

# WELCOME to COSSINGTON

			
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This pack has been put together by **Cossington Parish Council** with the aim of providing a short introduction to the village and its facilities for new residents.

It doesn't set out to cover everything – but hopefully provides a starting point to help you explore further. More comprehensive information regarding facilities and events in the area can be found from other sources and publications – including two excellent local monthly magazines **“The Link”** (the Parish Magazine) and **“The Polden Post”**. Sample copies of each publication are provided with hard copy versions of this pack and they can be delivered to your door every month for a small charge.

More village information can also be found on The **Village Notice Board** *[map X]* – situated along Middle Road footpath by “The Triangle” – opposite the school.

Whilst every care has been taken in the preparation of this pack, Cossington Parish Council cannot accept any responsibility for any errors or omissions contained in it.

## A Brief Introduction to Cossington

The village falls under **Sedgemoor District Council**. It currently has over 600 residents. It is historically an agricultural settlement and still has four working farms (mainly dairy and arable).

The 13<sup>th</sup> Century **St. Mary's Church** (C of E) [\[map A\]](#) sits within the grounds of the Manor. Informal Coffee & Tea get-togethers are regularly organised to support the Church. Details can be found on posters displayed around the village ahead of each event.

With the closure of the village primary school [\[map B\]](#) in 2014, general education needs are now provided further afield (designated bus services from the village provide transport). The school site is now used by "The Bridge School" – a pupil referral unit providing specialist education services around Bridgwater, Burnham and Cheddar. A Cherrytrees Montessori School also operates from the village hall.

The nearest Doctors' Surgeries are the **Woolavington Surgery** [\[map H\]](#) one mile to the West and complementary long-established **Edington Surgery** [\[map C\]](#), about two miles to the east. A comprehensive prescription service is provided at both establishments. However, it should be noted that, due to NHS rules, all residents living within one mile of the new independent Woolavington Pharmacy [\[map H\]](#) must use a pharmacy (any pharmacy of choice) to collect prescriptions or arrange to have them delivered from. These recent restrictions affect most Cossington residents who can no longer use the dispensing facilities of the surgeries.

Recreation facilities are provided by the **R. M. Smith playing field** [\[map D\]](#) to the west (dedicated as a Queen Elizabeth II Field in 2012). The adjacent **Sustrans foot and cycle path** passes under the old railway bridge crossing the A39 to Bawdrip following the route of the old railway line which closed in 1954. There are a number of footpaths which enable residents and visitors to enjoy the surrounding countryside.

