

# Land North West of Brookhampton, North Cadbury

## Parish Council Meeting

26<sup>th</sup> February 2025



# Introduction

- Local Land Promoter – David Harragin
- Project Summary
- Project Ethos:
  - High quality, exemplar, highly aesthetic Residential scheme influenced by North Cadbury's historical architecture
  - Period style inspired, characterful and individual house types
  - Green space, extensive planting and communal amenities
  - Eco credentials – houses fit for the 21<sup>st</sup> century and beyond
  - Full planning application
- Collaborative process in conjunction with North Cadbury and Yarlinton Parish Council, local Stakeholders, and Somerset Council
- Highly experienced and accomplished Professional team

# The Team

- Planning Edward Leeson, Richard Grant- Origin3
- Masterplanning Rob Illingworth- Ben Pentreath
- Civil Engineering Ben Fenton- AWP
- Landscape Architecture Macgregor Smith
- Ecology GE Consulting
- Heritage Armour Heritage
- Arboriculture JP Associates
- Energy and Sustainability JS Lewis
- Ground Investigations Geo Consulting



Ben Pentreath



Macgregor Smith

# Team Experience



- Experienced Planning & Urban Design Consultancy delivering projects from smaller village-scale up to strategic scale.
- Working collaboratively with local communities and stakeholders to shape well-planned, well-designed places that reflect local needs and benefit new and existing residents.
- Committed to delivering homes in the right places, with the right infrastructure and community benefits
- A practice built on integrity, social responsibility, and a commitment to positive impact.



# Team Experience

## Ben Pentreath

One of the country's leading architectural practices involved in the design of traditionally-inspired new settlements

- Large new settlements
- Extensions to existing settlements
- Smaller scale village sites

Work with landowners, housebuilders and developers











HN68 DWP

HN59 AGZ

SV12 SVC

















# Project Programme Overview

- Assembling team of high-quality, experienced consultants.
- Baseline surveys and assessments commenced October 2024 to establish constraints and opportunities, and to inform proposals.
- Ongoing and in-depth review of local planning policies, particularly Neighbourhood Plan allocation policies.
- A **formal pre-application** advice enquiry has been submitted to Somerset Council – **response expected mid-March**.
- **Public consultation event/ exhibition** to be held in the next couple of months (date tbc) to allow for community feedback.
- Ongoing engagement with the parish council to keep local representatives informed.
- Analysis of public consultation feedback following event/ exhibition in the preparation of a planning application.
  
- A **'full' planning application** will be submitted **late spring/early summer**.



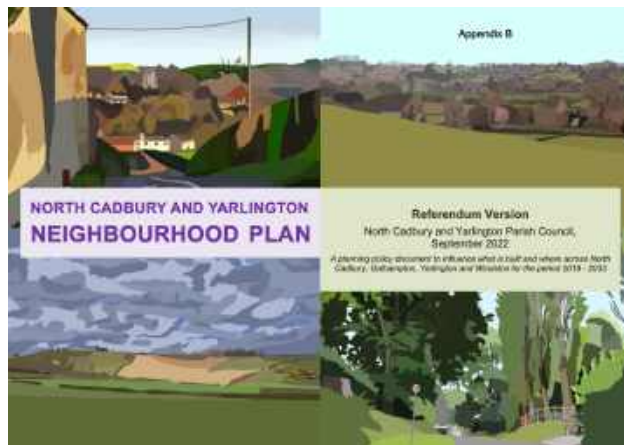
# Planning Policy

Allocated for residential development under Policy 18 (NCY18) and Policy 19 (NCY17 and 22) in the North Cadbury and Yarlington Neighbourhood Plan.

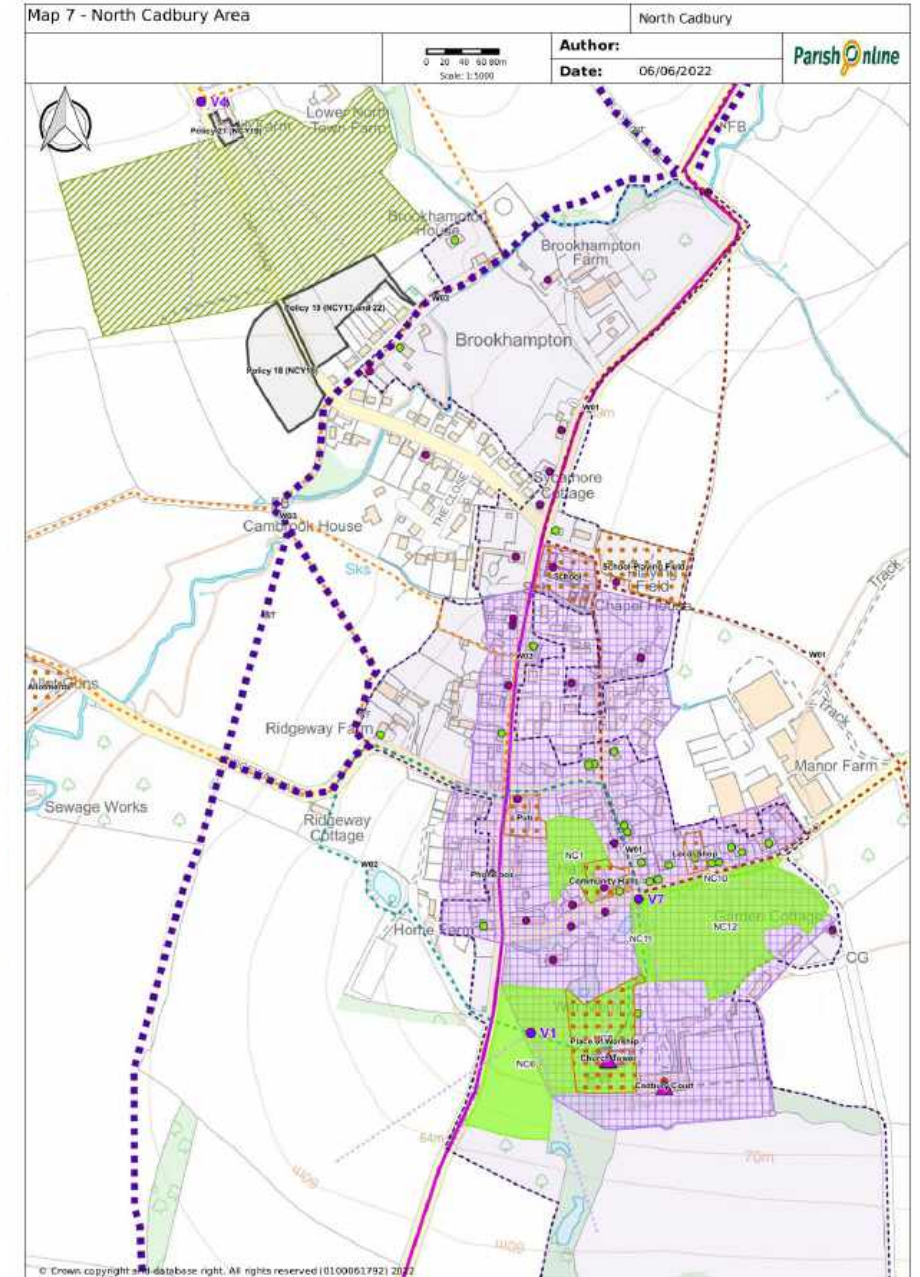
Proposals would be assessed against the policies of the South Somerset Local Plan 2006 – 2028 (adopted March 2015) & the Neighbourhood Plan.

Housing must provide opportunities for local people to continue living in the area, catering for a variety of tenures to meet local needs.

