character. There are winding rural lanes, bounded by verges and thick hedgerows with frequent mature to veteran trees, connecting villages and hamlets; and a long history of settlement reflected through its archaeology and historic buildings, including its collection of fine manor houses and associated parklands, and a variety of limestones and sandstones from which distinctive building characteristics are derived.

2.7 The River Cam flows through the area, and whilst there are no nationally important wildlife sites within the Plan area, there are a number of priority habitats, such as the traditional orchards (particularly around North Cadbury and Galhampton), areas of deciduous woodland (including some close to Yarlington and North Cadbury), and areas of calcareous grassland and good quality semi-improved grassland.

2.8 There is also an extensive network of public rights of way criss-crossing the Plan area, including the Monarch's Way, the Somerset-based Leland Trail, and the Macmillan Way. Much of the area enjoys particularly dark skies and a general lack of noise pollution, but the southern portion is impacted by the noise from the A303 and lighting levels around the Sparkford junction.



3. THE STRATEGIC PLANNING POLICIES FOR OUR AREA

3.1 The National Planning Policy Framework (NPPF) explains that a core purpose of the planning system is to contribute to the achievement of sustainable development. To this end, plans and decisions should apply a “presumption in favour of sustainable development”, and to positively seek opportunities to meet the development needs of the area.

3.2 It goes on to state that the planning system should be genuinely plan-led – with succinct and up-to-date plans that provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

THE ADOPTED LOCAL PLAN

3.3 The South Somerset Local Plan 2006 – 2028 was adopted in 2015. It includes a settlement strategy that focusses new development at Yeovil, with significant growth also planned at Chard, Crewkerne, Wincanton and Ilminster. It does not make any housing or employment land allocations or set any specific targets for any of the settlements in our Neighbourhood Plan area. However Policy SS2 “Development in Rural Settlements” of the Local Plan does apply to this area. This means that the settlements (particularly Galhampton and North Cadbury) are considered suitable for some development, provided that such growth is meeting an identified need, commensurate with the scale and character of the settlement, and generally has the support of the local community. The smaller settlements of Woolston and Yarlington would not be considered suitable for housing development, as they do not have enough key services.



THE LOCAL PLAN REVIEW

3.4 The review of the Local Plan is underway, and a Preferred Options draft was published in the summer of 2019. A revised version is anticipated in mid-2022. Whilst a Neighbourhood Plan is not examined against the policies of an emerging Local Plan, Government guidance makes clear that it is sensible to take into account any emerging evidence and likely policy change, in order to avoid a Neighbourhood Plan becoming out of date early on.

3.5 The Preferred Options draft of the new Local Plan does propose some potentially significant changes to the strategy for our area. It identifies a new ‘tier’ of village in the settlement strategy in Policy SS1, and North Cadbury is listed as one of these. These villages will be expected to make provision for limited development, with some growth expected to take place “adjacent to the existing built settlement”. In contrast, the other settlements of Galhampton, Yarlington and Woolston which do not have many key services are considered to be amongst the least sustainable settlements in the area, where development will be much more restricted.

3.6 Whilst this early draft of the Local Plan does not include an indicative housing target for our area, the District Planners have suggested that a target of about 60 dwellings over a 20-year period (so an average of 3 dwellings per annum), largely focussed on North Cadbury, would be appropriate.

The Local Plan is also likely to propose the expansion of the North Cadbury Business Park and take a more flexible approach towards supporting employment in general, at a scale commensurate with the locality.



4. WHAT THIS PLAN HOPES TO ACHIEVE

4.1 The vision has been derived from consultations with the community and our evidence base.

4.2 Following on from this, we identified a number of objectives under the themes of housing, business and employment, transport, community services and facilities, environment, heritage and design that have shaped the plan and policies.

In 2033 the parishes of North Cadbury and Yarlington will remain a “Jewel of a Place” - safe, thriving, well-connected settlements, each with a unique character, natural environment and sense of community spirit, welcoming residents of all ages and abilities.





OBJECTIVES

HERITAGE AND DESIGN



- Protect, preserve and enhance the Conservation Areas and historically important buildings and other heritage assets.
- Ensure that the character of the area and the setting of these assets is not compromised by the design, scale or presence of new development, or by the materials used.
- Make a positive contribution to reducing the rate of climate change by promoting and supporting sustainable energy initiatives (integrated with new buildings).

ENVIRONMENT



- Ensure that development is sensitive to the rural setting of the area and does not erode our existing environment and character.
- Protect the green spaces and recreational trails that are valued by local residents and create new ones where possible.
- Protect existing historic trees (some of which may lie outside the Conservation Areas and may need to be identified) and also support the planting of further native trees as part of any development, given their wildlife and climate benefits and how trees can soften the visual impact of development given the rural character of the area.
- Protect people, property and roads from flooding (in particular highlighting any local knowledge of flooding which may not be clear from the flood risk maps).
- Maintain the current good air quality and low levels of pollution – in particular recognising the dark night skies and general tranquillity of the area (away from the A303).

HOUSING

- Provide opportunities for local people to continue living in the area.
- Ensure any housing development provides for a variety of tenures which meet local needs. This should include affordable homes for young families / first time buyers as well as housing suitable for retirement / older age.



BUSINESS AND EMPLOYMENT

- Provide opportunities for local people to work close to home.
- Support local businesses to set up or expand their premises providing services and employment in the community, including through the provision of better broadband.



COMMUNITY SERVICES AND FACILITIES

- Maintain, improve and extend community services and recreational facilities that better meet the needs of local residents of every age and ability, including the services provided from the church, recreation ground, village hall and pub.



TRANSPORT

- Reduce problems associated with on-street parking, especially outside the school.
- Identify and where opportunities arise create new safe routes for walkers, cyclists and horse riders – particularly linking to the various community facilities and utilising the public rights of way network as far as possible.
- Consider how the community can access the local bus service and how the current service might be improved.





5. HERITAGE AND DESIGN

OVERVIEW

5.1 The rural character of the area (the villages, hamlets and surrounding countryside) was the number one reason recorded in our household survey that asked why people choose to live here, and what they enjoy the most about the area. The area is very rich in terms of its history – it is no surprise that it was described as “a little-known jewel of a place” in the television programme “Escape to the Country” in 2017.

5.2 In terms of design, we asked local residents to tell us what they felt had worked well in new buildings, and what designs or layouts should be avoided. From this, we found out that a key issue for local residents was that designs should be in keeping with the character of the area (with quite a few highlighting the use of local materials as key, and avoidance of overly modern-looking designs). Other key concerns were related to the higher densities of recent development (that it was ‘too crammed in’) and linked to this, a lack of green spaces.

5.3 So one of our first tasks was to get a better understanding of the area’s historic character. The heritage appraisal has helped to identify the key historic features and locally important historic buildings in the area’s villages and larger hamlets and complements the more detailed Conservation Area Appraisal that was undertaken for the village of North Cadbury. We also researched the ‘good examples’ of recent development (as identified by local residents) to identify the common design features that have worked well. The household survey also showed that local residents did not want to see large scale / estate developments, as this was not in character with the much more gradual, organic nature of how the area has developed.

5.4 However the design of new buildings does need to take into account their carbon footprint – as many of these buildings (hopefully) may well be around well into the next century, if they are built to last. The Government is already making progress on revised buildings standards so that all new buildings will be fit for the future, using renewable energy sources where practical, to eventually become carbon neutral over time as the electricity grid and heat networks decarbonise.

HERITAGE AND DESIGN OBJECTIVES

- Protect, preserve and enhance the Conservation Areas and historically important buildings and other heritage assets.
- Ensure that the character of the area and the setting of these assets is not compromised by the design, scale or presence of new development, or by the materials used.
- Make a positive contribution to reducing the rate of climate change by promoting and supporting sustainable energy initiatives (integrated with new buildings).



Heritage



IMPORTANT LOCAL HISTORIC FEATURES

5.5 There are about 60 Listed buildings or structures within the Neighbourhood Plan area, two of which are Grade I (Church of St Michael and North Cadbury Court, both on Woolston Road, North Cadbury), and a further four of which are Grade II* (21 Woolston Road in North Cadbury, The Manor House in Galhampton, the Church of St Mary and Yarlington House on Lodge Hill, both in Yarlington). Lower Woolston medieval settlement is designated as a scheduled monument, and there is



significant potential for archaeological finds in the area.¹ There are also two Conservation Areas, one covering much of North Cadbury village and the other covering Woolston. The Community Plan identified the potential to consider whether a further Conservation Area should be designated at Yarlington.

5.6 The area also has a significant archaeological resource reflecting its rich historic environment and historic evolution.

5.7 The heritage appraisal has helped to identify the key historic features of the various villages, including important local buildings that are not currently designated but should be considered as important local heritage assets. These are described in the relevant chapters later on in



¹ large parts of North Cadbury and Yarlington are recognised as an ‘area of high archaeological potential’ in the Local Plan maps and further information on archaeological finds is available from the Somerset Historic Environment
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this plan, and the Parish Council will liaise with the District Council to ask that these are formally added to their Local List.

REINFORCING CHARACTER THROUGH DESIGN

5.8 The heritage appraisal has also helped to identify the typical street layouts, buildings styles and materials used within the various villages and hamlets and underpins some of the settlement-specific design policies in the relevant chapters later on in this plan.

5.9 Our research on the ‘good examples’, where new buildings have worked well in terms of their contribution and integration with their surroundings, is summarised in Appendix 1. This identifies a number of common themes which we have used to devise the policy on general design. These include:

- range and mixture of property types and sizes, providing variety within the overall form (including the rooflines)
- generally modest size of buildings, appropriate to their location and context
- positive relationship with the main streets
- simple palette of materials leaning on those that are natural and traditional to the area – stone, timber, limited brick, clay and slate roofing (whilst reconstituted stone or brick was widely used in the latter part of the 20th century, this is no longer considered appropriate for new developments)
- careful consideration of parking areas
- careful consideration of impacts on neighbouring development
- use of landscaping to soften the developments, including hedgerows.

5.10 The general layout of new development should reflect the predominantly linear street layout and use of farmstead clusters, and variation in plot sizes, shape and orientation found throughout the area.

5.11 Off-road parking provision will need to be made for cars (given the rural nature of the area and car ownership levels), but should not

Record, together with historic landscape characterisation
<https://www.somersetheritage.org.uk/#>



dominate the street scene. This is covered further in section 10 on transport.

BUILDINGS FIT FOR THE FUTURE



5.12 South Somerset District Council declared a Climate Emergency in May 2019. The latest version of the South Somerset Council Plan seeks to “achieve a significant reduction in emissions across the geography of South Somerset to support resilient communities” – also mirrored in their Environment Strategy. This includes projects from supporting the transition to electric vehicles to increasing tree coverage across the district.

5.13 The Government is introducing the Future Home Standard, which means that from 2025, all new homes should be built to be zero-carbon

ready, so that no further energy efficiency retrofit work will be necessary to enable them to become zero-carbon as the electricity grid continues to decarbonise. The Government also intends to introduce an interim uplift in Building Regulations later this year (2021) to increase the installation of low carbon heating options in new homes from June 2022.

5.14 Many of the changes that may be introduced will not necessarily impact on the external design of buildings – such as the thermal efficiency of materials and insulation used, and the use of smart technology. However the use of photo-voltaic and solar panels on roofs, and other add-ons such as air heat pumps which would impact on a building’s appearance, are likely to be more commonly used.

PRACTICAL GARDEN SIZES

5.15 Linked to both of the above points, further work was done to look at the typical garden sizes within the area, as these have a bearing on both the presence of trees and greenery within the settlements and the health and well-being of its residents (which has been particularly brought to the fore in light of the Covid-19 pandemic when much of the population spent months in ‘lock-down’ within their homes and gardens).

5.16 Within the Plan area plot sizes vary considerably, generally ranging from 300 to 1,500 square metres. However there were some very small plots of around 50 – 60 square metres where the space left for gardens was extremely limited (15 – 20 square metres) which were considered to be far less practical. As a result the overall density of development within the different settlements varies considerably, although on average it generally ranges between 11 – 17 dwellings per hectare.

5.17 Wider research on planning guidance elsewhere in the country² suggests that a minimum garden size of 50 – 60 square metres, with more space (60 - 100 square metres) for family homes, and a minimum garden depth of around 10 - 11m, is generally considered reasonable to provide sufficient private amenity space and avoid excessive overlooking. Furthermore, given the importance of trees to wildlife, local character and our climate, it is important to have enough space to allow trees to be

² Examples include Section 2 of Basingstoke and Deane’s supplementary guidance (<https://www.basingstoke.gov.uk/content/doclib/634.pdf>) and section 6 of Newcastle-Under-Lyme’s supplementary guidance (<https://www.newcastle-> Page 12

staffs.gov.uk/sites/default/files/IMCE/Planning/Planning_Policy/NonLocal/Space%20About%20Dwellings%20SPG.pdf



planted and for these to grow to maturity. A good rule of thumb is to plant any tree at least one and a half times further away from the house and any other structures than its expected maximum height (so if your tree's maximum height is 8 metres, plant it 12 metres away from the house).

5.18 Given the above, it is proposed to adopt minimum standards (looking at the higher end of these ranges given the rural character of the area) as a guide but accepting that in some cases (such as the conversion of buildings on existing plots, or homes specifically designed for older residents) some flexibility will be needed. Where developments would fall below the suggested minimum, the following factors should be considered in determining whether the development would be acceptable:

- the scope to vary the plot size and coverage as part of the design process (i.e., is there a clear justification as to why the minimum requirements cannot be met?).
- the importance of including space for trees on the character of the area, and whether this characteristic can be achieved through other measures, such as the inclusion of street trees.
- the practicality of the proposed private amenity space, whether it can still benefit from both afternoon sun and shade, and allow for some degree of privacy, and the likely needs of future occupants for garden space.
- the potential for extensions to the property (and nearby properties) under permitted development rights that could further reduce the amount or usefulness of the garden space.

GENERAL HERITAGE AND DESIGN POLICIES

POLICY 1. THE AREA'S RICH HERITAGE

In addition to the protection given to the Conservation Area and the many designated Listed buildings, the Locally Important Buildings, as described in Appendix 4 and identified on the Policies Map, should be specifically protected as non-designated heritage assets in line with National Planning Policy.

In recognition of North Cadbury's rich archaeological resource, development proposals (other than extensions / alterations) will be expected to be accompanied by an initial archaeological evaluation.

POLICY 2. CHARACTER AND DESIGN GUIDANCE

New development should respond to the area's local character and history to reinforce the sense of place, and create places that are safe, inclusive and have a high standard of amenity.

The layout of development should respect the predominantly linear street layout of the settlements in the area (and strong presence of historic farmsteads), and include a range of plot sizes, shapes and orientation that respect local character and ensure that gardens and living areas within people's homes have a reasonable degree of privacy. Comparatively high-density developments (in excess of 20dph) should be avoided unless it is clear that this would not adversely impact on local character or residential amenity.

A mix of building styles, types and designs is encouraged. Obvious repetition (other than in one-off terraces or pairs of cottages) and the repetitive use of similar plots or building types in an area should be avoided.

Building heights should generally vary between one and two storeys, with subtle (but not excessive) variation in the pitch and roofline between adjoining buildings, extensions and property subdivisions. Grander buildings should be limited to those required for community use or the principal building within a major land holding.

The use of local building materials (walls, roofs, boundary and surface treatments) is supported. If alternative, more sustainable, materials are proposed, these must complement the traditional materials in the vicinity. The use of reconstituted stone or brick, as used in the latter part of the 20th century, would be inappropriate unless in use on the main building.

Parking provision, bin stores, meter boxes and similar utility requirements should be clearly shown on the planning application drawings and located and designed to avoid being prominent in the streetscene.



POLICY 3. BUILDINGS FIT FOR THE FUTURE

Developments should provide adequate internal space that can be used for working from home and/or designs that allow easy reconfiguration / re-modelling internally.

The sensitive inclusion of renewable energy and other measures to minimise the carbon footprint of the development and provide climate change mitigation will be supported, provided the resulting building would not have a detrimental impact on the local character of the area.

Applicants are encouraged to submit a sustainability statement detailing the sustainable design and construction measures that have been included within the proposal.

POLICY 4. PRACTICAL GARDEN SIZES

Garden areas should be of sufficient size to meet occupiers' needs (for drying space, storage for bins, cycles and gardening equipment, with space for sitting out and, in respect of family homes, space for children to play).

As a guide, the minimum depth for all rear gardens should be 11m to ensure both that suitable levels of privacy are maintained, and that reasonable sized gardens that can include tree planting are created. Rear garden areas should be a minimum of 60sqm, rising to at least 100sqm for three- and four-bedroom family homes.

PROJECT 1. LOCALLY IMPORTANT BUILDINGS

The Parish Council will request the District Council designate the Locally Important Buildings as Locally Listed Buildings.





6. ENVIRONMENT

OVERVIEW

6.1 The protection of the environment that we live in is a top priority for this Neighbourhood Plan, given the rural character of the area, and the area's general peace and tranquillity, were key reasons why people move to this area and stay here.

6.2 The main environmental concerns relate to flood risk (mostly associated with the River Cam and its tributaries and the ditches that direct surface water flooding off the higher land) and to the potential impact from phosphates entering into the river system (such as from the wastewater from people's homes and from farming practices using fertilisers and livestock), that eventually discharges into Somerset Levels and Moors internationally important wildlife site (so harming this freshwater habitat). Road noise (most notably from the A303 trunk road, but also from the A359) is also having an impact on the tranquillity of the area in some parts of the Plan area.

ENVIRONMENT OBJECTIVES

- Ensure that development is sensitive to the rural setting of the area and does not erode our existing environment and character.
- Protect the green spaces and recreational trails that are valued by local residents and create new ones where possible.
- Protect existing historic trees (some of which may lie outside the Conservation Areas and may need to be identified) and support the planting of further native trees as part of any development, given their wildlife and climate benefits and how trees can soften the visual impact of development given the rural character of the area.
- Protect people, property and roads from flooding (in particular highlighting any local knowledge of flooding which may not be clear from the flood risk maps).



- Maintain the current good air quality and low levels of pollution – in particular recognising the dark night skies and general tranquillity of the area (away from the A303).

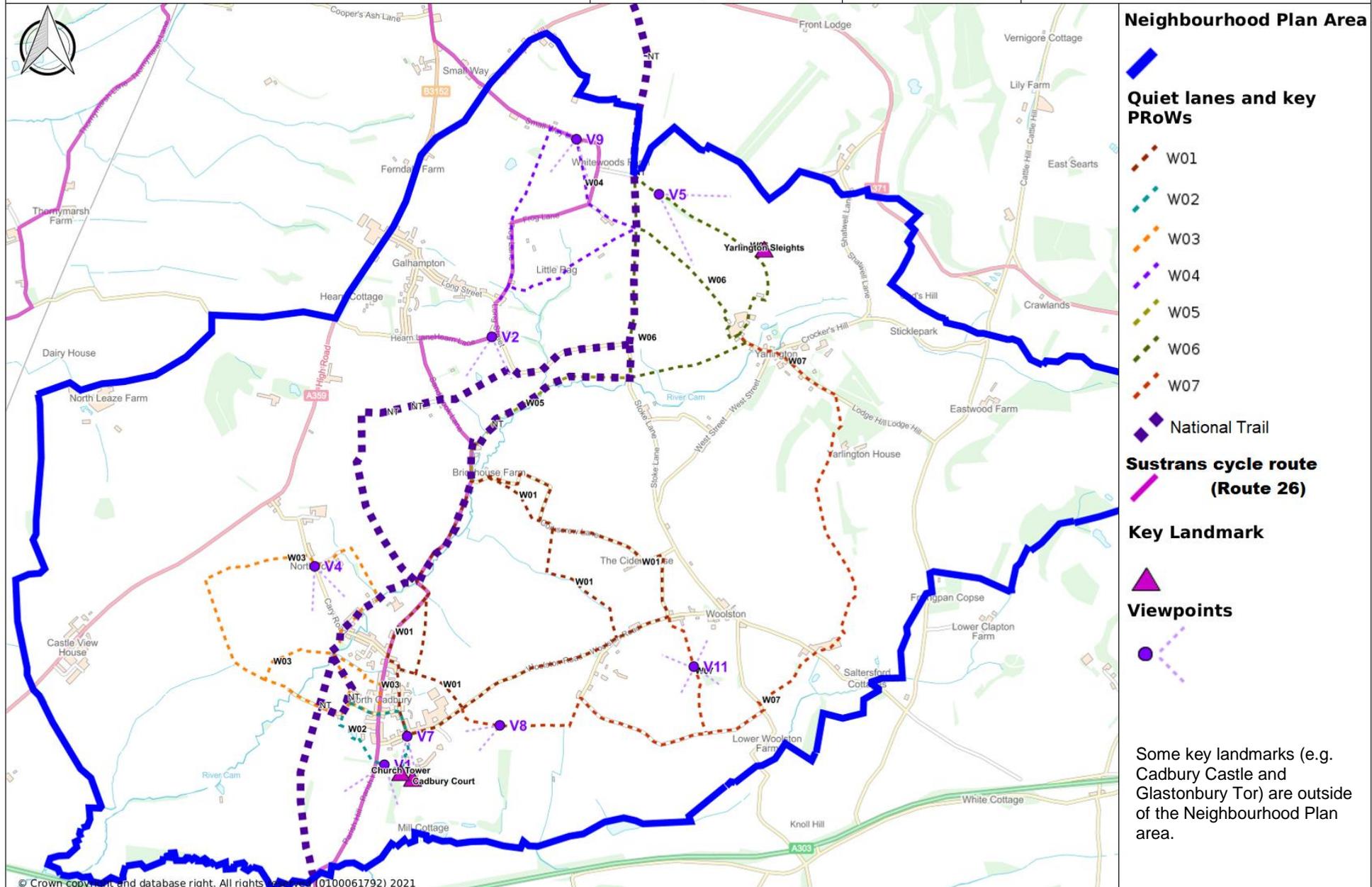
THE AREA'S RURAL CHARACTER

6.3 There are a number of landscape features within the Plan area that have been identified through a review of the published national and local character area assessments and local knowledge confirmed through the household survey. These are reflected in the general policy on rural character at the end of this chapter.



ACCESS TO THE COUNTRYSIDE, IMPORTANT VIEWS AND SPACES

6.4 The area has a wealth of footpaths and bridleways – there are over 100 public rights of way criss-crossing the two parishes, and three national trails (the Macmillan Way, Leland Trail and Monarch's Way). These are well-used by local residents as well as visitors to the area, providing access to the countryside and its associated health and well-being benefits. The 2017 community survey showed that most residents (over 80% of those responding to the survey) used the public footpaths in the area, and we have identified a number of recreational circuits which are particularly well used (as described in Table 1 and shown on Map 2) and also coincide with a number of particularly well-liked views. The Parish Council is also promoting other circular walks that are perhaps less well used at present but may become more so over time, including several around Galhampton where there are many footpaths close to the village.



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Table 1. Important Local Walking Routes

National Trails

The **Monarch's Way** is the route from Worcester taken by King Charles II in 1651, during his escape after defeat by Cromwell in the final Civil Wars battle. The **Leland Trail** runs from Alfred's Tower on the Stourhead Estate at Pen Selwood to Ham Hill Country Park and is one of many walks made and described by John Leland as Keeper of the King's libraries, the royal librarian to Henry VIII in 1543. The **Macmillan Way**, used to raise funds for Macmillan Cancer Support, follows bridleways and footpaths from Boston in Lincolnshire to Abbotsbury in Dorset. All three follow similar but not identical routes, from south to north across the Plan area.

W01 Corkscrew Lane / Woolston Road circuit

A 4km circular walk along relatively quiet roads, well used by dog walkers etc. Alternative off-road shorter links with a few stiles lead across open farmland and through a small copse via WN19/43, 19/66, 19/84 & 85 and WN 19/96 19/107, but are not as suitable for all users.

W02 Glebe Field / Ridgeway Lane circuit, North Cadbury

This walk, which crosses Glebe Field to the west of the Parish Church, gives spectacular views, including to the North Dorset Downs and Cadbury Castle (to the south), and the Levels (to the west). It is easily accessed from the centre of the village, with an attractive short circular walk (1.2km) via Ridgeway Lane and the High Street.

W03 Ridgeway Lane / Lower North Town / Brookhampton circuit, North Cadbury

Ridgeway Lane leads from the centre of the village, steeply down to farmland on the flood plain of the River Cam, and is a great favourite for village walkers as part of a circular walk joining with WN19/108, and avoiding traffic on the Cary Road by using Lower North Town Lane / Mitchells Row. The walks off Ridgeway Lane are some of the most frequented in the Plan area, particularly the three which cross 'Clare Field', WN19/74, 75 & 69, which has a very rural, open character with views of hills to the south, and interest created by crossing bridges and gates through hedgerows.

W04: Frog Lane Circuit, Galhampton

A particularly popular walk of about 2½ km in length, known as the Frog Lane circuit, climbs up to Small Way Lane where there is a good view over farmland (where a bench has been placed at the top). It is also possible to lengthen the walk joining up with the national trails which run along the historic sunken lane (Hicks Lane).

W05: West of Yarlington

This route links W01 and W06, and follows the River Cam from an ancient stone bridge in North Cadbury to its source in Yarlington at a medieval, ecclesiastical, site of meat (fish) ponds, now largely swampy ground. It runs partly along the national trails, where the stream cuts quite a deep channel in places and is very attractive as it flows between wooded banks.

W06: Yarlington Sleights

This restricted byway provides a very attractive walk, especially in Spring when the snowdrops followed by bluebells are in bloom. It is a very old track, hedged and opening onto farmland at the eastern end. The Sleights are the hills which form the backdrop to the walk. This is extended into a circular loop by returning along the national trails and then heading east from just north of Yarlington Mill Farm across to fields following the River Cam back to Yarlington.

W07: South of Yarlington

This route can be started at the car park shared by the pub and church. It proceeds up the steep Crockers Hill. Just beyond Parsonage Farm takes the footpath south east, then down Lodge Hill, to turn left over a stile via footpath WN31/7 into a sheltered meadow basin surrounded by mature woodland. The path climbs up to higher ground keeping Yarlington House to the east, where there are views across open farmland either side east and west. It then descends and continues to Lower Woolston following a bridleway, returning back to meet the Woolston Road and heading west into the village of North Cadbury or joining up with the Corkscrew Lane / Woolston Road circuit (W01).