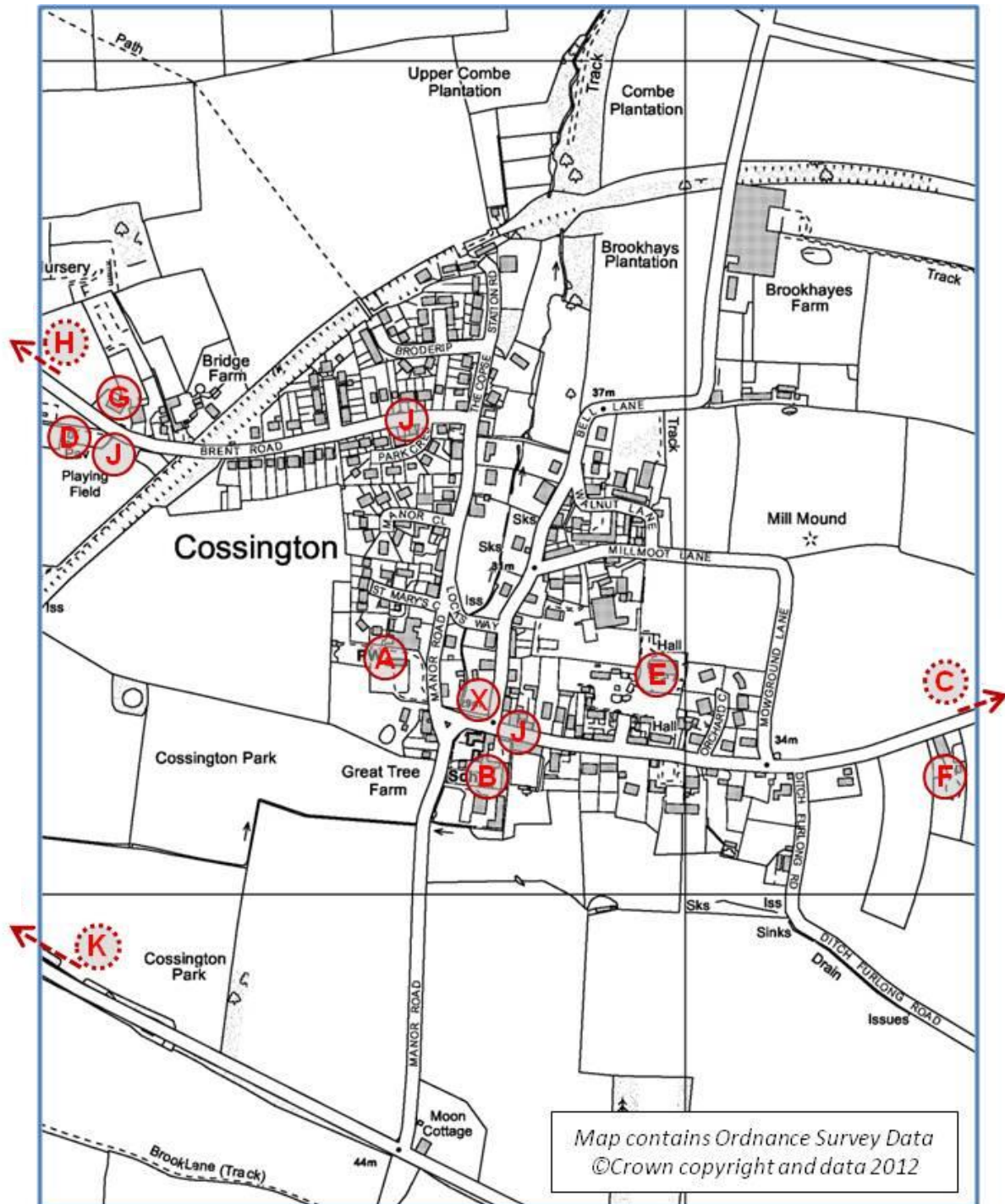
Cossington also boasts a large modern **Village Hall** [\[map E\]](#) – completed in 2011. It features a wide range of events and activities. It also plays host to a number of local groups including Cossington Concerts, the Bridge Club, Cherrytrees Montessori School and "Friends and Neighbours". The comprehensive and flexible facilities can be hired at competitive rates.

On the eastern fringes of the village is the **Red Tile public house** [\[map F\]](#) which also has a restaurant and bar food. On the western fringes there is a veterinary surgery (**Polden Hills Veterinary Centre** [\[map G\]](#)). The nearest post office and grocery stores is at the **Co-op** [\[map H\]](#) at the Cossington end of Woolavington. **Gwillam Kellands** in Edington, two miles to the West [\[map C\]](#), also has a post office and **Nisa** grocery store, in addition to "Country Store" facilities and a cafe. Both also sell newspapers, etc. Supermarkets can be found at the towns of Bridgwater and Street. Post boxes are situated opposite the school by the main Village Notice Board [\[map X\]](#) and at the eastern end of Brent Road, near the bus stop.

A **Bus Service** to nearby towns and villages (operated by The First Group) has stops at the southern and northern ends of the village [\[map J\]](#). The nearest railway station is at Bridgwater, with fast services to London and other cities being provided from a little further away at Taunton. The nearest petrol filling station (**Bawdrip Service Station** [\[map K\]](#)) is on the A39 at the Woolavington turn-off – with other filling stations providing extended opening hours situated in and around Bridgwater and Street.

Kerbside **waste collections** take place each Thursday - with recyclable waste collected weekly, non-recyclable fortnightly (dates may change around holiday periods). A chargeable fortnightly "green-bin" garden waste service is also available through Sedgemoor District Council. There are recycling centres at Bridgwater and Street (no charge) – opening times vary.

