

# North Cadbury and Yarlington Neighbourhood Plan Options Consultation



## Potential Housing Developments Your views matter!

You may be aware that recent residential development plans have been presented to the Parish Council

If you want to make sure that decisions on planning applications reflect local opinion the Neighbourhood Plan is the best opportunity to do that via the questionnaire overleaf.

*For our collective voice to have credibility we need 200 - 300 returns across the parish.*

For those with access to a computer you can read the full options presentation and complete the questionnaire online at <https://www.northcadburyneighbourhoodplan.org.uk/villagehall/> or scan the QR code here to go direct to the survey:



Alternatively, please return the completed questionnaire to one of the following locations no later than **Sunday 6th December**.

- North Cadbury Village Stores.
- Galhampton Country Stores.
- Sue Cox's House, Large wooden letter box by the front door at Chy Meor, March Lane, Galhampton.
- Yarlington, Roselea, Queen Street (Bryan Mead's House, Back Porch)

Any questions?

Phone Andy Keyes Toyer 01963 441657 or Richard Rundle 01963 440088



Housing



Business &  
Employment



Community  
Services & Facilities



Environment



Transport



Heritage

We are making good progress on our Neighbourhood Plan, and hope to have a draft plan ready for you to comment on by the end of the year. However, before we can get to that stage, we need some more feedback from everyone living in the parish on some of the key issues.

1. In which part of the parish do you live?

Galhampton

Woolston

North Cadbury

Yarlinton

Or you can tell us your postcode

2. Please tell us your name (or names if this is completed on behalf of a family)

*This is to help check how many people responded and avoid duplication - your names will not be published.*

3. Do you broadly agree with the following VISION - how many thumbs up would you give it?

*The parish will have welcomed new development which reflects rather than threatens its much-valued unique heritage, rural character and beauty, its sense of community, which meets local needs and wishes and respects the core values of those who live in and love the area.*

*The provision of suitable, energy-efficient, affordable housing, integrated into the existing stock, will have enabled new families to become part of and enhance all aspects of village life. Improved broadband services will help those who wish to work from home, and there will continue to be a local bus service connecting to nearby towns.*

*The essential characteristics of the parish will not have changed. It will remain 'a jewel of a place'. Each part of the parish will have retained its own identity. It will continue to be home to an active, caring and tolerant community in which residents can work and learn and live safe and satisfying lives and enjoy the peace and beauty of the countryside whilst respecting the land as a place of work.*

Poor

Okay

Good

Excellent



You can add any comments here about what you think we have missed or got wrong.



## Assessment - Housing

South Somerset District Council have suggested that the 'housing target' for our Neighbourhood Area should be at least 60 homes, which should mainly be built within or close to the village of North Cadbury. This ties in with their thoughts on the new Local Plan, so is not yet set in stone. Recent permissions should count towards this target.

Our evidence on local housing need found:

- There are few affordable rented homes (that might encourage younger adults and stay in the area)
- There are few smaller (1 – 3 bedroom) homes available for sale (but lots of less affordable 4 – 5 bedroom homes)
- There is a need for low cost affordable home ownership options – particularly shared ownership
- There are no local care homes so our older residents who need that type of accommodation have to move away
- If we left it to the Local Plan policy of 30% affordable housing on 'larger sites' we would struggle to meet the potential demand for affordable housing.

**Solutions?**

- In our housing mix we should include 1 or 2 bedroom affordable rented homes on housing sites, for people with a 'local connection', some low cost affordable home ownership housing, that would remain 'low cost' in future sales, and any open market housing should be mainly 2 - 3 bedroom
- We could choose to be open to the possibility of having a care home built in North Cadbury
- We could prioritise sites where the landowners would be willing to provide more affordable homes than standard

*What do you think?*



## Assessment - Employment

There is no local "target" for increasing employment land in our area. The main job growth across South Somerset is expected to be in office-based work, home-based working and residential / social care, with a forecast reduction in manufacturing jobs

Feedback from local businesses (excluding community services, such as the shops and pubs) through the Business Survey

- Most are running broadly at capacity
- Most businesses were unlikely to need to change premises or move – two planned to relocate within the area, one was likely to move away, one was likely to close / sell their business.