Map 3. The varied topography across the Neighbourhood Plan Area

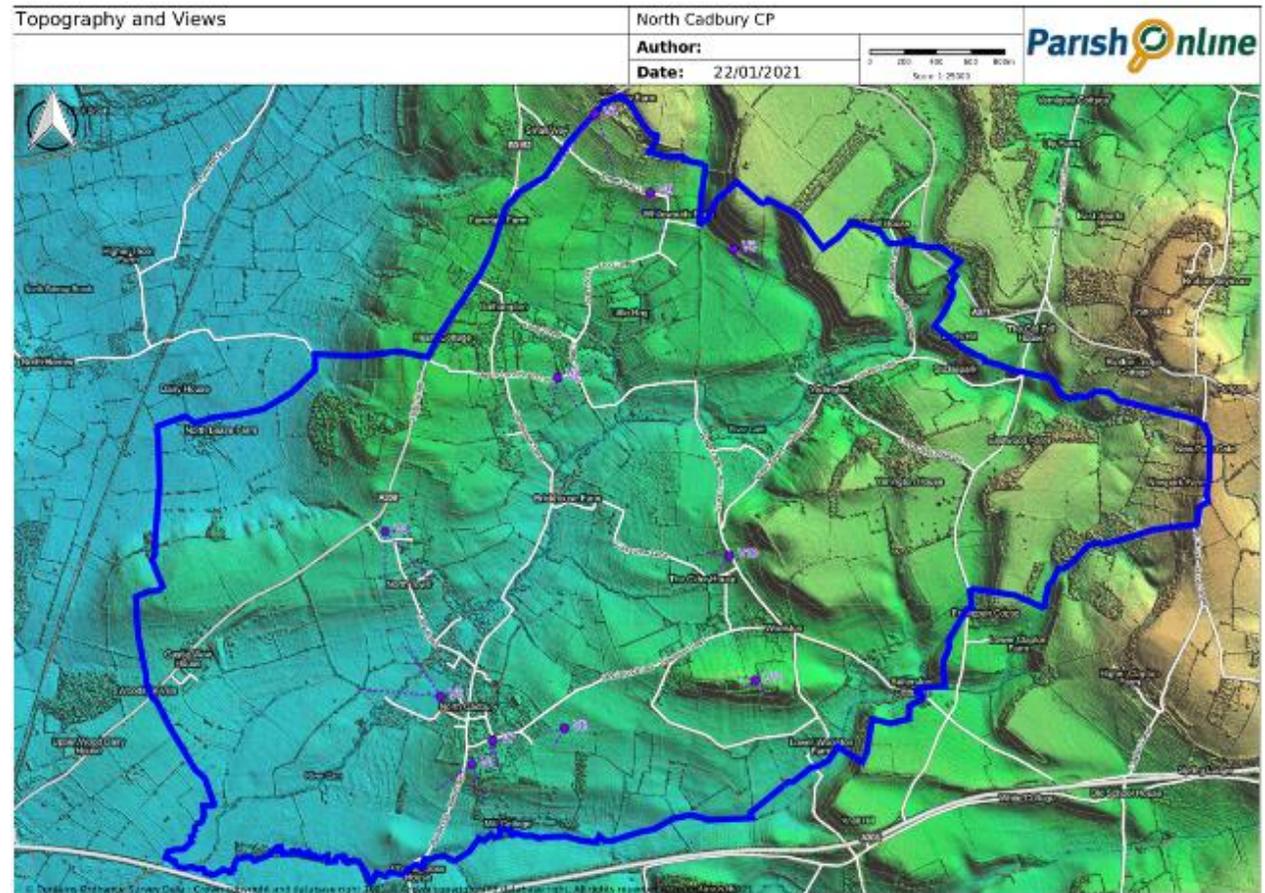
6.5 The Ramblers are looking to identify “missing” footpaths which were historically present but no longer shown on the definitive rights of way map and have identified a number of potential paths in our area that could be added before the ‘cut-off’ date in 2026³. They will look to prioritise those which could bring the most benefit to the network, and there will be further consultation on these routes, including discussions with the relevant landowners.

6.6 The main opportunities for cycling are on the rural lanes - whilst cyclists have the right to use bridleways (subject to giving way to other users), these are generally fewer and less well suited to most cyclists. There is a Sustrans on-road route (Route 26) from Castle Cary that runs through the parish linking to the national cycle network at South Cadbury.

6.7 It is clear from our consultations that access to the countryside is very important, and something that residents feel strongly should be preserved. Maintenance and better signage of the existing routes was therefore seen as a priority by many, with a preference for gates (over stiles) to help ensure that those less able to climb over stiles can still enjoy access to the countryside walks.

6.8 The landscape and topography mean that, a number of footpaths enjoy fantastic views, both panoramic landscapes across open farmland, and focusing on specific features and landmarks such as the church towers and manors, and features such as Yarlington Sleights and Cadbury Castle hillfort.

6.9 Conversely, some routes, such as Hick’s Lane running north from Stoke Lane, in the area between Galhampton and Yarlington, and



Ridgeway Lane which heads west from North Cadbury, run along characteristic sunken lanes or holloways.

6.10 It is important that the impact on the enjoyment of the countryside, from the public rights of way and the views that can be seen from the trails and rural lanes, is considered in planning decisions. Large-scale and otherwise obtrusive developments can detract from the character of the countryside. For example, North Cadbury Business Park on the High Road is in a comparatively elevated position, which means that particular care is needed with the design, materials and landscaping used so as to

³ <https://dontloseyourway.ramblers.org.uk/>



ensure that the estate is not unduly prominent. Similarly, poorly sited buildings and even landscaping can block existing views that are enjoyed.

6.11 National planning policy makes clear that planning should “protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.” Our policies look to build on this general protection.

6.12 National planning policy also allows for green spaces that are well



related to existing settlements and hold a particular local value and significance (for example due to their landscape, recreation or historic / cultural interest) to be designated as “Local Green Spaces”. This designation provides strong protection against development, that should last well beyond the Neighbourhood Plan period. It can be applied to land that is local in character and well-related to a settlement (so is not appropriate for extensive areas of countryside) and should avoid protecting land that may need to be developed in the longer term. As these spaces may be in private ownership, it is important to understand that

designation does not convey any new public access rights or management responsibilities – but is a planning tool to prevent unwanted development from happening. As these spaces are local in character and relate to different settlements, they are included in the relevant chapters later on in this plan.

WILDLIFE AREAS AND IMPORTANT HABITATS

6.13 There are a number of local wildlife sites within the area recorded by the Somerset Environmental Records Centre. The sites are listed in Appendix 2 and include area of parkland (associated with Cadbury Court Page 19

and Yarlington House), areas of ancient and semi-natural broadleaved woodland, and areas of unimproved and semi-improved calcareous grassland. However biodiversity is not limited to these designated sites. For example, there are also areas of bluebell woodland within the parish and many traditional orchards, which whilst not specifically designated are a priority habitat for protection within the UK.

6.14 Protected species within and on the parish boundaries are much more widespread. Those that have been recorded in the last 10 years by Somerset Environmental Records Centre include badgers, otters, various species of bat (Lesser Horseshoe, Noctule, Pipistrelle (Common and Soprano), Serotine), barn owls, buzzards, kestrel, red kite, and other breeding birds. These records have been supplemented by sightings noted by local residents submitted to the Neighbourhood Plan Group, who have also identified kingfishers, tawny owls and great crested newts.

6.15 It is therefore critical to consider how wildlife may be affected by development. Some wildlife species are dependent on the local watercourses and streamside vegetation. Native hedgerows also provide important wildlife corridors and habitats, including for bats and bird species, together with mature trees and woodlands. Unimproved grasslands are important for invertebrate including many species of butterfly and moth, as well as reptiles. Great crested newts are particularly associated with ponds (of which there are many in the area) but spend a significant amount of their time out of water (the terrestrial phase of their annual lifecycle) and can disperse to colonise sites up to 1km distance from their breeding pond. It is important that we not only protect species but ensure that they have sufficient habitats, which are suitably linked, to allow them to prosper.

6.16 The Local Planning Authority require applicants to submit a biodiversity checklist (and potentially a full ecological survey) if works are proposed which may affect protected species or habitats. In particular this looks to assess whether the development may have an impact on the following, which would require further surveys / assessment:

- unimproved grassland (i.e. old flower-rich meadows);
- orchards;
- areas of woodland, scrub or field boundary hedgerows ;
- old / veteran / mature trees (with cavities / cracks or a girth greater than 1m at chest height) – including those within 50m of the site;



North Cadbury and Yarlington Neighbourhood Plan

- ponds, lakes, rivers, streams or water filled ditches including on the land within 500m and linked by habitat (or 250m for minor development);
- rough grassland, mature/overgrown gardens and/or allotments;
- building structures where birds or bats may be present.

SOMERSET LEVELS AND MOORS RAMSAR SITE

6.17 In August 2020 Natural England wrote to all Local Planning Authorities whose area lay within the drainage basin of the Somerset Levels and Moors Ramsar Site to alert them to the site's declining condition which is believed to be caused by excessive phosphates and associated eutrophication (where the nutrients cause excessive growth of plant life such as algae and duckweed). This has significant implications for developments that could further add to this decline, given the legal requirements to protect such internationally important wildlife sites.

6.18 South Somerset District Council is working with Natural England and the other Local Planning Authorities to ensure that development can proceed if the proposed development can be shown to be phosphate neutral, including any identified mitigation that would need to be secured. They have developed an on-line tool to calculate the net phosphate loading from developments, and which takes into account the current land use, the amount of greenspace / gardens / allotments included in the development (as this can help reduce nutrient run-off), and potential measures to off-set the net increase in phosphorus levels. This should be used for all new residential and tourist accommodation, with the results submitted as part of the planning application.

6.19 Phosphorus mitigation must be achieved in perpetuity and can be done individually or strategically through measures such as:

- Improvements to phosphorus removal efficiency in the wastewater treatment works (in agreement with Wessex Water);
- Solutions that deliver new wetlands, to treat effluent from the development, or to remove an equivalent amount of phosphorous from agricultural runoff that would otherwise enter the catchment;
- Permanently changing parcels of agricultural land towards natural habitat types (e.g. woodland, saltmarsh, grassland).

6.20 This Neighbourhood Plan does not attempt to specify the details of mitigation to be delivered, as this is more appropriately decided through the planning application process. Nonetheless, calculations have been undertaken to support the Neighbourhood Plan (as part of the Habitats Regulations Assessment) which has identified that a wetland of 2.53ha to treat runoff from surrounding farmland would be sufficient to offset the phosphorus that would be contributed to the catchment from the site allocations in the plan. Examination of site topography, and surface water flow directions and dominant flow pathways confirms that suitable land is available for such a wetland within the wider land holding of the landowners of the main site allocations.

FLOOD RISK

6.21 Whilst much of the area is not at risk from flooding, we do know that climate change is likely to increase the number of extreme weather events and associated flooding. Some incidents of flooding have primarily been as a result of poorly maintained pipes and drainage systems, such as reported in the Parish Council Highways Report November 2020, where highway flooding was caused through blocked drains and culverts.

Government policy is now quite clear that new development should avoid areas at risk of flooding, whatever the source of flood risk. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The Government's long term flood risk maps that show both river and surface water flooding (as opposed to the flood zone map for planning which focuses only on flooding from rivers) are available on <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>.

6.22 Given the greater propensity for surface water flooding in the area, it is this map that should be referred to by applicants and decisions makers in determining whether a flood risk assessment is required, and advice sought from the Parish Council regarding more recent incidences of localised flooding and drainage problems (as these may not yet be shown on the maps). Known incidences in recent years include:

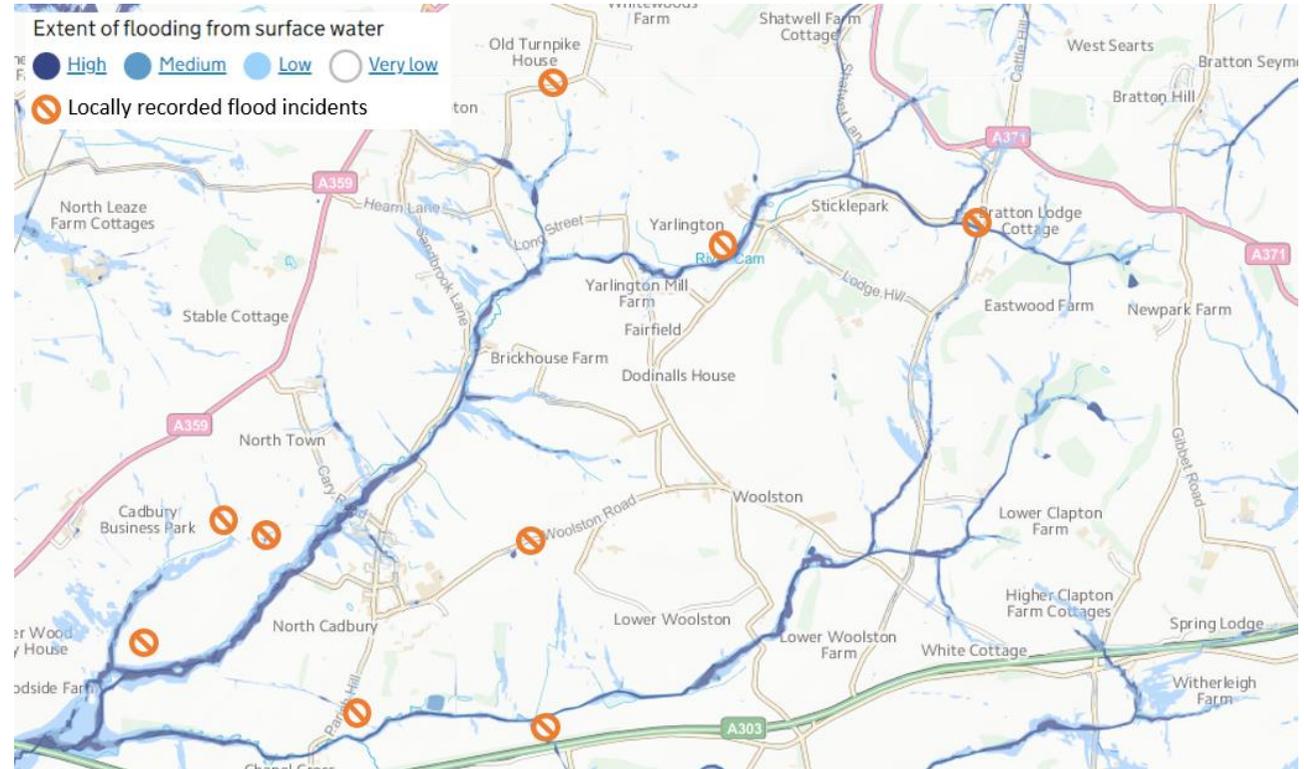
- flooding to the north side of the allotments in North Cadbury, along Ridgeway Lane and either side of the farm track that connects to Cary Road (public footpath WN 19/106);



Map 4. Surface water flood risk information and local incidents

- flooding along Woolston Road, in the area just eastward of where public footpath WN 19/60 meets the road;
- flooding along Frog Lane north of Galhampton, between Marylands Farm and Land Orchard Cottage;
- run-off down Lodge Hill (mainly to the south side) and off the Sleights in Yarlington, and on farmland to the west side of the village;
- flooding by Rose Cottage at the junction of Ferngrove Lane with Woolston Road, and also on the stretch of Woolston Road between Woolston and North Cadbury.

6.23 Wessex Water is responsible for the drain / sewer system in the area, and is keen to ensure that surface water flows are not connected to the foul water network as this can increase the risk of sewer flooding and pollution. New development proposals should use sustainable drainage systems (SuDS) to manage flood risk, improve water quality and provide biodiversity and amenity benefits.



GENERAL ENVIRONMENT POLICIES

POLICY 5. THE AREA'S RURAL CHARACTER

Development should respect and, where practicable, enhance local landscape character, including the retention and reinforcement of the following key characteristics:

- General tranquillity (away from the A303 corridor)
- Winding lanes, with traditional fingerpost signs and no street lighting, old drove roads and sunken lanes (Holloways)
- Particularly dark night skies
- Hedgerows demarcating field boundaries.
- Mature oaks and other ancient trees (particularly along roadsides and stream corridors)

- Presence of the River Cam with its associated riverside vegetation and small stone bridges / crossing points
- Small historic apple orchards in and around settlements
- Scattered farmsteads and hamlets in the wider countryside, with buildings reflecting agricultural use, and primarily of local building stone, with clay tiles or thatch roofs – new buildings should not diminish the undeveloped gaps between the main villages or appear prominent in the landscape.

POLICY 6. RECREATIONAL ROUTES AND VIEWS

Development should retain the rural character of the lanes and tracks around the villages and hamlets and into the countryside,



protecting and enhancing public rights of way and access, with particular regard given to the three main recreational trails (the Macmillan Way, Leland Trail and Monarch's Way), the Sustrans on-road route from Castle Cary linking to the national cycle network, and the popular routes listed in Table 1 and shown on the Policies Map. Development that would significantly detract from the active use and enjoyment of these routes by walkers, cyclists and horse-riders will not be supported.

The scale, design and layout of development (including any landscaping) should minimise adverse impacts on publicly accessible views over open countryside and towards key landmarks (such as the local church towers, Cadbury Court, Cadbury Castle, Yarlington Sleights as well as distant views of Glastonbury Tor) and should preserve and enhance such views where possible. Particularly iconic views noted as part of the evidence gathering for this Neighbourhood Plan are listed in Tables 4 (North Cadbury), 7 (Galhampton), 10 (Yarlington) and 13 (Woolston) and shown on the Policies Map.

Projects that will improve recreational access to the countryside for walking and/or horse-riding will be supported.

POLICY 7. PROTECTING LOCAL WILDLIFE

Development should protect and, wherever practicable, enhance biodiversity, starting with a thorough understanding of the existing wildlife areas and corridors (such as existing field hedgerow boundaries and streams) that are in the vicinity of the site, and the wildlife that may be affected by the development (this can be demonstrated through the submission of a completed biodiversity checklist and any necessary supporting ecology surveys). In line with national policy, a net gain in biodiversity will be sought. In general, it is expected that:

- Existing site features that support wildlife are retained (or if there are over-riding reasons for their removal, then compensatory measures should be incorporated within or adjoining the site);
- New buildings and alterations to existing buildings should

incorporate provision for wildlife such as bird / bat boxes and bee bricks;

- Landscaping schemes should be designed to support wildlife movement / foraging through the provision of native hedgerow and tree planting, the creation of wildlife ponds where the topography and soil / geology allows, and the use of wildflower planting in areas of open space.

Ongoing management and the use of external lighting schemes may need to be controlled through suitably worded conditions to ensure that biodiversity measures remain effective.

POLICY 7B. PHOSPHOROUS NEUTRALITY

In order to protect the integrity of the Somerset Levels and Moors Ramsar site, all new dwellings and tourist accommodation that would result in a net increase in the total wastewater burden must demonstrate phosphorus neutrality. This may require appropriate mitigation measures (e.g. wetlands, reedbeds) to be implemented in agreement with the Local Planning Authority and Natural England. The level of mitigation will be commensurate with the scale of development and might be achieved strategically, particularly in the case of smaller developments.

POLICY 8. FLOOD RISK

New development or intensification of existing vulnerable uses should avoid flood risk from all sources and must incorporate a viable and deliverable drainage system to manage surface water runoff. Measures should be based on sustainable drainage systems (SuDS) and make an allowance for the likely effects of climate change on increased flood risk. Existing drainage infrastructure must not be adversely affected by development.

PROJECT 2. PUBLIC RIGHTS OF WAY NETWORK

The Parish Council will work with local residents and landowners to ensure the maintenance and, where possible, improvement of public footpaths and bridleways within the two Parishes, including the identification and registration of historic routes.



7. HOUSING

OVERVIEW

7.1 North Cadbury is no different from most other places in the UK, which have seen an increase in their population and housing needs over many years. Looking back 100 years, the 1921 Census data⁴ records about 220 houses in this area, providing homes for a population of around 820 people. A century later, the number of homes has more than doubled to around 500 dwellings, and there are over 1,070 people living here. This level of change is not unusual. Most places change over the course of time as people move into or out of an area, and development takes place responding to demand and opportunities.

7.2 Whilst a small number of people don't want to see any change at all, most parishioners feel that a limited amount of development is needed and could be a good thing. A slight increase in the local population would help support local services and having the right mix of homes can help ensure that we continue to have a healthy mix of local people and incomers who make the place a positive, well-balanced community.

7.3 The adopted and emerging Local Plan policies specifically mention limiting development to that which meets an identified local housing need, particularly for affordable housing. Whilst a definitive housing target has not been included in the adopted Local Plan, South Somerset District Council have advised us that it would be appropriate to aim for about 60 new dwellings over a 20-year period (or a pro-rata equivalent based on 3 dwellings a year), taking into account any dwellings that already have consent. This does not appear unreasonable given past rates of development⁵ and pro-rata equivalent of the district-wide housing target⁶. This level of development was also broadly acceptable to local residents according to the household survey.

⁴ <http://www.visionofbritain.org.uk/place/17483>

⁵ over the 12 years from 2008 – 2020 South Somerset District Council recorded 36 dwellings completed, equating to an annual build rate of 3.0 dwellings per annum.

⁶ Applying the District total pro-rata to the village of North Cadbury (as the most sustainable settlement where the spatial strategy focuses development) would

7.4 This section of the Plan therefore looks specifically at the amount and distribution of housing that should be built over the plan period to 2033, and guidance on the type of housing that is needed, to make sure that what is built caters for local needs.

HOUSING OBJECTIVES

- Provide opportunities for local people to continue living in the local area.
- Ensure any housing development provides for a variety of tenures which meet local needs. This should include affordable homes for young families / first time buyers as well as housing suitable for retirement / older age.



Housing



suggest an annual requirement of between 2 and 3 dwellings: North Cadbury population = 638; South Somerset population = 161,243 (Census 2011); pro-rata proportion of district housing need annual quota of 690 dwellings per annum (Indicative Local Housing Need as calculated August 2021) = 690 x 638 / 161,243 = 2.7 dwellings per annum



HOUSING NEED

7.5 Our evidence on local housing need⁷ found:

- There aren't many affordable rented homes in this area (such as those managed by a Housing Association), particularly with 1 or 2 bedrooms. If more were available, these might be used by younger adults looking to move out of their parent's home but stay in the area.
- The area has comparatively few smaller (1 – 3 bedroom) homes available for sale – which although not officially 'affordable' are likely to be more affordable to those who may be looking to buy for the first or second time. There is also a clear ongoing need for low-cost affordable home ownership options – particularly shared ownership – that could go to local people to help them get onto the housing ladder.
- We don't have any local care provision so at the moment our older residents who need that type of care accommodation have to move away.
- Whilst it is difficult to estimate exactly how many more affordable homes may be needed over the next 10 – 15 years, at the start of the plan period there were 3 households on the South Somerset affordable housing register, and 8 households responding to our household survey said that they would be looking for an affordable home in the next 5 – 10 years.

7.6 The proposed housing target for the area is **45 dwellings for the period 2018 – 2033**, for which a potential supply of 61 homes is identified (this 'buffer' ensures that the target should be met).

OUR HOUSING TARGET

⁷ Based on the Affordable Housing Register data, the 2020 Household Survey information and supplemented by the North Cadbury and Yarlington Housing Needs Assessment by, AECOM, October 2020 which considered historic trends, 2011 Census and affordability data

⁸ <https://www.gov.uk/guidance/first-homes#first-homes-definition-and-eligibility-requirements> - First Homes are a specific kind of discounted market sale housing which: must be discounted by a minimum of 30% against the market

7.7 National Planning Policy suggests that larger sites of 0.5 hectares or greater can be required to provide affordable housing, unless brought forward as a rural exception site specifically for affordable housing. A recent change (May 2021) also made clear that a minimum of 25% of all affordable housing units should be First Homes⁸. It therefore makes sense that these larger sites should provide a mix of house types where feasible, with at least 35% of the homes provided as affordable housing (in line with the adopted Local Plan, unless an "open book" approach demonstrates that this would not be viable, and potentially more with landowner agreement), and delivering some First Homes as part of the affordable housing mix.

HOUSING SUPPLY

7.8 At the time of drafting this Plan, there was an approved housing supply of 27 homes, based on extant planning consents (see Appendix 3). This leaves us with a need to find locations for a further 18 dwellings over the Plan period, in order to be confident that the housing target can be met.

7.9 Historically there has been an ongoing supply of housing from barn conversions and other rural buildings (including agricultural workers' dwellings). It is expected that this supply of sites is likely to continue. This does not mean that all buildings in the countryside will be suitable for conversion – such buildings should be of an appropriate scale and readily capable of conversion without substantial rebuilding (so should not for example require the construction of such large areas of walls, entire replacement of the roof etc such as may be required to convert a pole barn). Given the historic importance of traditional farm buildings and their contribution to local character, as well as the embodied carbon within existing structures, conversion will generally be preferable to re-building.

value and be priced at no higher than £250,000 (after the discount has been applied); will continue to have the discount (as a percentage of current market value) and eligibility restrictions passed on at each subsequent sale; and can only be sold to a person or persons meeting the First Homes eligibility criteria (i.e. a first-time buyer with an annual household income not exceeding £80,000).



7.10 As part of our site allocations we have identified opportunities for 3 sites to yield a further 6 dwellings through barn conversions or their replacement. Historic trends would suggest that there could be other similar opportunities, which we will continue to monitor.

7.11 We have also included two larger site allocations to meet our local housing needs. These two sites are located at the village of North Cadbury. This is because the Local Plan’s strategy is to concentrate development in what it considers to be the most sustainable settlements, and North Cadbury is the most sustainable in our area, and the sites also compared favourably (in both sustainability and community support terms) to alternatives put forward in Galhampton and Woolston.

Table 2. Site Allocations

| Settlement | Site | Dwellings (Affordable) | Policy |
|----------------------|-------------------------------|------------------------|--------|
| North Cadbury | NCY18 Cary Road W, Brookh’n | 14 (6) | 18 |
| North Cadbury | NCY17 Cary Road E, Brookh’n | 14 (6) | 19 |
| Woolston | NCY1 Stoke Lane Barn | 1 | |
| North Town | NCY14 North Town Farm Barns | 3 | 20 |
| North Town | NCY19 Barns at Hill Farm | 2 | 21 |
| Total | | 34 (12) | |
| All dwellings | + extant consents (27) | 61 (12) | |

7.12 Whilst our evidence of housing needs from the Housing Register and 2020 household survey points to a demonstrable need of about 10 affordable homes in the foreseeable future, this may be an underestimate looking at more general statistics on housing need. The ‘refresh’ of the South Somerset Local Housing Needs Assessment (which has been commissioned as part of the Local Plan preparation) and data supplied by the 2021 Census will in due course enable us to update the predictive modelling, but evidence on current need is best obtained through an up to date Local Housing Needs Survey. We have therefore included within our policies the option for a rural exception site to come forward, to specifically support a greater level of affordable housing provision on a site (yet to be identified) should such a need materialise. Discussions with local landowners has indicated that at least some would be prepared to provide such a site with a small proportion (up to 25%) as open market housing for viability reasons.

GENERAL HOUSING POLICIES

7.13 The following policies therefore set the overall strategy for meeting our local housing needs. More detailed site allocation policies and policies on design are contained in the chapters that follow.