”A slight increase in the local population would help support local services and having the right mix of homes can help ensure we continue to have a healthy mix of local people and incomers who make the place a positive, well-balanced community.” *Para 7.2 of NP*



- Neighbourhood Plan Area**
- Site Allocations
- Conservation Area
- North Cadbury and Yarlington AHAP**
- Local Historic Buildings
  - North Cadbury Business Park (existing)
  - Grade II Listed
  - Grade II \* Listed
  - Grade I Listed
- Key Landmark**
- Viewpoints
- Quiet lanes and key PROWs**
  - W01
  - W03
  - W07
  - W02
  - NT
  - Sustrans Cycle Route
- Community Facilities**
- Local Green Spaces
- Green Gap



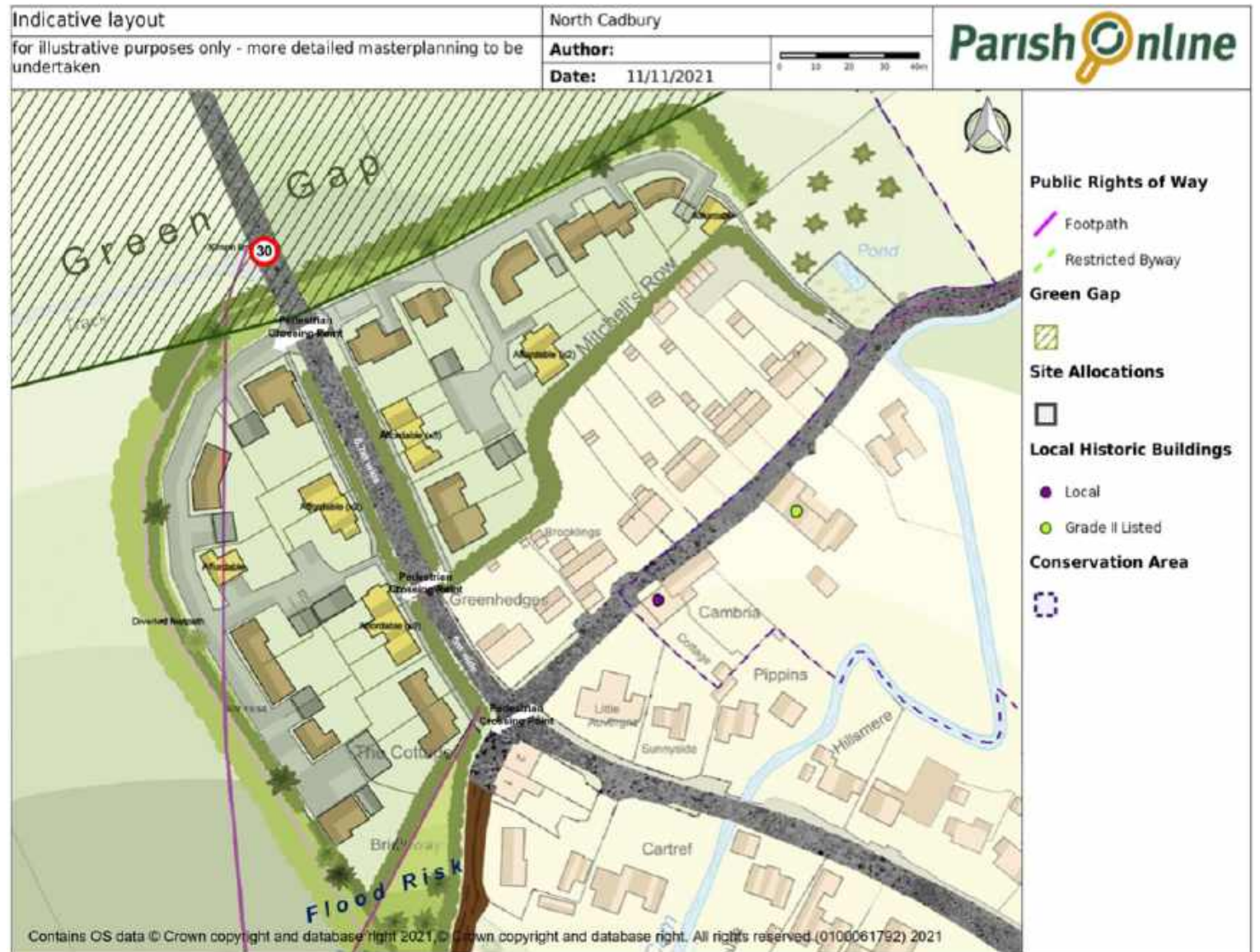
# Key Site Considerations

## Landscape and Ecology

- Provide a Green Gap
- Landscape considered as part of the masterplan - respect important view from Cary Road approach and present an appropriate positive edge to the village
- Retain rural character of Cary Road with retention of hedge as far as possible
- Hedgerow and tree planting to take place along site boundaries
- Achieve a biodiversity net gain
- Provide new public landscape spaces

## Housing

- 28 dwellings in total including 12 affordable dwellings
- Respect existing village character
- Design to be respectful of existing neighbouring properties