Feedback from local people (Feb 2020 Household Survey)

*We asked whether anyone was looking to buy or rent business premises in the parish in the foreseeable future.*

- 10 said yes: 6 were existing businesses (4 of which were in the parish) and 4 were starting up a new business.
- The needs vary considerably but the majority consider that they could be accommodated on the existing Cadbury Business Park or its future expansion.

➡ **Solutions?** *It sounds like the potential expansion of the business park could be useful...*

*What do you think?*



## Assessment - Infrastructure

There is a wide range of local services – mainly located in North Cadbury Village and, to a lesser extent, in Galhampton.

Feedback from the services providers through the Business and Community Facilities Surveys highlighted:

- Most are running under capacity
- The allotments in North Cadbury are at capacity – so would struggle to meet additional demand
- The primary school capacity is 119, new building work will upgrade facilities but not provide extra capacity. An estimated 12 additional places from 60 new dwellings could currently be accommodated.
- Whilst some facilities may extend on their existing site, none require new sites to be found (other than for allotments and possibly parking for Galhampton Village Hall)
- The local shops are particularly dependent on local trade – the North Cadbury Stores could look to provide Post Office services.
- There is a need to look at improving public transport but neither SSSC nor the local bus company have offered plans to do so

*What do you think?*

#### 4. Do you broadly agree with...

	No - think again	Okay	Yes - good work
Housing mix – e.g. the house types needed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment – our findings on employment needs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community facilities – see feedback on local services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

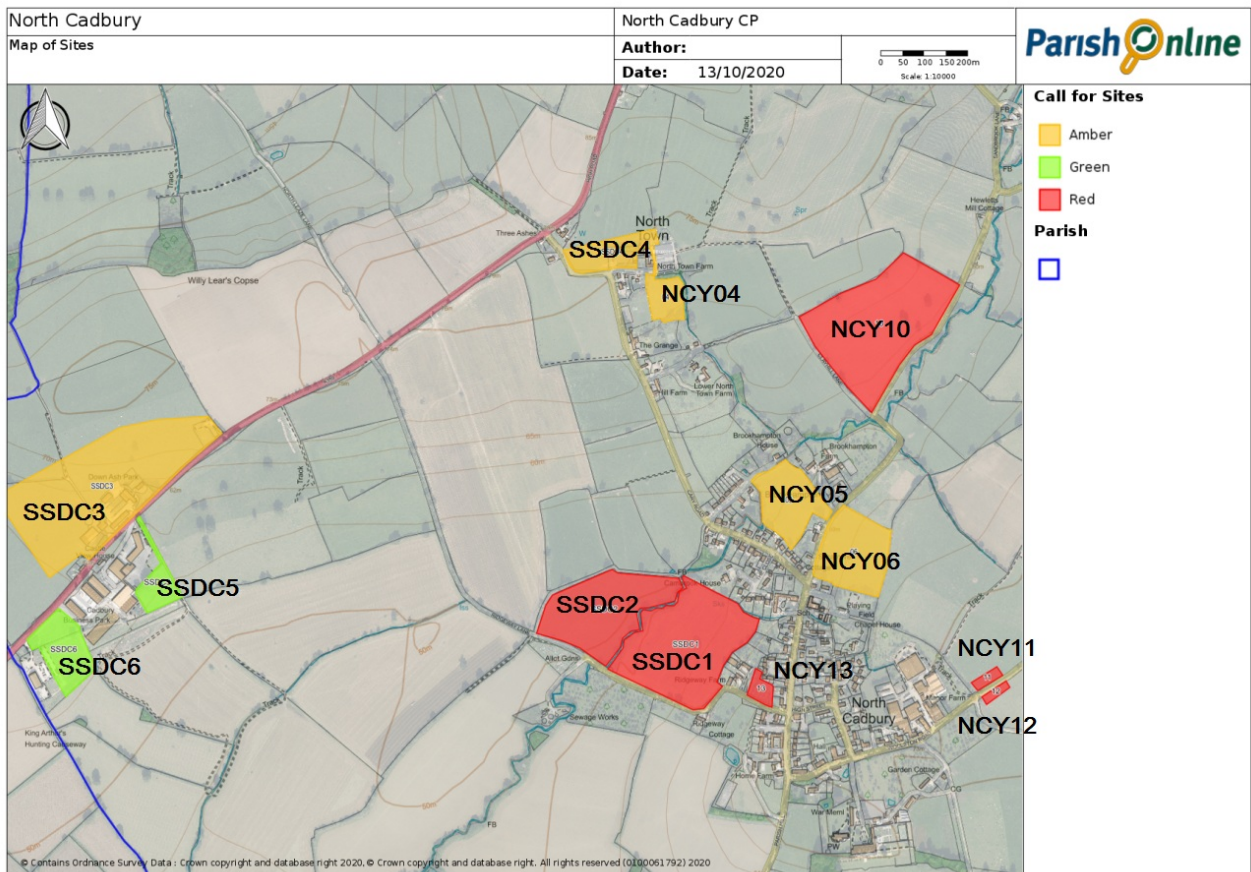
You can add any comments here about what you think we have missed or got wrong.