POLICY 9. SCALE AND LOCATION OF NEW HOUSING

Sufficient land is allocated in the Neighbourhood Plan, which together with the extant planning consents and projected windfall should more than meet the identified housing need of 45 dwellings over the plan period, as identified below:

| | | |
|------------------|---------------------------|----------------|
| Extant consents | as detailed in Appendix 3 | = 27 dwellings |
| Site allocations | as detailed in Table 2 | = 34 dwellings |

Given the identified supply exceeds the housing need requirement, the development of open market housing on alternative greenfield sites will be restricted until such time as this plan is reviewed.

Should the need for additional affordable housing be substantiated through a local housing needs survey, the provision of a rural exception site for affordable housing within or well-related to the main settlements of North Cadbury and Galhampton will be supported, provided that all of the following criteria are met:

- i) the proposal would meet an identified, current, local need for affordable housing arising from within the Neighbourhood Plan area;
- ii) the affordable housing would remain affordable and available for local residents in housing need in perpetuity (in line with Policy 11);
- iii) any open market housing provided as part of the mix must comply with Policy 11 (House Types) and be necessary to facilitate the affordable housing (demonstrated through an open book approach), and must not exceed 25% of the total housing mix on that site;
- iv) the scheme is of a character, scale and design appropriate to the settlement and location, taking into account the potential impact on features of heritage, wildlife or landscape value, and would not be appropriate on a designated Local Green Space;



v) mitigation measures are secured to demonstrate phosphorus neutrality in line with Policy 7b.

POLICY 10. USE OF RURAL BUILDINGS

The conversion or sympathetic replacement of agricultural and other rural buildings to provide housing will be supported, provided that all of the following criteria are met:

- the building is of permanent and substantial construction, and has been in active use for at least 10 years,
- the building is not in a location where its conversion or replacement, together with any associated outbuildings, parking provision and residential garden area, would be detrimental in wider views,
- the building footprint and height would not substantially increase (either through extension or conversion), and any alterations to its design would have due regard to the rural character of the area,
- a bat and barn owl survey are undertaken, and measures secured to ensure that there is a net biodiversity gain,
- residential amenities of future occupants would not be adversely impacted by neighbouring land uses,
- mitigation measures are secured as necessary to demonstrate phosphorus neutrality in line with Policy 7b.

Where the existing building contributes positively to the rural character or the area (such as a traditional farm building), its conversion is to be preferred unless it can be demonstrated that there would be significant sustainability benefits from its replacement (taking into account the loss of embodied energy) that would outweigh its loss.

POLICY 11. HOUSE TYPES

The type and size of housing permitted should meet local needs by providing:

- affordable homes for rent, primarily built as 1- and 2-bedroom dwellings.
- low-cost affordable home ownership dwellings, including First Homes.
- one, two and three-bedroom open market homes for rent or sale, including small self-build units.
- homes specifically designed for residents with more limited mobility and/or requiring an element of care.
- agricultural and related worker's dwellings in relation to a clearly established functional need.

On sites of 0.5ha or with capacity for 10 or more dwellings, a mix of these house types should be provided, including at least 35% as affordable housing options including the provision of affordable home ownership / First Homes in line with national planning policy (unless a lower level is justified on viability grounds through an open book approach).

Where affordable housing is provided, this should be subject to a suitably worded condition or legal agreement to ensure that the housing will remain affordable to, and priority given to housing, eligible persons who have a local connection to the Neighbourhood Plan Area.

PROJECT 3. HOUSING SUPPLY MONITORING

The Parish Council will work with the Local Planning Authority to monitor affordable housing needs, housing supply and completions on an annual basis and will trigger a review of the plan if it becomes clear that the housing target or mix of house types is not meeting local needs.



8. BUSINESS AND EMPLOYMENT

OVERVIEW

8.1 The main industrial estate in the area is the North Cadbury Business Park⁹ on the A359, conveniently located within 1 mile of the A303 (which provides quick and easy access to locations throughout the south of England). The estate has a range of units that are rented out, from 2,500 to 26,000 sq./ft, and at the time of producing this plan was fully occupied. Perhaps surprisingly, there are many more businesses scattered across the area. There is a small cluster of businesses at the Fir Tree Business Park in Galhampton, the various farms and estates operating across the area together with local services (the school, local stores and pubs) and businesses operating from people's own homes.

8.2 Tourism and visitor facilities also contribute to the local economy. These include the wedding venues at Cadbury Court and Yarlington House together with smaller scale accommodation. Just outside the Neighbourhood Plan area there is The Newt Hotel and Gardens, and attractions such as the Haynes Motor Museum at Sparkford.

8.3 Local businesses provide opportunities for people to work locally, bring investment in local facilities and can also help to positively manage our beautiful countryside. So we were keen to ensure that we supported local businesses that would help meet these aims. This includes the need for good on-line communication through broadband connections which helps connect businesses with customers and suppliers in a much more sustainable way.

BUSINESS AND EMPLOYMENT OBJECTIVES

- Provide opportunities for local people to work close to home.
- Support local businesses to set up or expand their premises providing services and employment in the community, including through the provision of better broadband.



BUSINESS AND EMPLOYMENT NEEDS

8.4 There is no local "target" for increasing employment land in our area. The main job growth across South Somerset is expected to be in office-based work, health, education and leisure activities, home-based working and residential / social care, with a forecast reduction in manufacturing jobs¹⁰.

8.5 Feedback from local businesses (February 2020 Business Survey) indicated that most businesses (excluding community services, such as the shops and pubs) were unlikely to need to change premises or move – two planned to relocate within the area, one was likely to move away, one was likely to close / sell their business. Feedback from local people (February 2020 Household Survey) identified two further existing businesses operating outside of the area where the owners would like to relocate to the area, three possible business moves within the area, and four potential start-up businesses. So whilst the potential needs of new and expanding businesses may vary, the response to our surveys suggests that most of the need for new business premises could largely be accommodated on the existing North Cadbury Business Park or its future expansion (which was mooted in the Local Plan Review at Preferred Options and has been incorporated into this Plan), or through home-working opportunities.

LOCATIONS FOR NEW AND EXPANDING BUSINESSES

8.6 Outline permission for the expansion of the business park to the west was granted in January 2020, and a reserved matters application for the first phase of this (a single unit on the northern half of the site) was approved in April 2021¹¹. The remaining elements of the outline permission, together with the additional area to the east side (to the rear of existing units) that was suggested through the Local Plan Review, should provide sufficient flexibility to cater for most needs, particularly requiring larger units and/or good access to the main roads. However

⁹ <https://cadburybusinesspark.co.uk/>

¹⁰ South Somerset Employment Land Evidence

¹¹ Planning application references 19/00152/OUT and 20/02848/REM



North Cadbury and Yarlington Neighbourhood Plan

given the relatively elevated, rural location the actual layout and design of new buildings (including any redevelopment within the existing area) will require attention to detail.

8.7 The policies therefore focus on enabling the careful and considered expansion of the business park (bearing in mind its rural location) in order to meet future needs, and also enabling much smaller enterprises to start up elsewhere within the Plan area, preferably through the re-use of existing buildings or within the curtilage of an existing site, but also through small scale development (such as a modest sized workshop / office of no more than 50m² footprint) within or adjoining one of the area's settlements. The latter is not intended to accommodate development that would be better suited, due to its scale and potential activity, to be located at the business park.

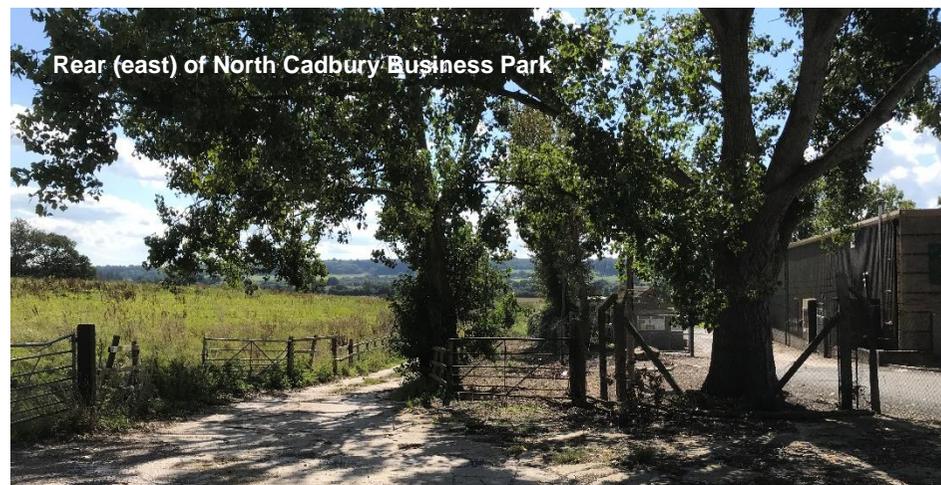
8.8 Where appropriate, conditions will be used to ensure that potential detrimental impacts can be controlled (for example, by the restriction of operating hours to avoid disturbance to neighbours either late at night or very early morning, by limiting the level and type of traffic movements to that appropriate to the highway network, or by controlling the level of external lighting where this would adversely impact on local character). The policy is not intended to create a loophole for future conversions to housing through permitted development rights, and this should be covered by a suitably worded condition.

8.9 With regards to the role of tourism, the Local Plan (Policy EP8) supports new and enhanced tourist facilities within settlements, at a scale appropriate to the settlement size and function, and subject to further considerations including that they would benefit the local community through access to facilities and services. This policy basis appear appropriate to the area and as such there is no need to duplicate it in this plan.

GENERAL BUSINESS AND EMPLOYMENT POLICIES

POLICY 12. NORTH CADBURY BUSINESS PARK

In addition to the area to the west (subject to outline planning consent), land east of North Cadbury Business Park is safeguarded for the employment use appropriate to an industrial estate, which may be brought forward once the remainder of the business park has been developed.



For developments likely to give rise to significant employment opportunities, a Travel Plan should be required to consider the opportunities to promote sustainable forms of travel to the site from the settlements of North Cadbury and Galhampton.

In order to minimise the impact on the wider landscape and rural character of the area, the following principles should be applied to further development or redevelopment at the business park:

- avoid light coloured rendering and bright or highly reflective materials;
- break up the massing of form through variations in the roof height;
- take into account landform and retain the existing tree cover to minimise the visual impact, and incorporate new landscaping of sufficient scale and breadth along the new perimeter to reduce any remaining adverse visual impacts; and
- reduce adverse impacts from potential noise and light pollution to levels appropriate to a rural area through appropriate mitigation / restrictive measures.

POLICY 13. OTHER EMPLOYMENT OPPORTUNITIES

Elsewhere in the plan area, new employment proposals for offices,



North Cadbury and Yarlington Neighbourhood Plan

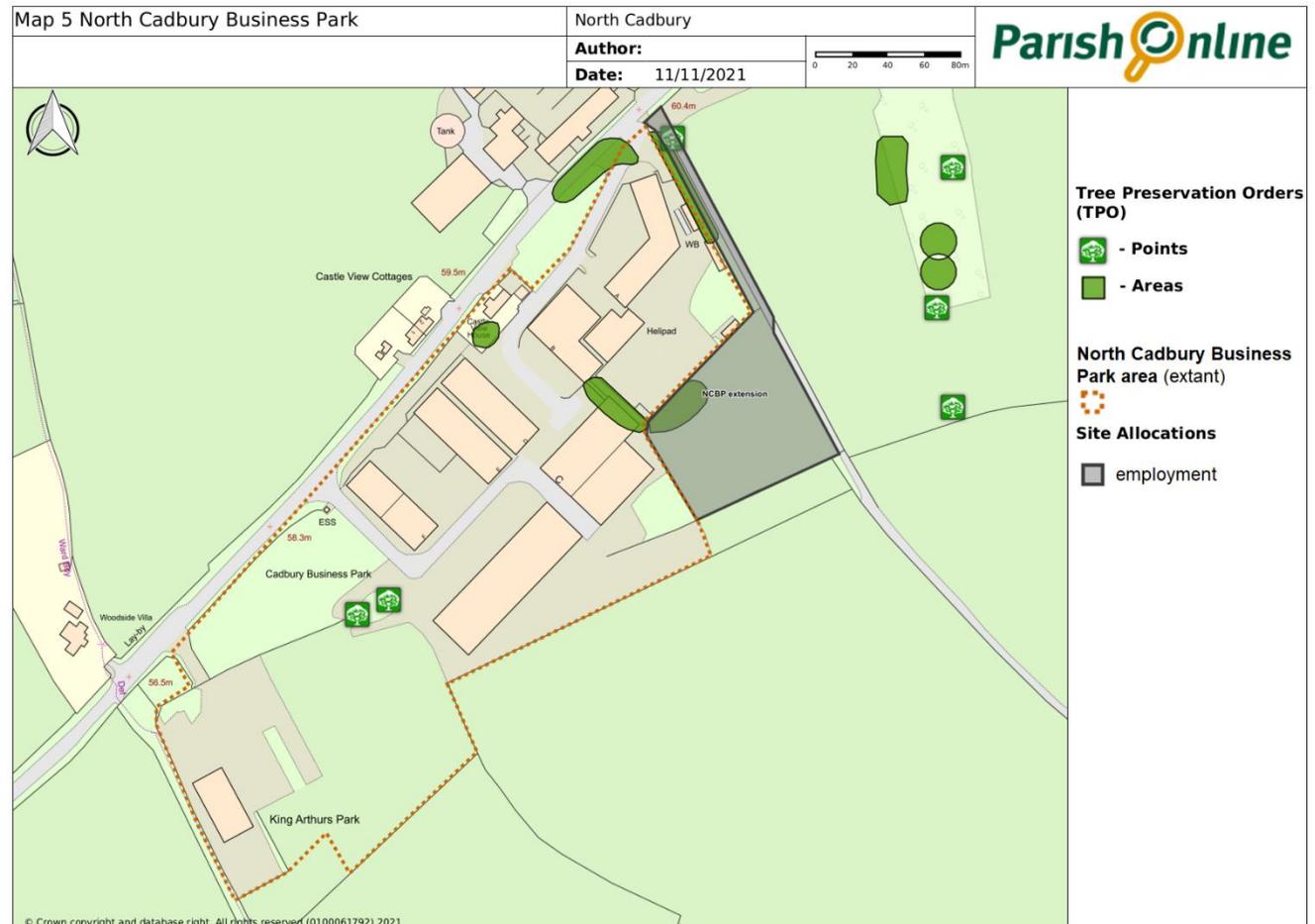
workshops or similar uses, including provision for homeworking, will be supported, provided all of the following criteria are met:

- the site is adjacent to, or physically well-related to an existing built-up areas of North Cadbury and North Town, Galhampton, Yarlington and Woolston, or utilises an existing building – with previously developed land used in preference to the development of greenfield sites;
- any new building is of a modest scale compared to other buildings in the locality and to the settlement to which it relates, and the building and associated use of the land (such as for parking) would not be unduly prominent from public rights of way;
- there would be no significant adverse impact upon local landscape character, wildlife or heritage assets as a result of the development or proposed use; and

Map 5. North Cadbury Business Park proposed future extension

- the site can be safely accessed, and its use would not give rise to a significant increase in traffic (including parked vehicles) inappropriate to the rural network of lanes.

Where new premises are provided, this should be subject to a suitably worded condition or legal agreement to ensure that the premises remain in employment use.





9. COMMUNITY SERVICES AND FACILITIES

OVERVIEW

9.1 As a community we are quite fortunate in the range of facilities and services provided in the two parishes. Many of these are run on a commercial or semi-commercial basis, so they do rely on their local customer base to sustain themselves.

- 3 village halls (North Cadbury, Galhampton and Yarlington)
- 3 churches (Church of St Michael in North Cadbury, Galhampton Church and St Mary's Church in Yarlington)
- 3 pubs (The Catash Inn in North Cadbury, The Orchard Inn in Galhampton, and Stag's Head Inn in Yarlington)
- 2 village stores (North Cadbury Village Stores and Galhampton Country Store)
- 1 school (North Cadbury Primary School also incorporating Sprites Pre-School)
- Various outdoor recreation venues (including playing fields, tennis courts and children's play areas, allotments, and the many footpaths and bridleways)

9.2 The Post Office which was previously within the Village Stores was closed by the Post Office in late 2008 as part of a cost-cutting exercise and replaced by an outreach service then provided from a van, that visits the area and is parked outside the store four times a week.

9.3 Whilst ultimately the continued success of these services and facilities lies outside the scope of this Plan, we can support them through ensuring that they can adapt in ways which will continue to benefit the local community, and that any changes that are allowed do not undermine their ability to continue and thrive.

COMMUNITY SERVICES AND FACILITIES OBJECTIVES

- Maintain, improve and extend community services and recreational facilities that better meet the needs of local residents of every age and ability, including the services provided from the church, recreation ground, village hall and pub.



VALUED COMMUNITY FACILITIES

9.4 It is clear from our survey results that local community facilities are important to and valued by residents. Nearly all the facilities listed were considered as 'particularly important' by the majority of respondents, taking into account the communities' views within which they are based, and typical users (for example the Primary School and Pre-School were particularly important for families with children). At the time of drafting the Neighbourhood Plan, the Catash Inn was also listed on South Somerset District Council's Register as an Asset of Community Value.



9.5 The Local Plan policies look to resist development that would result in a significant or total loss of site and/or premises currently or last used for a local shop, post office, public house, community or cultural facility or other service that contributes towards the sustainability of a local



settlement, other than in exceptional circumstances. The chapters later on in this plan therefore include specific policies detailing the facilities that should be safeguarded.



OPPORTUNITIES TO IMPROVE FACILITIES AND SERVICES

9.6 In terms of improvements, new school buildings (replacing the temporary ones) and more footpaths / bridleways were the top priorities expressed by local residents. Our younger residents (aged 4 to 19)

particularly enjoy the local park / playing fields, and their suggestions for improvements focussed on possible outdoor sports / recreation improvements such as more cycle routes / cycle paths and a bike track.

9.7 Feedback from the services providers through the Business and Community Facilities Surveys highlighted:

- Most are running under capacity, and the local shops are particularly dependent on local trade.
- The primary school has plans for new building work to upgrade facilities (but this will not provide extra capacity). The current capacity is for 119 pupils, and the likely number of places (estimated at 12) that would arise from 60 new dwellings could currently be accommodated without the need for the school to expand.
- The allotments in North Cadbury are at capacity – so would struggle to meet additional demand, and further allotment provision should therefore be considered.
- Galhampton Village Hall has signalled that it would benefit from additional parking provision.

9.8 The Local Plan supports the provision of new community facilities and services, so there is no need to have a general policy on this as part of our plan. There is potential to expand the current allotment site in North Cadbury (on land immediately to the west) to which the landowner is agreeable, and this has therefore been included as a proposal under the North Cadbury chapter. Parking is made available on a temporary, occasional basis on the field to the rear of the village hall in Galhampton, when large events are scheduled. At the moment this appears to be adequate, and the field is unlikely to be developed in the foreseeable future. This situation can be monitored and, if necessary, reconsidered through a future review of this Plan.



10. TRANSPORT

OVERVIEW

10.1 Inevitably, being in a rural area where there are limited job opportunities, about two-thirds (65%) of those in employment work away from home, in locations outside the Plan area (based on the results of the 2020 household survey). Most of this travel is done by car – very few (less than 3%) use public transport. However about 1 in 5 now work from home (possibly more since the Covid 19 pandemic); and about 15% work locally in the North Cadbury and Yarlington area, with some of these able to get to work on foot or by cycling.

10.2 The household survey indicated that traffic speeds and road safety are a concern to many local residents. Cary Road in North Cadbury (particularly the area around the school) and the A359 (particularly the Three Ashes junction at North Town and the Long Street junction at Galhampton) were highlighted by respondents as locations where there were particularly strong concerns about road safety.

10.3 Unfortunately, many of these issues are not easily tackled through a Neighbourhood Plan, as whatever policies we put in our plan will not make people drive better or park more considerately. However, we can highlight where road safety issues are already a concern, and how this could be addressed through directing development away from problem areas towards more sustainable locations (where people are less likely to need to use their cars because they can walk or cycle or use the bus) and by ensuring that appropriate traffic management measures are included as part of any plans that would otherwise exacerbate existing problems.

TRANSPORT OBJECTIVES

- Reduce problems associated with on-street parking, especially outside the school.
- Identify and where opportunities arise create new safe routes for walkers, cyclists and horse riders – particularly linking to the various community facilities and utilising the public rights of way network as far as possible.



→ Consider how the community can access the local bus service and how the current service might be improved.

PUBLIC TRANSPORT

10.4 The only regular bus route through the area is Service 1 run by South West Coaches. This connects from the station at Castle Cary to Galhampton (on the A359), through North Cadbury (stopping outside the Catash Inn) to Yeovil bus station. The service includes an early morning pick-up (at around 8am, reaching Yeovil by 8:40am or Castle Cary by 8:10am) and hourly through the morning, becoming less frequent in the afternoon with the last return journey leaving Yeovil at 5:45pm (or Castle Cary at 6:30pm), which means that this can be useful for both college and work trips, but less so for social trips of an evening. There is also a more limited Saturday service, but no service on Sundays.





10.5 In addition to the regular service, South Somerset Community Accessible Transport operates a fleet of minibuses that can be booked by local residents. It is also possible to book an individual car for medical / hospital appointments.

10.6 Improving the local bus services was the most common suggestion made in response to our first household questionnaire. This was mentioned by about 1 in 10 of all respondents. Whilst there were general comments about the frequency of service, those in Galhampton also commented on problems with the location of the current bus stops.

PROBLEM AREAS AND OPPORTUNITIES TO CREATE SAFER ROUTES

10.7 Data on traffic accidents (for the latest 10-year period) highlights the concentration of accidents along the A359 including a number of fatalities. There was also one serious accident recorded on the Woolston Road close to the North Cadbury Village Stores (in 2012).

10.8 In addition to the problems related to on-street parking around the school on Cary Road, and the junctions accessing onto the busy A359, problems with the size and speed of agricultural traffic / deliveries were also mentioned (particularly by Yarlington respondents) reflecting the very rural nature of the roads in that part of the Neighbourhood Plan area.

10.9 A number of proposals are included in the 2017 Community Plan, including the introduction of “no parking” areas in and near to the school, the possibility of a 20mph zone around the school, and working with the landowners and developers to ensure that there are passing places provided on some of the single-track lanes.

10.10 Possible opportunities highlighted through the consultations and evidence gathering for this plan have included the provision of a car parking area for the school (for use by staff) to alleviate the issues caused by parking along Cary Road outside the school (for which a project has been included in this plan); and using the proposed development north of Brookhampton to provide a safer footway along that stretch of Cary Road. A project has also been identified in relation to providing an off-road pedestrian link from Galhampton village to the country store.

PARKING STANDARDS

10.11 By and large, the standards in Somerset County Council’s Parking

Strategy that apply to the area require between 1.5 and 3 spaces per dwelling depending on property size, plus an allowance for visitor parking, appear to be broadly adequate in relation to the typical numbers of cars and vans parked at home (which on average is 2 cars).

Table 3. Somerset County Council Parking Standards

| Dwelling size | Spaces | | Electric Vehicle Charging Points |
|---------------|--------|--------------------------------------|--|
| 1 bedroom | 1.5 | plus 1 visitor space per 5 dwellings | In all new residential developments, access to 16-amp electric vehicle charging points will be provided to all dwellings |
| 2 bedrooms | 2 | | |
| 3 bedrooms | 2.5 | | |
| 4+ bedrooms | 3 | | |

10.12 The guidance refers to these as optimum standards and recognises that developments in more sustainable locations which are well served by public transport or have good walking and cycling links may be considered appropriate for lower levels of car parking provision. This may be appropriate for the town of Castle Cary but given the rural nature of the Neighbourhood Plan area, lower levels of provision are considered unlikely to be justified.

10.13 Given that garages are often used for storage or for ancillary accommodation, car ports should be provided instead of garages. Where the standards suggest 0.5 spaces, the numbers should be ‘rounded up’ unless part of a wider scheme of unallocated spaces (which can more readily be shared).

10.14 In areas where there are already on-street parking issues, it may be necessary to impose a condition that the areas for parking and turning shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the permitted development. Furthermore, permeable surfaces should be used for parking and turning areas to reduce surface water run-off.



POLICY 14. PARKING

Development proposals should meet its parking requirements on-site, in a manner that is likely to remain available (and therefore the use of outside spaces is to be preferred over garages).

Permeable surfaces should be used for parking and turning areas, using materials in keeping with the character of the local area.

Proposals to improve car parking to serve the main community facilities will be supported where they accord with other development plan policies.

PROJECT 4. LOCAL BUS SERVICES

The Parish Council will work with local bus operators to investigate how local bus services may be improved, including the frequency / connectivity of services and the position of current stops (particularly in Galhampton).

PROJECT 5. ROAD SAFETY IMPROVEMENTS

The Parish Council will work with the Highways Authority and local landowners to identify and introduce measures to reduce highway safety concerns as raised by local residents, such as:

- the introduction of speed restrictions where appropriate;
- reducing on-street parking where this is causing significant traffic problems; and
- the provision of passing places on single track rural lanes.