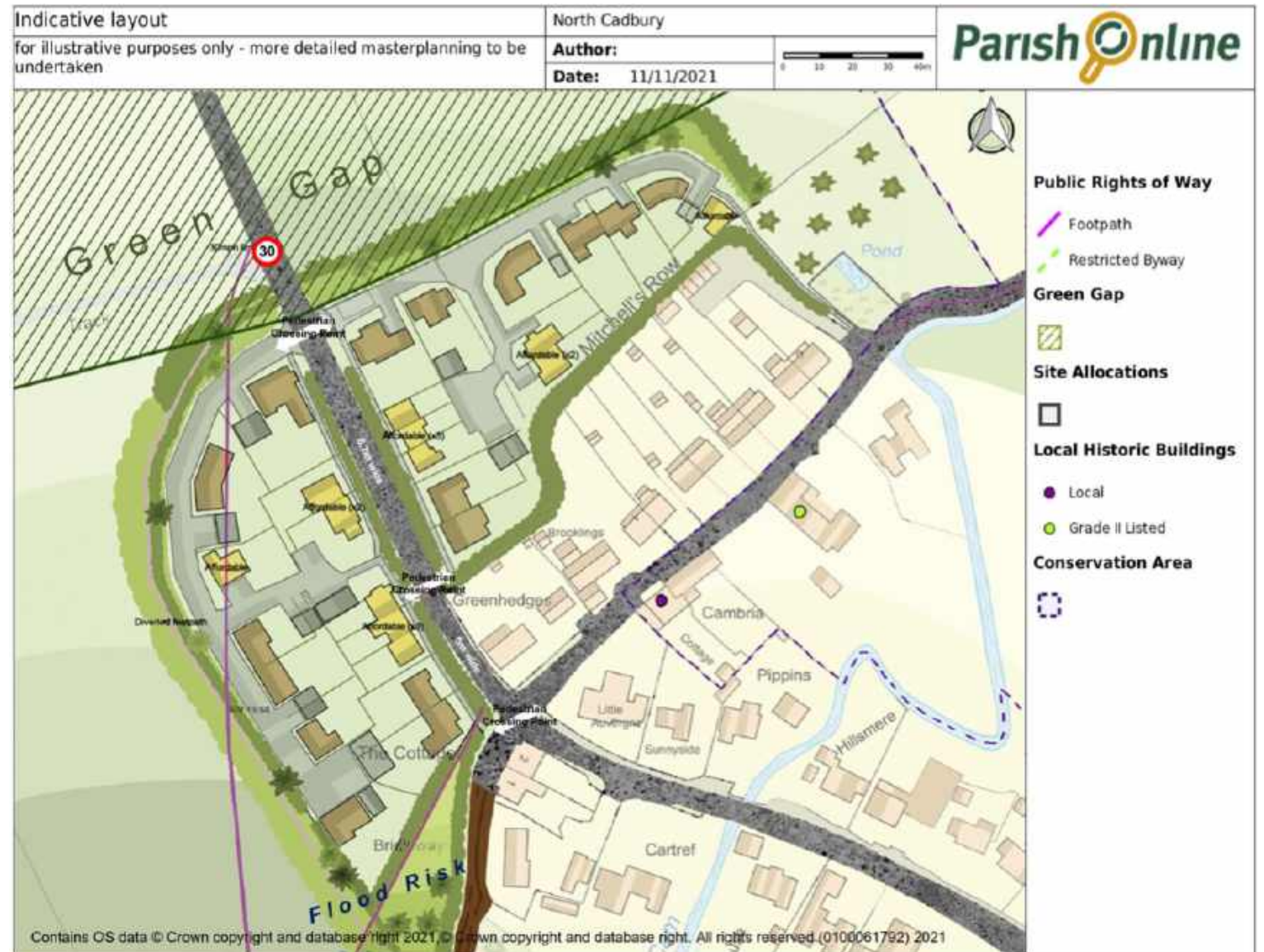
# Key Site Considerations

## Flooding and Drainage

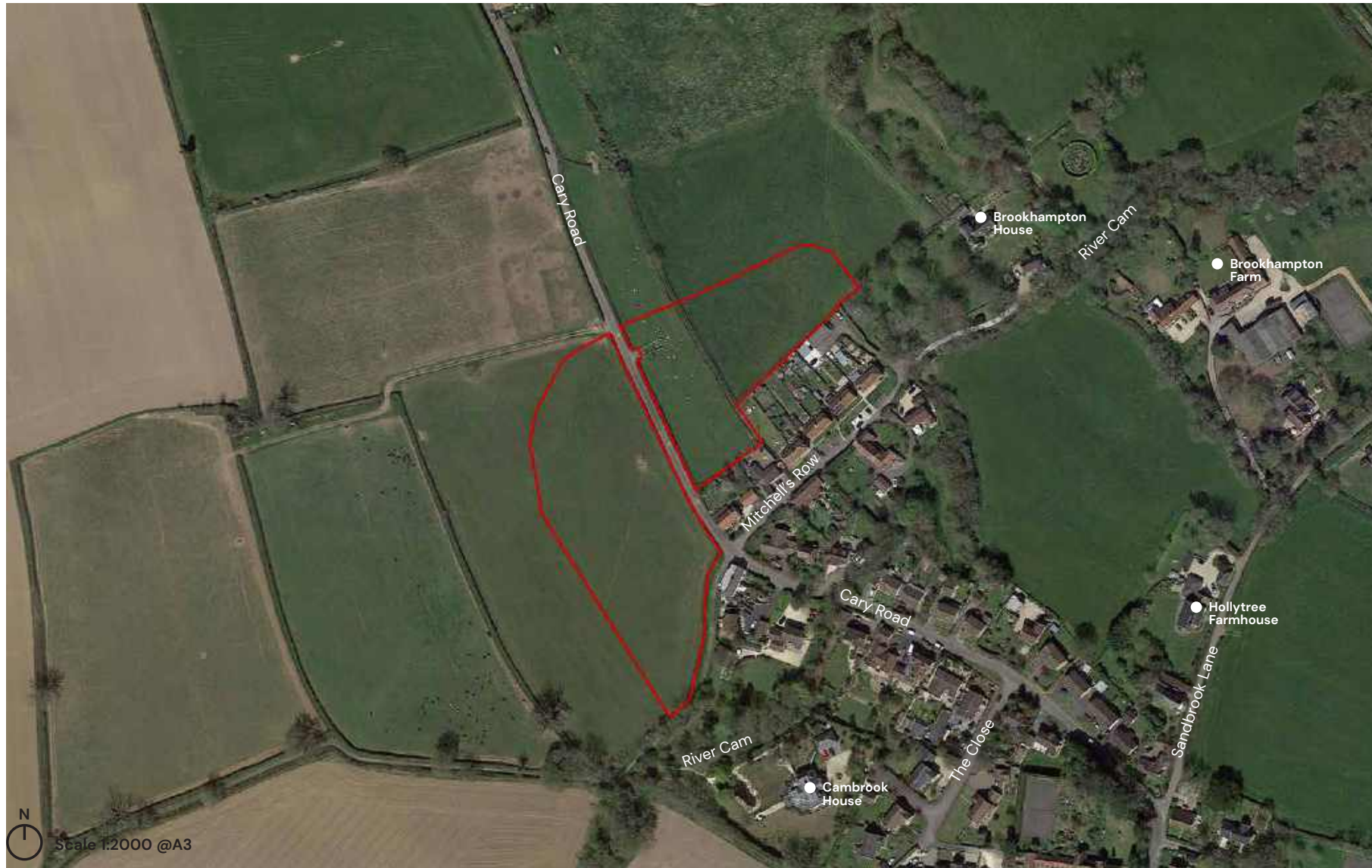
- Drainage strategy will be required to ensure management of surface water runoff and not increase flood risk to downstream receptors
- Mitigation for phosphorus neutrality

## Highways and Movement

- Calm traffic speed and approach along Cary Road
- Enable safe pedestrian crossing of Cary Road
- Existing footpaths retained and diverted where required
- Parking provision to meet Somerset County Council standards



# Site Context





# Site Topography



# Key Views

**Viewpoint 1 - Cary Road, Approach from the South**



**Viewpoint 2 - Cary Road, Approach from the North**  
Key View V4, North Cadbury and Yarlington Neighbourhood Plan

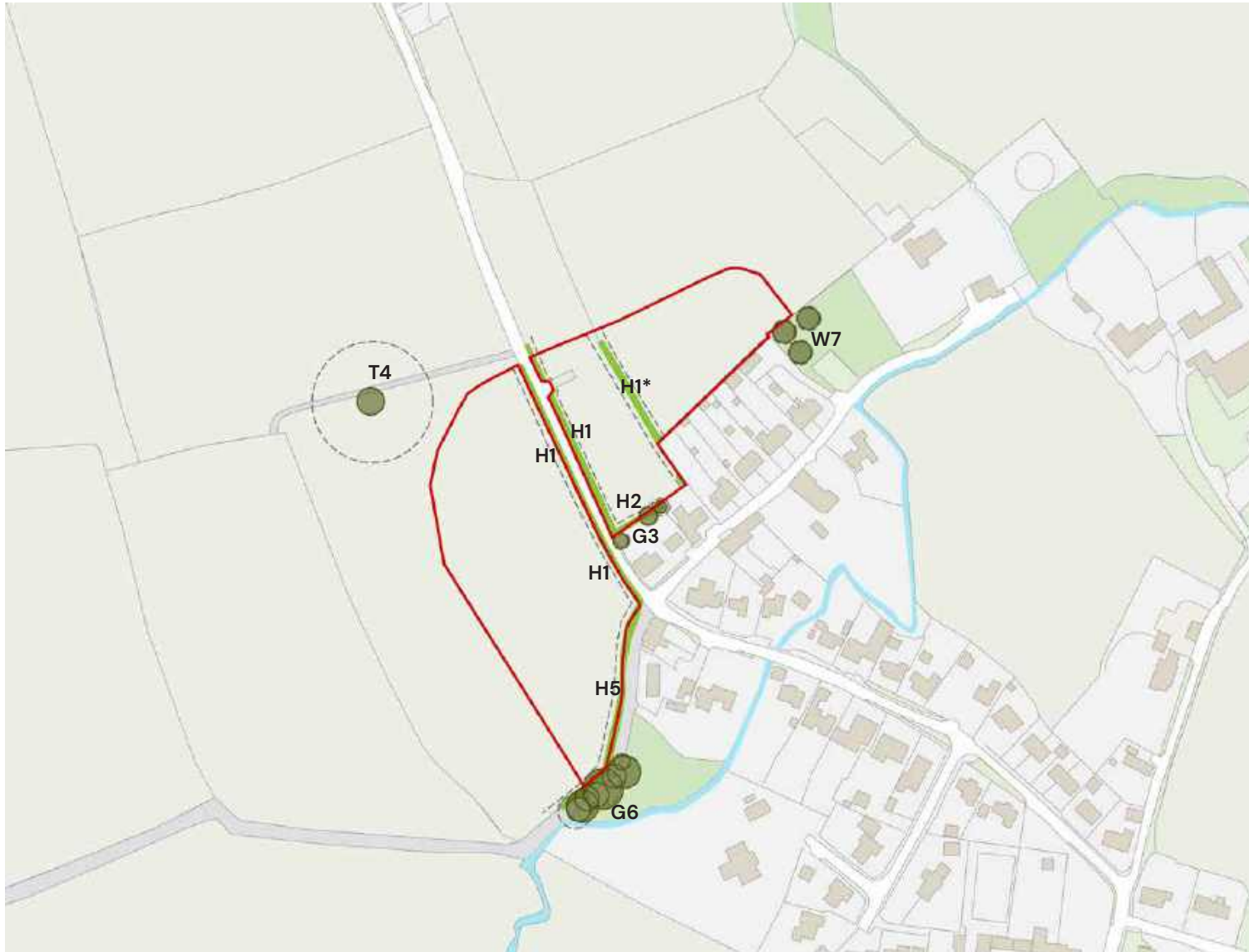


**Viewpoint 3 Southern Corner of Western Site Area**





# Existing Trees and Hedges



Information below extracted from  
Arboricultural Constraints Report prepared  
by JP Associates, reference D14 492 02 –  
October 2024