*For the rest of this questionnaire, we have split the questions by area. You are welcome to answer all of the questions, or just the ones relating to the villages you know well.*

### Potential Development Sites

We have had all the sites independently assessed as to their possible suitability, and we would now like your opinion on whether they are suitable.

*The maps show the sites as assessed in the independent report by AECOM, as either green (which indicates that at least some of the site would be suitable for development), amber (which indicates that at least part of the site may be suitable for development) and red (which indicates the site is entirely unsuitable for development). The main reasons for this are explained in that report and on the slideshow summary.*

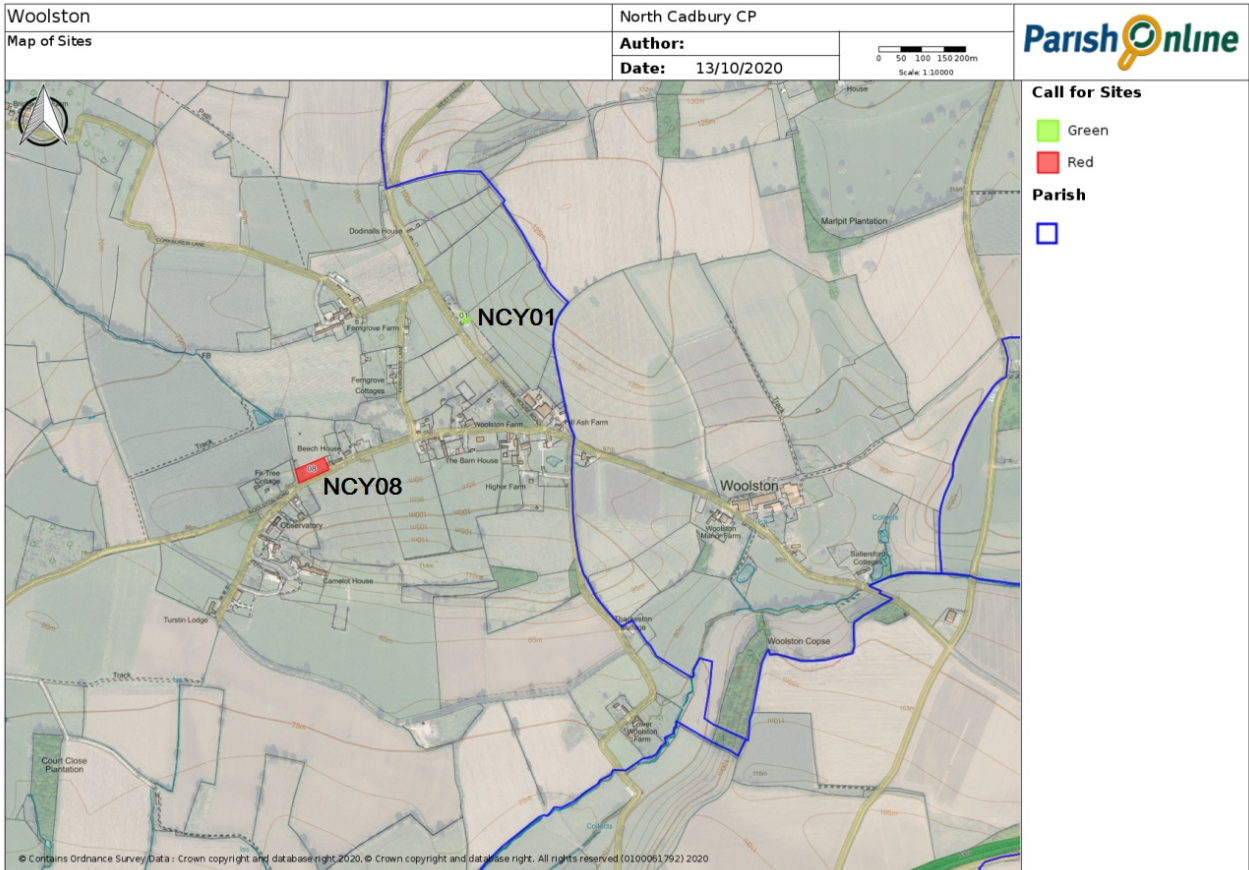


## 5. North Cadbury sites

	Highly Suitable	Suitable	Neutral	Unsuitable	Highly Unsuitable	Don't know the site
SSDC1: off Ridgeway Lane (RED site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SSDC2: adj SSDC1 to west (RED site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SSDC3: Down Ash Farm - for EMPLOYMENT only	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SSDC3: Down Ash Farm - for housing (RED site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SSDC4: North Town Farm - south part only – inc existing buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SSDC4: North Town Farm - rest of site (RED site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SSDC5: east of Business Park - for EMPLOYMENT	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SSDC6: west of Business Park - for EMPLOYMENT	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY04: adj The Grange, North Town - NW part only	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY04: adj The Grange - rest of site (RED site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY05: west of Sandbrook Lane - eastern part only	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY05: west of Sandbrook Lane - rest of site (RED site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY06: east of Sandbrook Lane - western part only	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY06: east of Sandbrook Lane - rest of site (RED site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY10 - NW of Sandbrook Lane (assessed as NOT suitable)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY11 - part field east of Manor Farm (RED site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY12 - part field west of Manor Farm (RED site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY13 - north of Ridgeway Lane (RED site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

You can add any comments about the sites here – please include the reference number:

