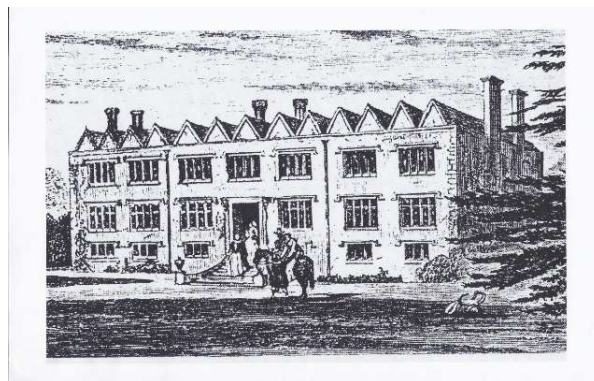


ABBOTS LEIGH, HAM GREEN, PILL, EASTON-IN-GORDANO

NEIGHBOURHOOD PLAN

Background Paper 4

History and Heritage



July 2020

Background Papers were prepared over 2018 and 2019 to assist the Neighbourhood Plan Team develop its thinking and proposals. Some of this background work, supplemented by a History and Heritage Assessment of proposed developments at Ham Green, has been overtaken by the development of the Final October 2020 Plan

HISTORY AND HERITAGE

SUMMARY AND CONCLUSIONS

- Local history dates from Anglo-Saxon times and the Domesday Book.
- The Severn Estuary and the River Avon have played an important role in the economy of the area - with Royal Portbury Dock maintaining that role today.
- The opening of the Portishead railway and the building of the Clifton Suspension Bridge helped establish important new links with Bristol.
- The Neighbourhood Plan Area contains twenty-eight listed Buildings, one registered historic park/garden, seven unregistered historic gardens and two sites of special scientific interest.
- There are other unlisted historic areas (e.g. Church Road in Abbots Leigh and the old harbour area in Pill) which need protection from inappropriate development.
- Recognition and recording of historic and heritage assets contribute to a strong sense of place and character.
- A preliminary History and Heritage Statement relating to the proposed developments in ham Green is included at Annex 1.

4 HISTORY AND HERITAGE

4.1 Introduction

The different settlements of the Neighbourhood Plan Area have many common concerns – safeguarding the Green Belt, traffic overload on the A369, valuable environmental resources, threat of new housing and urban sprawl. Since Anglo-Saxon times, however, there have been distinctive local histories which together create a shared heritage which it is important to protect and preserve.

Set against a broad, brief history of the area as a whole (Section 2 below) This Background Paper describes in turn some of the distinctive historic assets of Abbots Leigh, Ham Green, Pill and Easton-in-Garden.

Some of the assets described – parks and gardens - are also dealt with in the Environment Background Paper 3, but the sources of information in this paper are different – being largely drawn from the North Somerset Historic Records. This includes listed buildings (LB in the text), registered and unregistered parks/ gardens, monuments and core settlements¹.

4.2 History

The Neighbourhood Area stretches from the higher ground of The Avon Gorge, Leigh Woods and the Abbots Leigh ridge down through Ham Green, Pill and Easton-in -Gordano to the Severn Estuary.

The Area has a known Palaeolithic pre-history and Roman and Anglo-Saxon roots, with a mention of Portbury (Portbury) and Lega (Leigh) in the Domesday Book. Through the Middle Ages much of the area passed in turn from the Crown through a succession of religious and secular baronial and manorial ownerships (Fitz Harding, Berkeley, Norton, Trenched, Miles) until the diverse pattern of contemporary land and property ownership was established in the early twentieth century.

In terms of economic activity, the River Avon has been a focal point dating from the export of the renowned Ham Green pottery of the 12th century (hence Crockerne Pill). From the sixteenth century Pill was a bustling town providing a host of waterborne work associated with the development of maritime Bristol – boat building and repair, a busy quay, the hobbler and pilots (as well as pirates) – much of it generated by the loading and discharging functions of shipping held at the ‘Hung Road’. Further upstream the dock at Paradise Bottom supported the transport of celestine mined on the Leigh Court Estate. Today the Royal Portbury Dock provides the setting for a modernised maritime function at the Royal Portbury Dock on the Avon/Severn estuaries.

Away from the river, the land has historically been woodland together with agricultural crop or pasture land. Abbots Leigh was historically devoted to the production of supplies for St Augustine’s Abbey in Bristol, and across the area (outside Pill) there remain a few of many longstanding farms.