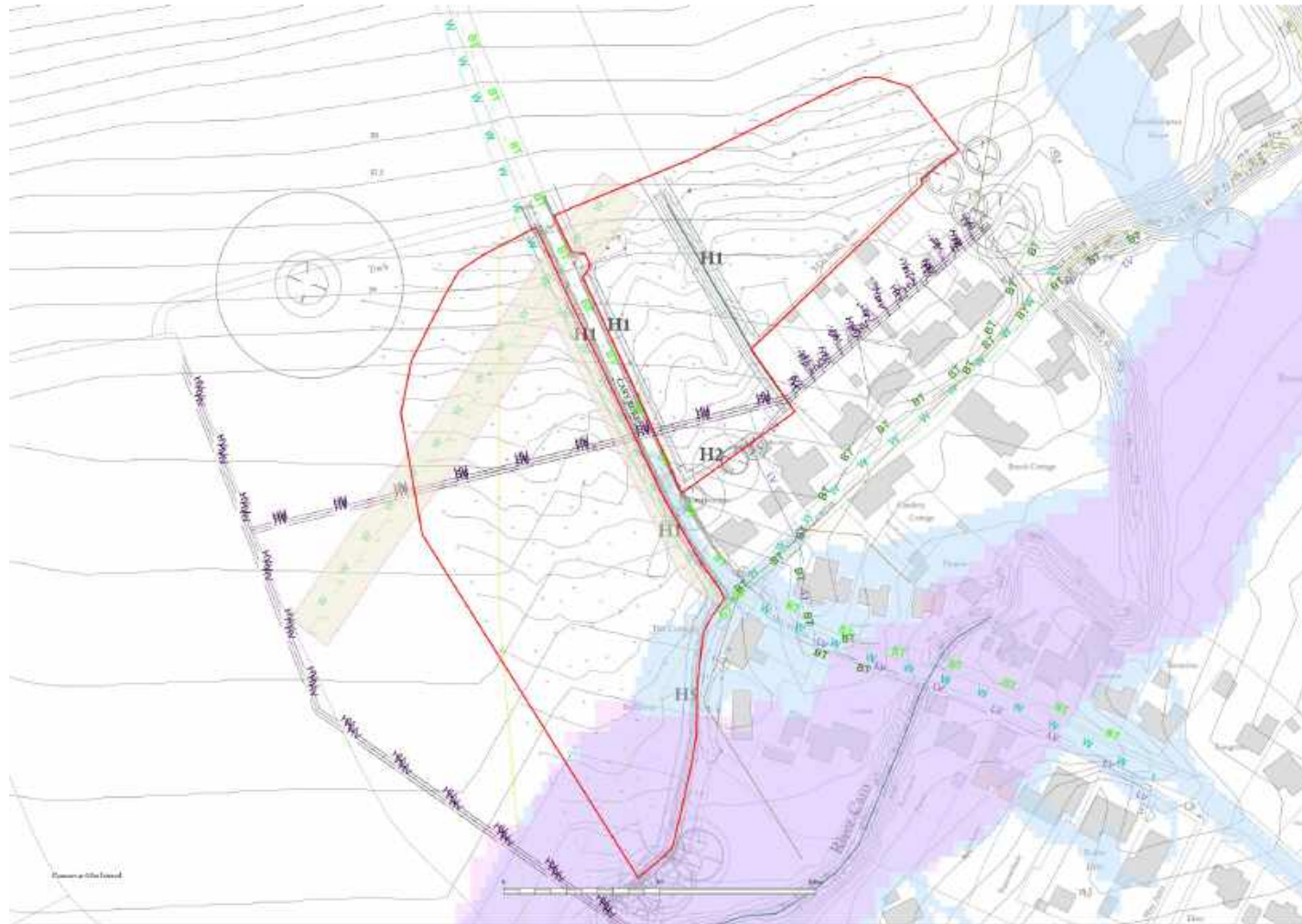
## KEY









 Application Boundary

## ARBORICULTURAL SURVEY SUMMARY:

- H1 B Category Hedge**  
Mixed species hedge that has been regularly managed to form a good quality field boundary
- H1\* B Category Hedge with Ditch**  
Mixed species hedge that has been regularly managed to form a good quality field boundary, with adjacent ditch with running water
- H2 C Category Hedge**  
Largely bramble hedge between field and off-site residential properties
- H5 C Category Hedge**  
Mixed species hedge of lower quality than the managed H1 hedges
- T4 Veteran Tree, Off-Site**  
English Oak – very important heritage feature, TPO protected (2021 No.1)
- G3 Tree Group**  
Birch and Cherry – off-site trees growing in adjacent private gardens
- G6 Tree Group**  
Ash and Field Maple – off-site trees in hedge on lane south of site
- W7 Wooded Area**  
Mixed species – off-site to northeast of site

# Existing Constraints



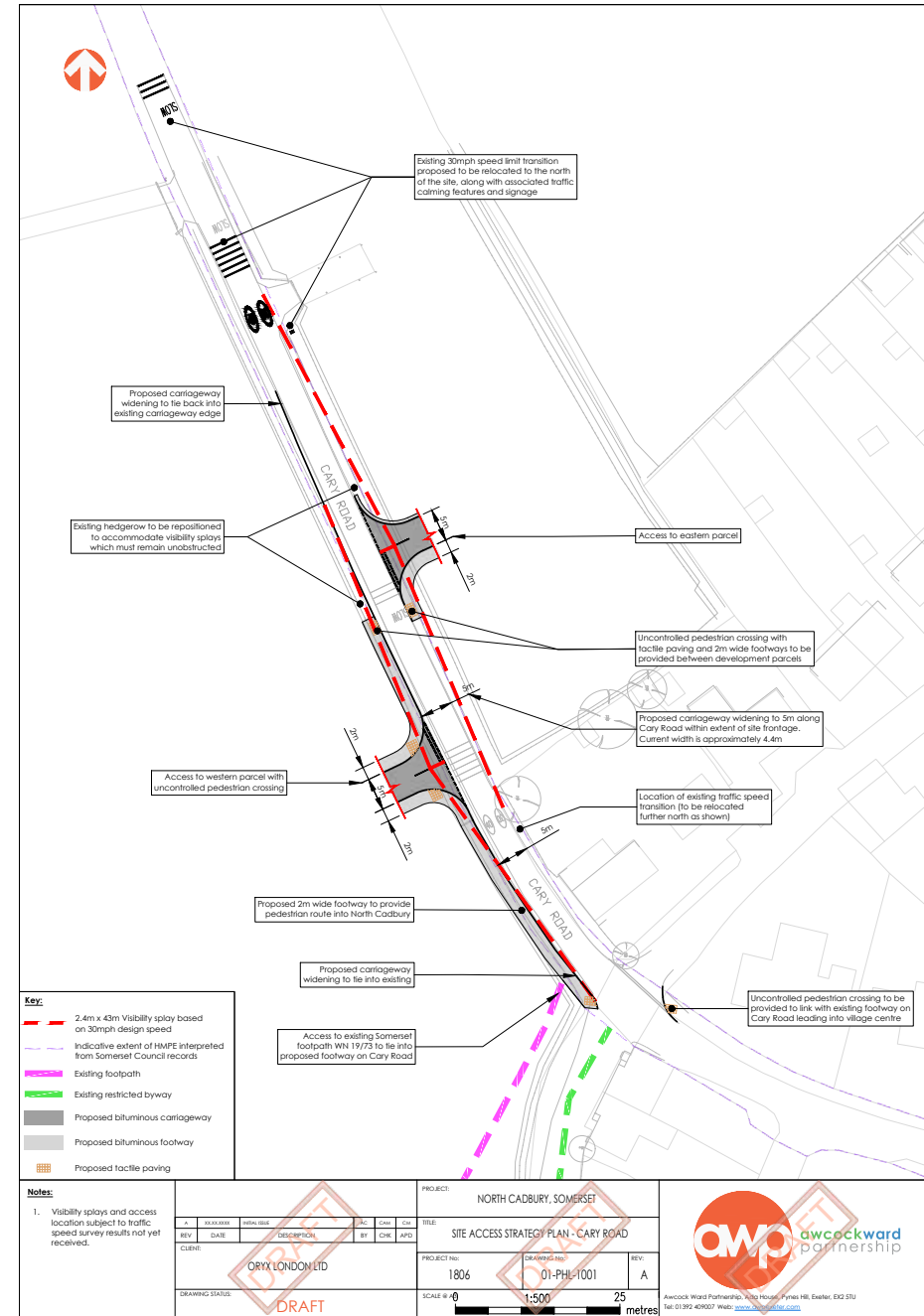
KEY	
Site Boundary	
1 in 1000 Year Flood Extents	
Flood Zone 2	
Flood Zone 3	
Existing Water main Easement	
Existing Wessex Water Main	
Existing Wessex Water Foul Sewer	
Existing BT Underground Cable	
Existing BT Overhead Cable	
Existing SSE Low Voltage Overhead Cable	
Existing SSE High Voltage Overhead Cable	
Existing Watercourse	
Existing Drainage Ditch	
Public Right of Ways	