# Woolston sites



## 6. Woolston sites

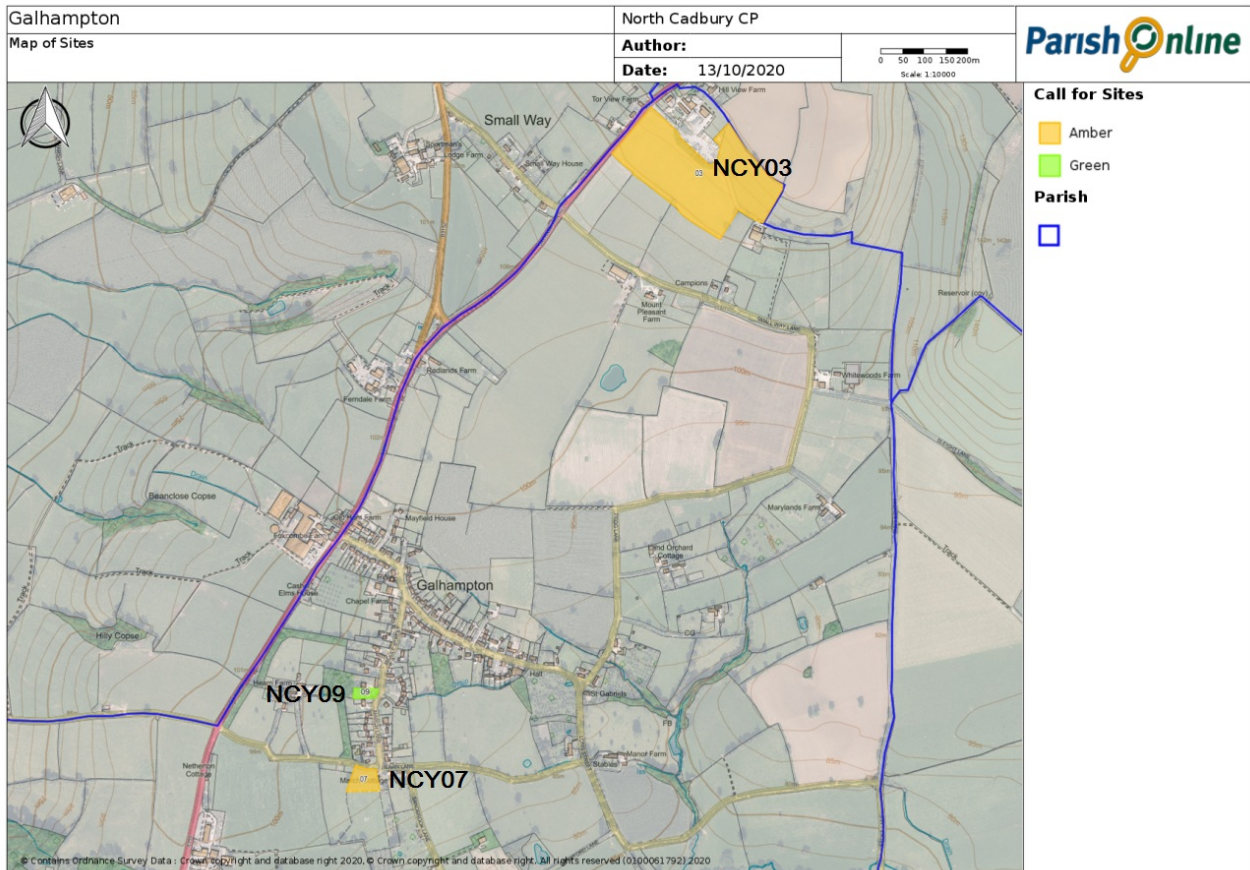
	Highly Suitable	Suitable	Neutral	Unsuitable	Highly Unsuitable	Don't know the site
NCY01: Barn at Stoke Lane - single dwelling to replace barn	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY08: Adj. Horseshoe Villas (RED site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

You can add any comments about the sites here – please include the reference number:

## Yarlinton sites

No sites have been suggested for Yarlinton - the proposals for the lodge estate have been withdrawn by the landowner and will not be included in the Neighbourhood Plan

# Galhampton sites



## 7. Galhampton sites

	Highly Suitable	Suitable	Neutral	Unsuitable	Highly Unsuitable	Don't know the site
NCY03: Avalon Farm north field - for EMPLOYMENT	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY07: south of Hearn Lane - trees to be retained	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NCY09: west of March Lane - trees to be retained	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

You can add any comments about the sites here – please include the reference number:

## Local Green Spaces and Locally Important Views

Based on your feedback we have now assessed suggested green spaces to see if they could be protected from development, and we now need you to tell us whether they are important to you.

We have also assessed the main views that were suggested - those that are visible from public areas. Now we need you to tell us which you think are particularly important / iconic to this area and should be protected. Please indicate all of those that you consider to be important

# North Cadbury Green Spaces and Views

**NC5: School Playing Field**  
*Important for recreation*

**NC2: Allotments**  
*Waiting list for plots*

**NC6: Glebe Field**  
*Important in views*

**NC10: Woolston Rd verge**

**NC11: Avenue to Court**

**NC7: Church Grounds**

Map: LGS and Views assessed, North Cadbury CP, Author: ParishOnline, Date: 01/10/2020. Views V1-V7 are marked on the map.

**NC3: Clare Field**  
*Put forward as a potential site by landowner, but the independent report deems it as unsuitable. It has well used footpaths with pleasant views*

**NC1: Village Hall Playground & tennis courts**

**The Heritage Assessment has highlighted...**  
*The views of the River Cam / Mill Stream as potentially important*

**NC4: Behind the Playing Field**  
*Well used footpaths with pleasant views – but perhaps no more special than most? Could some of it be developed?*

**What do you think?**

Map: LGS and Views assessed, North Cadbury CP, Author: ParishOnline, Date: 01/10/2020. Views V1-V7 are marked on the map.