The eighteenth and nineteenth centuries saw the building of larger houses – for example the Manor House, Leigh Lodge, and The Chantry in Abbots Leigh and Ham Green House in Ham Green whilst the construction of the Portishead Railway and the Clifton Suspension Bridge in the 1860s opened up the area to the wealth and ambitions of Bristol professionals. Further growth occurred across the area in the first half of the twentieth century but National Trust and Forestry Commission land ownership in Leigh Woods constrained the spread of Bristol, and extensive suburban development has largely been held in check from the 1950s by the designation of the Green Belt.

4.3 Abbots Leigh

¹ Core settlements are identifiable on late 18th or early 19th century maps. They may preserve medieval or even earlier outlines, and building fabric may originate from 17th and 18th centuries

There is a long history to the settlement of Abbots Leigh. 'Lega' is mentioned in Domesday Book but a chapel or hermitage probably existed well before that. In the twelfth century Robert Fitz Harding, a strong supporter of Henry I was rewarded with land and property around the Severn. In 1149 he founded St. Augustine's Abbey and eight years later in 1148 he gave the Manor of Abbots Leigh to the new Abbey.

Close to Bristol, with access by river (and a ferry at Downham), it was a significant supplier of meat and wood to the Abbey and the monks drew fish from Abbot's Pool. Leigh was also a pleasant place to spend time away from the Abbey and successive abbots used the first manor house (near the present Leigh Court) as a summer retreat.

Following the abolition of the monasteries Sir George Norton took possession of the Manor of Abbots Leigh in 1558. In 1580 on a site near the present Leigh Court he built a new mansion replacing what had up to then been the manor house. This new mansion – standing on the left of what is now Leigh Court Drive - became known as the Old Court House since it was where manorial court business was undertaken.

The Norton family held the manor until 1715 when the estate passed to the Trenchards who held the property until 1811 when the estate was sold to Philip John Miles. Miles demolished the Old Court House and built Leigh Court. The Miles family were forced to sell the Estate and in 1915 and it was then broken up into separate holdings.

The listed/registered buildings of Abbots Leigh are:

- **Holy Trinity Church, the Churchyard Cross, the Churchyard Monument, the Perinton Grave** (LB 1312353, 1129804, 1320670, 1137352) Throughout the history of Abbots Leigh **Holy Trinity Church** has been a pivotal focus. Built at varying intervals over a period of about 800 years it is thought to have originally to have been on the site of a Saxon hermitage or small chapel with 1115 the first date put on construction. The original crypt has been filled in, and the nave is probably 13th century, the south aisle is probably 14th century with the tower mid-15th century. The small door in the south wall was the entrance to the pew for the Lord of the Manor. On 21st February 1848, the church was gutted by fire. The tower and the chancel were saved and William Milles, 1st Baron Miles paid for the rebuilding of the church.
- **The Glebe (HE 149)** also Church Road) dating for the eighteenth century lies to the east of Holy Trinity. It was enlarged in 1834 but in 1924 superseded by a new vicarage. When the new vicarage was built Glebe House was the residence of C J King, owner of CJK Tugboats at Avonmouth.
- **Campfield (HE 150)** was built in 1923 for Ernest Taylor who owned 'Taylors of the Green' Bristol's first department store. Used as land for training reservists in the first world war the house was originally Camp House but has since changed its name,
- **Abbots Leigh House (HE 148; also LB 1129805)** on Church Road) dates from 1750-1775, then a modest mansion or dower house, but in the nineteenth century enlarged to become the home for some time of Henry Miles (acting as the Miles estate steward) and in 1911 of Alfred Tomes, a retired Lieut. Col surgeon. In 1915 it was bought by Inghram Gunn, chief engineer and later chairman of W.D. and H.O. Wills and executor of the will of Lord Winterstoke. Abbots Leigh House was owned from the 1950s by the Arrowsmith-Browns (printing business in Bristol) and later by architect Roger Gallanaugh and family, designer of several Abbots Leigh houses.
- **Leigh Lodge/Elm Lodge (LB 1320669) Leigh Lodge** was built around the mid eighteenth century and extended in the 1850s. It was occupied until 1924 by a series of lawyers – James Short, James Fussell, Col. Carey Batten. From 1924 to 1964 Leigh Lodge was occupied by Dennis Grierson Fry, and his family - his wife (later widow) Norah and their daughter the reclusive Elizabeth Ann Lee. **Elm Lodge** was built as an extension to Leigh Lodge to provide kitchens, dining room and living quarters for staff. On the other side of Leigh Lodge were stables and a loft later converted to a dwelling,

again for staff. No 5 Church Road, the former stables/coach house was converted into a dwelling.