## VILLAGE MAP



*NOTE: The Trivetts Farm development was under construction at the time of the production of the above Ordnance Survey map which shows the development in an incomplete state*

## CONTACTS

<b>Cossington Parish Council</b>	☎ 01278 789859      ✉ <a href="mailto:woolavingtonpc@aol.com">woolavingtonpc@aol.com</a> 💻 <a href="http://www.cossingtonparishcouncil.org.uk">www.cossingtonparishcouncil.org.uk</a>	-
<b>St. Mary's Church</b>	☎ 01278 722660      ✉ <a href="mailto:ganecoss@yahoo.co.uk">ganecoss@yahoo.co.uk</a> 💻 <a href="http://www.wcbchurches.org.uk/cossington-church/">www.wcbchurches.org.uk/cossington-church/</a>	<b>map</b> <b>A</b>
<b>Cossington Village Hall</b>	☎ 01278 723816      ✉ <a href="mailto:info@cossingtonvillagehall.org.uk">info@cossingtonvillagehall.org.uk</a> 💻 <a href="http://www.cossingtonvillagehall.org.uk">www.cossingtonvillagehall.org.uk</a>	<b>map</b> <b>E</b>
<b>Woolavington Surgery</b>	☎ 01278 722077      Woolavington Rd, Woolavington, TA7 8ED 💻 <a href="http://www.poldenmp.nhs.uk">www.poldenmp.nhs.uk</a>	<b>map</b> <b>H</b>
<b>Edington Surgery</b>	☎ 01278 722077      Quarry Ground, Edington, TA7 9HA 💻 <a href="http://www.poldenmp.nhs.uk">www.poldenmp.nhs.uk</a>	<b>map</b> <b>C</b>
<b>Polden Hills Veterinary Centre</b>	☎ 01278 722088 💻 <a href="http://www.poldenhillsvets.com">www.poldenhillsvets.com</a>	<b>map</b> <b>G</b>
<b>The Red Tile (Pub)</b>	☎ 01278 722333 💻 <a href="http://www.redtile.co.uk">www.redtile.co.uk</a>	<b>map</b> <b>F</b>
<b>First Group (Bus Service)</b>	☎ 0845 60120156 💻 <a href="http://www.firstgroup.com/ukbus/bristol_bath/">www.firstgroup.com/ukbus/bristol_bath/</a>	<b>map</b> <b>J</b>
<b>Co-op (Stores and Post Office)</b>	☎ 01278 683950      43, Woolavington Hill, Woolavington, TA7 8HQ	<b>map</b> <b>H</b>
<b>Gwillam Kellands</b>	☎ 01278 722977      Broadway, Edington, TA7 9JN	<b>map</b> <b>C</b>
<b>Bawdrip Service Station (Texaco)</b>	☎ 01278 604204      Bath Road (A39), Bawdrip, TA7 8PP	<b>map</b> <b>K</b>
<b>Sedgemoor District Council</b>	☎ 0845 4082540      ✉ <a href="mailto:customerservices@sedgemoor.gov.uk">customerservices@sedgemoor.gov.uk</a> 💻 <a href="http://www.sedgemoor.gov.uk">www.sedgemoor.gov.uk</a>	-
<b>Somerset Waste Partnership (Waste &amp; Recycling)</b>	☎ Sedgemoor District Council Customer Services ( <i>see above</i> ) 💻 <a href="http://www.somersetwaste.gov.uk">www.somersetwaste.gov.uk</a>	-
<b>Woolavington Pharmacy</b>	☎ 01278 683950      4, Windmill Crescent, Woolavington, TA7 8HP	<b>map</b> <b>H</b>

Last Updated: 16<sup>th</sup> August 2019

# COSSINGTON PARISH COUNCIL



**<http://www.cossingtonparishcouncil.org.uk>**

## Members of the Parish Council

George Terry (Chairman)	West View, Manor Road	01278 723646
Joe Stradling (Vice-Chairman)	Millhayes, Bell Lane	722932
John Clasby	Summerhayes, Walnut Lane	722411
Martin Dare	20 Middle Road	07470 158713
George Gardner	Woollands, Brent Road	722863
Eddie Ingram	12 Manor Close	722289
Lynn Woodward	The Lyntons, Station Road	-----

## Parish Clerk

Richard Young	5 Channel Court, Burnham on Sea TA8 1NE	789859
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## District Councillor Barrie Crow

26 Hillside, Puriton	07770 895055
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## County & District Councillor Mark Healey

31 Riverton Road, Puriton	683368
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Cossington Parish Council, like other Parish Councils, is the first of the three tiers of Local Government - the other two being the County Council (Somerset) and District Council (Sedgemoor). It has a vital role in acting on behalf of the village community and a wide range of powers which essentially relate to local matters.