# Cary Road Access

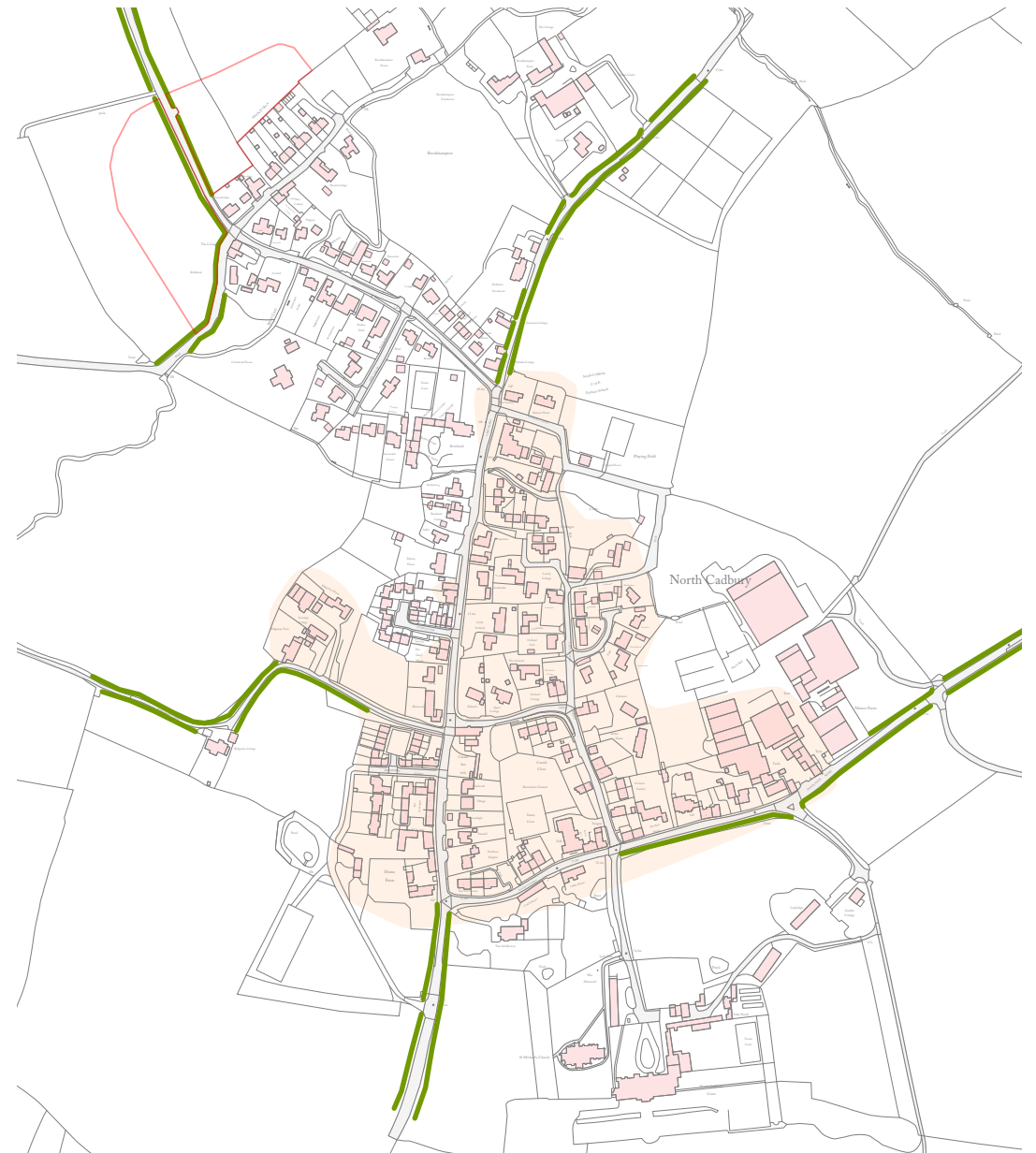


- Junctions required to be split and further south on Cary Road due to Somerset County Council Highways requirements relating to visibility splays and avoiding crossroads