- **The George Inn (LB 1429117)** at the crossroads of the main Bristol/Pill road with Church Road and Manor Road is one of the oldest buildings in the parish dating from the late 15th century. 'Church House' was an ecclesiastical property, recorded in 1719 as providing stabling and a venue for church ales. During the mid-1750s, churchwardens let it as a public house with rent being used for the church. Until the early 1830s buildings flanking the Inn provided poorhouse accommodation (without water) until the Miles built new poor houses in Manor Lane.
- **The Manor House (Unregistered Park/Garden 146)**. The oldest building on Manor Road is the mid eighteenth century Manor House. Shown on Donn's map of 1769 as being occupied by Morgan Smith a Bristol banker, the outlines of the original dower house or lodge which date from the mid eighteenth century can still be seen at the right-hand end of the current Manor House. Extended through the nineteenth century the Manor House was often vacant - in the 1891, 1901 and 1911 censuses it remained empty or with servants only - but from time to time was let to wealthy tenants or friends of the Miles family.
- **The Priory ((Unregistered Park/Garden 147; HB 1129806)** was built in 1831 by Bristol industrialist Christopher George with a conservatory added from 1836. George had expanded the lead shot business and as a wealthy newcomer to Abbots Leigh, built The Priory on the site of an earlier building belonging to the Trenchard family. The Priory grounds included a walled garden, land adjoining the main Pill Road and a gardener's cottage. The Priory was later occupied by the Abbots for forty years and later again by the Frys for half a century until 1950 when it was [purchased by developer Billy Bray. Also listed) are the pair of **Gate Piers and Walls** (HB 1137375) also dating from 1831.
- **Leigh Court** (Registered Historic Park/Garden 1000407; Listed Historic Building 132067). Leigh Court Park is a Registered Historic Park covering 128 hectares from Coronation Avenue, through Oak Wood down to Paradise Bottom and up to Blackmoor. Much of the park is wooded though with areas of grassland towards Blackmoor. The land is used for forestry, agriculture, and horticulture with an active historic walled garden. **Leigh Court Mansion** itself, built 1815-1817 by Philip John Miles was the residence of the Miles family until the estate sale in 1915. Bought by the Reverend Harold Nelson Burden the mansion provided residential care and support for over two hundred women and girls until 1939. In 1948 the Ministry of Health took over the lease of Leigh Court, continued to run it as a hospital, and eventually bought it from the Burden Trust. Within the grounds is a former **Stable Block (LB 1137405)**.
- **The Gateway** (Listed Building 1137323) was built by Philip John Miles in 1820 as the main entrance to Leigh Court Estate and Mansion. Sold in the 1915 estate sale it later became the property of Melville Wills and housed his estate tenants. Though originally joined by an underground passage it is now two separate dwellings - East Gateway and West Gateway.

In addition to listed buildings there remain The Chantry (late eighteenth century), the Village Hall (1893), Old Park, and a number of estate cottages on Church Road whose original structures remain visible despite some extensions and additions.

4.4 Ham Green

Ham Green is a small settlement lying between Abbots Leigh and Pill. It has a long history dating from the Saxon period and was in Norman times a detached tithing of the Manor of Portbury. For almost two hundred years from 1100 Ham Green pottery was produced and

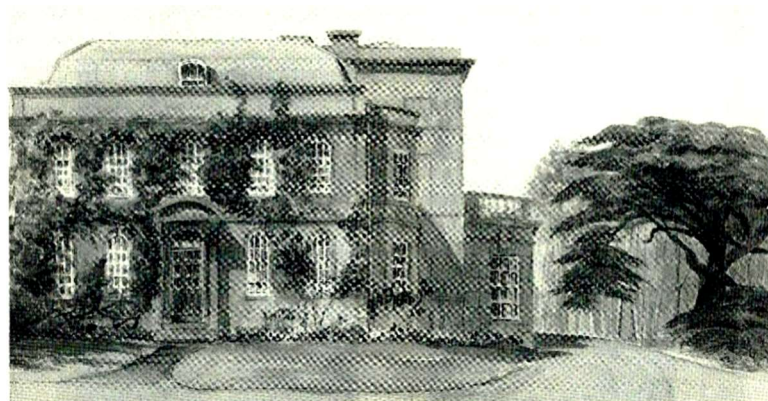
widely exported across England and Europe. It was known as Ham Green ware, the name taken from a kiln site excavated in a field next to Ham Green Hospital in the 1950s. Dating from between the middle of the 12th and end of the 13th century, the pottery was successfully exported in large quantities to both South Wales and the east coast of Ireland.

The Ham Green Jug is shown below.



There is little written evidence of life at Ham Green until the eighteenth century. The two decades 1710-1730, however, saw construction of the Queen Anne wing of Ham Green House – and also at that time perhaps The Grove (shown on Richardson's 1800 map). Richard Meyler, wealthy Worcestershire merchant, shipowner, plantation owner (Jamaica) and slave owner acquired the site at Ham Green to build the Queen Anne wing of Ham Green House and, probably 1750-1770, created the gardens of Ham Green House and constructed the Gazebo and Watergate (Adam and Eve).