In particular, the Parish Council:-

- is consulted by the District Council, on behalf of the parish, in relation to planning applications and other proposals that affect the parish;
- undertake work and projects that will benefit the parish;
- work in partnership with other organisations to achieve benefits for the parish;
- inform other organisations of problems that arise or work that needs to be undertaken; and
- help the other levels of Local Government keep in touch with their local communities.

The Parish Council also has a financial responsibility - with power to raise a precept from local residents and make financial decisions which will benefit the community. The precept is collected with the Council Tax by the District Council. The Parish Council's income and expenditure is very closely monitored and the Accounts are audited annually by independent Auditors.

## Parish Council Meetings

The Parish Council generally meet on the second Monday of each month in the Broderip Room at the Village Hall, with the exception of January and August. A meeting schedule published on our website. Additional special meetings will be convened whenever necessary - e.g. to discuss urgent planning applications. . The Press and Public are welcome to attend Parish Council Meetings

**The Open Forum** - Each Meeting contains an Open Forum, a short and informal session set aside for parishioners to discuss their concerns with the Council. Anyone wishing to take advantage of this opportunity is invited to advise the Clerk, in advance if possible, please – although this is not essential.

**The Agenda** – A meeting Agenda is prepared approximately one week in advance of a Meeting and includes all the business to be considered, although occasionally additional items for discussion may occur before the meeting, such as newly received planning applications.

In addition to being available from our website, a copy of the next meeting agenda is displayed on the Parish Council notice board opposite the School in Middle Road - about a week in advance of the meeting.

**The Minutes** - In addition to being available from our website, the unconfirmed Minutes of the most recent Meeting can also be found on the Parish Council notice boards. The Minutes of Meetings in previous years (from May 2011) and other related documents are also accessible for download from the Previous Years link on the Meeting Schedule page.

## Parish Council Newsletter

We publish a short newsletter twice a year – delivered to all households in the Parish. The newsletter is also available for download from the News section of our website.

## Parish Council website

Our website contains basic information about the Parish Council including:

- Meeting Schedule
- Downloadable copies of minutes of past meetings and the agenda for upcoming meetings, when available
- Links to important local resources
- Parish Council news
- Additional village historical information and links

***<http://www.cossingtonparishcouncil.org.uk>***

# Planning and Building in Cossington

Below is a summarised adaptation from Cossington's Village Design Statement covering the basic design principles for any new development in the village – whether it is for a new building (including outbuildings), an extension or boundary fences or walls.

A Village Design Statement (VDS) is a document that provides further local guidance to National and District Planning Policy – to put them into a local village context. A VDS is not intended to determine what development takes place – but helps to ensure that the character of the village is retained with any new development involving new buildings, extensions or ongoing maintenance.

The Cossington VDS was prepared locally following extensive community consultation and was formally adopted as an official supplementary planning document by Sedgemoor District Council in 2012.

Listed below are the key guiding principles for development within Cossington. – and their relationship and relevance to Local Authority policy (Local Plan) The full VDS and Local Plan documents, both of which contain more detail, can be downloaded through the Local Authority website website at <http://www.sedgemoor.gov.uk/planningpolicy>

## VILLAGE DESIGN STATEMENT - GUIDING PRINCIPLES

**GP 1 - Respect and Retain locally distinctive Architectural Character**

**GP 2 - Maintain and Enhance the Characteristic Arrangement of Spaces and Buildings**

**GP 3 - Protect Traditional Street Features and Boundaries**

**GP 4 - Consider and Respect Village Infrastructure and Services**

**GP 5 - Support Innovative, Sustainable and Sympathetic Development**

## Local Authority Development Policy

For any new development in the village planning permission would normally be required unless it qualifies as permitted development. Guidance on this can be obtained in the first instance from the government's Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)) or from Sedgemoor District Council. For Listed Buildings any proposed alterations or development should be discussed with the Local Authority Conservation Officer and will need to respect the historic and architectural character of that particular building.

