



01 INTRODUCTION

This document has been prepared on behalf of The Silverwood Partnership to support a development of new housing and community facilities at Norton Farm, Farleigh Road, Norton St Philip.

It looks at the location, Connections, Planning Policy, Local Amenities, Context & Materials, and Constraints and Opportunities.

Location

Norton St Philip is a picturesque village in Somerset, England, with a rich historical background. Situated about 7 miles southeast of Bath and 5 miles north of Frome. It's nestled in the undulating countryside of the Mendip Hills, offering scenic views and a peaceful rural atmosphere. The site is on the edge of the Somerset Local Authority, within the Mendip region and in very close proximity to both Bath & north east Somerset and Wiltshire.

The immediate surroundings of Norton St Philip are predominantly rural, consisting of agricultural fields, grazing pastures, and small pockets of woodland. The landscape is typical of the Somerset countryside, with gently rolling hills and a patchwork of hedgerows dividing fields.

The village is known for its well-preserved medieval architecture and its historical significance. It sits at the crossroads of the A366 and the B3110 and located here are The George and Fleur De Lys public houses

The proposed site is located on the east side of the village, beyond the modern Longmead Close development. The site is broadly square in nature and includes existing agricultural buildings and agricultural land.

A public right of way marks the southern boundary of the site.



02 CONNECTIONS

Although Norton St Philip is a medium sized village surrounded by rolling countryside, it does boast good transportation links for its size and rural nature, mainly because of its close proximity to the larger settlements to the north and south. The below is a summary of the different modes of transport available near the site:

Footpaths

Like a lot of the edges of Norton St Philip, the road adjacent to the site (Farleigh Road) does not benefit from a footpath at the farm access. However, a footpath link can be made through Little Orchard with the footway then constructed up to Longmead Close. The site is well connected to other footpaths and public rights of way that can take pedestrians safely to local amenities. The southern corner of the site is at an intersection of established and well used public rights of way.

Moving east away from the site there is a public right of way that leads to trails outside of the village to farmland, woodland and along the Frome valley.

Cycle

The site is well served by both regional and national cycleways. The national cycleway is a short distance to the west and can be joined at Wellow and this route goes to Bath to the north and Radstock to the west. The regional cycle network is to the east which can be joined at Farleigh Hungerford and has links to Rode, Beckington and Westbury to the south and Bradford on Avon and Corsham to the north.