- **Ham Green House (Unregistered park/garden 150; LB 1137663). Also Gazebo (LB 1248823) and Watergate (LB 1268288).** From the 12th century Ham Green pottery was produced and widely exported across England and Europe. Around 1200 there was early housing with St. Katherine's Chapel built in the Berkeleys but demolished in 1346. The **1720s** saw the construction of Queen Anne wing of Ham Green House by Henry Bright and from 1750-1770 the Gardens of Ham Green House were laid out: with the Gazebo and Watergate (Adam and Eve) developed. The Queen Anne front is shown below.



Happerton Farmhouse (LB 1129827) together with Upper Happerton farmhouse (LB 1320641 and Outbuilding (LB 1312209). The Happerton buildings lie at the western edge of the Neighbourhood Plan Area. Happerton Farmhouse is listed as 1614 but probably earlier sixteenth century. Upper Happerton Farmhouse dates probably mid eighteenth century but altered later whilst the Outbuilding (to the north east of the farmhouse) is late eighteenth century and is characterised by segmental cart entries on ground floor and a circular pitching eye in the upper floor.

4.5 Pill

The name "Pill" comes from the Welsh word *pwl*, which means an inlet or creek or a small harbour. The original name Crockerne Pill means literally 'pottery wharf' and arose from the fact that an industrial-scale pottery thrived nearby. The Ham Green Pottery kiln was excavated about 50 years ago and is located in the fields above Chapel Pill where there is an SSSI. The pottery was made in the period from 1100 AD to 1250 AD and was exported from Pill by boat.

About 1346, Thomas Berkeley built the chapel of St. Katherine, which stood on the bank of the great bend in the river Avon at St. Katherine's Pill. From here ships would wait for tide or weather and the bend became known as Hung Road where at low tide ships were 'hung' by their masts to rings and stout chains embedded into the rocks. The town was traditionally the residence of pilots, who would guide boats up the Avon Gorge, between the Bristol Channel and the Port of Bristol. Both piloting and pirating benefitted from ships held at the Hung Road.

Pill was once home to 21 public houses and was known as being a rough place, to the extent that the founder of the Methodist Church, John Wesley, in an entry in his journals for 3 October 1755 describes Pill as 'a place famous from generation to generation....for stupid, brutal, abandoned wickedness' Nevertheless Pill has a strong religious tradition with Methodists Asbury and Coke departing from Pill to America to spread their religion.

Little of the bustling port settlement remains and there are only two listed buildings in Pill, although some archaeological sites remain the nineteenth century docks, yards and wharves (such as Waterloo Wharf) are long gone.

- **Mulberry House and Mulberry Cottage (LB 1320644):** On the edge of Pill Creek, the mid-late seventeenth century detached Mulberry House has since been divided into house and cottage. Facing south is Mulberry House and north/west is Mulberry Cottage.
- **Watch House (Retaining Walls) (LB 1129831)** The Watch House sat at the head of Pill Creek. The original Watch House was built in 1693 by Captain Charles Symes and was then rebuilt as the Customs House in 1850 using local stone. Now a private house only part of the walls of the Customs House remain as retaining walls to the river and former boathouse.

4.6 Easton-in-Gordano

The name Gordano comes from Old English and is descriptive of the triangular shape of the whole valley from Clevedon to Portishead and comes from *Gorden* meaning *muddy valley*. A settlement of 24 households was recorded in the Domesday Book of 1086 and for many centuries it was also known as St George.

There are a number of listed buildings in the immediate area and a group of roads in Easton-in-Gordano – Rectory Road, Priory Road, Old Priory Road, together with a cluster of listed buildings – seem to echo a settlement associated with St George's Church.

There has been a church on the site since at least 1230 but the only remaining signs of that building left above ground now are the arches at the base of the tower. The present structure was largely built in 1872. A priory may have existed nearby with Priory Farmhouse dating from 1756 or earlier. Wyndham and the former large house (now divided into two) date from the late eighteenth century. St. George's Hall, a former rectory was converted to offices and now privately owned, was built around 1820.

- **Lodway Croft (LB 1137689)** Farmhouse, now a house and shop. Mid C17.
- **Court House Farmhouse ((LB 1129828)** Thought to be a mediaeval farm serving the manor the farmhouse dates from 1650.
- **Church of St George (LB 1129826);**
- **4, Rectory Road ((LB 1129046):**

- **The Batch, Rectory Road (LB1321020);**
- **Wyndham House (LB1320642);**
- **Priory Farmhouse (LB 13121777**

4.7 Other Areas

In addition to listed buildings and gardens there are some special areas which need safeguarding against inappropriate development.