11. NORTH CADBURY

Map 6 - North Cadbury area

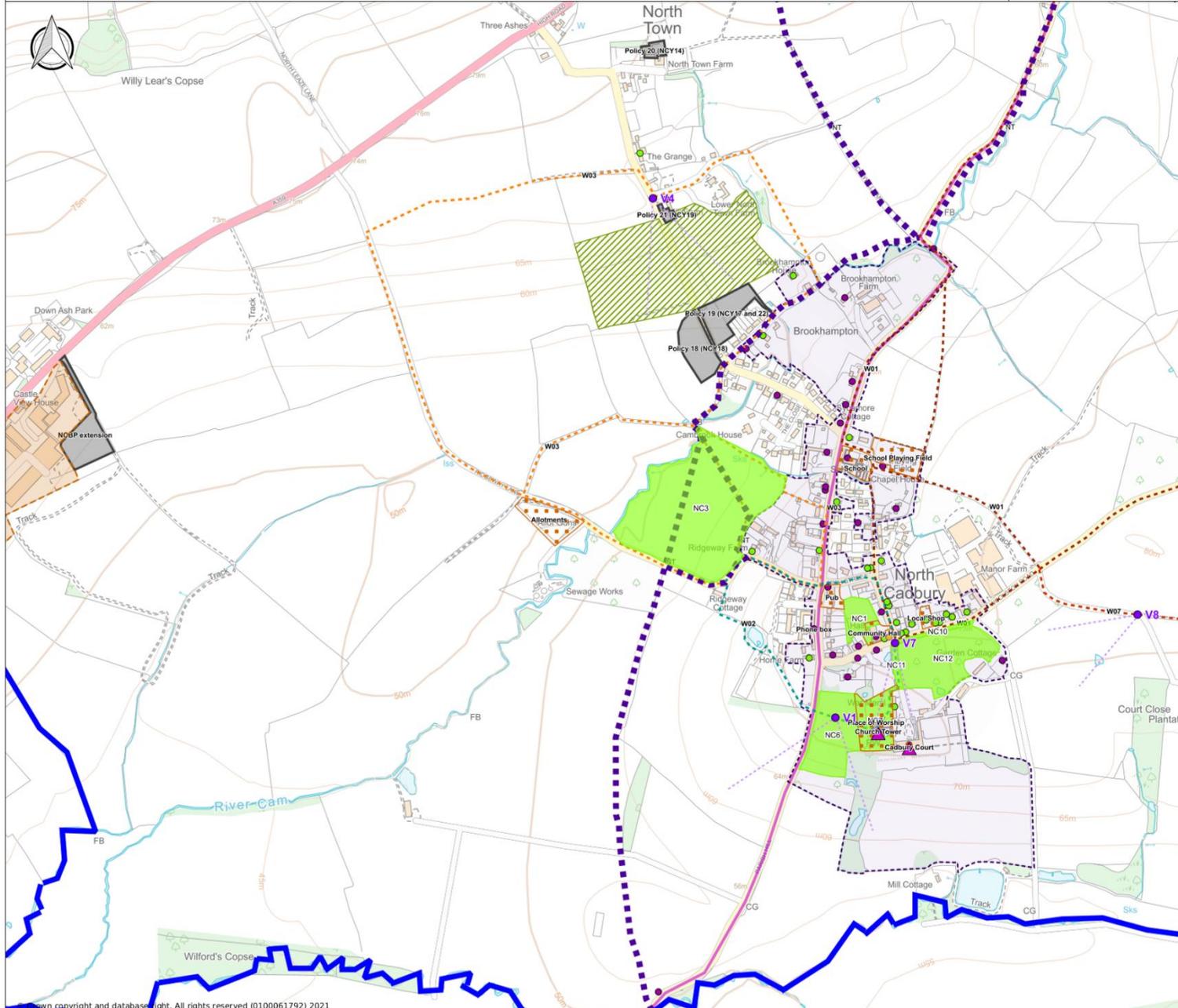
This map shows the main 'policy areas' to which specific policies apply, the detail of which is described in this section of the plan.

North Cadbury

Author:

Date: 11/11/2021

0 40 80m



Neighbourhood Plan Area



Site Allocations



North Cadbury Business Park (existing)

Conservation Area



Local Historic Buildings

Local

Grade II Listed

Grade II * Listed

Grade I Listed

Key Landmark



Viewpoints



Quiet lanes and key PROws

W01

W02

W03

W07

NT

Sustrans Cycle Route

Community Facilities



Local Green Spaces



Green Gap



A larger scale map of the area around the village is shown on the following page.



INTRODUCTION

11.1 The village of North Cadbury is the largest settlement in the Neighbourhood Plan area, with an estimated population of about 640 residents. The built-up area includes the smaller adjoining hamlet of Brookhampton (which for planning purposes is considered part of the village). North Town exists as a separate small hamlet to the north, close to the junction with the A359 High Road, with the North Cadbury Business Park located off to the A359, on the ridge running to the west side of the village.

11.2 As the largest settlement in the Neighbourhood Plan area, the village has a good range of local facilities, including the primary school, although some shops and services, such as healthcare and supermarkets, are not found in the local area.

11.3 As one of South Somerset's larger villages, there is some expectation that further development will take place, primarily to meet local needs for housing and employment. However any such development needs to be carefully considered so that it does not detract from the character of the village, which is steeped in history (almost the entire village has been designated as a Conservation Area). It is therefore important that the decisions of where and what is built is based on a solid understanding of the area's character, and how it functions. The local community have worked together with the planners to identify the most sustainable and appropriate locations where development can take place, and these are included as site allocations.

Site Allocations

- Site Allocation
- North Cadbury Business Park (extant)

Local Historic Buildings

- Local
- Grade II Listed
- Grade II * Listed
- Grade I Listed

Conservation Area



Quiet lanes and key PRoWs

- W01
- W03
- W05
- W07
- W02
- NT

Community Facilities

- Community Facility
- Local Green Space

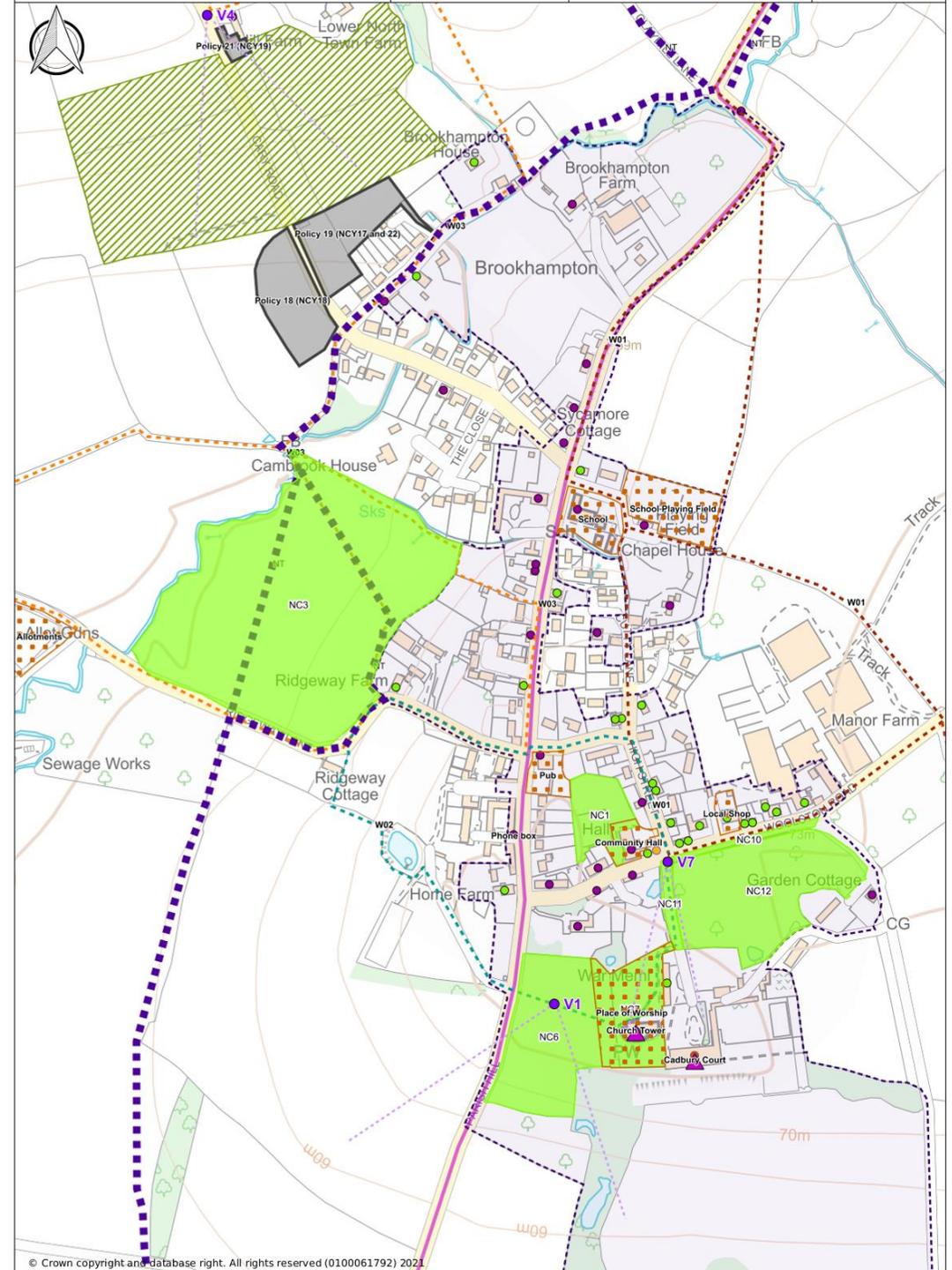
Green Gap



Viewpoints

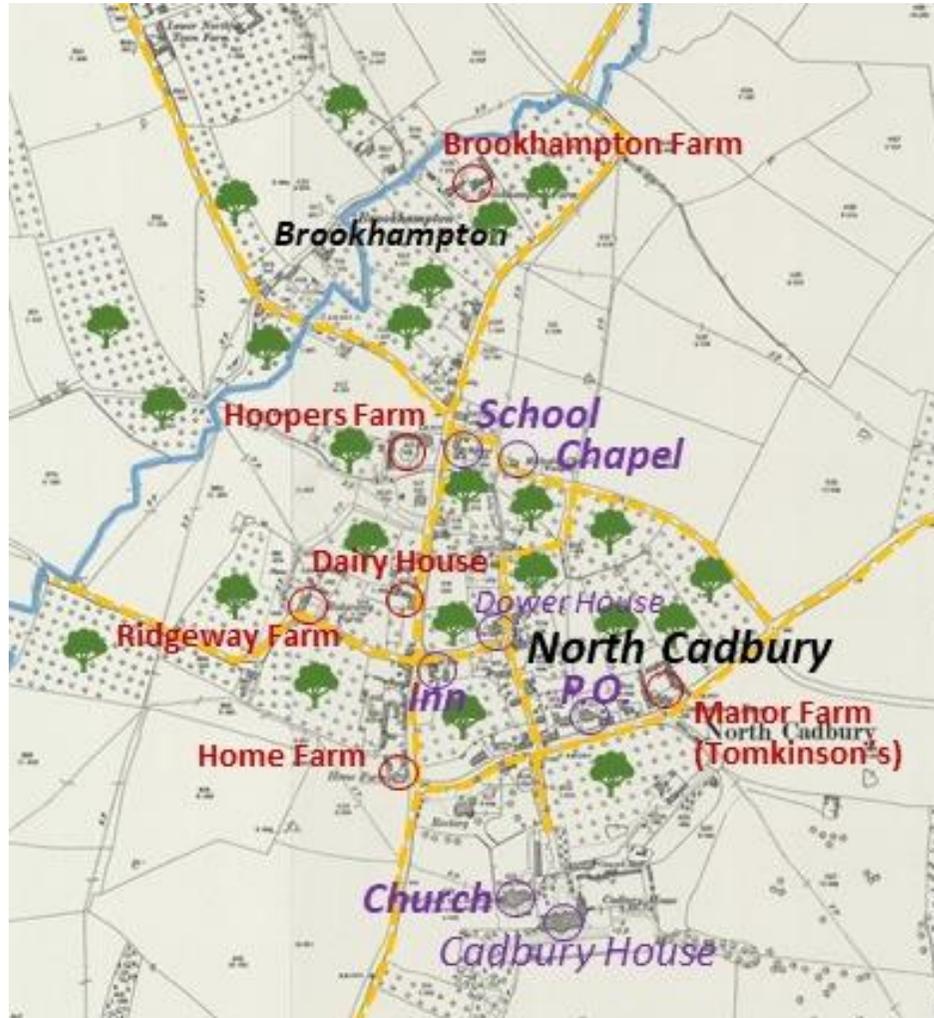


Key Landmark





THE HISTORIC CHARACTER OF THE VILLAGE



Heritage

11.4 The manor of North Cadbury appears in the Domesday Book of 1086 (under the name of Cadeberia). The manor's farming links have been, and continue to be, important. Under the ownership of Sir Archibald & Lady Langman, who bought the manor house and estate in 1911, the estate prospered, as evident in the provision of the new

village hall opposite Glebe House on Woolston Road. Their descendants, the Montgomerys, continue to own the Court and estate, and Manor Farm remains the manufacturing base for the renowned Montgomery and Oglesfield cheeses.

11.5 The historic core of the village is focused around Woolston Road and the High Street. Here you will find the early 15th century Church and 16th century Cadbury Court (with its parkland setting) and associated buildings, together with Manor Farm and Home Farm, the village shop and hall. The land falls away to the south, with the local landmark of Cadbury Castle (an Iron Age hillfort) clearly visible across the valley.



Manor Farmhouse



Village Shop

11.6 The hamlet of Brookhampton lies further to the north, on what is now the north western extreme of the village. The River Cam flows through Brookhampton, with its historic bridges marking the crossing points. Cary Road links these two parts together, with the central section of the village including the Victorian school and Wesleyan chapel, as well as the Catash Inn.

11.7 The historic maps show that much of the village was surrounded by orchards in the late 19th century, providing cider for the labouring classes while also allowing the grazing of sheep and poultry. Many of these have since been developed, but remnants of orchards remain, albeit not productively managed.

Layout

11.8 The main routes through the village along which development has grown in a linear fashion, are Cary and Woolston Roads. These join together at the top of Parish Hill by Home Farm which marks the southern entrance to the village (when entering the village from the South Cadbury / A303 direction). Turning east from this junction, the presence of the



Court and Church with their associated grounds and buildings have limited built development on the south side of Woolston Road, with buildings focused on the northern side of the road (with many directly sited on the pavement), with Manor Farm (formerly Tomkinson's Farm) and its agricultural clustering of buildings at its eastern end. From the maps it appears that there used to be a road from the farm down to the school, along what is now just a public footpath (WN 19/96) along the field edges.

11.9 From Parish Hill heading north along Cary Road, you pass Home Farm and its associated roadside farm buildings, with the road then taking you through a mix of historic and 20th century infill, with the older buildings generally closer to the road and others set well back, allowing a greater presence of trees. The Catash Inn marks the junction with the High Street, and opposite this, Ridgeway Lane runs down a sunken lane to where another farm existed on the west side of the village. The High Street itself is a quieter, less-used, alternative to Woolston / Cary Road), with a more scattered nature of development (with some buildings facing the road gable on and some set back), linking into Cutty Lane and the pedestrian cut-through to Chapel Lane behind and around the school.



11.10 Travelling further north along Cary Road, the 19th century Victorian school buildings sit above the road on its eastern side, just before the junction with Chapel Lane and Sandbrook Lane, when the road bends round to head west. Opposite the school another farm (Hoopers Farm) has since been converted into a courtyard of dwellings. Sandbrook Lane heads north from this corner, but has been relegated to a minor, single track road and soon heads into open countryside. Chapel Lane leads in an easterly direction past the school to where the former Wesleyan Chapel was sited.

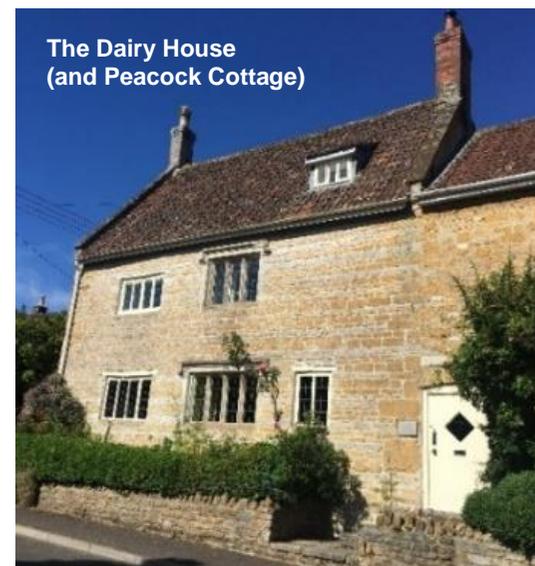
11.11 Heading north-west, the Cary Road crosses over the River Cam before leaving the built-up area and climbing up to North Town and the A359. Mitchells Row marks the end of the village – with its mix of older workers cottages and 20th century former Council housing leading to Brookhampton House.

11.12 Within the village, the streets have a rural character and whilst there are pavements along many of the roads, these are limited and usually on one side only and there is no street lighting. Traditional fingerpost signs can be found on Cary Road, at the junctions with Brookhampton, Sandbrook Lane and Woolston Road.

Building Styles and Materials

11.13 North Cadbury is full of 17th and 18th century vernacular houses of local stone. Typically, buildings are of two storeys, with grander buildings such as Cadbury Court, The Post Office, the Dairy House and Manor Farmhouse being two and a half or three storeys.

11.14 Most of the older residential properties front directly onto the street (with the ridge parallel to the road), although some are perpendicular to it or set back behind boundary walls and front gardens. Traditional properties generally have narrow building depth and wide fronts.



11.15 The village is largely of stone with varying hues and mixture of materials. Good quality Cary stone (a golden Oolitic limestone from Hadspen quarry) is much in evidence with either ashlar or coursed rubble, together with local white lias, and Doulting stone from nearby Shepton Mallet. Brick buildings and rendered properties are also present, but historically are the exception to natural stone. Apart from the more notable buildings, there is little architectural decoration



North Cadbury and Yarlington Neighbourhood Plan

on the majority of buildings, with the simple designs reflecting the rural, working nature of the village.

11.16 Roofs are generally of plain clay tile (with hip tiles) or pantiles, with a mix of hipped and straight gabled roof forms. There is a good distribution of thatch and a few examples of slate (such as found on the Old Rectory). Chimneys are mostly brick with corbel detailing and clay pots.

11.17 Door styles tend to match the type of property, timber plank for cottages with panelled doors for larger houses. Windows are a mix of timber sash and side hung casements and some iron casements, mainly single glazing bars with some multiple panes. Lintels are mainly exposed timber, with some lintels formed in stone or brick.



11.18 Harder, more crystalline grey Forest Marble is used in boundary walls (generally on the back edge of the pavement), although hedgerows are also a commonly used boundary in locations where the buildings are set further back from the road. The K6 telephone box and the cast iron street furniture is also noted in the Conservation Area Appraisal – including the traditional cast iron Somerset guide pots, grates and vents.

11.19 Overall, the area has a harmonious mix of characterful buildings with a variety of plot sizes and shapes.

POLICY 15. NORTH CADBURY - BUILT CHARACTER

As a general principle, buildings within the vicinity of North Cadbury should contribute to the harmonious mix of properties found in the area, and generally:

- a) have a narrow building depth and wide fronts, although there is variation according to plot size and orientation.
- b) include detached, semi-detached and small terraced properties (of three dwellings), as well as courtyards,

outbuildings and workshops in the form of traditional agricultural barns.

- c) use Cary or Lias stone as the predominant building material, mainly laid as coursed rubble.
- d) use plain clay tiles as the predominant roofing material, or alternatively thatch, and brick chimneys with corbels on dwellings.
- e) have timber casement windows with well-proportioned and balanced casements.

Other materials and designs may be considered provided that they complement the tone, scale and form of the traditional buildings, and do not detract from the overall character of the village.

Notable Historic Buildings

11.20 There are many Listed and unlisted buildings within the village that are mentioned in the detailed Conservation Area appraisal.

11.21 In terms of Listed Buildings, the **Parish Church of St Michael** and **North Cadbury Court** are particularly significant as Grade I listed buildings. Also historically connected to the Court is the former Dower House (now **Orchard & Woodforde Cottages**) which lies to the north on the northern extent of the High Street.

11.22 Most of the buildings along Woolston Road are Listed, together with the southernmost extent of the High Street. **Number 21 Woolston Road**, on the junction with the High Street, is noteworthy as a Grade II* Listed Building – a stone cottage dating back to the 15th century and adjoining the Grade II Reading Room. The **Red House** and **Post Office** (Village Store) to the east, both Grade II Listed, are distinctly different to the normal vernacular. The two farms (**Home Farm** and **Manor Farm**) mark the western and eastern extent of the historic core and are





particularly important for the agricultural links they retain. **Ridgeway Farm** and its farmland setting is perhaps less prominent but also important in this respect.

11.23 The above does not include all of the designated Listed buildings, and there are many important historic buildings which are not Listed, including those noted in the Conservation Area Appraisal. These include the **Old Rectory** (and its associated outbuildings Glebe House and the Coach House), the **Catash Inn**, the **Primary School**, the Village Hall, the K6 telephone boxes (whose design commemorates the silver jubilee of King George V) as well as a number of vernacular cottages and barns, including those associated with the former Hoopers Farm (**Rowlands**). The old bridges on Sandbrook Lane and the one at Brookhampton are also noteworthy, together with the beautiful old stone wall along the left of Parish Hill (coming from A303); now overgrown.

11.24 In order to ensure these buildings are properly considered in planning terms, they are to be protected as far as possible under Policy 1: Locally Important Historic Buildings (but this does not impose the same degree of protection as being Listed).

11.25 The full list of historic buildings within or linked to North Cadbury are included in Appendix 4, and these are also marked on the Policies Map. Those associated with Sandbrook Lane (from Hewlett’s Mill heading north) are included in the section on Galhampton.



Environment

IMPORTANT FEATURES OF THE ENVIRONMENT

11.26 North Cadbury has a fairly low density of development, with lots of significant green spaces in between and around building and groups of important trees, including the River Cam runs, with riverside trees marking the valley bottom.

11.27 Ridgeway Lane, an example of a sunken lane, is also the location of many badger setts, highlighting the extent to which local wildlife can encroach into the built up area.

11.28 The parkland to the south of North Cadbury Court has a number of Veteran Trees. Records of protected species sighted in the area include various species of bat (Brown Long-Eared, Natterer’s, Pipistrelle and Serotine), badger, otter, tawny owl and great crested newt. Key habitats

include the ancient and veteran trees, the species-rich hedgerows, and the ponds and ditches as well as the River Cam and its environs.



Old oak tree west of Cary Road, 5.5m girth, possibly 350 years old
The landowner’s grandfather is said to have hidden in the hollow trunk as a child

11.29 The proposed expansion of North Cadbury (as described more fully towards the end of this chapter) will reduce the undeveloped gap between the Brookhampton end of the village and North Town. As such, a ‘green gap’ designation is proposed to ensure that no further development is permitted that would result in their coalescence.

Important Recreational walking routes and key views

11.30 The village and its surround benefit from many characterful footpaths and bridleways giving access into the countryside and some fantastic views. These are protected under Policy 6 and described below. The Corkscrew circuit (described in the Woolston chapter) is also highly valued by people living in North Cadbury.

11.31 All three of the National Trails run through the village, and three more circuits (as listed below and described in more detail in chapter 6) are very popular and well used by local residents (incorporating Corkscrew Lane / Woolston Road, Glebe Field and Ridgeway Lane routes).

- W01: Corkscrew Lane / Woolston Road circuit
- W02: Glebe Field / Ridgeway Lane circuit
- W03: Ridgeway Lane / Lower North Town / Brookhampton circuit



11.32 The church tower of St Michael’s is probably the most notable landmark within the village and forms the focal point of a number of the key views that were identified in our consultations. Cadbury Castle, a fortified hillfort with multiple ramparts and an overall height of 154m is in South Cadbury Parish but is an important landmark in views to the south. As the hillfort is publicly accessible, it is possible to walk up and enjoy views out as well, and North Cadbury with its church and Court can be clearly seen.

11.33 Whilst there are many fantastic views from the footpaths and lanes across the area, several stand out as being particularly cherished and admired.

Table 4. North Cadbury: Key Views

| Location | Direction | Description / Importance |
|---|-----------|---|
| V1 From footpath WN 19/76 across Church Field | Southerly | Impressive panoramic view towards the iconic Cadbury Castle Hillfort from the Parish Field (in in the setting of the historic church) |



| Location | Direction | Description / Importance |
|---|----------------|--|
| V4 Cary Road, junction with Lower North Town Lane / WN 19/108 | South-Easterly | Important View of the village of North Cadbury, with the church tower, from the main entrance into the village from the North Town / A359. |



| | | |
|------------------------------------|-----------|---|
| V7 From Woolston Road to The Court | Southerly | Focussed view along the avenue of mature beech trees leading to The Court and Listed gateway entrance |
|------------------------------------|-----------|---|





| Location | Direction | Description / Importance |
|---|----------------|---|
| V8 From footpath WN 19/96 towards North Cadbury | South-Westerly | Good view across farmland of Cadbury Court and the Church as seen from the west side of the village |



Local green spaces

11.34 The most important green spaces around the village include a number of public spaces as well as some of the more iconic fields and verges. The allotments and school playing fields, whilst potentially qualifying as an important green space, are designated as important community facilities as it is their function and general accessibility, rather than their specific location, that is particularly valued.

11.35 Whilst there are various remnants of orchards around the village the most significant and locally valued is that opposite the village shop, adjoining the entrance into Cadbury Court.

11.36 Similarly, many of the open fields around the village are much valued, but one in particular (Clare Field) was highlighted in the survey responses as particularly locally valued, and an area where development would not be supported. The fields next to the school playing field, which are also crossed by footpaths and provide pleasant view, were also valued by many members of the community, but there was also some support for limited development along the road front, and therefore this site has not been designated as a Local Green Space at this point in time.



Table 5. North Cadbury: Local Green Spaces

| Ref | Location | Main Reason for Designation |
|-----|---|--|
| NC1 | North Cadbury tennis courts and playing field | Recreation space, maintained by the Parish Council and well used by children and adults |
| NC3 | Clare Field, Ridgeway Lane | Field at the bottom of Ridgeway Lane leading down to the River Cam, much of which forms the rural setting of the Grade II Listed Ridgeway Farmhouse. Crossed by various footpaths (WN 19/69, 19/75 and 19/74), with pleasant views in many directions and iconic mature oak tree (TPO) in its centre and additional mature trees (also subject to TPO's) around its perimeter. |



| Ref | Location | Main Reason for Designation |
|------|---|--|
| NC6 | Glebe Field North, south of the Old Rectory | Forming the setting of the Grade I church and important in views to and from the Iron Age Hillfort of Cadbury Castle, well used as crossed by footpath forming part of a local walk (WN 19/76) |
| NC7 | North Cadbury church grounds | Place of quiet contemplation as consecrated ground, graveyard with war memorial, forming the setting of the Grade I Listed Church and Cadbury Court, and similarly crossed by footpath forming part of a local walk (WN 19/76) |
| NC10 | Wide grass verge on Woolston Road | Wide grass verge opposite a line of Listed Buildings, forming a key feature of this historic street. Adjoins what is probably the best remaining example of the historic orchards surrounding the village |
| NC11 | Avenue of Beech Trees leading to the Court | Iconic approach to the Court, leading up to Listed gateway. Traversed by footpath forming part of a local walk (WN 19/76) |
| NC12 | Orchard opposite village shop | Probably the best example of one of the historic orchards remaining within the village and forms important setting to the many Listed Buildings along Woolston Road. |

POLICY 16. NORTH CADBURY – LOCAL GREEN SPACES

Development should be sensitive to the rural setting of the village, including the river corridor and remnants of orchards.

The following local green spaces should be protected from inappropriate development that would harm their character and reason for designation:

- NC1 North Cadbury tennis courts and playing field.
- NC3 Clare Field, Ridgeway Lane
- NC6 Glebe Field North, south of the Old Rectory
- NC7 North Cadbury church grounds

- NC10 Wide grass verge on Woolston Road
- NC11 Avenue of Beech Trees leading to the Court.
- NC12 Orchard opposite village shop.

Proposals for development within the local green gap between North Cadbury and North Town, as on the Policies Map, will not be supported if they would compromise the visual openness or rural character of the gap.

