

North Cadbury & Yarlington Neighbourhood Plan  
Working Group Minutes  
Friday August 21<sup>st</sup>, 2020

**PRESENT**

Mike Martin (MM)	Chair
Richard Rundle (RR)	Deputy Chair
Andy Keys-Toyer (AKT)	Parish Councillor
Aland Brain (AB)	
Tim Gilbert (TG)	
Jo Witherden (JW)	Planning Consultant

**APOLOGIES FOR ABSENCE**

None

**DECLARATIONS OF INTEREST**

RR re AECOM report ref site SSDC1  
TG re AECOM report ref site SSDC1  
AKT re AECOM report ref site NC&Y6  
AB re AECOM report ref site NC&Y5

**CHAIRMAN'S REMARKS**

MM/JW reminded the group that some of the material to be discussed was sensitive and that personal interests must be declared and recorded.

- MM said that today's agenda would be dedicated to the three important reports:  
AECOM Site Options Assessment
- AECOM Housing Needs Assessment (HNA)
- Heritage report from Kim Sankey

**APPROVAL OF MINUTES - MEETING 6TH August 2020**

These were approved and RR was asked to put them on the website.

**AGENDA**

**ACTIONS**

1. **FINANCE**  
Nothing to report this month
2. **PLAN PROGRESS**  
The main discussion focussed on the working groups preparedness for the Options Consultation scheduled for end September 2020
3. **STRATEGIC HOUSING MARKET ASSESSMENT (SHMA)**  
SSDC still have not reported. Carried forward to next meeting **JW**
4. **BUSINESS / COMMUNITY SURVEYS**  
Carried forward to next meeting **MM**
5. **CALL FOR SITES - AECOM Site Options Assessment Report**  
The AECOM draft report had been received . The WG made some general comments notably:

- North Cadbury has essentially one suitable main road with branch access roads too narrow for major scale development.
- Incursion into the countryside not in keeping with the built form is an issue.
- Many proposed sites are in isolation of the built form, away from pedestrian access.
- Inadequate vehicle access is relevant to many development sites
- Road access to some sites can be dangerous particularly the A359.
- Concern re the removal of established landscape ( trees, orchards hedgerows etc.).
- ROW need protection and supported by the community
- North Cadbury classified as a village or rural settlement needs to be resolved.

19 sites had been recorded between SSDC and NY&C - The working group proceeded to discuss at length each site's AECOM assessment and classification. AB recorded everybody's views for feeding back to AECOM **RR**

#### 6. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

7. Carried forward to next meeting

#### 8. ENVIRONMENTAL

Carried forward to next meeting

#### 9. VIEWS/LOCAL GREEN SPACES/WALKS

Carried forward to next meeting

#### 10. DESIGN & HERITAGE ASSESSMENT

This was compiled by Kim Sankey (Architectural Consultant) with the help of RR and AKT. TG was not happy with certain aspects and agreed to present another version at the next meeting **TG**

#### 11. Housing Needs Assessment

There was some concern about the method employed and conclusions of this report. All were asked to supply feedback to JW for her to reply to AECOM **JW**

#### 12. Draft Plan

Carried forward to next meeting

AOB

#### COMMUNICATIONS

RR again raised concerns, these will be discussed at the next meeting **Note**

**Date of next meeting** Provisionally for September 1<sup>st</sup>, 2pm.