- **Church Road** in Abbots Leigh has some listed buildings but also a number of historic cottages dating from the 1830s, albeit with some improvements and extensions. The road as a whole retains much of its character and recognition of all the buildings on the road contributes to a strong sense of place and character. Consideration of a Conservation Area would be appropriate.
- **Pill** The older parts of Pill, on and above Victoria Park and the Creek, do not have any formal listed status other than Mulberry House and the Watchhouse. Nevertheless, other interesting older buildings remain as does much of the traditional lay out of the harbour area. The lanes that drop down - Back Lane, Port View, Friendly Row, Star Lane – bring a reminder of the era of a bustling and prosperous village of the nineteenth century.
- **Farms** Happerton Farm is listed but there are other farms where the traditional main farmhouse remains even if there have been conversion of outbuildings and barns. It is important that conversions are made sensitively and that new dwellings respect the character of the original. Chapel Pill cottages are an excellent example.

ANNEX 1

HAM GREEN: A HISTORY AND HERITAGE IMPACT ASSESSMENT OF PROPOSED HOUSING DEVELOPMENT AT CHAPEL PILL LANE

1 HISTORY

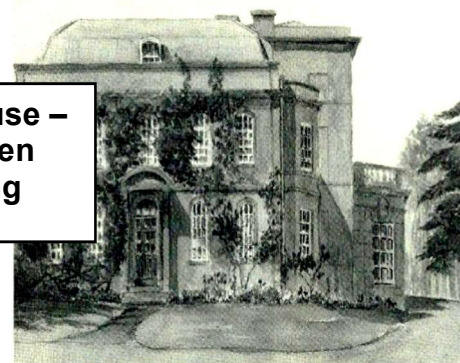
Ham Green has a long history dating from the Saxon period and was in Norman times a detached tithing of the Manor of Portbury. Around 1130 it became the property of Robert Fitzharding, who was given Berkeley Castle, took the name 'Berkeley' and held the Manor of Portbury until the end of the fifteenth century. There is a record of a thirteenth century 'fair house against the Hung Road' there is little evidence that the Berkeleys ever maintained a manor house at Ham Green.

For almost two hundred years from 1100 Ham Green pottery was produced and widely exported across England and Europe. This is thought to have led to the name Crockerne Pill which means literally 'pottery wharf'.

In 1346 the Berkeleys built and endowed St Katherine's Chapel with the adjoining haven for shipping becoming known (as it is now) as Chapel Pill. The chapel was demolished in 1549. By the mid sixteenth century this haven on the Avon opposite the infamous 'Hung Road' had become a major anchorage for trading vessels pilots and pirates with a landing stage below Ham Green House where in later years Queen Victoria alighted to visit the Brights.

Hart's history of Ham Green notes that further little written evidence of life at Ham Green exists until the eighteenth century. Richard Meyler, wealthy Worcestershire merchant, shipowner, plantation owner (Jamaica) and slave owner acquired the site at Ham Green the house which is now the Queen Anne wing of Ham Green House and, probably 1750-1770, he also created the gardens of Ham Green House and constructed the Gazebo and Watergate (Adam and Eve).

**Ham Green House –
the early Queen
Anne building**



1.1

4. Ham Green, the Bright family home. Watercolour by N. T. Stone.

Meyler's daughter Sarah and her husband Henry Bright (who had been Meyler's apprentice and assistant) inherited much of Meyler's property – including his Jamaican land and slaves - on his death in 1777. The Brights had several houses in London, Worcestershire and Bristol but in 1790 Henry moved to Ham Green with his wife and four children and Ham Green House was a base for the family for the next fifty years.

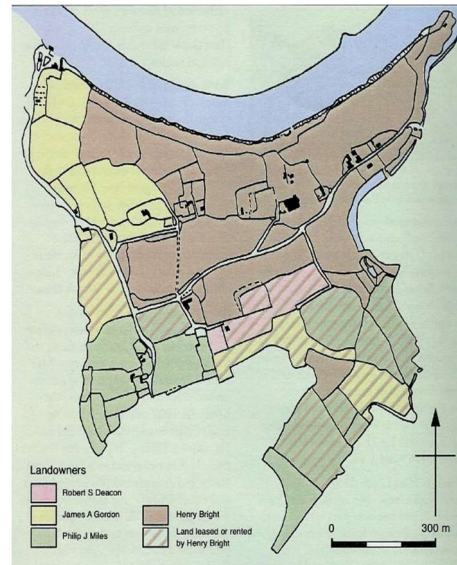
In her book *Dr Richard Bright* Pamela Bright describes the childhood of Richard Bright' (junior). Pamela describes the house around that time. 'A path lined with meadow grass which used to lead to the lake'.