Flood Risk

11.37 In terms of local flood risk, the main areas affected relate to the River Cam and its tributaries, together with some overland flows and ponding associated with surface water run-off and drainage. These are identified on the Environment Agency Flood Risk Maps which cover both river and surface water flood risk.

11.38 Outside these areas, flooding has been observed to the north side of the allotments, along Ridgeway Lane and either side of the farm track that connects to Cary Road (public footpath WN 19/106). To the east side of the village, Woolston Road has been flooded on occasion, in the area just eastward of where public footpath WN 19/60 meets the road.

11.39 Whilst Wessex Water has confirmed that there are no capacity or notable groundwater infiltration concerns with the sewer network, the sewer system has on occasion become blocked (generally due to items such as disposable nappies being flushed into the system).

COMMUNITY SERVICES AND FACILITIES

11.40 North Cadbury has a good range of local facilities, including the main primary school serving the local area. These are detailed in Table 6.

11.41 The School has been exploring the feasibility of replacing the three temporary classrooms within an extension to the main school building, and submitted a planning application in May 2021 to enable this to happen.





11.42 The amount of parking along Cary Road outside the school (particularly outside school pick up and drop off times) is also a cause for concern. Whilst it would not be possible (or even desirable) to completely eradicate parked cars from the road, as they can in themselves help slow traffic speeds, it is important to ensure that there is room for traffic to pass safely at slow speeds, without the need for vehicles to reverse significant distances when faced with oncoming traffic. This is particularly relevant here given the long stretch of road along which vehicles park (reducing the available carriageway to a single lane), and the fact that there are buses and other larger vehicles in the mix.



11.43 A local landowner has offered the corner of the field at the end of a track leading east from Chapel Lane for parking (up to 12 cars) to be used by school staff, however this is dependent on agreement on access over Chapel Lane. Another local landowner has also similarly offered part of the field to the north side of the school playing field, although this would need to be accessed off Sandbrook Lane which may be more difficult given the landform and junction, and is visually sensitive in the context of the setting of the Conservation Area and a number of historic buildings.

The landowner of Clare Field has also proposed that that site could include parking for the school (primarily to allow parents to drop off and pick-up pupils and walk from there to the school via footpath WN 19/74 and then crossing Cary Road to walk to the school) – however this proposal is dependent on parents coming from the A359 and is unlikely to be an attractive, practical alternative for most parents or staff, as well as being dependent on the development of that field (which is proposed to be designated as a Local Green Space). The provision of parking for the school has therefore been included as a project.

11.44 The allotments are at capacity and there is a reasonable prospect that additional plots will be needed to serve any further increase in population. The current allotments were conveyed to the Parish Council as part of the development of land north of Home Farm in the early 2010s. The landowner who provided the allotment land has undertaken, in principle, to increase the area of land by up to 25% should a need arise, and an indicative area is shown on the policies map as safeguarded for this purpose. The funds for this could be met by the Community Infrastructure Levy payments that would accrue from development in the two parishes.

11.45 The Church of St Michael will need additional grave space when the existing grave yard reaches capacity - estimated to be within the next



5-10 years. This is likely to be into a small section of the Glebe Field (which is owned by the Church of England). The designation of this field as a Local Green Space would be compatible with this intended change of use.



Table 6. North Cadbury: Community Facilities

| Location | Main Use / Function |
|---|---|
| North Cadbury CoE Primary School | Village Primary School, run by Preston Primary Academy Trust, and also incorporating Sprites Pre-School, whose catchment area ¹² broadly aligns with the Neighbourhood Plan Area |
| North Cadbury Village Hall and Reading Room | Hall and reading room available for hire, and licensed for plays, films, music, dancing, indoor sports, late night refreshment and the sale of alcohol. Also location of the community defibrillator and has been used by the Queen Camel Medical Centre for afternoon surgeries, mainly for older patients and for those who do not have transport |
| North Cadbury Village Store | Local convenience store serving the village, with a wide variety of goods from traditional meats and groceries to everyday essentials. Currently the Post Office services are provided through a mobile service that generally parks outside the stores four times a week |
| St Michael's Church | Local church, providing place of worship and space for burials - the church grounds are designated as a Local Green Space |
| The Catash Inn | Local Public House, listed as an Asset of Community Value |
| Telephone box | Operates as a local book exchange |
| North Cadbury playing field | Playing field, tennis courts and children's play area, also designated as a Local Green Space |
| North Cadbury allotments | Well used allotments (with a waiting list for plots) |

POLICY 17. NORTH CADBURY – FACILITIES

The following community facilities should be retained:

- Allotments
- Church
- Playing fields and associated tennis courts and play area.
- Primary School (plus Pre-School) and associated playing field.
- Telephone box (as community book exchange)
- Public House
- Village Hall
- Village Convenience Store

Proposals that provide new facilities, allow existing facilities to modernise and adapt for future needs, or to diversify in a manner that would support a new or improved community facility to become viable, will be supported. This is likely to include:

- a) Improved classroom facilities within the current school grounds;
- b) The provision of additional off-road parking close and convenient to the school;
- c) Additional allotments, through the expansion of the existing allotments' site;
- d) A small extension to the graveyard associated with St Michael's Church.

PROJECT 6. SCHOOL PARKING AREA

The Parish Council will work with the school and landowners to bring forward additional off-road parking provision suitable for school use.

¹² <https://www.somerset.gov.uk/education-and-families/school-catchment/>



FURTHER DEVELOPMENT

11.46 In the village, we are allocating two sites for a mix of open market and affordable housing for local people. These are on either side of Cary Road immediately north of Brookhampton. Further outside the village, on the way to and at the smaller hamlet of North Town, there are a further two sites where barns can also be converted to provide housing.

Land north of Brookhampton, west of Cary Road (NCY18)



11.47 To the west side of Cary Road, north of Brookhampton, is an agricultural field on the north side of the bridleway track that joins up to Ridgeway Lane. This site, together with land on the opposite side of the road, provide an opportunity to create a 'new' gateway to the village. Whilst originally discounted on the basis of the impact on the public rights of way (that cross the field) and visual openness, further appraisal by a heritage expert advised that development in this location (on both sides of the road) could potentially have a much more positive impact on the key view (V4) that would outweigh the wider landscape impacts, and which could allow for the sensitive accommodation and/or minor diversion of the rights of way.

11.48 Whilst the entire field is approximately 4.8ha in extent, the developable area proposed is about 0.7ha and should be able to accommodate about 14 dwellings in total, of which the landowner has



Housing

agreed to provide at least 6 dwellings as affordable homes for local needs (slightly exceeding the Local Plan requirement).

11.49 The site is reasonably well-connected into the village as the pavement starts on the eastern side of Cary Road just south of Mitchell's Row. It will be important to incorporate measures to facilitate safe pedestrian access from the existing pavement into the design heading north, and include measures that would make it safe and easy for pedestrians to cross Cary Road. The roadside hedgerow should be retained as far as possible, with dwellings and pedestrian access behind the hedgerow, but not turning their back to the road as they will be clearly visible from the road (see Court View, South Cadbury example in Appendix 1). A single point of access should be created to serve the site, potentially as shown in the indicative layout diagram (which is purely for illustrative purposes). The thinning (in terms of width) and/or translocation of the hedgerow (a technique which involves digging out and transferring sections of hedge into a prepared trench in a timely fashion to ensure that the hedgerow roots are exposed for as short a time as possible) may be necessary to create a suitable visibility splay.

11.50 Whilst the site is not of high ecological interest, there are established badger setts to the west, water voles have been seen along the River Cam, and other animals such as hares, deer and owls have been spotted in the fields and hedgerows. A new field hedgerow, with hedgerow trees, should be planted along the field-side perimeter, which together with additional landscaped area through which the footpath WN 19/68 would run, will help soften the development in wider views as well as help achieve a net biodiversity gain.

11.51 Particular care will need to be taken in the landscaping and design to ensure that the 'first view' of the village from V4 reflects its character and heritage, with development facing out along the new edge.

11.52 The incorporation of the public rights of way into the scheme design will also need careful consideration. Whilst footpath WN 19/73 is rarely used (as it is much easier to use the bridleway track that runs broadly parallel), this footpath can be readily accommodated within the design without the need for its diversion – particularly as this lower area lies partly within a flood risk zone (and is therefore outside of the developable area). Whilst it may be possible to avoid the need to divert footpath WN 19/68 a minor diversion may enable a better form of development, with the footpath running along the new landscaped perimeter.



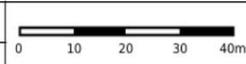
Indicative layout

for illustrative purposes only - more detailed masterplanning to be undertaken

North Cadbury

Author:

Date: 11/11/2021



- Public Rights of Way**
 - Footpath
 - Restricted Byway
- Green Gap**
 - [Hatched box symbol]
- Site Allocations**
 - [Square box symbol]
- Local Historic Buildings**
 - Local
 - Grade II Listed
- Conservation Area**
 - [Dashed box symbol]

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11.53 The treatment of the new northern gateway should slow vehicle speeds through design, and incorporate measures to help pedestrians cross safely. The 30mph speed limit should be relocated to start at or north of this new entrance point. Further traffic calming measures may be incorporated between the site and A359 as considered necessary by the Highways Authority. Within the development new roads should be designed as shared surfaces for slow speeds and pedestrian use.

11.54 Whilst the site is less than 1ha in size and does not flood (and therefore a planning application would not automatically need to be accompanied a flood risk assessment), given its juxtaposition with the flood zone associated with the River Cam (and properties to the south that are within the flood risk area), a drainage strategy should be required. This would ensure that run-off from the site does not increase and indirectly exacerbate the risk of flooding to properties to the south.

POLICY 18. LAND NORTH OF BROOKHAMPTON, WEST OF CARY ROAD

Land North of Brookhampton, West of Cary Road, as shown on the policies map, is allocated for 14 dwellings. Its development will be subject to all of the following requirements:

- The type and size of dwellings accords with Policies 2 and 11, and at least 6 homes are provided as affordable dwellings, with the provision of affordable housing phased so as to be provided in advance or at the same time as the open market dwellings.
- The site's layout, scale and detailed design, including landscaping, is considered as part of a masterplanned approach together with land to the east side of Cary Road (Policy 19). This must:
 - accord with Policies 2 - 4 and 15;
 - respect the important view from further up the Cary Road (V4) in accordance with Policy 6, by presenting a more appropriate, positive edge to the village in keeping with its historic character;

- retain the rural character of Cary Road at this point with the retention of the roadside hedge as far as possible;
- enable safe pedestrian crossing of Cary Road to allow easy access to both sites.
- Hedgerow / tree planting should take place along / adjoining the site boundaries with the remainder of the field (which should help soften the visual impact of the development in wider views), with other measures secured as necessary to ensure that there is a net biodiversity gain.
- The current alignment of footpath WN 19/73 is retained outside of the site boundaries, with the area to the south side managed for informal recreational use / sustainable drainage measures. Any diversion of WN 19/68 should be minor in extent and designed to reflect the rural character of the local footpaths in the area.
- A drainage strategy will be required to ensure that the development will manage surface water runoff and not increase flood risk off-site.
- Mitigation measures are secured as necessary to demonstrate phosphorus neutrality in line with Policy 7b.

Land north of Brookhampton, east of Cary Road (NCY17 and additional land to rear)

11.55 This site, which measures approximately 0.7ha, is part of two agricultural fields to the east side of Cary Road, immediately north of Brookhampton, but slightly apart from the Conservation Area. It is within two separate land ownerships, and as such the two landowners will need to work together to ensure its proper planning. As with site NCY18 (opposite), which is of a similar size, this area should be able to accommodate about 14 dwellings in total, of which the landowners have agreed to provide at least 6 dwellings as affordable homes for local needs (slightly exceeding the Local Plan requirement).

11.56 Whilst development here would reduce the gap between North Cadbury and North Town, it is seen as a logical extension of the village along its main throughfare, and together with the land to the west side should help provide a better, more walkable, connection between the two.



Further encroachment of development into this gap will not be permitted in order to retain the separate identity of North Town.

11.57 Development will be seen in the context of the view from further up the Cary Road (V4) but would not block the view of the church and provides an opportunity to create a more positive gateway (first impression) of the village. The site layout and design will therefore need to be considered carefully in this context in conjunction with the site on the opposite side of the road, both in terms of the view, the streetscene and the ability to include a pavement from the junction to the south, heading north towards North Town.

11.58 Because there is a small section of road with no pavement between the site and where the pavement starts on Cary Road, it will be important to phase the development with the site opposite to enable safe passage for pedestrians through the provision of a new pavement/s and pedestrian crossing point within this gap and further up the road. As described above, the treatment of the new northern gateway should slow vehicle speeds through design and incorporate measures to help pedestrians cross safely, and further traffic calming measures may be incorporated between the site and A359 as considered necessary by the Highways Authority, including the extension of the 30mph limit beyond the site. In addition, a new pedestrian link onto the lane serving Mitchell's Row should be provided from the rear of the site, giving an alternative access onto the wider footpath network.

11.59 Similar to the site opposite (NCY18), there are established badger setts (to the east), and other animals as hares, deer and owls have been spotted in the fields and hedgerows. The roadside hedgerow should be retained as far as possible, with dwellings and pedestrian access set behind the hedgerow (but still orientated to provide a positive face onto the road). A new field hedgerow (with hedgerow trees) should be planted along the new northern boundary with the remaining field. Further measures may be required to compensate for the loss of the internal hedgerow, in order to provide a net biodiversity gain.

11.60 The rear garden depth to some of the adjoining homes (particularly Brooklings) is limited and therefore careful consideration will need to be given to the layout and height of development at the southernmost end of the site in order to respect the privacy and amenity of the existing residents and the use of their private gardens.



11.61 Whilst the site is less than 1ha in size and does not flood (and therefore a planning application would not automatically need to be accompanied a flood risk assessment), given the natural springs and surface water flows to the east, and history of flooding to properties to the south (that fall within the flood risk zone associated with the River Cam), a drainage strategy should be required. This would ensure that run-off from the site does not increase and indirectly exacerbate the risk of flooding to properties to the south.

POLICY 19. LAND NORTH OF BROOKHAMPTON, EAST OF CARY ROAD

Land North of Brookhampton, East of Cary Road, as shown on the policies map, is allocated for 14 dwellings. Its development will be subject to all of the following requirements:

- The type and size of dwellings accords with Policies 2 and 11, and at least 6 homes are provided as affordable dwellings, with the provision of affordable housing phased so as to be provided in advance or at the same time as the open market dwellings.
- The site's layout, scale and detailed design, including landscaping, is considered as part of a masterplanned approach together with land to the west side of Cary Road (Policy 18). This must:
 - o accord with Policies 2 - 4 and 15;



- respect the important view from further up the Cary Road (V4) by presenting a more appropriate, positive edge to the village in keeping with its historic character;
 - retain the rural character of Cary Road at this point with the retention of the roadside hedge as far as possible;
 - enable safe pedestrian crossing of Cary Road to allow easy access to both sites.
- The site's layout, scale and detailed design, including landscaping must respect the privacy and amenity of the existing occupants of adjoining properties to the south.
 - Hedgerow / tree planting should take place along / adjoining the site boundaries with the remainder of the field (which should help compensate for the removal of the internal hedgerow as well as softening the visual impact of the development in wider views), with other measures secured as necessary to ensure that there is a net biodiversity gain.
 - A new public footpath will be provided, to connect the eastern end of the site to the lane serving Mitchell's Row to enable easy access to the public right of way network via footpath WN 19/58.
 - A drainage strategy will be required to ensure that the development will manage surface water runoff and not increase flood risk off-site.
 - Mitigation measures are secured as necessary to demonstrate phosphorus neutrality in line with Policy 7b.

Barns at North Town Farm (NCY14)



11.62 This site consists of 3 barns at North Town Farm off Higher North Town Lane, which the landowner proposes to convert into residential dwellings. The concrete yard to the west is used for agricultural storage (in separate ownership) and was also suggested for potential development but is considered less suitable for development and has not been proposed for allocation in this Plan.

11.63 Whilst not Listed, the barns are of some age and contribute to the character of the area, therefore their conversion (as opposed to replacement) would be desirable if this is practical. Care will also need to be taken in relation to the privacy and amenity of the occupants of the existing dwelling. The only other notable constraint is the potential for surface water flooding, which is indicated on the Environment Agency maps as low risk and mainly impacting the access and land to the north.

POLICY 20. BARNs AT NORTH TOWN FARM

The Barns at North Town Farm, as shown on the policies map, is allocated for up to 3 dwellings through the conversion or sympathetic replacement of the existing barns, in line with Policy 10. Conversion is to be preferred unless it can be demonstrated that there would be significant sustainability benefits in their replacement (taking into account embodied energy) that clearly outweigh the loss of these non-designated heritage assets.



Barns at Hill Farm (NCY19)



11.64 The site is part of Hill Farm, south of the junction with Lower North Town Lane. It contains a large barn east of Cary Road in North Town that could be converted into 2 dwellings, using the land within the walled area to the south side for private amenity / garden space. This should utilise the existing access (rather than create a new access further to the south).

11.65 Whilst not Listed, the barns are of some age and contribute to the character of the area, therefore their conversion (as opposed to replacement) would be desirable if this is practical.

POLICY 21. BARNs AT HILL FARM

The Barns at Hill Farm, as shown on the policies map, are allocated for up to 2 dwellings through the conversion or sympathetic replacement of the existing barns, in line with Policy 10. Conversion is to be preferred unless it can be demonstrated that there would be significant sustainability benefits in their replacement (taking into account embodied energy) that clearly outweigh the loss of these non-designated heritage assets.



Business & Employment

In order to retain the open character of the Local Green Gap, the extension of the garden area (including any incidental outbuildings) will not be supported within the defined gap.

Employment

11.66 Policy 12 in section 8 of this plan deals with the possible future extension of the North Cadbury Business Park.



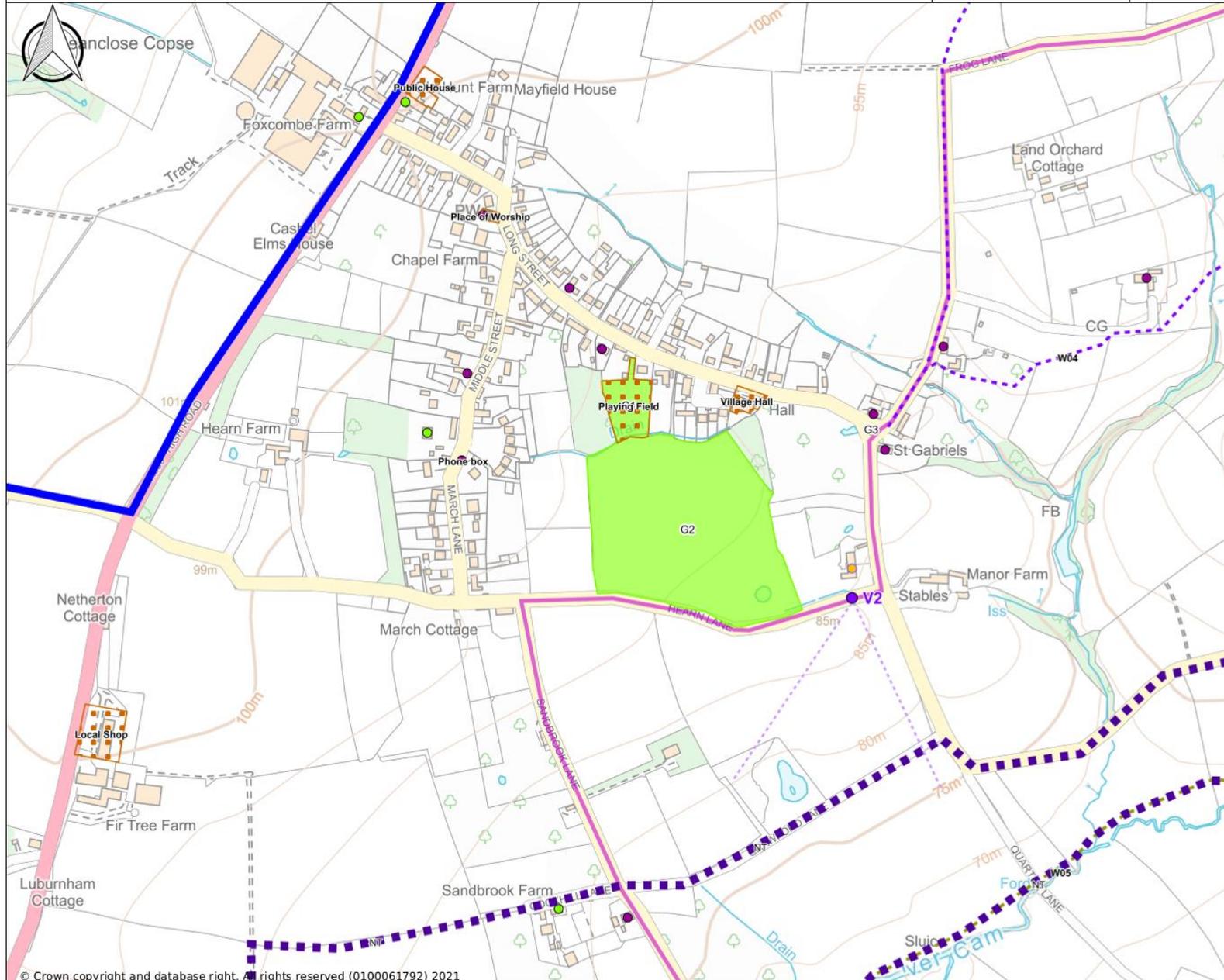
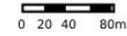
12. GALHAMPTON

Map 8 - Galhampton Area

North Cadbury

Author:

Date: 11/11/2021



Neighbourhood Plan Area

Local Historic Buildings

- Local
- Grade II Listed
- Grade II * Listed

Quiet lanes and key PROWs

- W04
- W05
- NT
- Sustrans Cycle Routes

Community Facilities



Local Green Spaces



Viewpoints





INTRODUCTION

12.1 Galhampton is the second largest village in the Neighbourhood Plan area, with about 175 properties in its vicinity and an estimated population of about 340 residents. It has a reasonable range of facilities including a modern village hall, playing field, pub and chapel, and there is a local shop / country store close by (although there is no safe walking route along the main road) and regular bus service.

12.2 The adopted Local Plan considers Galhampton to be a rural settlement which, like North Cadbury, could accommodate further housing to meet local needs. This may change under the new Local Plan, which may place further limits on housing growth, potentially restricting this to affordable housing only, due to the limited range of facilities. Whilst some of the respondents looking to move home would want affordable housing, more were looking for open market housing, particular small (1 – 2 bedroom) bungalows.

12.3 Key attributes valued by its local residents are the character of the village and countryside, the peace and tranquillity of the area, and the sense of community. Their main concerns were with reference to road safety, and desire to see the bus service improved (in terms of its frequency and access into the village). Local residents were not against further development in the village, the key proviso being that an acceptable site or sites for development could be found.

THE HISTORIC CHARACTER OF THE VILLAGE

12.4 The village (or then hamlet) of Galhampton dates back to at least 1166. It had its own place of worship as early as 1761 when a site adjacent to the triangle was bought for a Mission Hall for the public and religious worship of non-conformists. The church in the centre of the village was built in 1877 and incorporated materials from the original chapel, which later became the United Reform Church until 1970. The village's history is closely linked to its position on the main road (which was a turnpike road in 1792), its cider production (it had a total of five public houses plus a cider-house in its recent history), and as a centre for the glove-making trade (with many dozens of women and children making gloves at home for a few pennies a dozen).



Agcroft, March Lane

Layout

12.5 The village has a cluster of buildings around the pub and Foxcombe Farm on the A359, then runs east along Long Street to the junction with Middle Street, where you will find the church, and then both south down Middle Street and into March Lane and also continuing along Long Street in an easterly direction towards (but not quite reaching) the triangle, before turning south to Galhampton Manor and the Manor Farmhouse.

12.6 There has been significant infilling in the latter part of the 20th century, with built development now extending along the entire length of Middle Street / March Lane to its junction with Hearn Lane and infilling most of the gaps in Long Street. The Manor House however stands slightly apart from the main built-up area of the village, reflecting its historic status.

12.7 The lanes are very rural in character with no pavements or street lighting (accept for the single street lamp in The Paddocks).



Heritage



Building Styles and Materials

12.8 Buildings in Galhampton are for the most part two storey with attics, typically of stone although under tile or slate roofs with brick chimneys and coped gables. Most are linear in plan, although Sandbrook Farm is double pile, and many are extended with mono pitch lean to extensions of C19 date. Historically there has been a mix of detached, semi-detached and short terraced properties (that may bend with the road alignment). The majority face onto the lanes, but these are interspersed with side-on properties and courtyard-like enclosures. Buildings are commonly set back behind gardens and stone boundary walls which are important streetscape characteristics.



12.9 Local marl is found in fields north of Galhampton and the soil is generally a fine sandy loam. The local stone quarry at Hadspen supplies coursed, random rubble walling stone, local Lias, Cary stone and Bath stone. As a result, many of the older buildings are built from local stone or rubble, with coursed and dressed ashlar. Whilst the vast majority of houses would have been roofed in combed wheat reed thatch, Agecroft

appears to be the only remaining thatched building in Galhampton, with most older buildings having had their roofs replaced with plain tile, double Roman pantiles or slate. Brick chimneys are commonplace.

POLICY 22. GALHAMPTON - BUILT CHARACTER

As a general principle, buildings within the vicinity of Galhampton should:

- a) **reinforce the generally linear, rural character of the settlement layout, avoiding back land estate-style development.**
- b) **have variation in plot size and orientation, but with the majority of buildings set back from the lane with hedgerow or tree planting to the front to reinforce the generally green characteristic of the lanes.**
- c) **include detached, semi-detached and small terraced properties of three dwellings, as well as courtyards, outbuildings and workshops in the form of traditional agricultural barns.**
- d) **use Cary, Lias or Bath stone as the predominant building material, mainly laid as coursed random rubble and dressed ashlar.**
- e) **use plain clay tiles, double Roman pantiles or slate as the predominant roofing material, and brick chimneys.**

Other materials and designs may be considered provided that they complement the tone, scale and form of the traditional buildings, and do not detract from the overall character of the village.



Notable Historic Buildings

12.10 In terms of Listed Buildings, **The Manor House** is the only Grade II* Listed building relating to (but sitting slightly apart from) the village. It is a fine example of a manor house and its overall scale and massing (5 x 4 bays, two storeys with attics) reflects its historic standing in the area.



12.11 The **Old Hunt Farmhouse**, beside the Orchard Inn on the east side of the A359 is Grade II Listed and dates from the 18th century. It was built of Cary stone. It would historically have been closely associated with Grade II Listed Foxcombe Farm, opposite.

12.12 **Agecroft** on March Lane is earlier still and is the only other Grade II Listed building in the village. As well as retaining its thatch, it also stands apart for its diamond pattern leaded light windows. Other historic, but undesignated, local buildings demonstrate the variety of building types and historic uses, ranging from traditional cottages to more prestigious homes, and an Arts & Crafts country house.