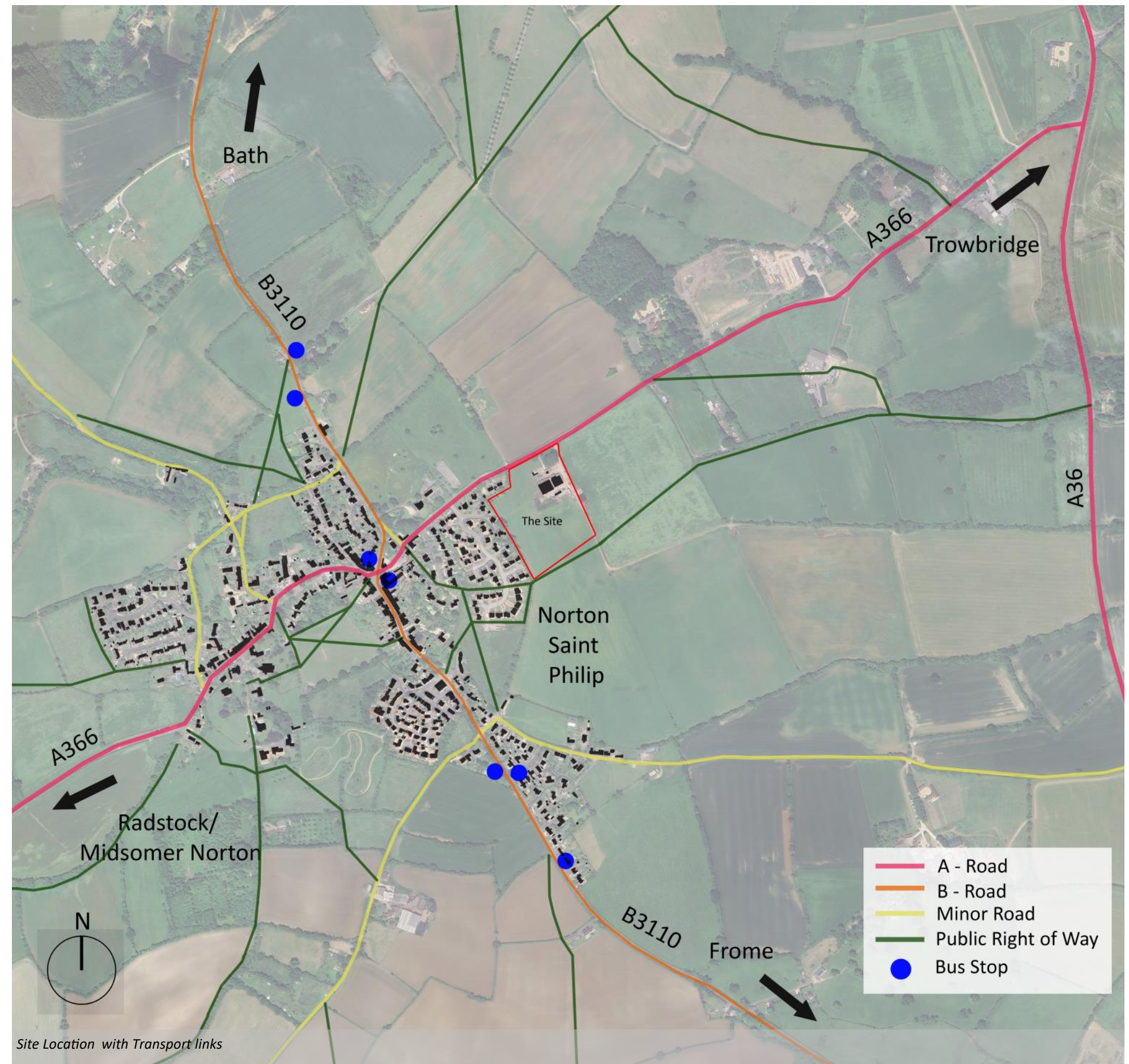
Bus

The D2 Discover Bus has a regular service that runs from Bath to Frome and back at intervals of just over every hour Monday to Saturday, with a slightly reduced service on a Sunday. The bus runs north-south and stops at a few stops along the village.

Driving

Much of the village has 20mph speed limits to the roads, due to narrow streets and parked cars. This then transitions briefly to 30mph and then usually 40mph beyond this.

The application site is located at the eastern section of the village with easy access to the A36 arterial road (with fast links to Bath, Frome, Warminster and Salisbury), meaning that much of the commuting from the site will be directed to this larger and faster road, rather than traffic movement through the village.



03 POLICY CONTEXT

The application site falls under the Somerset Council, Mendip Area, Adopted Local Plan. Norton St Philip is classed as a primary village and identified as being appropriate for development to meet housing need. The site is also on the edge of the Cotswold national character area. Conservation and heritage is important for the area, given the historic importance of the settlement.

There are a number of policies that are relevant to the site as identified on the local plan, these are as follows:

Development boundary CP1

The site is located outside of the development boundary (Orange line), but in the recent call for sites, the site was identified in the 2024 Regulation 14 version of the Norton St Philip Neighbourhood plan. The site was named NSP021 in this document and, importantly, has not been designated as Local Green Space or Green Corridor.

Conservation area DP3

The Conservation area is split into 2 significant centres, one around the church of St Philip and St James and the other around the crossroads with the two public houses/high street. The conservation area is more or less the historic boundary of the village as can be seen on historic maps (1844-1888 OS 25" 1st Edition and 1894-1903 OS 25" 2nd edition), but has been expanded to include much of the public open space that is so important to the village.

Much of the expansion of the village has been seen post war, with recent development over the past 10-15 years in the form of Fortescue Fields and Longmead Close. The adjacent map shows the conservation area (Purple line), with much of the development outside being the post war development. Longmead close is located to the east and Fortescue Fields to the south.

There are many listed buildings within the conservation area, most notable is The George Inn (Grade I) and Church of St Philip and St James (Grade II*). There are clusters of grade II listed buildings within the conservation area and these are mainly along High Street and Church Street.

The application site is outside of the conservation area and located beyond the recent new developments to the east.

Green belt (DP26, DP4)

The village and A366 marks the end of the Green belt to the north (Dark green). The application site sits outside of the green belt.



04 AMENITIES

The village of Norton St Philip is reasonably well served by local amenities, given its size. There is a convenience store with post office facilities located at the end of the High Street along Town End. There is a vehicle garage (Bell Hill Garage), Two public houses on High Street and a number of hotel/B&B facilities dotted around the village. There are a few community buildings and they include a village hall, Church of St Philip & St James and Norton St Philip Gospel Chapel. There is also the Norton St Philip Church of England First School.