## 8. North Cadbury Green Spaces

	Very important	Reasonably important	Not important at all
NC1: Playing field and tennis courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NC2: North Cadbury allotments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NC3: Clare Field, Ridgeway Lane	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NC4: Fields N of school field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NC5: School playing field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NC6: Church Field (S of Old Rectory)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NC7: North Cadbury church grounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NC10: Wide verge on Woolston Road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NC11: Avenue of Beech Trees to Court	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please describe any important green spaces that you think we have missed (and where)

## 9. North Cadbury Views

	Important	Not important
V1: Views of Cadbury Castle from Glebe field / Parish Hill area.	<input type="radio"/>	<input type="radio"/>
V4: Views over North Cadbury from Upper North Town	<input type="radio"/>	<input type="radio"/>
V6: Views over farmland to the west from Clare Field	<input type="radio"/>	<input type="radio"/>
V7: View along the approach to the Court and Church	<input type="radio"/>	<input type="radio"/>
V8: View of the Court and its woody setting from the south	<input type="radio"/>	<input type="radio"/>

Please describe any important views that you think we have missed (and where)

# Woolston Green Spaces and Views



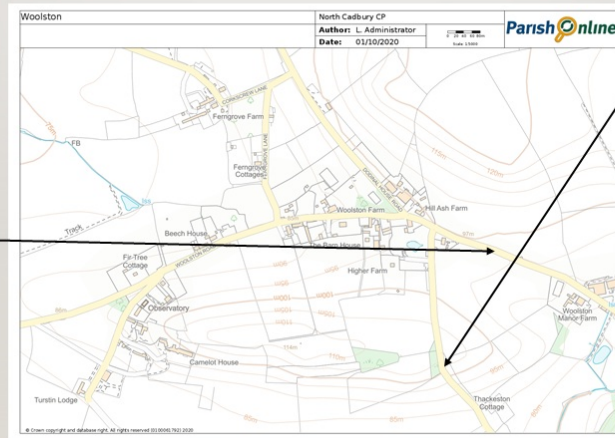
## The Heritage Assessment highlighted the following possibilities...

- Are these important to you?

*The views from along Corkscrew Lane were also mentioned in the survey responses – but are there any particular ones?*



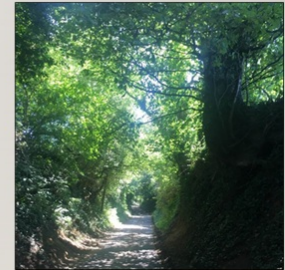
*Views across rolling farmland towards Lower Woolston medieval settlement from the south eastern approach into the hamlet with Woolston Manor Farm on the roadside*



## What do you think?

### The Sunken Lane

*The sunken lane, which extends along Stoke Lane and Dodinal House Road before plunging down to Woolston Manor Farmhouse.*



## 10. Woolston Green Spaces

*No green spaces were suggested for Woolston as part of the first consultation - however the heritage expert has suggested the sunken lane as a special feature that could be considered.*


Please describe any important green spaces that you think we have missed (and where) - including those suggested in the heritage report if you consider these are highly valued

## 11. Woolston Views


*No specific views were suggested for Woolston as part of the first consultation - however the heritage expert has suggested the view across to Lower Woolston in their report that could be considered.*

Please describe any important views around Woolston that you think we have missed (and where) - including those suggested in the heritage report if you consider these are important


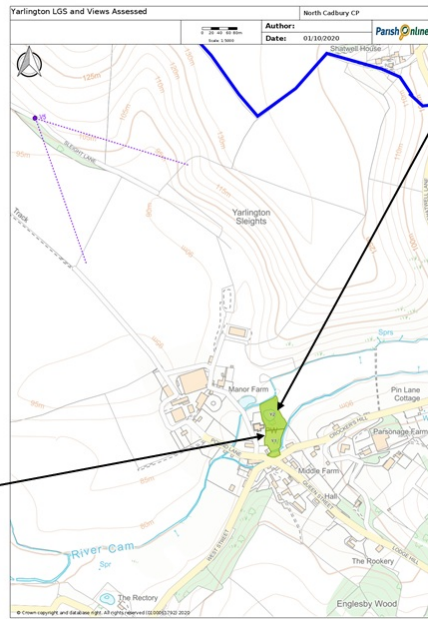
# Yarlington Green Spaces and Views



**Yarlington Sleights**  
 Whilst too larger to designate as a Local Green Space, the views across from the sleights are particularly spectacular



**Y2: Around the church**  
 Well used but quiet grounds of the Listed church

**Y1: By the pond**  
 Lovely landscaped walk around a pond, where the Fringe Festival is held



- Have we identified the most important **Spaces and Views**?