12.13 **Galhampton Church** is an obvious contender as a locally important building, both in terms of its age and cultural importance in the village – being used at one time as both church and village hall. **St Gabriel's** was the original Mission Hall at the junction of Long Street and Frog Lane. The **K6 telephone box** in March Lane (now used as a book swap location and village information point) is another iconic part of the village's history. On Long Street, both **Vine Cottage** and **Mancroft Farmhouse** provide good local examples of traditional stone farmhouses / cottages. **Triangle House** is another historic building and would formerly have been two cottages.

12.14 Outside the village, heading south along Sandbrook Lane towards North Cadbury, there are several older buildings, including **Sandbrook Farmhouse** (Grade II Listed), **The Registry House**, **Hewlett's Mill** (also Grade II Listed, a former watermill and mill house, together with an old grain mill used until WW1), and **Bridge Cottage** (at the junction of Sandbrook and Corkscrew Lanes).





12.15 The full list of historic buildings within or linked to Galhampton is included in Appendix 4, and these are also marked on the Policies Map.

IMPORTANT FEATURES OF THE ENVIRONMENT

12.16 Galhampton has a fairly low density of development, with many plots around 50m deep, allowing garden space for mature trees in and around buildings, and remnants of orchards within the networks of paddocks and fields close to the village.

Important Recreational walking routes and key views

12.17 Galhampton is particularly blessed with a significant number of public rights of way leading out from the village in nearly all directions. This provides local residents with a choice of almost unlimited short walks, although there is a notable lack of options to the south side of Hearn Lane (and linking to Galhampton Country Store).

12.18 Paths off Frog Lane to east, west and north meet with networks of other paths, are very popular with residents of Galhampton. They include a circular walk, linking up to Small Way Lane and through Marylands Farm, and connect to the national trails, as well as many other alternatives. A lot of Galhampton residents also enjoy the Corkscrew Lane / Woolston Road circuit (see Table 1 in Chapter 6 for a more detailed description of important local walking routes).

12.19 There are many fantastic views from the footpaths and lanes across the area – particularly those across open farmland with Cadbury Castle visible in the distance, such as can be seen from Small Way Lane and also Hearn Lane. To the north of Galhampton there are also distant views of Glastonbury Tor to the north west, but these lie largely outside of the parish boundary.



Table 7. Galhampton: Key Views

| Location | Direction | Description / Importance |
|--------------------|-----------|--|
| V2 From Hearn Lane | Southerly | View over open farmland towards Cadbury Castle, most notably outside Grade II* Listed Manor House. |



| | | |
|------------------------|-----------|--|
| V9 From Small Way Lane | Southerly | View over open farmland towards Cadbury Castle, most notably from the Bench. |
|------------------------|-----------|--|





Local green spaces

12.20 There were several important green spaces suggested by local residents, reflecting those places which they visit or pass through often. There are various remnants of orchards around the village, which are priority habitats for their scarcity and biodiversity at a national level, as well as ponds that are also important for wildlife.

Table 8. Galhampton: Local Green Spaces

| Ref | Location | Main Reason for Designation |
|-----|---|--|
| G1 | Playing field, south of Long Street | Well used playing field and children's play area visited by children and parents for outdoor recreation. |
| G2 | Field off Hearn Lane to the rear of Playing Field | Crossed by two well used footpaths and forming the backdrop to the Grade II* Listed Manor House, this field is particularly valued for its rural context and stunning views to the south. Occasionally used as overspill car park area for the village hall. |
| G3 | The Triangle | A small but important green space reinforcing the rural character of the lanes, and the setting of the nearby buildings of local historic value. |

POLICY 23. GALHAMPTON – LOCAL GREEN SPACES

Development should be sensitive to the rural setting of the village, including the remnants of orchards.

The following local green spaces should be protected from inappropriate development that would harm their character and reason for designation:

- G1 Playing field, south of Long Street
- G2 Field off Hearn Lane to the rear of Playing Field.
- G3 The Triangle

Flood Risk

12.21 In terms of local flood risk, there are areas to the north side of Long Street and also east of March Lane (just north of Hearn Lane) which are

shown as being potentially vulnerable to surface water flood risk. Not shown on the Environment Agency maps, but also known to flood, is a section of Frog Lane between Marylands Farm and Land Orchard Cottage.

12.22 Some of the flooding issues in recent years have been due to blocked drains. The area near the K6 Telephone Box and Agecroft suffered very badly from 2014-16 with the road being flooded to a depth of 50cm due to a blocked manhole that had not been cleared for 30 years. Blocked drains have also been the main cause of flooding along Hearn Lane to the junction with Long Street near the Manor - Galhampton residents now undertake to clear the drains in this area and eastwards along Hearn Lane on a yearly basis.



Community Services & Facilities

COMMUNITY SERVICES AND FACILITIES

12.23 Whilst Galhampton has a more limited range of facilities compared to North Cadbury, these all contribute towards the sense of community that came across strongly in our first consultation.

12.24 The potential need for further parking for larger events at the Village Hall was brought up through the Neighbourhood Plan process. This is only required on occasion and currently a local landowner provides occasional access to their field for use (and the local green space designation would not stop this occasional use from continuing).

12.25 A significant number of local residents suggested the need for an off-road route linking the village to the main road and Galhampton Country Store to connect with a possible new bus stop. Whilst an exact route will need to be subject to negotiation with the landowners, this is something that would clearly be supported.





Table 9. Galhampton: Community Facilities

| Location | Main Use / Function |
|-------------------------|---|
| Galhampton Store | Country store including element of local convenience store. |
| Galhampton Village Hall | Able to be booked for a variety of events, from yoga and dance classes to business meetings and music sessions. There is a kitchen and sound and vision equipment available for hire. |
| Galhampton Church | Local church, providing place of worship |
| The Orchard Inn | Local public house |
| Telephone box | Operates as a local book exchange and village information point |
| Playing fields | Playing field & children's play area, designated as a Local Green Space |

POLICY 24. GALHAMPTON – COMMUNITY FACILITIES

The following community facilities should be retained:

- Galhampton Country Store (as a local convenience store)
- Village Hall
- Church
- Public House
- Telephone box (as community book exchange)
- Playing fields

Proposals that provide new facilities, allow existing facilities to modernise and adapt for future needs, or to diversify in a manner that would support a new or improved community facility to become viable, will be supported. This is likely to include an improved footpath link to the main road / country store.

PROJECT 7. LOCAL BUS SERVICES

The Parish Council will work with local landowners to seek to secure an off-road footpath from the village to Galhampton Country Store and potential relocation of the bus stop.

FURTHER DEVELOPMENT

12.26 Whilst two small sites (one on March Lane the other south of Hearn Lane) were suggested by local landowners and consulted on during the preparation of this plan, these had mixed community support. Given that neither were proposing any locally affordable housing (which is likely to be a requirement under the emerging Local Plan) and the lack of clear community support, neither site has been included as an allocation in the plan. The main opportunities for development will therefore be through the conversion and possible extension of existing buildings, and the need for further development can be re-assessed when this plan is reviewed.



Housing



Business & Employment

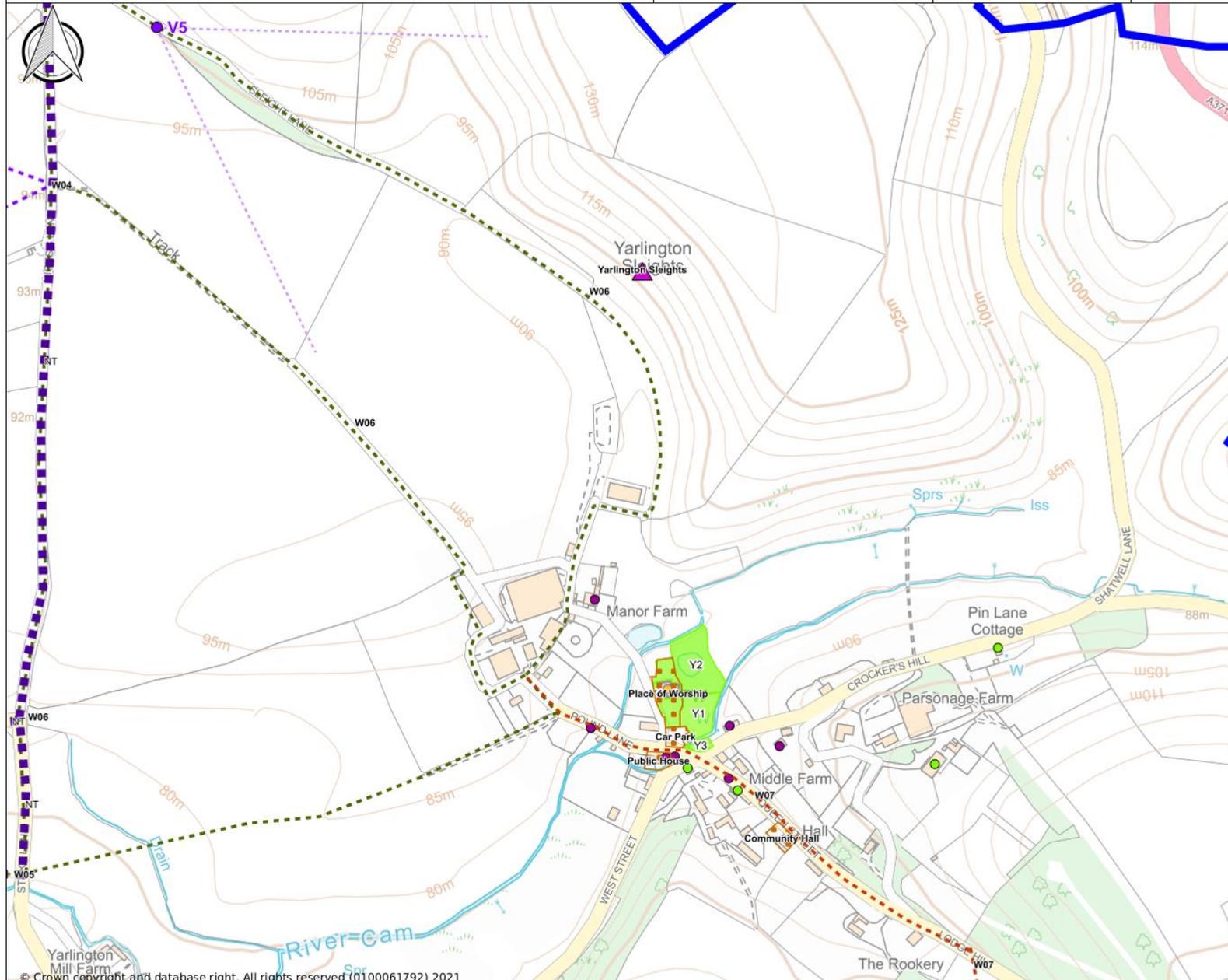
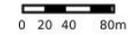


13. YARLINGTON

Map 9 - Yarlington area

North Cadbury

Author:
Date: 11/11/2021



Local Historic Buildings

- Local
- Grade II Listed
- Grade II * Listed

Quiet lanes and key PRoWs

- - - W04
- - - W05
- - - W06
- - - W07
- - - NT

Community Facilities



Local Green Spaces



Key Landmark



Viewpoints



Neighbourhood Plan Area





INTRODUCTION

13.1 Yarlington village lies around the junction of four lanes and the upper stretches of the River Cam. It is a much smaller settlement than North Cadbury or Galhampton, with an estimated population of about 120 residents living within the village and in the wider parish. The village has a pub, church and village hall. It is about 1 mile from the main road (A371) and as such has no regular bus service.

13.2 The adopted Local Plan considers Yarlington to be a rural settlement which, like North Cadbury, could accommodate further housing to meeting local needs. This may change under the new Local Plan, which is looking to place further limits on housing growth in the smallest rural settlements that have comparatively few facilities, potentially restricting this to affordable housing only.

13.3 Key attributes valued by its local residents are the character of the village and countryside, the peace and tranquillity of the area, and the sense of community. Most local residents generally considered there was little need for further development. Whilst the winding rural lanes were a key attribute that most residents valued, their main concern was with reference to a lack of road maintenance (particularly the potholes).

THE HISTORIC CHARACTER OF THE VILLAGE

13.4 Yarlington has a long history dating back to at least the mid 10th century, with records attributing it to Simon de Montague in 1313. Then Henry VIII granted it first to Catherine Howard and then Catherine Parr his last wife. There are a series of medieval lynchets on the west side of God's Hill and around Yarlington Sleights.

13.5 The church dates back to the 11th century, and around the church and Manor Farm are traces of a moat, possibly remnants of defences from Simon de Montague's time here. There are records of a Fair Ground west of the village, and a three-day fair held every August, which was first granted in Simon de Montague's time and continued until the turn of the 20th century. Yarlington's population was much higher than today in the early 10th century (with the parish population recorded at its peak of 301 in 1821), when it had three schools. As the population declined, the last school closed in 1938, the shop closed in 1942 and the post office in 1955.



Church of St Mary

13.6 Whilst the Manor House was believed to have originally been built behind the church, the current Yarlington House, built in about 1785, lies apart and to the south of the village. It is believed to have incorporated materials from the demolished Manor House.

13.7 The village is very much characterised by its farming lines, both for arable and pasture. Whilst there are no remnants of orchards around the village today, Mr Bartlett, the local miller, born in 1898, is believed to be the person who discovered the famous Yarlington Mill cider apple, as a 'gribble' growing out of the wall by the water wheel of his mill. This variety of fruit was subsequently distributed and planted in many other cider making orchards.

Layout

13.8 St Mary's Church stands in the centre of the village, where it stood with the manor in medieval times. The two ponds behind the Church and



in front of Manor Farm are remnants of a succession of fish ponds and possibly remnants of the earlier moat associated with the manor house.

13.9 The village branches out from the junction of four lanes to the front of the church: Crocker's Hill coming down into the village from the main road to the north-east; Pound Lane leading to the Manor Farm complex, West Street connecting through farmland to Woolston, North Cadbury and Galhampton, and South Street, now Lodge Hill, which runs off south-west, climbing up through woodland to the entrance to Yarlington House, then onto the Sherborne Road.

13.10 Most of the current houses date from the 18th or 19th centuries and appear on the Tithe Map. Houses are concentrated around the cross-roads with 20th century houses more noticeable on the approach from the west. All of the lanes are very rural in character with no pavements or street lighting, and property boundaries generally marked with low Forest Marble boundary walls.

Building Styles and Materials

13.11 The buildings are typically two storey cottages and farm buildings, either directly fronting onto the street (mainly but not exclusively eaves on, such as Middle Farm and Hill Cottage) or, in the case of some of the more prestigious buildings, set back in their own parkland or garden. The topography has had a clear influence on the plot patterns and layouts.

13.12 There is a good variety of materials, and although houses are generally of local stone with slate and plain clay tile roofs and brick chimney stacks. Only two dwellings, Pin Lane Cottage and part of Roselea on Lodge Hill, remain thatched, and Yarlington House is the only brick building. There are several examples of rendered buildings and timber cladding, and outbuildings using simple corrugated metal roofs.

13.13 There is one contemporary single storey building on Pound Lane by an international architect constructed from local stone with a parapet concealing a green roof.

POLICY 25. YARLINGTON - BUILT CHARACTER

As a general principle, buildings within the vicinity of Yarlington should:

- a) respect the focus of development around the four-way junction, with a linear pattern of development coming out of

the village in all directions.

- b) have variation in plot size and orientation, respecting the topography and space for planting to retain the verdant feel of the settlement.
- c) use Cary stone as the predominant building material, plain clay tiles, or slate as the predominant roofing material, and brick chimneys.

Other materials and designs may be considered provided that they complement the tone, scale and form of the traditional buildings, and do not detract from the overall character of the village.

Notable Historic Buildings

13.14 Key Listed Buildings include the **Church of St Mary**, which is Grade II* Listed, and has a Perpendicular south tower, facing the Stags Head Inn. The church is an important local landmark clearly visible from the main four-way junction that marks the centre of the village. The former rectory, now **Yarlington Lodge**, stands on Crocker's Hill to the south-east. Whilst less visible this is an imposing building of Cary stone ashlar under a slate roof.



13.15 **Pin Lane Cottage** on Crocker's Hill is Grade II Listed and dates back to 1800 and is built of Cary rubble stone, and as mentioned above is the only remaining thatched cottage. **Corner Cottage** on Queen Street



North Cadbury and Yarlington Neighbourhood Plan

is slightly earlier still, built of Cary roughly coursed rubble under plain clay tiles. **Middle Farm** has rendered masonry under a plain clay tiled roof, with an adjoining stone barn.

13.16 Whilst **Yarlington House**, Grade II*, is associated with the village, it stands clearly apart from the built-up area and faces away from the main village within its own parkland setting (to its south side).



13.17 Given the long history of the village there are many more historic (but unlisted) buildings locally. This includes the **Stags Head Inn**, which opened as a pub in 1850, **Manor Farm** reputedly built from the stables of the manor house, and rebuilt in 1875, the **Old Parsonage**, **Eastwood Farm** and several modest vernacular cottages: **Brookside Cottage**; **Rose Cottage**; **Well Cottage** and **Hill Cottage**. There is still an old **K6 telephone box** on the verge next to



Middle Farm, which is now used to house the community's defibrillator.

13.18 The full list of historic buildings within or linked to Yarlington is included in Appendix 4, and these are also marked on the Policies Map.

13.19 Given the surviving history of the village, it is perhaps surprising that it has not been designated as a Conservation Area. This was raised in the previous village plan and would need to be agreed by the District Council, who are responsible for such designations.

PROJECT 8. CONSERVATION AREA STATUS

To work with South Somerset District Council regarding the potential designation of parts of Yarlington as a conservation area

IMPORTANT FEATURES OF THE ENVIRONMENT

13.20 Yarlington has a fairly low density of development, with generous spacing and gaps between buildings allowing views out to the fields and woods beyond.



Environment





Important Recreational walking routes and key views

13.21 The most popular walk for Yarlington residents is to walk up onto Yarlington Sleights, with their clear historic feel (from the strip lynchets) and views across the village. However the connecting route east linking to the national trails and a number of possible circular walks (including coming back via the Sleights), and that to the south passing to the west side of Yarlington House and on to Woolston are also very popular with local residents. These are described in more detail in Chapter 6.

13.22 Whilst there are many fantastic views from the footpaths and lanes across the area, the views from along the Sleights are perhaps the most cherished and admired.

Table 10. Yarlington: Key Views

| Location | Direction | Description / Importance |
|-----------------------------------|----------------|--|
| V5 Views from Yarlington Sleights | South-Easterly | Good views along the sleights. There are also views of the Sleights (a local landmark) from the surrounding area |



Local green spaces

13.23 There were several important green spaces suggested by local residents, linked to the centre of the village, the church and the area used for Yarlington Fringe Festival.

Table 11. Yarlington: Local Green Spaces

| Ref | Location | Main Reason for Designation |
|-----|--------------------------|--|
| Y1 | Area SE of the church | Area used for the Yarlington Fringe / community events |
| Y2 | Area by the pond | Tranquil sitting area . The pond is home to local wildlife and has some historic value being linked to the old Manor House (when it was situated near the church). |
| Y3 | Swing Tree corner | A small but important green space at the focal point of the village, with tree swing for informal play. |
| Y4 | St Mary’s Church grounds | Church graveyard and main setting of the Listed church and various tombs |

POLICY 26. YARLINGTON – LOCAL GREEN SPACES

Development should be sensitive to the rural setting of the village.

The following local green spaces should be protected from inappropriate development that would harm their character and reason for designation:

- Y1 Area round the church
- Y2 Area by the pond
- Y3 Swing Tree corner
- Y4 St Mary’s Church grounds

Flood Risk

13.24 In terms of local flood risk, the main areas at risk of flooding are either side of the River Cam, that flows behind (to the north side) of the church. There is a degree of run-off down Lodge Hill (mainly to the south side) and off the Sleights, but the main area known to flood is on farmland to the west side of the village.



13.25 Poor drainage maintenance has also resulted in flooding in two places on the road between A303 and A371 leading to Yarlington.



Community Services & Facilities

COMMUNITY SERVICES AND FACILITIES

13.26 Despite its relatively small population, Yarlington has retained a number of local facilities, with a relatively modern village hall, pub and church. It is also noteworthy for its bi-annual Yarlington Fringe Festival of Alternative Arts, using the areas around the church and by the ponds.

13.27 There were no pressing needs for new community facilities identified through the Neighbourhood Plan process.

Table 12. Yarlington: Community Facilities

| Location | Main Use / Function |
|-------------------------|--|
| Yarlington Village Hall | Community hall with kitchen for meetings, private parties etc used for various activities such as yoga; Pilates; Tai Chi; art and table tennis |
| St Mary's Church | Local church, providing for worship |
| The Stags Head Inn | Local public house |
| Telephone box | Home to the community's defibrillator |

POLICY 27. YARLINGTON – COMMUNITY FACILITIES

The following community facilities should be retained:

- Village Hall
- Church
- Telephone box (housing the community's defibrillator)
- Public House

Proposals that provide new facilities, allow existing facilities to modernise and adapt for future needs, or to diversify in a manner that would support a new or improved community facility to become viable, will be supported.

FURTHER DEVELOPMENT

13.28 There were no sites in or around Yarlington proposed by local landowners for possible inclusion in this plan (the land around Yarlington Lodge that had been suggested by Emily Estates having been withdrawn before the options consultation was run). Therefore no sites are proposed for allocation.

13.29 The Emily Estate is a major landowner in the area, having acquired Hadspen House in 2013, turning it into a boutique hotel (now known as The Newt) then extending further to include Shatwell Farm and converting it into another smaller hotel (now known as The Farmyard). More recently, land was acquired to the east side of the village (either side of Crockers Hill / Shatwell Lane) to include Yarlington Lodge. Whilst the Estate withdrew its proposals for an events venue at Yarlington Lodge from the Neighbourhood Plan, and in August 2021 consulted on alternative plans to refurbish three of the existing buildings on the property (Yarlington Lodge, the Coach House and the Gardener's Cottage) in order to create three holiday homes for individual rental. The Parish Council welcomes early discussion on any proposals going forward, to ensure that they reflect the wishes of local residents as far as possible.

13.30 In summary, the main opportunities for development in Yarlington will be through the conversion and possible extension of existing buildings. The need for further development can be re-assessed when this plan is reviewed but given the Local Plan policies the scale of any future development will be limited.

PROJECT 9. EMILY ESTATE PLANS

The Parish Council will work with the Emily Estate to ensure that the local community are fully engaged and informed about any future plans for Yarlington Lodge and associated land.



Housing



Business & Employment



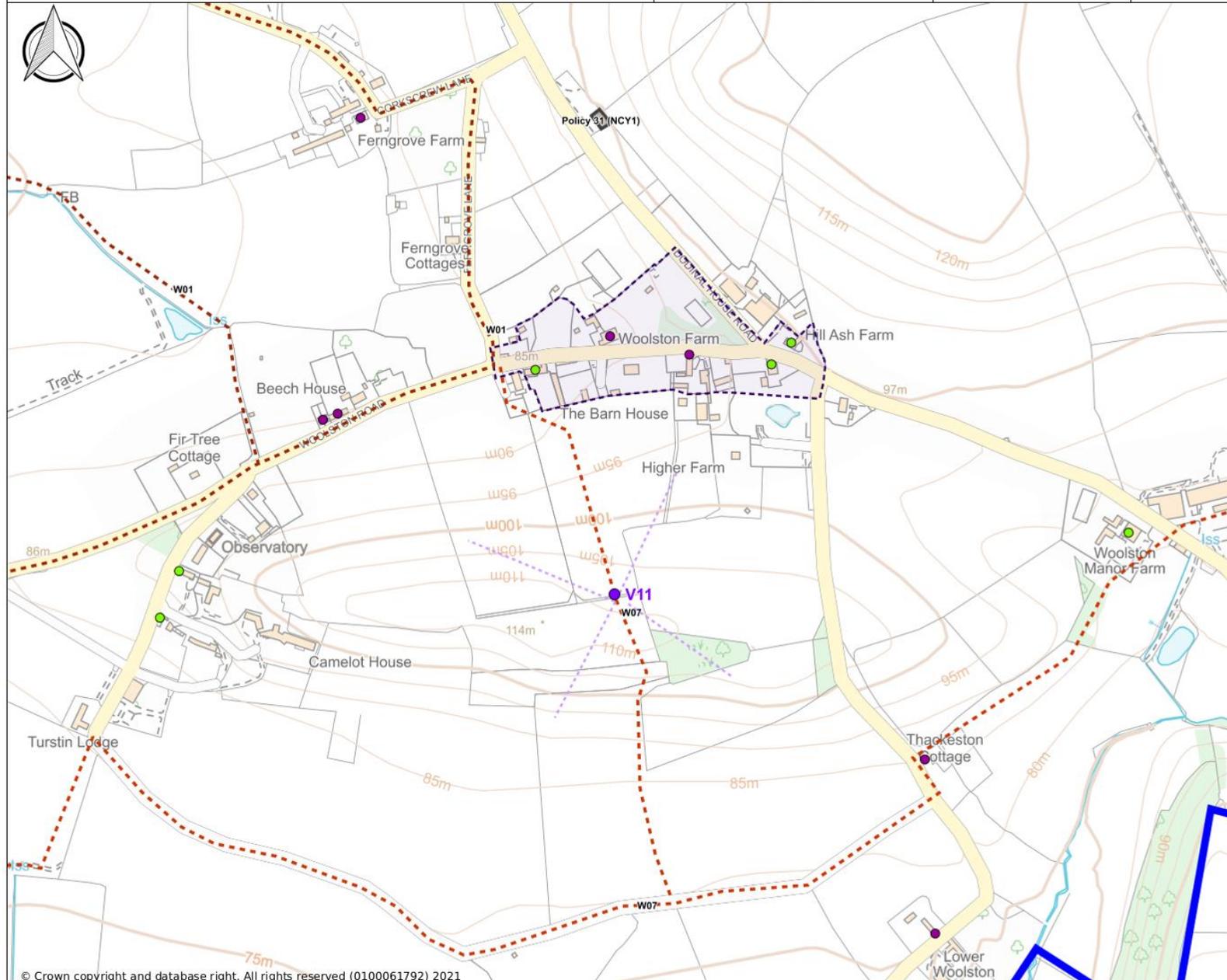
14. WOOLSTON

Map 10 - Woolston area

North Cadbury

Author:

Date: 11/11/2021



Site Allocations



Local Historic Buildings

- Local (purple dot)
- Grade II Listed (green dot)

Conservation Area



Quiet lanes and key PRoWs

- W01 (dashed orange line)
- W07 (dashed red line)

Viewpoints



Neighbourhood Plan Area





INTRODUCTION

14.1 Woolston is based around a number of farms and smallholdings. There are about 60 properties in and around Woolston, and it is perhaps more accurately described as a hamlet rather than a village.