The principles in the Village Design Statement should be read in conjunction with the Sedgemoor District Council Local Plan and other relevant Supplementary Guidance, such as the Sedgemoor Landscape Assessment and Countryside Design Summary. Local Plan policies thought to be particularly relevant to Cossington include:

- Policy T9, which sets out the policy for development in T4 Settlements (of which Cossington is one), particularly for housing or employment proposals within or adjacent to the existing settlement boundary
- Policy T12, which relates to strict control of development in the countryside (e.g. outside development boundaries)
- Policy S2, which sets out the spatial strategy for Sedgemoor (which involves a relatively limited amount of development in rural areas)
- Policy S4, which sets out Sustainable Development Principles (including sustainable construction and environmental quality)
- Policy S5, which addresses mitigation of / adaptation to climate change (including materials, energy efficiency, natural shade and cooling, tree planting and water efficiency)
- Policy D2, which promotes high quality and inclusive design

The Local Authority also acknowledges the relevance of Village Design Statements in this context

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# Cossington Village Hall



Cossington proudly opened its new Village Hall on 12<sup>th</sup> November 2011 and it has been non-stop ever since. Established users moved seamlessly into the new premises and new uses have developed.


Trivetts Hall has proved to be a wonderful venue for a wide range of activities including classical concerts, modern dance, jazz, theatre – and every kind of celebration such as weddings, christenings, birthdays and anniversaries.

Among established users are Montessori school, Bridge and Table Tennis clubs, Zumba, Badminton, Vintage Motor Cycle club and Friends and Neighbours club – and, of course, the Parish Council.

The flexible modern light and sound systems have been successfully deployed for all needs – and the bar has been good too! The smaller Broderip Room has proved an adaptable space for smaller functions, meetings and a regular fitness class. A fully equipped modern kitchen supports both rooms.



Make *Cossington Village Hall* your First Choice for

- Community Events • Fund Raising • Leisure Activities •
- Family Parties • Celebrations • Weddings • Special Dinners •
- Concerts • Shows • Lectures •
- Business Conferences • Meetings •  FREE Wi-Fi

## Contact Details

**General Enquiries** – Telephone 01278 723816 (if no answer please leave a message – we will get back to you as soon as we can) – or e-mail [info@cossington.villagehall.org.uk](mailto:info@cossington.villagehall.org.uk)

**Bookings** – Contact the booking team on 01278 723816 or e-mail [bookings@cossingtonvillagehall.org.uk](mailto:bookings@cossingtonvillagehall.org.uk)

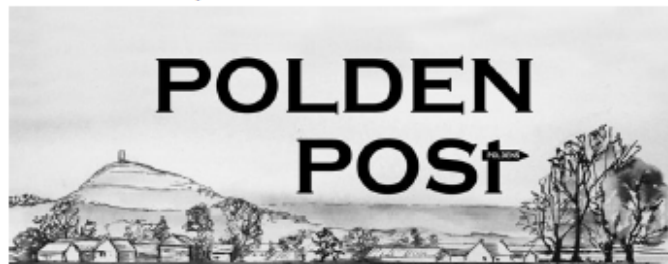
Or **write to us** at Cossington Village Hall, Trivetts Way, Cossington, Bridgwater, Somerset

For more information visit our **website** at <http://www.cossingtonvillagehall.org.uk>

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A sample copy of the local “magazine “Polden Post” is included with this pack

If you would like to receive



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# ST MARY THE VIRGIN

## COSSINGTON PARISH CHURCH

*Welcome to our church community!*

### SERVICES

*1st Sunday of the month*

**11.00 MATINS**

*2nd Sunday*

**11.00 HOLY COMMUNION**

*3rd Sunday*

**11.00 SONGS OF PRAISE**

*4th Sunday*

**11.00 HOLY COMMUNION**

*5th Sunday*

**10.30 UNITED BENEFICE  
COMMUNION SERVICE**

*(the venue rotates between the  
Benefice churches)*

*Third Wednesday of the month*

**10.00 PRAYER BOOK  
COMMUNION**

### BECOME INVOLVED

#### JOIN ONE OF ST MARY'S TEAMS

pastoral	church fabric
events	church housekeeping
publicity	community projects
church yard maintenance	

#### VOLUNTEER YOUR SKILLS

teaching	musical
flower arranging	needlework
IT	accountancy
marketing	fundraising

#### HOST ONE OF THE WEDNESDAY COFFEE MORNINGS

*Contact a warden for details.*

## Church Officials

**Jim Gane  
Warden**

**☎ 01278 722660**

**Roy Turner  
Warden**

**☎ 01278 722177**

**Liz Turner  
Deputy Warden**

**☎ 01278 722177**

**Stephen Yard  
Deputy Warden**

**☎ 01278 722620**

## The Link Magazine

Ten times a year the Benefice Churches of Woolavington, Cossington and Bawdrip produce a parish magazine called 'The Link'. This currently costs £3.00 for the year and is packed full of useful articles, information about Church services and fund raising events. A sample copy is included with this pack.