Large public open spaces are a distinct and important amenity within the village. The Norton St Philip Neighbourhood plan identifies 10 of these open spaces and they range from informal greens, up to formal cricket pitches and the Norton St Philip Cricket Club. There are a lack of easy access sport facilities, such as tennis courts, and there are no identified play spaces.

The nearest open space to the site is Shepherds Mead, which has a number of public rights of way that run across it. These footpaths provide key links that connect the proposed site to the rest of the village.

From the site the convenience store can easily be reached on foot as well as the two public houses. The bus stops are also located near these amenities.

The remaining amenities in the village are also accessed either via the network of public rights of way and footpaths, or accessed via the pavements.

Just beyond the village along the A36 is a petrol filling station

Norton St Philip is a short bus or car ride to Bath, Trowbridge, Frome and Radstock, where there is an abundance of amenities.



05 CONTEXT AND MATERIALS

An exercise has been undertaken to review the historic context and recent developments in terms of Architectural style and Materials. The 'Parish of Norton St Philip—Character Assessment' provides a rigorous analysis of the villages historic context and architectural design both what is existing and sets targets moving forward with new designs. The below is a brief summary of observations made:

Historic context

There are a wide variety of architectural styles within the village and in particular the conservation area, and aside from some of the key landmark buildings (The George Inn, Church of St Philip and St James and Norton St Philip CofE School) one of the key features is the close terraced cottages. These are mainly two storey in height, although the eaves height varies and the topography means that the eaves line varies from building to building. The properties are usually seen fronting the street. Materials are wide ranging generally but predominantly rubble stone walling, although the occasional rendered property can be seen.

Variety in stone details give each property their individuality. Window heads, cills, surrounds, porches, quoins and banding vary through the village, although local stone is used. Chimneys are present on most of the buildings within the conservation area and these are generally stone or brick, with stone detailing.

Window size and proportion change through the village and there is a wide mix in this regard. A mix of casement and sash windows can also be seen, where the sash proportions remain consistent. Roofing materials also vary throughout. Stone was common particularly on historic buildings but slate and clay tiles have become routine. Stone boundary/retaining walls are a common feature around the historic areas of the village as well as boundary hedges.

Post war development

There are a number of post war developments around the village but we will focus on the recent Fortescue fields and Longmead Close.

The Fortescue development uses rubble stone, but breaks this up with ashlar stone banding and quoins, but painted render is one of the more predominant walling materials. Some timber boarding can be seen but this tends to be on outbuildings. This development has tried to mimic the historical street layout, with close terraced cottages, although this is broken up somewhat in order to provide rear/side parking for the properties. Stone and clay tiles can be seen as well as slate

Longmead Close is in contrast to Fortescue, where there are more detached and semi detached properties, with front gardens and roads with pavement on both sides which responds to the layout of the adjacent Upper Farm Close. The proposals site is adjacent to Longmead and the layout principles would be more appropriate to carry through into any new development.



Key Landmark Buildings



Typical Close Terraced Housing



Fortescue



Longmead Close



06 CONSTRAINTS AND OPPORTUNITIES

Below are a summary of some of the constraints and opportunities that have become apparent following an analysis of the site:

Constraints

- Existing buildings—There are a few agricultural buildings on the site.
- Existing trees—Near the main road, in front of the existing buildings are some mature trees.
- There are a number existing properties bounding the site to the north west and west of the site and consideration needs to be given to their amenity.
- A Public right of way marks the southern boundary of the site, limiting development beyond this line.

Opportunities

- There is an existing site access on the northern end of the site that is proposed to be retained.
- Ecological enhancement of the site can be done in many ways and one of the biggest opportunities for this is through the introduction of new hedgerow and tree planting along the eastern and southern boundaries.
- The adjacent field to the east provides an ideal opportunity for the relocation of the existing farm buildings, along with a new tied farmhouse associated with the farm.
- The public right of way to the south has good access links through the village and in a short walk the local bus stops, convenience store and other amenities can be reached via the existing established footpaths and rights of way. A new link in the north west corner of the site gives the option of an alternative footpath link to the village centre through the property known as Little Orchard. This would give a pedestrian and cycle friendly approach to the development.
- Community facilities in the form of a sports/play area can be located at the southern end of the site and this would utilise the existing footpath links.
- Outside the conservation area, not a Local Green Space or Green Corridor

