

Meeting 17th. Dec 9.00am Down Ash Farm

Present:

Julius Longman - JL
Janet Montgomery - JM
Richard Rundle - RR
Andy Keys Toyer - AKT

JL/JM showed RR/AKT around the farm to explain how it worked, what the present problems were and his plans

RR and AKT explained that as members of North Cadbury Neighbourhood Plan (NCNP) working party the purpose of the meeting was to understand more clearly JL's proposed plans and that they could not pass comment as to the suitability or otherwise of the scheme.

RR and AKT reiterated that it was essential they remain neutral in such matters until the NP had been formulated and that their presence must not be interpreted as providing tacit support or objection to the proposed scheme.

As agreed at the last Parish Council (PC) meeting all present decided it was in the interests of both parties to work together in an open and transparent way.

RR requested that the meeting be minuted and once approved by JL/JM be placed on the new NP website to ensure complete transparency. This was agreed

JL explained that he owned 100 acres north of the A359 incorporating his current dairy farm buildings covering approximately 4 acres and 200 acres to the South of the A359 **(see file note: Land owned by Julius Longman)**

As explained to the PC JL wishes to create a modern dairy farm located to the south side of the A359 adjacent to his new house that is currently under construction. To the north he wishes to build circa 60 houses of mixed tenure covering some 21 acres the balance being contoured grassland

JL explained that the current movement of spoil south of the A359 is the beginning of a tree lined landscaped boundary that is intended to screen off the new family house, future farm buildings and pastureland. **(see file note: Landscape Scheme South of A359)**

JL pointed out that the plans for Down Ash Farm do included a link opposite the new development off the A359 to North Cadbury. The plan is to provide a revised and renovated foot and cycle path (not capable nor suitable for motorised transport use) that would connect to the existing footpath (ref WN19/78) adjacent to the allotments off Ridgeway lane **(see file note: Site Appraisal showing revised footpath to WN19/78)**

What became apparent in the discussion was that there is no understanding about ownership, use and status of the various foot paths and bridleways in this part of the Parish and that SSDC would need to be consulted

JM Indicated that several significant reports would need to be prepared regarding the proposed development (for example, Highways and Drainage) and this is likely to take between 3-6 months.

RR/AKT responded by explaining that the NP working group were about to undertake a series of tasks starting with a Parish Survey designed to capture residents' views on the future of North Cadbury and that this would include views regarding housing development

Following the survey a Housing Needs Assessment would be undertaken followed by a Call for Sites to determine potential development sites in the Parish as part of the Neighbourhood Plan

It was possible that Down Ash Farm could feature in that plan providing both the NP and Down Ash Farm timescales were congruent

Timescales aside JL stated that to retain industry accreditation for his dairy products he needed to demonstrate he was addressing the issues that his current farm faced and that working with the NP development programme may prove helpful in the matter

JM wondered whether the potential development of Down Ash Farm could or would contribute to the housing requirement for NC once the SSDC Local Plan Review was concluded.

RR referred to paragraph 5.47 of the current South Somerset Local Plan Review - "Preferred Options Consultation (Regulation 18)" citing Queen Camel (a Parish also with a proposed Village status) where allocated housing numbers over the Plan Period did include housing applications /starts after March 2018. It was pointed out though that the proposed Down Ash Farm development was thought to be closer to Sparkford than to North Cadbury

At this point the conversation turned to the implications of such a development creating the basis for a ribbon effect of development towards the rest of NC

JL was asked whether beyond the relocation of his farm and the erection of his new home if there were any future plans to develop further residential properties or expand Cadbury Business Park. JL stated there were none and that all his land on the south side of the A359 would only be used for dairy farming.

JL was prepared to provide any necessary reassurances that development of such a nature could not happen but clearly was unable to comment on the future of any land that abuts his. It was agreed that more needs to be done to determine ownership of land in the parish

The meeting closed with RR/AKT making the case that it may well be beneficial to JL for the Down Ash Farm proposal to run in parallel with the NCNP programme as potentially it could feature in the "Made" NCNP and that would benefit the parish with a much larger allocation of the Community Infrastructure Levy from SSDC

All thought the meeting was worthwhile and agreed to keep the dialogue going