Why not give it a try? – We hope you find it informative and enjoyable, whether or not you have an interest in the Church.

Please contact either of the following people to subscribe:

- Ruth Gane: 01278 722660 (e-mail: [ganecoss@yahoo.co.uk](mailto:ganecoss@yahoo.co.uk))
- Kath Rutter: 01278 686919 (e-mail: [ke.rutter@btinternet.com](mailto:ke.rutter@btinternet.com))

Reports from local clubs and societies, and reports from Parish Council meetings and Neighbourhood Watch meetings are also included. The advertisements for local businesses and traders are a useful source of information.

If you wish to promote your organisation (it must be non-political), please contact:

- Richard Lee (Cossington Church Editor): 01278 723159 (email: [susanlee567@btinternet.com](mailto:susanlee567@btinternet.com))

If you wish to place a commercial advert, please contact:

- Kath Rutter: 01278 686919 (e-mail: [ke.rutter@btinternet.com](mailto:ke.rutter@btinternet.com))

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# COSSINGTON – Landscape and History

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The following has been adapted from Cossington's Village Design Statement – which can be downloaded in full from the Parish Council website at [www.cossingtonparishcouncil.org.uk](http://www.cossingtonparishcouncil.org.uk). The map is a 1902 Ordnance Survey map of the village reproduced with the permission of ProMap.

## 1 Landscape Setting

Cossington is surrounded by open fields and farmland, both arable and pasture. The countryside gently merges with the village residential areas through boundaries of hedges, trees, farm gates and natural stone walling.

The Polden ridge forms the southern boundary of the parish, sloping gradually from east to west, down from 175 m. to 100 m. From the ridge the land falls to the village around the 30 m. contour and beyond it more gently to below the 3 m. contour towards the Huntspill River and Gold Corner. The steeper slope is dissected by a narrow valley below the 30 m. contour formed by watercourses which now partly flow underground. The ridge is of clay with outcrops of limestone. The valley to the north is alluvium. Stone outcrops and underground springs prevail in the land, just a short distance under the soil in many areas.

In effect, coming from the southern ridge northwards the slope descends down to the Triangle at the village centre, rises gently again northwards, before descending to the 3m level at the moors on the outskirts of the village.

*'Great quantities' of 'fine' blue and white lias were reported as being quarried in the 1780s both for buildings and for roads – the building material which characterises Cossington and the other Polden villages*

Trees and hedges provide a major contribution to the local character and environment. Cossington boasts a large number of mature trees of various species both within the village settlement and its fringes. Compared to neighbouring villages a high proportion of trees have a preservation order.

The areas to the south and south west of the main village settlement from the Polden Ridge were heavily wooded until the 20<sup>th</sup> century when trees (mainly beech and elm) were felled due a mixture of disease and farmland expansion. Some notable wooded outcrops remain – including an area which contains the once-intended drive to Cossington Grange (which was never actually completed). A substantial additional area of woodland is to be found adjacent to Brookhayes Plantation to the north west.

Glastonbury Tor can be seen from the north of the village looking eastwards. To the north there are the landmarks of Brent Knoll and the Mendips looking across Middlemoor sports lake.

The entire Parish extends to 515 hectares (1273 acres).

## 2 Evolution of the Village

*"The property is divided among a few. The surface is picturesque"*  
1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales

Spelt "Cosintona" in the Domesday Book (1086), Cossington dates back to Roman occupation. It is said to derive its name from "Cors" in English language, signifying marsh or Moorish ground and "Ton" in Saxon, meaning a small town or enclosure.

The 13<sup>th</sup> Century Church, sitting within the Manor's Gardens, is of traditional blue lias stone. A two-stage west tower was added in the 15<sup>th</sup> century. It was dedicated as the Church of the Blessed Virgin Mary in 1505. The interior was refurbished in 1900 at the expense of the Lord of the Manor, but he successfully opposed the proposal for a vestry north of the chancel on the grounds that it would invade his privacy.

