

APPENDIX J:

Congresbury Neighbourhood Development Plan – Assessment of impact of housing allocation on heritage assets

All advice has been drawn up by NSC Heritage Officers in line with paragraph 190 of the NPPF:

<u>Site</u>	<u>Assets</u>	<u>Impact</u>
A	<p>Non-designated heritage assets: Oak Farm, Prince of Wales Pub</p> <p>Archaeology: There is low-moderate potential for archaeology in that area – surrounding evidence of Roman and Medieval activity</p>	<p>Low Impact</p> <p>These assets are of local importance but need to be given consideration under paragraph 197 of the NPPF and Development Management policies DM6 & DM7.</p> <p>Designs here should respect the setting of these non-designated heritage assets and integrate into the character of Congresbury village both in terms of scale and materials. Site layout should maintain key views towards these assets, enhancing the area rather than separating it from the core village.</p> <p>Due to the potential of archaeology on this site an archaeological DBA will be required with any application in accordance to paragraph 189 of the NPPF, with the potential for further field evaluation.</p>
B	<p>Archaeology: There is potential for archaeology within the site particularly railway archaeology as this is the site on the old Congresbury station</p>	<p>Low to Medium Impact</p> <p>These assets are of local importance but need to be given consideration under paragraphs 189 & 190 of the NPPF and Development Management policy DM6.</p> <p>There is known archaeology on the site associated with the old railway. Enhancement project should be encouraged to potentially provide some interpretation of the old rail way.</p> <p>Due to the potential of archaeology on this site an archaeological DBA will be required with any</p>

		application in accordance to paragraph 189 of the NPPF.
C	<p>Scheduled monument: Cadbury Camp hillfort</p> <p>Listed buildings: Grade II – Rhodyate House Grade II- Clarence Court</p> <p>Archaeology: Due to its proximity to the scheduled Iron Age hillfort there is potential for archaeology</p>	<p>Low – Medium Impact</p> <p>These assets are of National importance this will need to be given consideration under paragraphs 190 and 196 of the NPPF and will need to be in line with Development Management policies, DM4 and DM6/DM7.</p> <p>The site is within the setting of the scheduled monument and within the setting of 2 listed buildings. The development is likely to impact their setting but providing the scheme is well designed in keeping with the character of Congresbury and providing any development on the site is no more than 2 – 3 storeys this should reduce the impact of the potential development on the setting of the listed buildings.</p> <p>Due to the potential of archaeology on this site an archaeological DBA will be required with any application in accordance to paragraph 189 of the NPPF. Further investigations are likely based on the moderate potential here.</p>
D	<p>Scheduled monument: Cadbury Camp hillfort</p> <p>Listed buildings: Grade II – Rhodyate House Grade II- Clarence Court</p> <p>Archaeology: Due to its proximity to the schedule hillfort there is potential for archaeology</p>	<p>Low – Medium Impact</p> <p>These assets are of National importance this will need to be given consideration under paragraphs 190 and 196 of the NPPF and will need to be in line with Development Management policies, DM4 and DM6/DM7.</p> <p>The site is within the setting of the scheduled monument and within the setting of 2 listed buildings. The development is likely to impact their setting but providing the scheme is well designed in keeping with the character of Congresbury and providing any development on the site is no more than 2 – 3 storeys this should reduce the impact of the potential development on the setting of the listed buildings.</p> <p>There is potential for further archaeology on this site and a DBA will be required.</p>
E	<p>Scheduled monuments: Churchyard Cross</p>	<p>Low Impact</p>

	<p>Listed buildings: Grade I – Sr Andrews Church Grade I – Vicarage and Refectory As well as a number of Grade II listed monuments within the churchyard Grade II - The Court House</p> <p>Conservation Areas: Congresbury Conservation Area</p> <p>Archaeology: Low-moderate potential for archaeology as on the periphery of the historic core settlement.</p>	<p>These assets are of National importance this will need to be given consideration under paragraphs 190 and 196 of the NPPF and will need to be in line with Development Management policies DM3, DM4 and DM6 and DM7.</p> <p>The site is potentially within the setting of particularly the grade I listed buildings. The development will also be within views to and from the conservation area. The site layout should match the urban grain of the village and the design should also be in keeping with the village rather than being segmented off from the remaining village style.</p> <p>Due to the potential of archaeology on this site an archaeological DBA will be required with any application in accordance to paragraph 189 of the NPPF</p>
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Assessment was also undertaken on a proposed housing allocation at Glebelands, off Church Drive to the north west of the village next to the church. The initial assessment (set out below) along with some additional archaeological evidence that emerged since the consultation led to the site being removed from the plan:

<p>Glebelands, off Church Drive</p>	<p><u>Scheduled monuments:</u> Churchyard Cross</p> <p><u>Listed buildings:</u> Grade I – St Andrew’s Church Grade I – Vicarage and Refectory As well as a number of Grade II listed monuments within the churchyard</p> <p><u>Conservation Areas:</u></p>	<p>High Impact</p> <p>This is a highly sensitive site in terms of heritage both in terms of the built heritage and the potential archaeology as it contains several nationally important assets. This will need to be taken into consideration under paragraphs 190 and 196 of the NPPF and will need to be in line with Development Management policies DM3, DM4 and DM6/DM7.</p> <p>Any development here will need to respect the character of the listed buildings, taking a subservient role. They will need to be well designed to not harm the character or setting of both the listed buildings and the conservation area.</p> <p>Any new development should not compete with the highly significant heritage assets.</p> <p>There is known archaeology in the immediate vicinity to this site and a high potential for further</p>
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	<p>Congresbury Conservation Area</p> <p><u>Archaeology:</u></p> <p>High potential for archaeology as known significant archaeology has been found in this location</p>	<p>archaeology within this area – heritage impact statements and field evaluations will be required here.</p>
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