# North Cadbury Analysis - Approaches

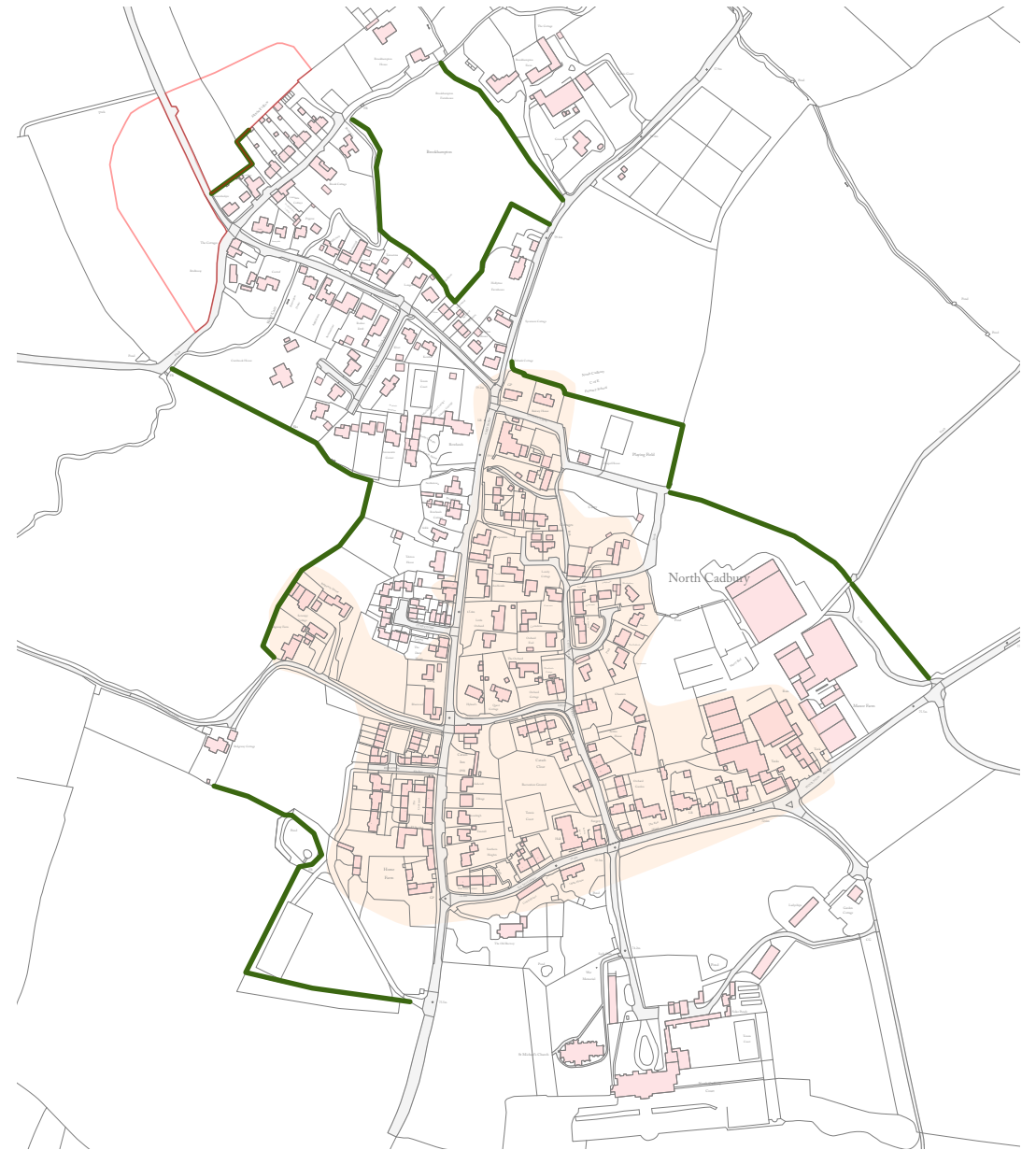
 Hedge Lined Approach





# North Cadbury Analysis - Boundaries

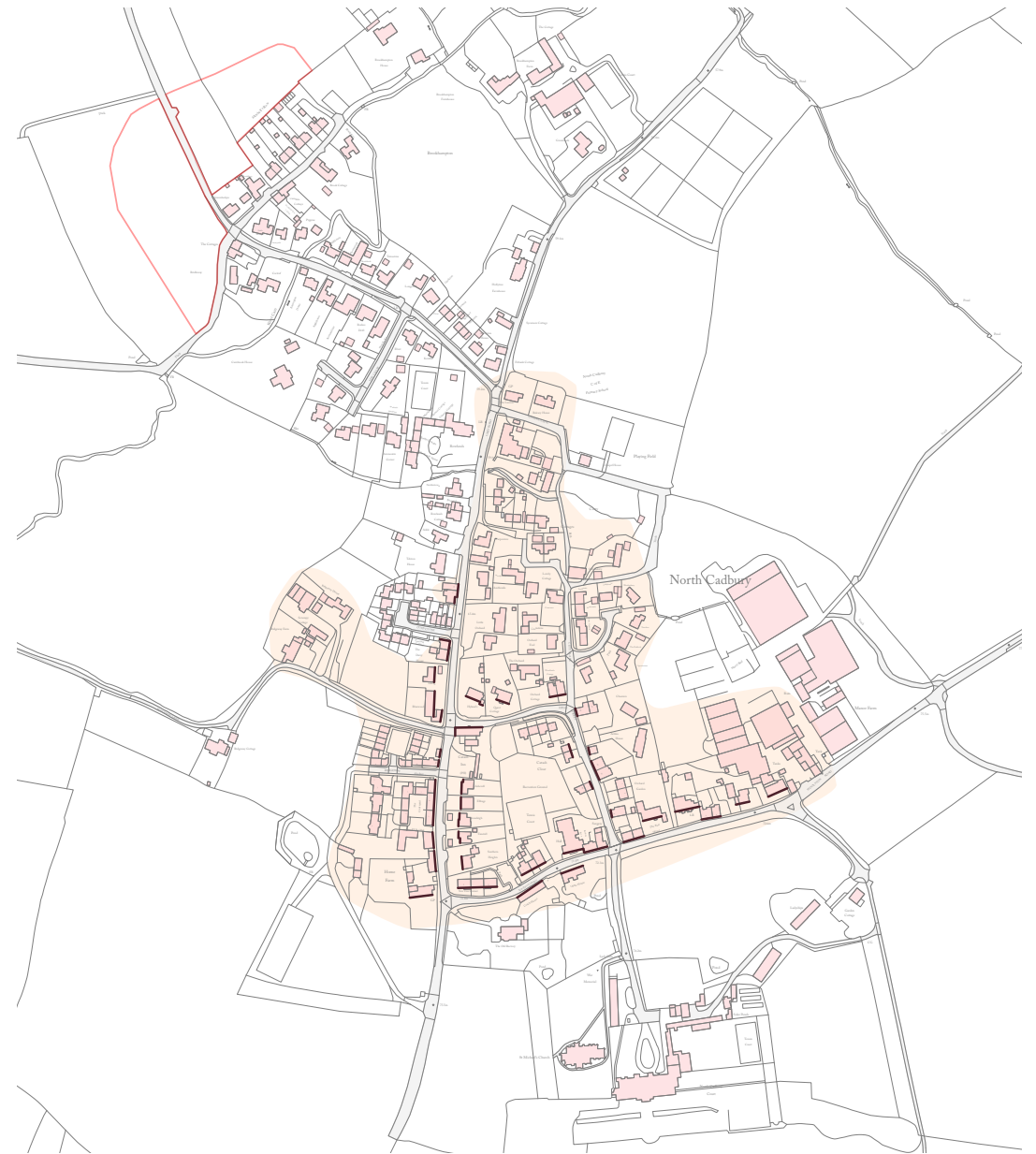
— Property Rear Hedge Boundary onto Countryside