From Richardson's 1800 map of Leigh Court we can see that initially Richard Bright owned only Ham Green House and grounds and two isolated fields. It was after the 1806 Portbury Enclosure Act that Richard Bright was able to enlarge the land holding of his Ham Green estate, the Act allowing him (and others) to acquire land which had previously been common

land. The Portbury Tithe Map (below) shows both the land uses and the properties (Ham Green House, The Grove, Blue Anchor Inn, Ham Green Farm) and the various pasture, arable, orchard and garden land uses on the estate.

A second Portbury Map (below) also shows both the extent to which Bright had enlarged his holdings and those of other local landowners (Miles, Gordon, Deacon).

From the Portbury Tithe map 1844
NB Henry Bright's holding includes the site of the proposed housing development on Chapel Pill Lane.



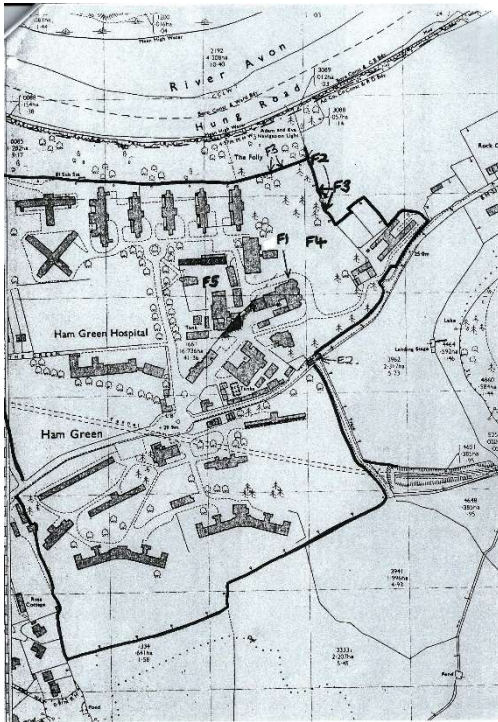
The Avon Gardens Trust Journal, Summer 2008 sets out the history of the Ham Green House property with an 1844 tithe map clearly showing the lake as a Fish Pond, with an upper pond labelled 'Bath'. This is the boundary of the Ham Green Tithing land map of the 1844 tithing. The 1844 tithe map and Richardson's 1803 map show the lake lying east of the Main house and running in a curve before running as a stream into the Avon.

In the 1830s Richard Bright's daughter Phoebe ran the house at Ham Green until the death of Richard (senior) in 1840. In the late 1840s the house was sold to the Miles family of Leigh Court William Miles with his wife Mary and two daughters (and 8-10 servants) is recorded as living at Ham Green in both 1871 and 1881 censuses.

In 1867 the Portishead Railway opened but was hidden from Ham Green House by cuttings and a tunnel. In 1893 the Miles sold Ham Green House to Sir George Edwards. Edwards soon sold to Bristol Corporation for development of a hospital and in 1899 Ham Green Isolation Hospital opened with 76 beds.

At the time Bristol's provision for smallpox was limited to two wooden houses on St Philip's Marsh and a Norwegian barque anchored at Avonmouth, but in 1894 Bristol Corporation, searching for a site for an isolation hospital to meet their public health obligations, bought Ham Green House from George Edwards and created around it an isolation hospital.

The Hospital opened in 1899, had 185 beds and 889 patients in 1907, and by 1927 had grown to 235 beds and 1415 patients. Throughout this period whilst smallpox and typhoid had been initial drivers for the hospital the major illnesses treated were scarlet fever (370 cases in 1907 rising to 714 in 1927) and diphtheria (445 to 463 cases).



A plan of the Hospital site c. 1920

NB The site of the housing proposed in the Neighbourhood Plan does not lie within the hospital site as shown in the 1920s map.

The hospital dominated Ham Green for a century. In 1915 the sale of the Abbots Leigh Estate by the Miles family included Lot 12 (Chapel Pill not sold at auction) and Lots 12a, 13, 14 in Easton in Gordano parish. In 1920-21 Chapel Pill Farm land was sold to Ham Green Hospital and in 1926 Ham Green Halt on Portishead Rail line opened to serve Ham Green Hospital.

Around 1925 Rock Cottages (Chapel Pill Lane) were built to house hospital and farm workers. In 1934 a Sanatorium extension was established. This provided 700 beds and was built on opposite side of road – roughly where the residential estate now lies.

In 1948 the National Health Service was created and took over Ham Green Hospital and in 1956 Bristol Corporation/NHS held an auction of Chapel Pill Farm and much of the surrounding land. The hospital buildings and grounds including the current development site remained with the Ministry of Health/Bristol Corporation.