A windmill had been built by 1502 but only its mound was mentioned in 1602. It is thought "Mill Mound" on farmland north-east of the village may indicate its site. Another windmill stood south-west of the parish church in the later 17th century.

The original settlement was on both sides of the valley which runs northwards to the moors. The Church and Manor House stand on its west side. There are a number of farmhouses to the east and north-east in Walnut Lane, Bell Lane and Millmoot Lane which date from the late 16th and the early 17th century, including Old Dairy House and Millmoot Farm. Cossington Park, situated on the south-eastern edge of the village, originated in the 16th century. Hill View, by the Triangle south-east of the church, is of the 17th or the early 18th century.

At the end of the 18<sup>th</sup> century Cossington was described as "This compact village, mostly of houses standing near the Church and 30 in number. The poor are mostly employed in cutting turf from the moor for sale". However, records indicate that turf digging within the Parish is found only in the 1730's when one piece of land was subject to a single cutting during the term of the lease and thereafter was to be levelled and planted with willows.

Access to the village was controlled by toll houses through which an admission fee was payable. Moon Cottage (sitting on the southern fringes of the village where Manor Road and the A39 meet), was one of these, being part of the Bridgwater Turnpike Trust. It has been extended over the years and is now a private residence. Cedar Point, on the northern fringes along Bell Lane, is originally thought to have been a toll house in a similar style – with a second storey and tiled roof being added following a fire.

The Red Tile Inn, on the eastern fringes, dates back to the 18<sup>th</sup> Century, when it was a thatched property known as "Cossington Inn". Prior to that there are several records as far back as the 14<sup>th</sup> Century of ale being sold illegally in the village. It was re-roofed during the 19th century using the characteristic red clay tiles produced at the height of Bridgwater's once-thriving tile industry. Local legend has it that it was renamed the "Red Tile" by American pilots in World War 2 who used its distinctive roof as a sighting point when piloting their fighter aircraft in from the Bristol Channel to Westonzoyland airfield – although others believe the name change occurred much earlier.

***Cossington Manor**, which replaced an earlier building called Court Place, was described as "a good house" around 1785. It started as a two-storied house on an irregular plan, with a small 17<sup>th</sup> century core, extended around 1750, and again in 1810. An additional large southern stuccoed block was built in the 1830s in the cottage ornee style ("a rustic building of picturesque design"). The Manor House is now divided into the Manor, the Gable and one apartment – with four additional flats in the old servants' quarters.*

*In 1839 the Graham family acquired an estate of over 61 hectares (150 acres) which included **Cossington Grange**, and a smaller house, **Cossington Park** - both on the south-eastern side of the village.*

***Cossington Park** was originally of a 16th century three-roomed design, with cross passage and cruck trusses. A north wing was added in the 17th century and a western range in 1901. It is currently used for tourist Country House style accommodation.*

***Cossington Grange** was originally a plain classical house built around 1806. It is of dressed squared lias stone with a slate roof, consisting of five bays and two storeys. In 1863 a double-pile wing in an eclectic 16th-century style was added on the west (**Cossington House**). This included a three-and-a-half storey south tower comprising a nursery suite and a billiard room. The building was requisitioned by the Army during the 2<sup>nd</sup> World War. Further extensions were made after the Grange became offices for a construction company. Other buildings, including houses, were erected from the 1950s onward on its land.*

*When Cossington House and associated land (including Cossington House Farm) were sold, permission was sought to build an 18-hole golf course on the site. The idea was rejected because it was thought it would bring too much traffic to the village.*

***The Grove** is a late 17<sup>th</sup> century house situated in the narrow valley to the northeast of the Manor – with a watercourse and lake through its centre. The 19th-century owners laid out the valley with extensive ornamental grounds. Parts of these grounds were subject to housing development in the late 20<sup>th</sup> century.*

Through the 19<sup>th</sup> century Great Tree Farm in Middle Road was given a new front range along with new farm buildings. The Old Forge in Bell Lane and Launder Cottage in Walnut Lane were also rebuilt. By 1861 there were seven substantial private residences in the village including Cossington Manor, Cossington Park, Cossington Grange (later Cossington House) and the Grove.

Church Farm House, sitting directly on the Triangle and now a private residence, was the church rectory up to 1860. This was succeeded as rectory by the Old Rectory (also now a private residence) next door – a 17<sup>th</sup> Century building extended in the early 19<sup>th</sup> Century following the style of the Manor.