For example, our consultant suggested the triangle with the old tree that is used as a swing...



*What do you think?*

## 12. Yarlington Green Spaces

	Very important	Reasonably important	Not important at all
Y1: Area SE of Yarlington Church	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Y2: Space by the pond	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please describe any important green spaces that you think we have missed (and where)

## 13. Yarlington Views

	Important	Not important
V5: Views to the south east over Yarlington Sleight	<input type="radio"/>	<input type="radio"/>

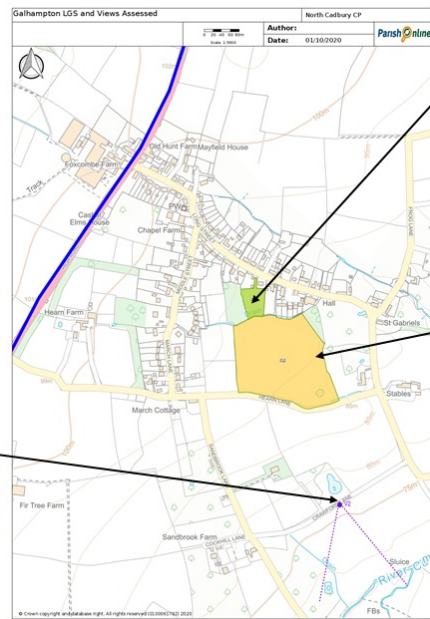
Please describe any important views that you think we have missed (and where)

# Galhampton Green Spaces and Views

**What do you think?**

**Important Views**

*The view from Crawford Lane, as well as the one from Galhampton Hill further north, have been identified as particularly important*

**G1: Playing Field**  
Well used recreation area



**G2: Field behind the Village Hall**  
A well used footpath runs through it and it has stunning views to the south



*The heritage assessment also identified Hicks Lane as an important sunken lane running north-south*

## 14. Galhampton Green Spaces

	Very important	Reasonably important	Not important at all
G1: Playing Field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
G2: Field behind village hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please describe any important green spaces that you think we have missed (and where)