In the mid-1980s closure of the hospital facilities was announced and in 1992 Ham Green House became HQ of the Regional Health Supplies Authority. From the mid-1980s concerns began to be expressed about the preservation of both Ham Green House and its historic gardens with the gazebo.

In 1987 Woodspring Planning Committee recommended that the gazebo not be demolished and from 1997-2000 there were lengthy negotiations with North Somerset Council over repair and restoration. In 1999 Avon Gardens Trust and Bristol and Avon Archaeological Society undertook a project to restore the gazebo in hospital gardens and in 1999 came the final closure of Ham Green Hospital.

From 1999-2001 there was major development of the Ham Green site with residential housing (Redrow) and establishment of Eden Office Park and in 2002 planning permission for repair

and restoration was given in conjunction with the purchase of Ham Green House by the Bristol Cancer Help Centre. The field opposite was sold into private ownership. In 2006 the Cancer Help Centre changed its name to Penny Brohn Cancer Care which opened at Ham Green in 2007.

2 ASSESSMENT OF THE IMPACT OF THE PROPOSED CHAPEL PILL LANE HOUSING DEVELOPMENT

a) **Unregistered Park/Garden** The proposed site is part of a large area of major unregistered park and garden including the Ham Green Lake, Penny Brohn UK, part of the Eden Business park and a length of the bank and shore of the River Avon. The extent of this unregistered park/garden is much the same as Bright's 1844 holding of the field shown in the 1844 titling map (see above). At the time their land ran down to the lake. The site of the proposed housing is privately owned and has no Right of Way or public footpath. A new path to the lake for those fishing is to be constructed further down the Lane.

The site lies within the Green Belt. There is both extensive hedging/undergrowth on the southern side of Chapel, Pill Lane and along Hayes Maze Lane and a number of large trees scattered within the field which is now agricultural land. One local resident comments on how the neighbouring housing is 'screened by the ancient hedgerows on both sides of Hayes Mays lane which mask the Redrow site from the Green Belt'.

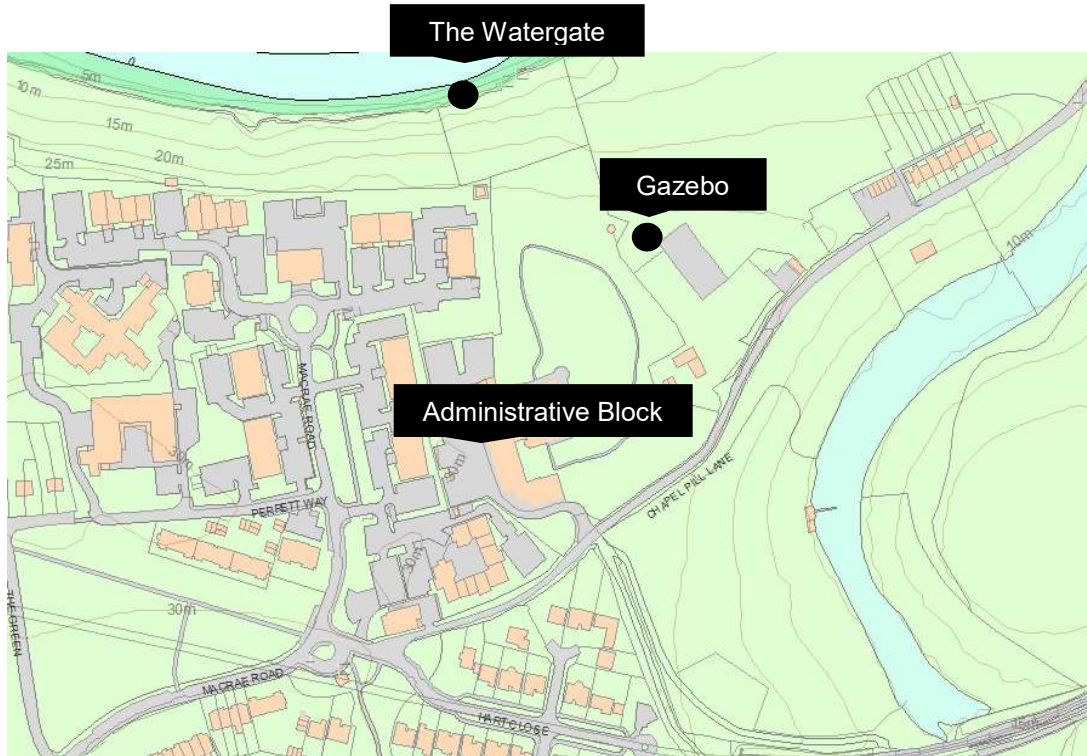
The lake, together with the patch of land at the bottom of the lake and towards the river, is an NSC designated local wildlife site, although that part of the field where housing development is proposed does not lie within the wildlife site. The site is not in an area of high landscape value on the NSC Landscape Sensitivity Assessment 2018.