# North Cadbury Analysis - Frontages

— Building Frontage combination of Terracing and Detached Plots

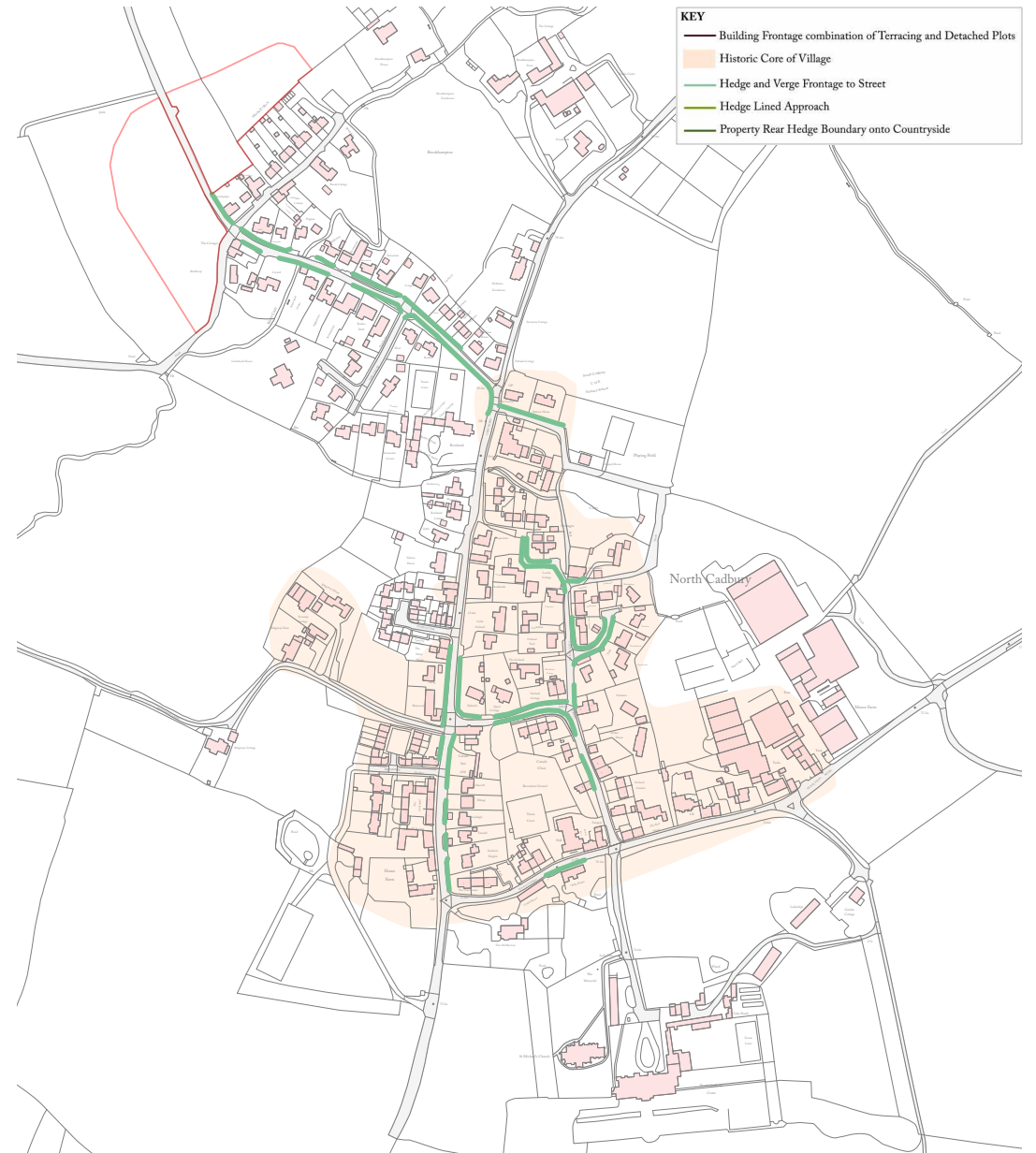
Historic Core of Village





# North Cadbury Analysis - Verges

— Hedge and Verge Frontage to Street





# North Cadbury Analysis – House Types





North Cadbury Analysis – Agricultural Buildings





# North Cadbury Analysis- Architectural Details and Materials





# Concept sketches



















# Concept sketches





# Landscape Strategy



-  **Sensitve Edge**
-  **Veteran Oak Tree**
-  **Root Protection Area**
-  **Significant Areas of Existing Off-Site Vegetation**
-  **Existing Central Hedgerows**  
Potential for sensitively designed frontages with green character, presenting a new gateway to the village and to aid traffic calming
-  **Retention existing Southern Hedgerow**  
Habitat connectivity and screening for residential properties to the south & east
-  **Existing Hedge and Ditch**
-  **Flood Risk Zone**  
Potential for enhanced habitat – positive BNG
-  **Green Buffer to Sensitive Edges**  
New landscape treatment with trees, positive BNG/ habitat connectivity and screening for local views from the north/distance views from the south
-  **Green Buffer along Sensitive Edge North of Mitchell's Row**  
Potential to achieve through new native hedgerow/trees or provision of new garden space
-  **Existing Public Footpaths**
-  **Sensitive Diversion of Public Footpaths**  
Potential to enhance pedestrian routes
-  **Potential New Footpath Link**  
Providing safer pedestrian route along Cary Road
-  **Pedestrian Access Points (Potential)**
-  **Key Pedestrian Node**  
Link between Existing and Proposed Residential neighbourhoods, potential for new village feature/space to facilitate safe pedestrian crossing
-  **Vehicular Access Points (indicative)**  
Requires sensitive placement in relation to existing landscape features/sensitive edges

# Design Concept





# Proposed Layout



# Landscape and Ecology

## Proposed Scheme

- 35% of the layout (0.68Ha) green space
- Green Gap
- Landscape considered as part of the masterplan - respect important view from Cary Road approach and present an appropriate positive edge to the village
- Retain rural character of Cary Road with retention of hedge as far as possible
- Hedgerow and tree planting to take place along site boundaries
- Achieve a biodiversity net gain
- Provide new public landscape spaces- Community Orchard, play space to be provided, Public Open Space requirements met





# Landscape and Ecology

**Connections:**



- Key**
- Key Viewpoint South, Towards North Cadbury
  - Pedestrian Access Points
  - Key Pedestrian Node
  - Existing Public Right of Way Retained
  - Existing Public Right of Way Diverted
  - Provision of Safe Pedestrian Route Along Cary Road
  - Internal Pedestrian Routes Through Development

**Creating Habitats:**



- Key**
- Existing Hedgerows and Trees Retained
  - Proposed Trees
  - Proposed Native Mixed Species Hedges
  - Proposed Native hedges to Gardens
  - Proposed Wildflower Grassland
  - Proposed Wetland / Marginal / Scrub Habitats
  - Proposed Orchard Landscape

**New Areas of Public Open Space:**



- Key**
- Connected Areas of Public Open Space
  - Equipped / Informal Areas of Play
  - Community Orchard Gardens
  - New Features to Boost Habitat & Wildlife Experiences
  - Connections to Wider Network of Public Footpaths
  - Key Connection to Existing Residential Areas
  - Proposed Wetland / Marginal Habitats

# Housing

## Proposed Scheme

- 36 dwellings in total including 12 affordable dwellings
- Emerging mix
  - 8 x 4 bed dwellings
  - 15 x 3 bed houses
  - 10 x 2 bed houses
  - 2 x 1 bed apartments
  - 1 x 1 bed coach house
- Layout and housing designed to respect existing village character
- Design to be respectful of existing neighbouring properties by provision of planted boundaries and offset of buildings
- Modern energy efficient homes to be provided with solar panels, air source heat pumps and EV charging points