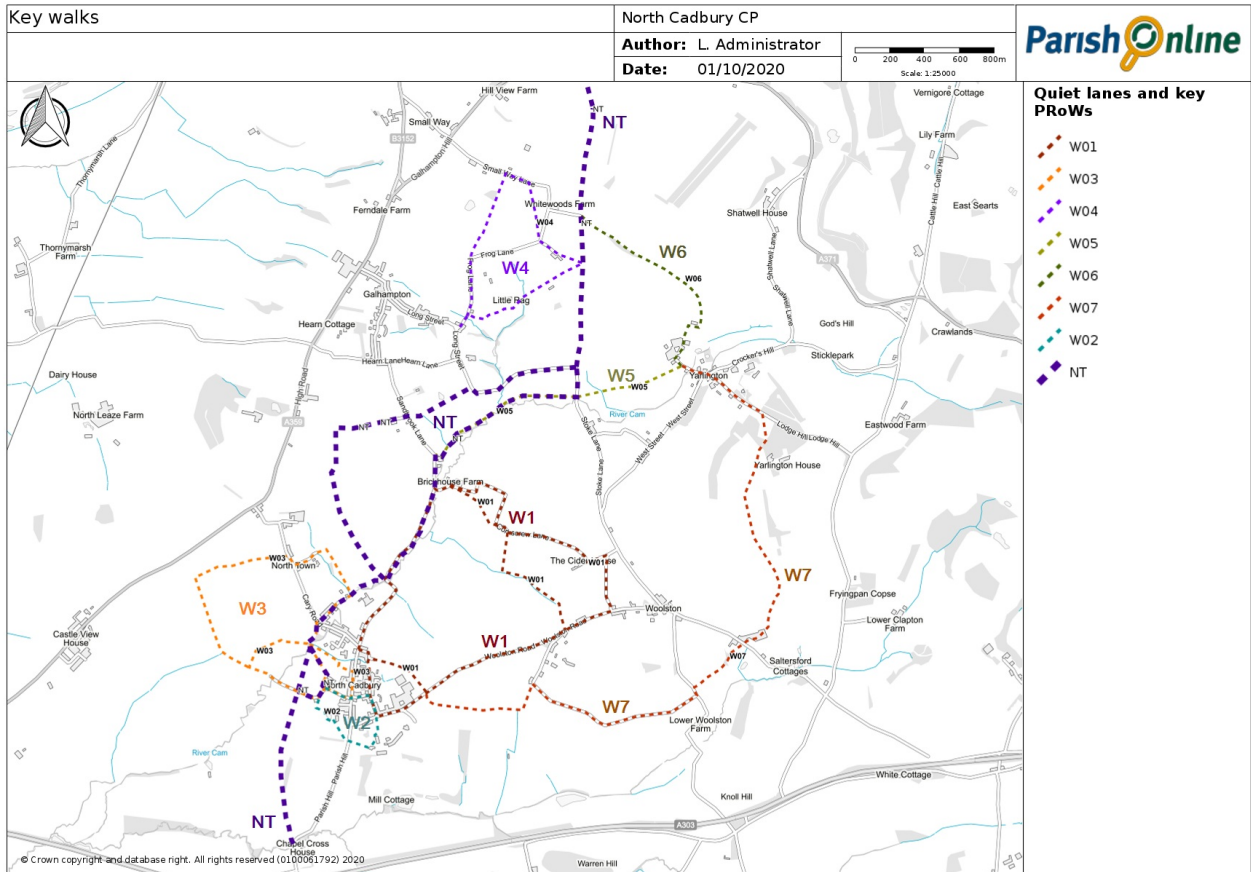
## 15. Galhampton Views

	Important	Not important
V2: Views to the south from the seat on Crawford Lane	<input type="radio"/>	<input type="radio"/>

Please describe any important views that you think we have missed (and where)

# Important Walking and Cycling Routes

Based on your feedback, the rural lanes and rights of way are important to local residents for getting around on foot / by bicycle and accessing the countryside. Have we identified all the key routes?



16. How much do you walk / cycle / ride along the following:

	At least once a week	At least once a month	A few times a year	Very rarely or never
NT: Parts of the National Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
W1: Corkscrew / Woolston Rd	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
W2: Parish Hill / Ridgeway	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
W3: Ridgeway Lane	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
W4: Frog Lane circuit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
W5: North Cadbury to Yarlington	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
W6: Yarlington Sleights	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
W7: Manor Farm to Yarlington	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please describe the location of any routes that you think are more popular than the above.

17. More footpaths / bridleways were a top priority project from the household survey results – have you got any specific suggestions where these should run to and from?

## Design - Heritage and Character

We have published the full report of the heritage and character assessment on our website <https://www.northcadburyneighbourhoodplan.org.uk/>

You can read through the report - and particularly the section of the report about the area where you live, and tell us if you think it captures the key essence of local character for your place.

18. Has the report missed anything critical? Is there anything you disagree with?

And finally...

19. If you have supplied any personal information (such as your name) we need your consent to hold this.

The personal information you have provided will be held and used by the Parish Council for research relating to the preparation of the neighbourhood and related planning policies for the area. It will not be used or published in a manner which would allow identification of your individual responses, or kept for more than 6 months following the completion of the Neighbourhood Plan. Please give your consent as otherwise we will not be able to use the personal data you have supplied.

- Yes; I consent to you using the personal data provided on this form in the way described above.       No; I do not consent to your use of the personal data in this manner.

20. Thank you for completing this questionnaire.

We will be consulting further as we progress, but if there is anything you want to raise now, please do so here. **Then please return your completed questionnaire to one of the locations listed on the front page, by no later than Sunday 6th December.**