b) **Leigh Court** There is a distance view of Leigh Court and part of its Registered Park/Garden. Leigh Court is approximately 2 kilometres distant, and is scarcely visible from Chapel Pill Lane (being obscured by trees). Towards Leigh Court Estate the view is predominantly of woodland. Towards Ham Green from Leigh Court Estate the view includes the Penny Brohn buildings on the slightly higher ground above Chapel Pill lane.

c) **Penny Brohn (the former Ham Green House).** The Penny Brohn site has three listed buildings

- **The Watergate:** (top of map below) faces the Avon. The central doorway is flanked by carved stone figures depicting Adam and Eve. Access is now restricted due to the monument being unsafe.
- **The Gazebo:** (centre of map below). Set with a magnificent view over the Avon and across to Bristol this was originally a barn, converted into a summer-house cum laboratory for the Brights (probably around 1750-70). It fell into disrepair over the years and was scheduled for demolition in 1987. Remedial work 1987-88 by the Avon Gardens Trust brought renewal of the Gazebo to its present state. The Gazebo is a restful sitting place for residents of Penny Brohn, standing back and invisible from Chapel Pill Lane.
- **Administrative Block with two flats:** (foot of map). Listed in 1985 the listed building now sits within the larger Penny Brohn complex. The Queen Anne

frontage facing across Chapel Pill Lane towards the proposed housing development lies at a distance of around 100 metres from the Lane and is partly screened by a large Lebanon Cedar and some smaller trees and bushes. In the plans for the Chapel Pill Lane affordable housing there is provision for further screening on the north side of the development site site.



4 FINDINGS FROM AND CONCLUSIONS FROM ANALYSIS

In considering the significance of heritage assets in Ham Green we have taken note of the NPPF Chapter 16 *Conserving and enhancing the historic heritage* paras 189-190 and 193-196. We have also noted NSC Core Strategy 5 *Landscape and the Historic Environment* and NSC Development Management Policies DM2 *Listed Buildings*, DM 4 *Historic Parks and Gardens* and DM 7 *Non-designated Heritage assets*

Assessment of the history of the **unregistered park/garden** in which the site of the proposed housing development is set indicates that the site no longer exists in any way as a park or garden but is an agricultural field separate from (i.e. across the road from) the main gardens of Penny Brohn UK. The field is not considered as part of the Penny Brohn gardens and is not maintained by its volunteers. The lake remains as a private fishing lake and improved access for fisherman to the lake is being negotiated. The owner of the lake supports the housing scheme and will retain a ten metre stretch of land alongside the lake. The housing development will run down the field parallel with Hayes Mays Lane. A pedestrian walkway will allow residents to Macrae road without having to use the narrow Chapel Pill Lane.

Whilst there are archaeological sites close by, initial assessment of the site has revealed no new anglo-saxon or mediaeval artefacts. There is an SSSI further away from the lake and the lake itself is designated as a Wildlife Site and as a site of Nature Conservation Interest.

The important and highly regarded **Gazebo** located towards the north-east side of the Penny Brohn gardens cannot be seen from Chapel Pill Lane and as a consequence the impact of development on the southern side of Chapel Pill lane will have no substantial impact.

Within the **Administrative Block** the Queen Anne frontage stands in direct line with the proposed development. It stands back, however, from Chapel, Pill Lane and is screened in

part by trees and bushes. Planting on the development site itself will further screen the Grade II building. It should be noted that the development will stretch down Hayes Mays lane rather than down Chapel Pill Lane. The site slopes downhill away from Chapel Pill Lane and the lower end houses will be less visible from the lane and from Penny Brohn, and the impacts – visual and otherwise will be lessened. Penny Brohn gardens are not open to the public, although pre-arranged visits can take place. Again our view is that the impact would not be substantial.

Public benefit A local housing survey revealed the need for affordable housing in Pill. Within the village there is no vacant housing land and whilst the proposed site is within the Green Belt North Somerset Core Strategy allows for exceptional planning permission to be granted. The provision of affordable housing is a priority both locally and for North Somerset Council, and the case for an exceptional development is strong, given the absence of any available/suitable site within Pill.

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Pamela Bright (1983) *Dr Richard Bright 1789-1858*. The Bodley Head

Gerald S Hart (1990) *Ham Green*. Crockerne Books, Pill.

James Russell (2008) *Mr Bright's Pleasure Ground at Hung Road*. Avon Gardens Trust Journal No 3. Summer 2008.