In the 19<sup>th</sup> Century a grocery and post office served the village along with the usual range of craftsmen and tradesmen.

The school, adjacent to the Triangle, came from a redevelopment of a former cottage previously used for local schooling. This is said to have been carried out in 1870 by the Lord of the Manor - comprising a two-storey teacher's house with a schoolroom and entrance lobby in the Perpendicular style with tracery windows which reflected the style of the Church and Manor. The school was taken over by the County Council in 1920 and was closed in 2014.

*In the mid 19th century the laundresses, dressmakers, stay makers, and milliners who found employment in the village were at least in part a reflection of the prominence and wealth of gentry residing there.*

In 1890 the Bridgwater Railway Co. opened a single line to link the Somerset and Dorset line at Edington with Bridgwater. The line curved to the north of the village and a station was built consisting of a single platform with a stone building and siding. The stone building (the Old Station House) is now a private residence sitting at the foot of Station Road. The line was closed for passengers in 1952 and for freight in 1954. Later building spread northwards, in part influenced by the railway. Houses were subsequently built on the site of the railway yards.

At the start of the 20<sup>th</sup> Century the Manor Estate owned Great Tree Farm, Trivetts Farm, Old Dairy House Farm, Brookhayes Farm, Millmoot Farm, Manor Farm, Brookhayes Orchard and several smallholdings. The main part of the estate was sold in 1919 and the farms were mostly bought by the resident tenants. Cossington House owned Cossington House Farm.

The village Post Office moved from Church Farm House to Manor Road (The Old Post Office, now a private residence) and later to the butcher's shop and general store in Bell Lane before closure in 2008.

After the Second World War the first major development was the blacksmith's forge and workshop. The blacksmith and his family lived in one of the two cottages now converted into a single dwelling (The Old Forge). With the mechanisation of farming there was no longer a need for a village blacksmith and the forge itself became a butcher's shop. The old workshop is now the garage for an elevated bungalow (Stoneleigh) in Bell Lane.

Manor Farm was sold with the farmhouse subsequently being converted into flats and renamed Manor Court. Park Close and Park Crescent, part of Broderip and bungalows and houses either side of Brent Road were all built on land once belonging to Manor Farm. The remainder of Broderip and Station Road were developed on land previously belonging to Dale House.

*The two semi-detached houses built next to Dale House were originally cottages for workers at Manor Farm. The original buildings were condemned by the Local Authority for the reason that, at that time, flagstone floors were not considered acceptable*

St. Mary's Close, Manor Gardens and Manor Close are sited on land previously belonging to the Manor House, including the formal garden by the Church and the vegetable garden in Manor Road. Manor Barton, once part of a smallholding with stables, sits within the Manor Close development. Orchard Close, next to the site of the old village hall, was built on the site of an orchard belonging to Great Tree Farm.

*The Cossington Meat Supply had been established by 1939 under the name R. M. Smith Brothers, in premises which had formerly been the village smithy. The company became building developers after the Second World War and acquired Cossington Grange as its headquarters. They were responsible for much of the development in Cossington and the surrounding area from the 1950's. The business was later acquired by Beazer Homes of Bath and subsequently by Persimmons of York – who left the village in 2001. The business proprietor, Mr. R.M Smith, was responsible for much of the building in Cossington and the surrounding area during the second half of the 20<sup>th</sup> Century - and donated the land for the playing fields on the western fringes of the village*

Later, part of the grounds of The Grove (along the valley) and the Grange (along Middle Road) were also developed. In Locks Way Tall Trees is situated on part of the Old Rectory garden and Stonewalls on land once part of Church Farm. A bungalow and five houses were also built on Millmoot Farm land.

Between 2000 and 2012, Cossington saw its housing stock (built or allocated for build) increase further - including small developments along Walnut Lane and within the grounds of Cossington Grange. In 2010 work commenced on the site of Trivetts Farm, a substantial development comprising 44 dwellings and a new Village Hall (the latter being on land to the north-east donated by a longstanding local farming family, the Bells, specifically for this purpose).

*The Trivetts Farm development spreads to the land previously occupied by the Old Village Hall – on the eastern end of Middle Road. This was the site of a house for paupers which was first rented in 1743 and subsequently known as the poorhouse. The building was occupied by six families in 1839.*