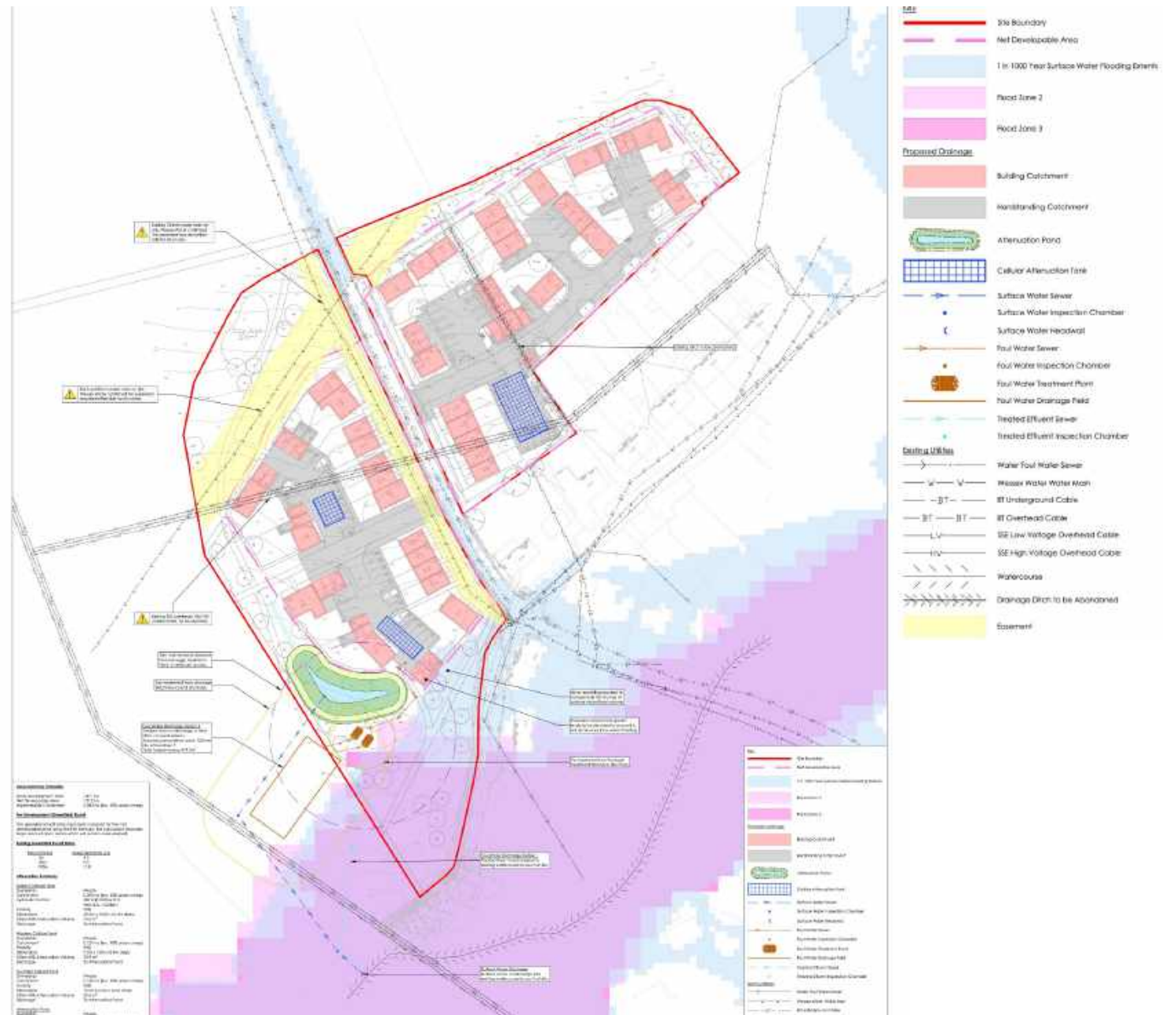




# Flooding and Drainage

## Proposed Scheme

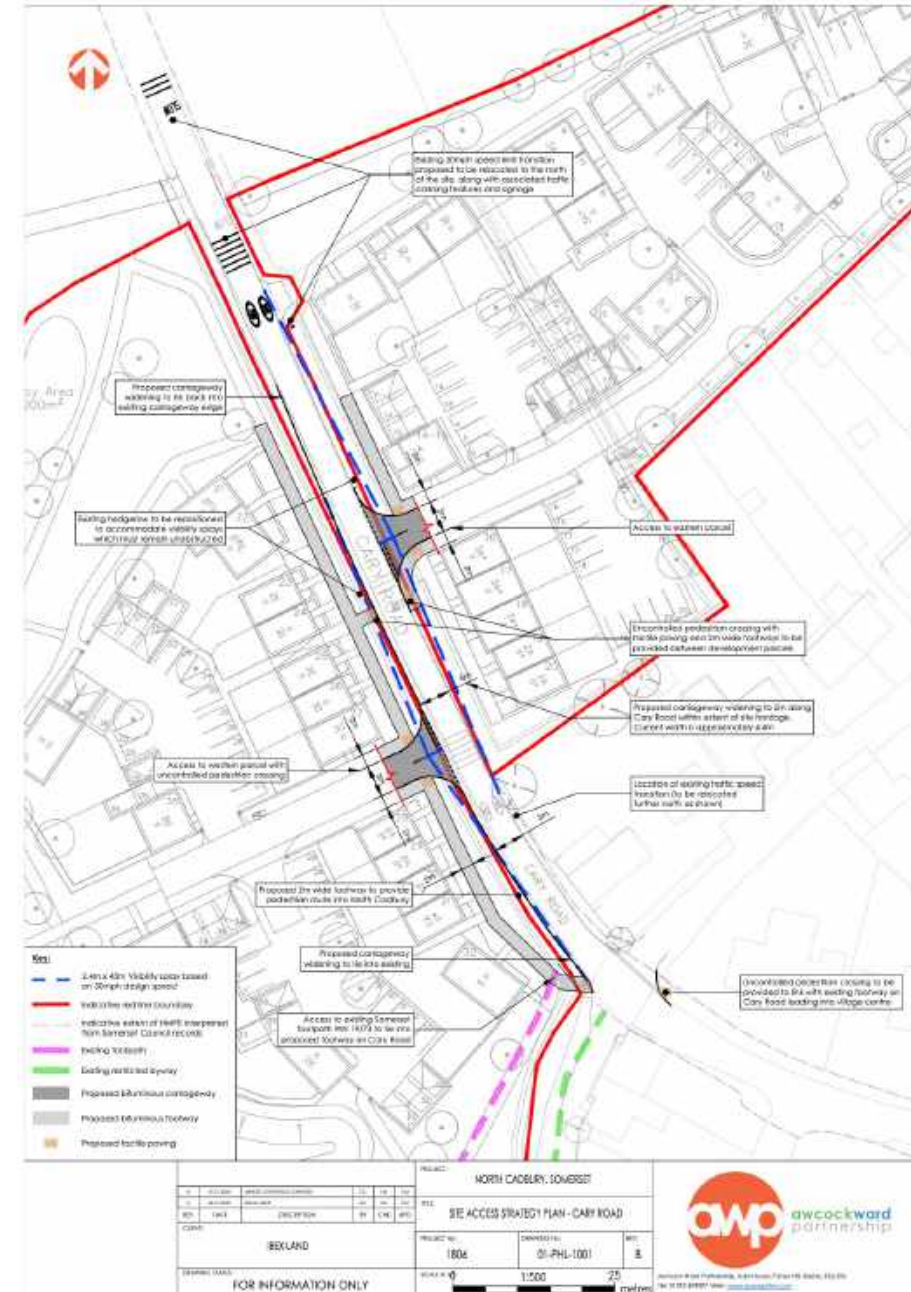
- Currently any rainfall runoff from saturated fields to the north of the eastern parcel flows toward Cary Road and properties along Mitchells Row, contributing to flood risk
- The proposed scheme will intercept and divert flows from these areas, with the network and attenuation sized to cope with up to 100 year + 45% climate change storm event, discharging directly to the River Cam at restricted rates
- Once new housing is built, runoff will no longer flow onto Cary Road or toward Mitchells Row, improving the current situation
- Market leading package treatment plant proposed to achieve phosphorus neutrality requirements



# Highways

## Proposed Scheme

- The scheme will extend the 30mph speed limit, with the 30mph sign moved 85m further north
- Traffic calming features will be proposed in the vicinity of the 30mph transition point and could including rumble strips, signage, painted slow text and roundels and a new village sign
- Presence of new housing and junctions on both sides of Cary Road will also assist in reducing speeds
- New pedestrian crossings across Cary Road
- Parking is focused in the central areas of the scheme as to minimize visibility





# Parking

## Proposed Scheme

- Scheme meets Somerset County Parking standards
- Parking is focused in the central areas of the layout to minimize visibility
- Visitor parking spaces provided
- Cycle storage will be provided



# Energy and Sustainability

## Environmental



- **Socio-economic** – 36 highly efficient low carbon homes, community orchard and access to nature
- **Water** – layout informed by SUDS and flooding considerations, 105l per person per day water standards



- **Materials** – low impact materials, low Global Warming Potential and zero Ozone Depletion Potential insulation
- **Waste** – site waste management plan, recycling provision
- **Pollution** – air quality assessed, noise impacts assessed



- **Biodiversity** – 10% BNG, informed by ecological consultant, new tree and hedgerow planting, permanent water feature

## Climate Change Mitigation



- **Reduce building emissions** – high insulation, LED lighting, renewable energy
- **Promote sustainable lifestyle** – EV Charging, bike storage, home offices, water meters

## Climate Change Adaptation



- **Combat unpredictable rainfall** – sustainable drainage for heavy rainfall, water harvesting for light rainfall, surface water run-off attenuation
- **Combat increasing temperatures** – cross-ventilation to avoid overheating, solar control glazing, appropriate fenestration



# Architectural Approach



# Architectural Approach- Northern Edge





# Architectural Approach- Cary Road



View looking south along Cary Road





View looking north along Cary Road



## Benefits

- Provision of much needed housing across a range of tenures and sizes, including affordable housing designed to reflect the character of North Cadbury
- 35% of total site area (0.68Ha) set aside for:
  - Extensive landscape including native tree, hedgerow, and wildflower planting
  - A surface water detention basin designed to permanently hold water to improve biodiversity, water quality and visual amenity
  - A playground
  - A community orchard
- Drainage and flood risk betterment
- Minimum 10% biodiversity net gain including doubling the length of new hedgerow planting to compensate for removed hedgerows
- Modern energy efficient homes to be provided with on-plot energy generation from renewable sources, such as solar panels and air source heat pumps and EV charging points
- Reduction in speed limit along Cary Road to improve highway and pedestrian safety and in turn reduce noise and emissions