THE HISTORIC CHARACTER OF THE HAMLET

14.2 At the turn of the century (in the Records of Yarlington by TE Roger), Woolston was described as ‘a hamlet 1 mile east, noted for cider.’ It was also known to be a thriving flax growing area in the late 18th century. It is recorded in the Domesday Book as Ufetone.

14.3 At Lower Woolston there are remnants of a medieval settlement with irrigated field systems and earthworks indicating the placement of houses and other built features to the south. The site of the medieval settlement has been designated as a scheduled monument, and there is a suggestion that the remains of stone walls in the farmyard of Lower Woolston Farm may be the remains of an early church or chapel related to this earlier settlement.

Layout

14.4 The settlement pattern is largely linear in its form, relatively well spaced out with clusters around the farms.

Building Styles and Materials

14.5 The houses are generally of two storeys, but Higher Farm has an attic floor with windows fronting Dodinal House Road. The majority of

houses are set back from Woolston Road behind front gardens and are eaves onto the street, although the cottages and smallholdings on the lane below Woolston Road are built hard onto the lane as this plunges down and emerges as the eastern boundary to the parish.

14.6 Light and dark blue marl naturally occurs at

Woolston otherwise the geology is similar to North Cadbury, Galhampton and Yarlington. There is a greater proportion of thatched buildings in Woolston compared to the other three settlements, and at least one cob building, identifiable from the appearance of battered walling, rendered as can be seen at Elm Tree Cottage.

14.7 Buildings are of cob, stone, coursed rubble or square cut Cary stone under thatch, slate, and plain tiled roofs, mostly with casement windows under timber lintels. Porches are generally of thatch or slate. Ferngrove Farm has traditional sliding sash windows which are uncharacteristic of the area.

POLICY 28. WOOLSTON - BUILT CHARACTER

As a general principle, buildings within the vicinity of Woolston should:

- a) respect the pattern of well-spaced linear development and farmyard clusters.
- b) reinforce the predominantly agricultural character of the community with forms reflecting traditional agricultural barns and farm workers’ cottages.
- c) use cob, stone, coursed rubble or square cut Cary stone under thatch, slate or plain tiled roofs with brick chimneys, and casement windows under timber lintels.

Other materials and designs may be considered provided that they complement the tone, scale and form of the traditional buildings, and do not detract from the overall character of the hamlet.

Notable Historic Buildings

14.8 There are 6 Listed building entries in Woolston (all Grade II), including Woolston Manor Farm House in Yarlington parish, and a similar number of important local buildings.

14.9 Within the Conservation Area, **Old Manor Farmhouse** of local rubble stone and thatch is dated 1770 (and was formerly 3 cottages which housed The Stores). **Higher Farm** is built of local stone, dating back to the 17th century and largely unchanged since 1900, with a double roof plan under Welsh slate. **Hill Ash Farm** opposite dates from 1766 and is of square cut Cary stone under thatch and is noted for its group value with Higher Farm.



Heritage



Old Manor Farmhouse



14.10 Within the Conservation Area there are two further buildings of particular note: **Woolston House**, a 'Genteel Country Residence', with its former stables and coach house behind high boundary walls and gates; and **Woolston Farm** (previously part of the Askew Estate in 1839) of local rubble stone under plain clay tiles and Bridgewater double Romans.

14.11 Heading west along Woolston Road, **Horseshoe Villas** of 1846 and adjacent **Horseshoe Cottage** (formerly 3 cottages) are of local historic importance. The lane splits with a track heading south (which circles back towards Lower Woolston Farm) passing both the Listed **Elm Tree Cottage**, which is rendered and thatched, and **Camelot Cottage**, of Cary rubble stone under thatch, both dating back to the 1700s. A cob cottage formerly occupied the space between these two Listed buildings.



14.12 Heading east, **Woolston Manor Farm House** is a large early 19th century villa, rendered and lined out to resemble ashlar under a slate roof. The current house replaced an earlier manor house on the same site (of which the cottage beside the house was the west wing).

14.13 To the south, heading towards Blackford, you pass **Thackeston Cottage** which is of local historic interest and includes a squinch (for carts to turn). **Lower Woolston Farm / Barn** incorporates what are believed to be the remnants of the earlier chapel on this site, in the stone around

the door and sitting room fireplace. The roof has been raised to accommodate space in the attic.

14.14 **Ferngrove Farm**, a 19th century villa with stone dressings on Ferngrove Lane (previously Verngrove), was known to have been occupied by prize medal cider growers.

14.15 The full list of historic buildings within or linked to Woolston is included in Appendix 4, and these are also marked on the Policies Map.

IMPORTANT FEATURES OF THE ENVIRONMENT



Environment

14.16 In addition to the scheduled medieval settlement remains, Woolston also has a Holloway (or sunken lane) that extends along Stoke Lane and Dodinal House Road before plunging down to Woolston Manor Farm House.

Important Recreational walking routes and key views

14.17 The most popular walk for Woolston residents is the Corkscrew Lane / Woolston Road circuit, although the link to Yarlington and the national trails are also well used.

14.18 Whilst there are many fantastic views from the footpaths and lanes across the area, the views from Dampier's Hill are particularly outstanding.

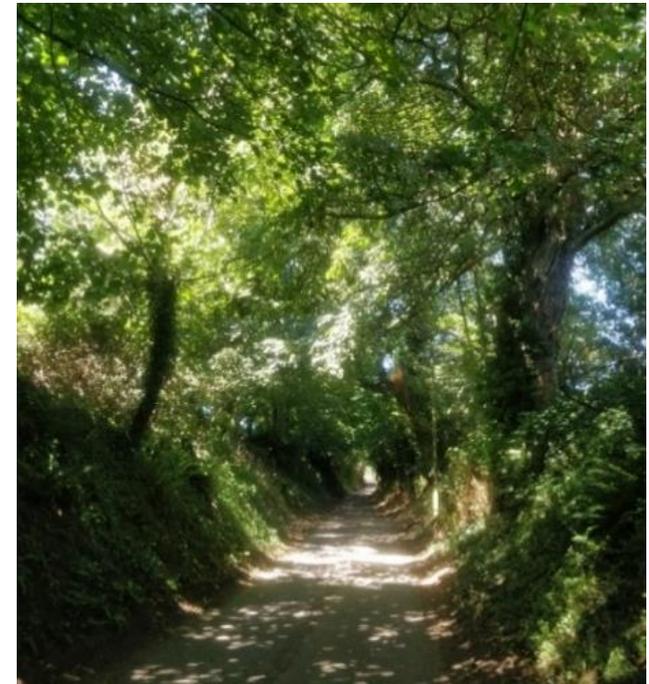




Table 13. Woolston: Key Views

| Location | Direction | Description / Importance |
|--|----------------|---|
| V11 Hill Top on footpath 19/91, west of Woolston | All directions | Good all-round views including towards Cadbury Castle and Beacon Hill (to the south west) and Glastonbury Tor in the far distance (to the north west) |



Local green spaces

14.19 There were no significant local green spaces suggested by local residents that would warrant designation as a Local Green Space.

Flood Risk

14.20 In terms of local flood risk, there has been some flooding by Rose Cottage at the junction of Ferngrove Lane with Woolston Road, and also historically on the stretch of Woolston Road heading towards North Cadbury (this should reduce now that the drains have been cleared).

COMMUNITY SERVICES AND FACILITIES

14.21 There are no community facilities in Woolston, which is dependent on North Cadbury for its local needs. It is unlikely that Woolston will have a sufficiently large population to support a new facility; however, should the community identify a specific need and a viable plan for a new facility this should be supported.



POLICY 29. WOOLSTON – COMMUNITY FACILITIES

Proposals that would provide a community facility within the hamlet to meet an identified need and can demonstrate that it is likely to be viable, will be supported.

FURTHER DEVELOPMENT

14.22 The modern farmyard north of Hill Ash Farm off Dodinal House Road was granted planning permission in 2020 (reference 20/00787/FUL) for the redevelopment of the farmyard to provide six new dwellings (in lieu of the permitted development rights for conversion to two dwellings and an apart hotel). This is a significant scale of development in terms of the size of Woolston.



14.23 Two further sites were suggested by local landowners and consulted on during the preparation of this plan. The conversion / replacement of a barn slightly further to the north of Woolston has been included in this plan. The other greenfield site to the west of Woolston was assessed as unsustainable and had little community support.

14.24 Other opportunities for development will be limited, although the conversion and possible extension of existing buildings may come forward under Policy 10. The potential to allocate sites can be re-assessed when this plan is reviewed but, given the Local Plan policies, the scale of any future development will be limited.

Barn off Stoke Lane (NCY1)

14.25 The site is occupied by a modern agricultural barn and has been proposed for 1 dwelling. The site is relatively isolated in the open countryside near Woolston but could potentially come forward as permitted development during the course of the plan period. For this reason, it is reasonable to allocate the site as it may be more appropriate



to replace rather than convert the building in order to achieve a dwelling that is both energy efficient and in keeping with the rural character of the area.

POLICY 30. BARN OFF STOKE LANE

The Barn off Stoke Lane, as shown on the policies map, is allocated for 1 dwelling through its conversion or sympathetic replacement, in line with Policy 10.

GLOSSARY

AECOM – a large multinational planning and environmental services organisation who have been commissioned by Locality to provide technical support to communities developing their neighbourhood plans.

Affordable Housing (is defined fully in the National Planning Policy Framework and summarised below) basically means housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). It also has to meet certain conditions, that relate to its cost and availability. It includes social rented and affordable rented homes, first / starter homes, discounted market homes, shared ownership and other products. In general it is expected that the homes will remain at an affordable price for future eligible households, or where there is a right to buy, that the funds generated from the sale will be put towards future affordable housing provision.

Conservation Area - an area designated under Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Community Infrastructure Levy - a planning charge used to help fund infrastructure to support the development of an area, administered by Somerset District Council as the Local Planning Authority.

Development Plan – one or more documents setting out the policies and proposals for the development and land use of an area – normally comprising a Local Plan / Core Strategy, Minerals and Waste plans and Neighbourhood Plan

Eligible persons (in the context of Affordable Housing) mean a person or persons aged 18 or over who has a Local Connection and is unable to secure or sustain permanent accommodation suitable for their needs in the open housing market within the Neighbourhood Plan Area.

Flood Risk Assessment – accompanies a planning application and is used to consider the likely risks and mitigation required in relation to all forms of flooding (river, surface water, groundwater).

Listed Building – buildings of special architectural or historic interest listed by the Secretary of State for Culture, Media and Sport on the advice of Historic England. Graded I II* and II to indicate their relative importance.

Local Connection means:

- Residence in the Neighbourhood Plan Area for periods totalling at least three of the last ten years, excluding residence in a hospital, care home, holiday let or prison; OR
- Permanent employment or a permanent workplace within the Neighbourhood Plan Area for at least three years of the last ten with a minimum of sixteen working hours per week; OR
- A close relative (parent sibling or other dependent relative requiring care and support) living in the Neighbourhood Plan Area and who has done so throughout the whole of the past five years; OR
- Such other special circumstance which the Registered Provider, District and Parish Council (each acting reasonably and properly) agree create a significant connection to the Neighbourhood Plan Area, such agreement to be documented in writing.

Local Planning Authority – the body (in our case South Somerset District Council) responsible for formulating the Local Plan, controlling development through determining planning applications and taking enforcement action when necessary.

Locality – organisation providing support to neighbourhood planning groups on behalf of central Government.

National Planning Policy – the main documents containing national planning policy set out by Government, primarily the National Planning



North Cadbury and Yarlington Neighbourhood Plan

Policy Framework and Ministerial Statements. There is also online National Planning Policy Guidance which provides additional detail / guidance on certain topics and procedures.

Neighbourhood Plan Area is the combined parishes of North Cadbury and Yarlington.

Permanent and substantial construction means that a building is not the subject of a temporary consent and not derelict or with more than 50% of the side walls left open, constructed with temporary or short-life materials, or built without proper foundations.

Public Right of Way are all highways in law, but the term 'public rights of way' is generally used to cover more minor highways, including:

- Footpaths - over which the public has a right of way on foot only
- Bridleways - over which the public has a right of way on foot, horseback and on a pedal cycle (including mountain-bikes)
- Restricted byways - a highway over which the public is entitled to travel on foot, horseback and with non-mechanically propelled vehicles (such as pedal cycles and horse-drawn vehicles).
- Byways - a byway open to all traffic (BOAT) is a highway over which the public is entitled to travel on foot, horseback or pedal cycle and by wheeled vehicles of all kinds, including mechanically

propelled vehicles, but which is used by the public mainly for walking or for riding. Most of these highways do not have a surface suitable for ordinary motor traffic.

Other types of public access route include cycle tracks and permissive paths (where the public is allowed to use it with the permission of the land owner).

Ramsar site is a wetland site of international significance, protected under an international convention originally agreed in Ramsar in 1975.

Scheduled Ancient Monument is a structure of national importance scheduled by the Secretary of State for the Environment under the Ancient Monuments and Archaeological Areas Act 1979

Sustainability Appraisal / Strategic Environmental Assessment – a formalised, systematic and comprehensive process of evaluating the environmental impacts of a policy, plan or programme and its alternatives.

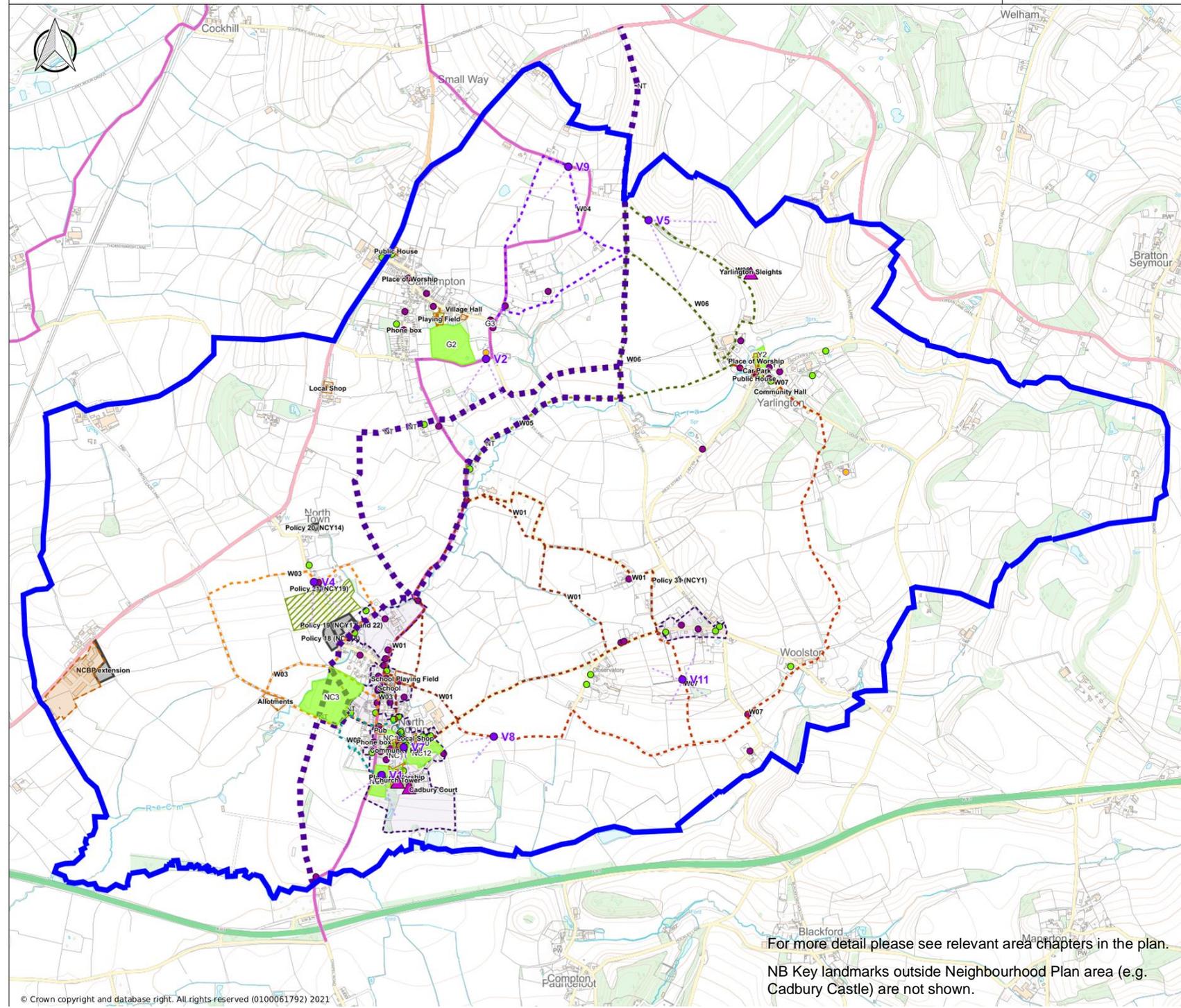
Sustainable Drainage Systems (SuDS) are drainage systems that have been designed to manage stormwater locally (as close its source as possible), to mimic natural drainage and encourage its infiltration, attenuation and passive treatment.



SUPPORTING DOCUMENTS

Documents will be made available on the Neighbourhood Plan website <https://www.northcadburyneighbourhoodplan.org.uk/documentation.php> unless otherwise linked below

- **Basic Conditions Statement**, Dorset Planning Consultant Ltd for North Cadbury & Yarlington Parish Council, November 2021
- **Community Plan**, North Cadbury & Yarlington Parish Council, 2017
- **Consultation Statement**, North Cadbury & Yarlington Parish Council Working Group, November 2021
- **Future Homes Standard**: 2019 - Summary of consultation responses received and Government response, MCHLG, January 2021
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/953791/Government_response_to_Future_Homes_Standard_consultation.pdf
- **Landscape of South Somerset**, South Somerset District Council, 1993 <https://www.southsomerset.gov.uk/media/1386/the-landscape-of-south-somerset.pdf>
- **Local Green Space and Views Assessments**, North Cadbury & Yarlington Parish Council Working Group, November 2021
- **National Character Area profile**: 140. Yeovil Scarplands, Natural England, 2014 <http://publications.naturalengland.org.uk/publication/5731196449325056>
- **National Planning Policy Framework (NPPF)**, MHCLG, July 2021 <https://www.gov.uk/guidance/national-planning-policy-framework>
- North Cadbury & Yarlington Neighbourhood Plan - **Habitats Regulations Assessment**, AECOM, August 2021, incorporating **Nutrient Budget and Mitigation Options: Technical Note**, AECOM, November 2021
- North Cadbury & Yarlington Neighbourhood Plan - **Heritage Impact Assessment**, AECOM, July 2021
- North Cadbury & Yarlington **Housing Needs Assessment**, AECOM, October 2020
- North Cadbury & Yarlington Neighbourhood Plan **Site Options and Assessment** Final Report, AECOM, October 2020 and Supplementary Report, August 2021
- North Cadbury & Yarlington Neighbourhood Plan **Household Survey Results**, Dorset Planning Consultant Ltd and North Cadbury & Yarlington Neighbourhood Plan Group, 2020
- North Cadbury **Conservation Area Appraisal**, South Somerset District Council, 2013
<https://www.southsomerset.gov.uk/media/2658/north-cadbury-conservation-area-appraisal.pdf>
- North Cadbury Neighbourhood Plan **Heritage Assessment**, Kim Sankey of Angel Architecture Ltd, August 2020
- **Parking Strategy**, Somerset County Council, September 2013
<https://www.somerset.gov.uk/roads-and-transport/transport-strategy/>
- **South Somerset Council Plan 2020-24**, South Somerset District Council, February 2020 <https://www.southsomerset.gov.uk/media/3213/council-plan-20-21.pdf>
- **South Somerset Employment Land Evidence**: Long Term Economic Forecasting and Implications for Employment Sites and Premises, report by Hardisty Jones Associates for SSDC, November 2018 https://www.southsomerset.gov.uk/media/1325/long_term_-_economic-forecasting-_addendum_1-nov-18.pdf
- **South Somerset Environment Strategy**, South Somerset District Council, October 2019 <https://www.southsomerset.gov.uk/media/2690/environment-strategy-document-3-final.pdf>
- **South Somerset Local Plan 2006 -2028**, South Somerset District Council, March 2015 <https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/local-plan/>
- **Strategic Environmental Assessment** for the North Cadbury & Yarlington Neighbourhood Plan, AECOM, July 2021



Neighbourhood Plan Area

Site Allocations

- North Cadbury Business Park (as existing)

Community Facilities

- Local Green Spaces

Green Gap

- Key Landmark

Viewpoints

- Quiet lanes and key PROws

Conservation Area

Local Historic Buildings

- Local
- Grade II Listed
- Grade II * Listed
- Grade I Listed

- W01
- W02
- W03
- W04
- W05
- W06
- W07

- NT National Trails
- Sustrans Cycle Route

For more detail please see relevant area chapters in the plan.

NB Key landmarks outside Neighbourhood Plan area (e.g. Cadbury Castle) are not shown.



APPENDICES

APPENDIX 1 – GOOD EXAMPLES OF RECENT BUILDING DEVELOPMENT

The Courtyard and Ridgeway complex, Cary Road, North Cadbury

This has been a phased development of the former farm buildings and associated land north of Home Farm, with plans dating from 2003 – 2005 (including planning ref. 05/02442/FUL and 05/02457/FUL).



This used simple vernacular forms to form a new street with a range and mixture of property types, and the use of local stone, coloured iron-based render with dressed stone detailing and timber or stone lintels. Clay tiles and slate were used for the roofs. The different property types and scales provided opportunities for one-, two- and three-bedroom homes (including properties subdivided to form flats). Details such as material and external finish to be used for all windows, boarding, eaves / fascias and guttering / downpipes were all required for approval prior to works being carried out. The view out to the countryside was also retained through the access onto the adjoining fields. In terms of sustainability, the orientation helped to maximise solar gain, and a biomass heating system was also proposed (which was possible given the scale of development).

New properties by Galhampton Stores / Turstin Court



This small close of three dwellings was the result of the redevelopment of two existing agricultural barns that was first approved under permitted development rights in 2016, and then given full permission as replacements in early 2018 (under planning ref. 17/04587/FUL).

The revised scheme was better than conversion, as the building could be of a more modest size than the original barns and use traditional materials with natural stone and clay brick elevations and some timber cladding with roofs of natural slate and clay tiles. The houses were laid out to replicate converted traditional barns set around a ‘farmyard’ setting. The barns that were replaced were of no architectural or historic merit, but much of the brick from the demolished single storey barn was recycled and reused in the scheme.

Whilst there was limited scope for landscape planting (given the coverage of the existing buildings and hardstanding), a native species hedgerow with trees has been planted on the north boundary to screen the neighbouring commercial buildings, and apple trees are to be planted alongside the vehicular access. Being in quite a rural location, the external lighting is operated by PIR sensors and shielded to prevent light pollution to the night sky. Parking is within a gated entrance so should have little visual impact, and an electric charging point has been installed.

Village Hall, Long Street, Galhampton

The demolition and replacement of the village hall was largely dealt with in 2016 / 17 (planning ref 16/01121/FUL and minor amendments under 17/04364/S73).



The original building had been of no real design merit, constructed of reconstituted stone, so its replacement provided an opportunity to use natural stone, whilst keeping costs reasonable through the use of render to the side elevations and a weatherboard frontage, designed to blend in with residential properties nearby. Vehicular and pedestrian access was also improved. Details of all construction materials, rainwater goods, eaves, fascias and timber treatment had to be approved before work commenced, including boundary fencing and hardstanding areas.



Long Hazel Farm, Sparkford



This has been a phased development of 35 houses, including some affordable homes, on the south western side of Sparkford village, with plans dating from 2014 -2017 (including planning ref. 17/02044/FUL and 17/02045/FUL).

Whilst the scheme is larger than perceived from the road, the

architecture of the site is purposefully modest to blend with the surrounding dwellings in the village. There is a simple palette of three materials, reflecting the local stone (albeit reconstituted), brickwork and render. Roofs have chimneys of traditional proportions, and there is a variety of lean-to, pitched and canopy styles of varying heights which create interest and the appearance of having evolved over time.

A variety of timber constructed garages and car ports reduces the visual impact of cars parked throughout the development. The outermost dwellings address the existing roads to reflect the linear form of the village. To the west side of the site the homes were laid out in a farmyard style setting ensuring an attractive edge to the village against a backdrop of the tree belt.

Court View, South Cadbury

A small group of six houses on the edge of South Cadbury village based on plans dating from 2014 (in outline under planning ref. 14/00951/OUT then detailed matters 16/00748/REM).

The development matches the conventional vernacular form seen



in this village. There is a mixture of semi detached and detached houses, all two storeys, with double pitched roof and gable ends. and natural stone frontages with self-coloured rendered elevations. The design includes reconstructed stone heads to external openings, timber doors and windows.

The dwellings are positioned behind a hedge and there is also tree planting to soften the visual impact whilst maintaining substantial view over open countryside. On the opposite side of the access road two groups of car ports are located within an area landscaped with grass, shrubs and occasional trees to help soften the appearance of the buildings and parked cars.

Fisherman's Hut, Gods Lane, near Yarlington

The original house was demolished and replaced with a new family home set in the lower part of the site (planning ref. 17/03667/FUL).

The new two storey home has a separate garage/stable block and is situated in the bowl of the



landscape which conceals it in views from the main A371. The property is built of stone with a slate roof and timber fenestration. The design reflects that of a period farmhouse similar to historic examples found locally. There is also a contemporary insert forming a glass roof walled garden room in what might have been a central courtyard area of an original house. Access to the property is via a gravel drive with dry stone walling in keeping with nearby properties.



APPENDIX 2 – LOCAL WILDLIFE SITES

Sites as identified by Somerset Environmental Records Centre:

| Ref | Site / Location | Notes |
|------------------------------------|--|--|
| ST62/110 | North Cadbury Court Parkland, south of North Cadbury village | Noted as having an important assemblage of veteran trees |
| ST62/001 | Wearyall Covert, south-west of Galhampton on the far side of the A359 | An ancient semi-natural broadleaved woodland with a small area of conifer plantation |
| ST62/035 | Wilford's Copse, to the south-west of North Cadbury on the parish boundary | An ancient semi-natural broadleaved woodland with streams |
| ST62/015 | Woolston Copse, south-east of Woolston on the parish boundary | Ancient semi-natural broadleaved woodland. |
| ST62/078 | Englesby Wood, on the southern edge of Yarlington | An ancient woodland site (long-established woodland known to have existed in a specific location since before 1600), with a mix of conifer and broadleaf plantation, and some semi-natural woodland. |
| ST62/066 | Yarlington Park, slightly further to the south-east of Yarlington | An area of parkland |
| ST62/007, ST62/008, ST62/034 | Seamark Wood, Marten's Close Wood and Gribb Woods to the south and east of Eastwood Farm, east of Yarlington | Linked woodland comprising ancient semi-natural broadleaved woodland and some broadleaved plantation. |
| ST62/009 | Brixey Wood, on the eastern edge of the parish | An area of ancient semi-natural broadleaved woodland, with areas of conifer and broadleaved plantation and wet broadleaved woodland. |
| ST62/091 | God's Hill Field, north of Yarlington | An area of unimproved and semi-improved calcareous grassland. |

The above sites are shown on the following map, together with sites and old trees identified through local knowledge. This is not a definitive list / map and therefore local survey work will be required to verify the presence of local wildlife and important local habitats.



Map 12. Local Wildlife Sites identified by Somerset Environmental Records Centre, plus locally identified areas with potential

Wildlife Sites and Important Trees

Other areas may be of similar interest subject to survey

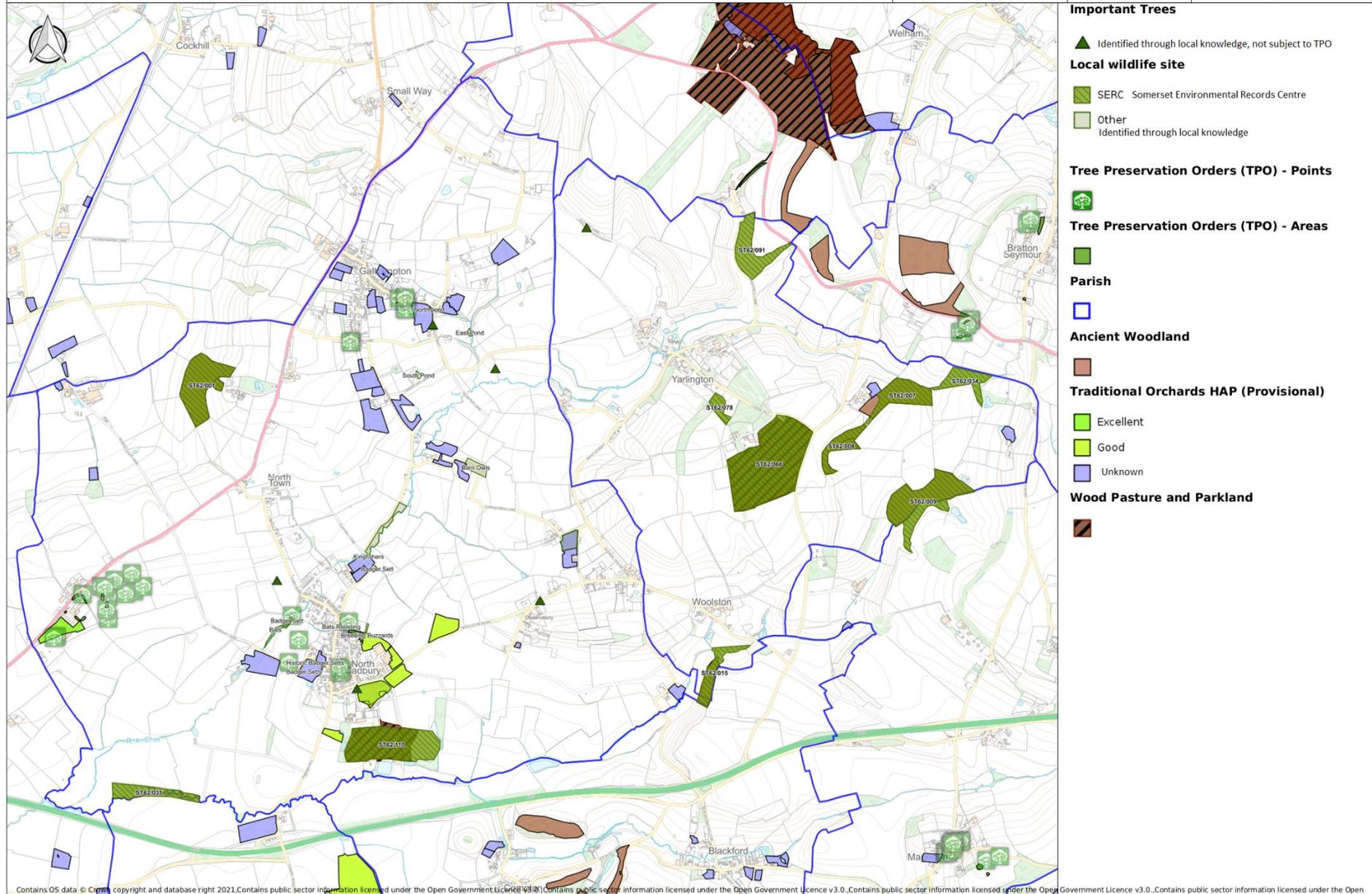
North Cadbury CP

Author:

Date: 21/06/2021

100 400m

Scale: 1:20000



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APPENDIX 3 – EXTANT HOUSING SUPPLY

| Ref | Location | Approval | No. | Notes |
|--------------|---|-----------|-----------|--|
| 93/01654 | Land OS 8229 Part Woolston Road | 09-Sep-93 | 1 | Agricultural workers dwelling house - building work started / extant |
| 13/05190 | Land South Down Ash Farm off A359 North Cadbury | 26-Feb-14 | 1 | Agricultural workers dwelling house - building work started / extant |
| 16/00666 | Land at Barn House, Woolston Road North Cadbury | 15-Jul-16 | 1 | Building work started / extant |
| 17/04438 | Vale of Camelot, Woolston, North Cadbury | 03-Jan-18 | 1 | Replacement of agricultural buildings |
| 19/00722 | Yarlington Mill Farm, Stoke Lane, Yarlington | 07-Jun-19 | 2 | Barn conversion |
| 19/01879 | Land OS 8000(Part) Sandbrook Lane, Galhampton | 22-Aug-19 | 1 | Barn conversion |
| 19/02235 | Land at North Town Farm Higher North Town Lane | 15-Jan-20 | 5 | Replaced earlier permission for 3 dwellings (barns) |
| 18/03693 | Harvester Works, Galhampton | 07-Apr-20 | 8 | Replaced earlier permission for 14 dwellings |
| 20/00787 | Land North off Hill Ash Farm Woolston Road | 20-Jul-20 | 6 | Replaced earlier permission for 2 dwellings (barns) |
| 20/01186 | Building and land at Sandbrook Lane, Galhampton | 28-Jul-20 | 1 | Barn conversion |
| Total | | | 27 | |

APPENDIX 4 – HISTORIC BUILDINGS

The following tables list and describe the main historic buildings associated with the various settlements in the parishes, including Listed Buildings and other historic buildings identified through the Neighbourhood Plan (as undesignated heritage assets).

- Grade I, II* and II Listed = noted in the National Heritage List for England (NHLE) <https://historicengland.org.uk/listing/the-list/>
- HA = noted in the Heritage Assessment https://www.northcadburyneighbourhoodplan.org.uk/data/uploads/259_1672378757.pdf

- CAA = noted in the Conservation Area Appraisal <https://www.southsomerset.gov.uk/media/2658/north-cadbury-conservation-area-appraisal.pdf>
- HER = noted in the Somerset Historic Environment Record <https://www.somersetheritage.org.uk/>
- SMB = noted in Sam Miller’s book “From Parson’s Quarter to Purgatory: A History of North Cadbury, Galhampton and Woolston”, 1988



Table 14. North Cadbury and environs

| Name | Grade / Source | Notes |
|---|----------------|---|
| Church of St Michael | Grade I | 1178133. Dated 1417 with a west tower with a higher stair turret crowned by a polygonal pyramid roof, of local Lias with Doultling dressings |
| North Cadbury Court | Grade I | 1178213. Manor house with an impressive Elizabethan north front added by Sir Francis Hastings and an irregular earlier C16 wing. A small part of the medieval house remains at the west end of the building. The roof of the old Hall in this wing still exists |
| 21, Woolston Road | Grade II* | 1056206. C15 origins, roadside portion C17, local stone roughly cut and squared, large stones to quoins; half-hipped thatched roof |
| 10, High Street and 11, High Street | Grade II | 1056201 / 1366411. Pair of C18/ C19 cottages of Lias stone cut & squared, rendered at first floor level under thatch |
| 14, Cutty Lane | Grade II | 1056198. Built in 1732, of rendered masonry under thatch, originally two cottage converted to one dwelling in 1948 |
| 2, Woolston Road and 3, Woolston Road | Grade II | 1366415 / 1295189. C17 detached cottages of Lias stone under double Roman tiles |
| 4, 5 and 6, Woolston Road | Grade II | 1056207. C18 row of cottages, previously rendered under thatch |
| 7 and 8, Woolston Road | Grade II | 1178067. Pair of Lias stone cottages with clay tiles |

| Name | Grade / Source | Notes |
|--|----------------|--|
| 9, High Street | Grade II | 1366410. 1733 rubble stone house under double Roman tiles |
| Brook Cottage | Grade II | 1366392. Probably C17, local lias and Cary stone with Doultling stone dressings; double Roman clay tile roof. At one time a cider house called 'The Sun Inn', and has the second largest smoking chamber in the county |
| Brookhampton House | Grade II | 1177970. 1776, modified C19. Cary stone roughly cut and squared, Doultling stone dressings; Welsh slate roof |
| Carpenters | Grade II | 1056234. C18 of Cary stone under thatch |
| Former Stables North Cadbury Court | Grade II | 1366381. 1715, has two-light mullioned and cross windows, and was converted for evacuees during WW2 and used as the YMCA training centre during the 1950's and 60's |
| Home Farmhouse | Grade II | 1056207. C19 of red brick and clay tiles |
| Manor Farmhouse | Grade II | 1056208. C18 and built of Cary stone with a plain tile mansard roof. Many of the outbuildings to the farm are also late C18 and of the same construction |
| Orchard And Woodforde Cottage | Grade II | 1056202. Early C19 Cary stone ashlar with slate roofs, front boundary wall and return. Formerly the Dower House for Cadbury Court, now divided as two semi-detached properties. |



| Name | Grade / Source | Notes |
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| The Dairy House (and Peacock Cottage) | Grade II | 1056236. Dairy House C17 with Lias, Cary and Doulting stone and clay tiled roof and attached Peacock Cottage, also of stone and clay tile (previously thatched). The Dairy House Farm complex originally covered 36 acres and was part of the Cadbury Estate. It is listed in the 1877 auction particulars and included an orchard, arable, pasture and meadows along Ridgeway. The Cadbury Estate sold the Dairy House in 1955. Peacock Cottage was formerly the dairy and cheese making room, later used as school canteen for about 30 years. |
| Ridgeway Farmhouse | Grade II | 1177974. Probably C17 stone and thatch, built at a time of change in agriculture in England and associated with the North Cadbury Estate of which it was a part. |
| The Grange | Grade II | 1178012. Detached farmhouse C17, Cary & Doulting stone under clay tile roof |
| The Laurels | Grade II | 1177978. C19 of Cary stone and clay tile |
| The Post Office | Grade II | 1178074. C19 brick with render, projecting two storey bays and front boundary wall |
| The Reading Room | Grade II | 1178045. Of C15 origin it was modernised in the 16th century, with 17th century additions. he club room which was converted |

| Name | Grade / Source | Notes |
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| | | from a dark derelict attic in 1935 is now used for Parish Council meetings and for Friday surgery. |
| The Red House | Grade II | 1366414. C19 of red brick and clay tiles |
| 1 – 3 Yew Tree Cottages, Woolston Road | Unlisted CAA / SMB | Built 1838 as farm workers cottages for Cadbury Estate. Of Cary Stone with an ornate thatch roof. Completely modernised in 1938 with a pantile roof and a more modern look. |
| 19 and 20, High Street | Unlisted HA / SMB | Semi detached cottages running at right angles to the high street. Cary stone with plain tiled roof which was most probably thatched. Built early 1800s by the Cadbury Estate and still owned by the Estate. Over time it has been mainly occupied by Estate workers although in the early 1900s Number 19 was occupied by the village postman. At one time number 20 was let to the YMCA. |
| 30 and 31 Cary Road | Unlisted SMB | Semi-detached cottages running parallel to the road main road. Lias stone with a pan tiled roof. It is unlikely that these cottages were ever thatched. Probably built in the early 1800s for the Cadbury Estate and over time have been let to tenants who carried out several enterprises from dress and glove making to boot mending. The village Pound |



| Name | Grade / Source | Notes |
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| | | or Pinfold for stray animals, was situated next to number 30. |
| Baynards and Rowlands Cottage, Cary Road | Unlisted CAA / SMB | Originally three cottages which were demolished in 1877 when the present house was built. Cary Stone with plain tiled roof sitting back and parallel to the road. |
| Brookhampton Cottage, Mitchells Row | Unlisted CAA | Built early 1800s. Cary Stone with pantile roof (originally thatch), and owned by the Cadbury Estate. Over the years the cottage has been added to and has had many tenants from stone masons to schoolteachers. |
| Brookhampton Farmhouse, Sandbrook Lane | Unlisted SMB | Built 1700's: Cary Stone, part cement rendering, pan tiled roof (originally, thatch). This was probably Tuckers Farm as mentioned in the early church registers. |
| Catash Inn, Cary Road | Unlisted HA / SMB | Built 1796: Cary Stone part painted (cream). Plain tile roof, originally thatched. At one time, there were 3 pubs in North Cadbury. This is the only remaining pub (there were three at one time) and as such, it is a focal point in the village. The pub takes its name from an ash tree on the Castle Cary road under which the court for the Hundred was held. |
| Chapel House, Chapel Lane | Unlisted HA / HER / SMB | This Wesleyan chapel or as it was probably formed, The Wesleyan Holiness Church, was built in 1848 of dressed Cary |

| Name | Grade / Source | Notes |
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| | | stone with a three gabled front and slate roof. In 1907, Mrs Mary Cox, a noteworthy inhabitant of North Cadbury, inherited the property. A fire in 1964 caused considerable damage to the interior of the building. It was converted to a residence in 2000 and is now occupied as such. |
| Coach House, Woolston Road | Unlisted CAA / SMB | Built 1870+/- Local Cary Stone under a tiled roof. This was originally the coach house / stables to the Rectory (converted to a dwelling in 1956). |
| Firbank Cottage and outbuildings, Cary Road | Unlisted SMB / HER | Part of the Cadbury estate in 1840, burnt down in 1912 and was replaced with the present red brick building. Red Brick with pantile roof. Early 1800s maps show the existing outbuilding to the north side was one of the two smithies in the village at that time. |
| Garden Cottage, Woolston Road | Unlisted HA / SMB | Built in the 1860s. Local white Lias Stone with thatched roof. The main feature of this property is the elaborate thatching, which has to encompass a number of dormer windows; an excellent example of the Somerset thatcher's craft. The name derives from the fact that it was occupied by the head gardener of The Court. |



| Name | Grade / Source | Notes |
|--------------------------------------|--------------------------|--|
| Glebe House, Woolston Road | Unlisted CAA / SMB | Built 1870+/- as a barn / store adjacent to the Rectory Coach House when the rector farmed his own Glebe (converted to a dwelling in the mid 1960s). Local Cary stone with tile roof. Also used as a skittle alley at village fetes. |
| Hill Farm, North Town | Unlisted SMB | Built early 1800s. Brick with thatch. Now plain tiled roof. Built as part of the Cadbury Estate with approximately 130 acres of surrounding land. Later the farm was sold to a Mr Watts who was a school manager. |
| Holly Tree Farmhouse, Sandbrook Lane | Unlisted CAA | Built at the turn of the 17 th century. Cary Stone with slate roof. Originally thatch. Now with a number of extensions and outbuildings. The property was originally the farmhouse to about 20 acres of land, including Sycamore Cottage. |
| Lovely Cottage, Cutty Lane | Unlisted SMB | Previously two cottages known as 15 and 16 North Cadbury that were built in 1814, of Local Cary stone with plain clay tiles, originally thatch. The latest name stems from a racehorse which won the owner of the time, a wager. |
| North Cadbury Village Hall | Unlisted HER | Built in 1930 to designs by A.J.A. Abbott of Yeovil, enlarged 1987. Gifted to the parish by Sir Archibald and Lady Langman. Brick with cement rendering, |

| Name | Grade / Source | Notes |
|--|--------------------------|---|
| | | plain tiled roof. The small orchestra pit is a rare example of the standard to which it was built. The hall still forms the basis and focus of the many village activities. |
| Rowlands, Cary Road (formerly Hoopers) | Unlisted CAA / SMB | The property was originally known as Hoopers farm which has been recorded since the 1500s. The present very attractive building, a replacement of the previous farm, dates back to 1878. Prince of Wales later King Edward VIII spent a night here as a friend of the then owner. |
| Sycamore Cottage, Sandbrook Lane | Unlisted SMB | Built in the early 1800s, formerly known as Holly Tree Cottage. Cary Stone, now white rendered with slate roof (previously thatch). Recorded in 1840 as part of the Cadbury Estate. The house sits at right angles to Sandbrook Lane, which in the 1880s, was called Hewletts Lane or Brook Butts Lane. |
| The Old Bakery, Cutty Lane | Unlisted CAA / SMB | Built as a cottage in the 1760s. Cary Stone with lower part pebble dash, slate roof (originally thatch). Later a bake house was attached to the property, which supplied the village with bread for over 60 years. |
| The Rectory, Woolston Road | Unlisted CAA / SMB | Built around 1820 on the site of a former house, much altered in 1966. Stone with cement rendering, roof of Welsh slate. |



| Name | Grade / Source | Notes |
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| | | During WWII, it was the headquarters of the local invasion committee and later as the base for Operation Ruthless, a civil defence task force. The rectory gardens have frequently been used to host charity events. |
| The School, Cary Road | Unlisted CAA / SMB | Built by Henry Hall in 1873, Glowing Cary stone with plain tile roof. It is a traditional Victorian school building and has served the community since 1875 when it was first opened. |
| Summerleaze, Cary Road | Unlisted | Built late 1800s. Red brick in the typical style of the Victorian period. It is the only house of its period in the village and as such is of historic interest. |
| K6 Telephone Box. Cary Road, North Cadbury | Unlisted HA | Designed to commemorate the silver jubilee of George V, it became known as 'The Jubilee' kiosk. Whilst de-commissioned it is now well used as a book swap. |
| Brookhampton bridge, Sandbrook Lane | Unlisted HA | This attractive stone built two arched bridge spans the River Cam. It forms an essential part of the shortest ancient route, Clayhill Lane, between the two settlements. |
| Parish Hill stone wall | Unlisted HA | This very old wall forms a retainer for the field known as Lower Vernals that has never required major maintenance. In more recent times it was topped with iron railings, to retain grazing livestock in the field above. |

Table 15. Historic Buildings in Galhampton

| Name | Grade / Source | Notes / Listing reference |
|---|----------------|---|
| The Manor House | Grade II* | Ref 1366409. Dated 1723, five bays, two storeys, with Listed boundary walls (1056199) |
| Foxcombe Farmhouse (outside parish area) | Grade II | Ref 1366361. Detached farmhouse, C17. Cary stone cut and squared, Doulling stone dressings; Welsh slate roof with overhung gables; brick end and intermediate chimney stacks. |
| Old Hunt Farmhouse | Grade II | Ref 1056200. Of Cary stone, dates from C18 but was historically closely associated with Foxcombe Farm, opposite |
| Agecroft | Grade II | Ref 1056203. C17 and early C16 with early pattern diamond leaded light windows |
| The Mill (Hewlett's Mill), Sandbrook Lane | Grade II | Ref 1366412. Former watermill and mill house. Late C18, with C19 and C20 extensions. Local stone rubble, coursed; plain clay tile roofs with plain gables; brick chimney stacks. Main block 3 storeys; 2-bay south elevation. Mill was water powered, and a wheel, cast iron, about 2 metres diameter now mounted decoratively in the garden, still turned by one of the millstreams. |
| Sandbrook Farmhouse | Grade II | Ref 1056237. Detached farmhouse. Early C19, with possibly earlier work incorporated. Local lias stone cut and squared; double Roman clay tile roofs between stepped coped |



| Name | Grade / Source | Notes / Listing reference |
|--------------------------------|-------------------|--|
| | | gables; brick end chimney stacks. Interior has general Regency character, with stone flag floors, 6-panel doors. |
| Registry House, Sandbrook Lane | Unlisted HA | Formally known as Sandbrook Villa was built in 18th century of dressed Ham stone, previously thatched now tiled. Once owned by the Overseer for Galhampton and later by the Registrar who recorded births, deaths, marriages, vaccinations and school attendance in his office on the first floor approached by outside steps. |
| Bridge Cottage, Sandbrook Lane | Unlisted HA | This tiny cottage was a tailors shop in C19, the shop, now the garage, being at the end of the garden. |
| Galhampton Church | Unlisted HA | Built in 1877 as a Chapel for Dissenters |
| St Gabriel's | Unlisted HA / HER | The original Mission Hall was built 1887 and became a private house in 1970's |
| K6 telephone box | Unlisted HA | Designed to commemorate the silver jubilee of George V. |
| Vine Cottage | Unlisted HA | C18 Lias stone walls under a double roman tiled roof with brick chimneys. |
| Mancroft Farmhouse | Unlisted HA | Previously known as Yarn Barton early C19 and was thatched. |
| Triangle House | Unlisted HA | Built in 1916 from two derelict thatched cottages. |

| Name | Grade / Source | Notes / Listing reference |
|------------------|----------------|--|
| Blacksmith Close | Unlisted SMB | Formerly thought to be a smithy, was thatched and in C19 a Dame School. |
| The Long House | Unlisted HA | Dating back to the early C18, part was used as a grocer's shop in 1939. |
| Rag, Frog Lane | Unlisted | Built late C17 or early C18 probably Cary or Ham stone, with Little Rag as a C20 addition. It was originally thatched, now tiled with double romans. At one time the Factors House for the Hadspen Estate. |

Table 16. Historic Buildings in Yarlington

| Name | Grade / Source | Notes / Listing reference |
|--|----------------|--|
| Church of St Mary | II* | Ref 1056212. Anglican Parish Church. Tower C11 and later, remainder rebuilt by J.A. Reeve in 1878. Cary stone, some rubble but mostly ashlar, Doulling or Ham stone dressings; plain clay tiled roofs between coped gables with cross finials |
| Corner Cottage (10m SE Stags Head Inn) | II | Ref 1056214. Detached cottage. C18. Cary stone roughly coursed; plain clay tiled roof between stepped coped gables; brick end chimney stacks. Two storeys, 2 bays. Above, 2-light casements with rectangular leaded panes and iron- framed opening lights; below, 2-light small-pane casements under timber lintels. |



| Name | Grade / Source | Notes / Listing reference |
|----------------------------------|----------------|---|
| Middle Farmhouse | II | Ref 1178305. Semi-detached farmhouse. Apparently late C18. Rendered stonework, plain clay tile roof between coped gables; brick end chimney stacks. |
| Pin Lane Cottage | II | Ref 1366382. Circa 1800. Cary stone rubble roughly coursed; thatched roof with plain gables; brick and chimney stacks with traditional baffles. Two storey, 2 bays. Horizontal-bar 2-light casement windows under timber lintols, with additional window right of bay 2; between bays a part-glazed door under timber and thatched porch hood. Thatched dormer to rear over later pantiled lean-to. |
| Yarlington House | II* | Ref 1056215. Detached country house. Built 1782 for John Rogers, extended 1911. Cary stone roughly cut and squared, but with red brick east and south facades having boulding stone dressings; hipped Welsh slate roof; brick chimney stacks with moulded stone caps. Two storeys with attics; east elevation of 3 bays, of which the centre projects slightly and has a gabled parapet |
| Yarlington Lodge | II | Ref 1295111. Detached house, formerly the Rectory. Circa 1850. Cary stone ashlar; hipped Welsh slate roofs; ashlar chimney stacks set diagonally in groups. Two storeys, 3-bay south |

| Name | Grade / Source | Notes / Listing reference |
|-------------------|-------------------|---|
| | | elevation of which the centre bay projects and has a half-hipped roof with shield in the gable. |
| Stags Head Inn | Unlisted HA | Opened as a pub in a cottage on the village green 1850. |
| Manor Farm | Unlisted HA / HER | Reputedly built out of the Manor House stables, remnants of the moat, rebuilt in 1875. |
| Brookside Cottage | Unlisted HA | Dressed local stone cottage with timber clad gable end under a tiled roof |
| Rose Cottage | Unlisted HA / HER | Set back from the road behind decorative iron railings. |
| Well Cottage | Unlisted HA | Stone built under tiled roof. |
| Hill Cottage | Unlisted HA | Eaves on to the road, pebble dash C19 with outbuildings. |
| K6 telephone box | Unlisted HA | Purchased from BT by Parish Council 2013, now houses a defibrillator. |
| The Old Parsonage | Unlisted HER | The Old Parsonage, stone rendered, now with a slate roof, rebuilt after 1920, was the original home of the Benefice of Yarlington dating from 1343, later part of the Glebe Lands that were sold in 1888 by Mr R.H. Gifford, who was the Benefice at the time, to become a private residence. |



Table 17. Historic Buildings in Woolston

| Name | Grade / Source | Notes / Listing reference |
|---|----------------|---|
| Camelot Cottage | Grade II | Ref 1295262 - C18, Cary rubble stone under thatch |
| Elm Tree Cottage | Grade II | Ref 1056204 - C18, rendered and thatched |
| Higher Farmhouse | Grade II | Ref 1366413 - a double pile houses of C17 & C18, unchanged since 1900, local stone with outbuildings of coursed stone under Welsh slate |
| Hill Ash Farmhouse | Grade II | Ref 1295229 - C18, square cut Cary stone under thatch |
| Old Manor Farmhouse | Grade II | Ref 1056205 - C18, formerly 3 cottages and housed The Stores, of local rubble stone and thatch |
| Woolston Manor Farm House | Grade II | Ref 1178317 – 1838, a large villa, rendered and lined out to resemble ashlar under a slate roof, also includes a listed front boundary wall and wrought iron railings |
| Horseshoe Villas | Unlisted HA | Two semidetached cottages built 1846 of local stone under a slate roof. |

| Name | Grade / Source | Notes / Listing reference |
|---------------------|----------------|---|
| Horseshoe Cottage | Unlisted HA | Three cottages built early C19 converted to one dwelling 1960's, local stone under a slate roof |
| Woolston Farm | Unlisted HA | Previously part of the Askew Estate (in 1839) of local rubble stone under plain clay tiles and Bridgwater double Romans. |
| Woolston House | Unlisted HA | A 'Genteel Country Residence', red brick under a slate roof with dormer windows in the attic. Former stables and coach house behind high boundary walls and gates with gate piers onto Woolston Road. |
| Ferngrove Farmhouse | Unlisted HA | A C19 villa with stone dressings, was occupied by prize medals cider makers |
| Thackeston Cottage | Unlisted HA | Squared cut lias with a hipped roof of clay tile roof and overhanging eaves and a squinch (for carts to turn). |
| Lower Woolston Barn | Unlisted HA | Incorporates remnants of the earlier chapel on this site, in the stone around the door and sitting room fireplace. The roof has been raised to accommodate space in the attic |