



North Cadbury & Yarlington

Neighbourhood Plan Survey

**Results of the Options consultation November 2020
including February 2021 supplementary consultation**

Produced by Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd in
conjunction with the North Cadbury and Yarlington Neighbourhood Plan Group

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How the consultation was run

Sending out the surveys

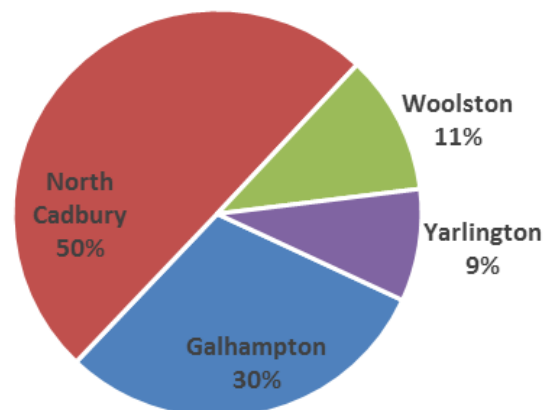
Household surveys were delivered door to door throughout North Cadbury, Galhampton, Woolston and Yarlington by mid November 2020, with announcements of the forthcoming consultation made on the North Cadbury & Yarlington Neighbourhood Plan website the Neighbourhood Plan Newsletter facility and local community website Nextdoor. Posters were also put up around the villages, and people were encouraged to ‘spread the word’. The closing date was 6 December 2020, giving people 3 weeks to respond.

Villagers could respond by filling in the questionnaire and returning it to various locations around the area (to the Village Stores in North Cadbury; Galhampton Country Stores; and two nominated addresses in Galhampton and Yarlington), or filling it in online via a dedicated link hosted by Survey Monkey. Two telephone contacts were made available for anyone having any questions about the survey or who may need help completing one.

A supplementary consultation was carried in January 2021 (primarily for additional locations offered by local landowners) via an online questionnaire, again using the North Cadbury & Yarlington Neighbourhood Plan website, the Neighbourhood Plan Newsletter facility and the local community website Nextdoor to engage villagers. Posters were also placed at points throughout North Cadbury, Galhampton, Woolston and Yarlington. Owing to the constraining effects of the Covid-19 pandemic the questionnaire was not delivered door to door. The consultation period for this ran from January 22nd to 6 February 2021 giving people two weeks to respond.

Who responded?

As with the earlier household survey, the November 2020 options survey received an exceptionally good response rate, so thank you to all those involved. Just over 300 questionnaire forms were completed, representing about 460 individuals. This means there were responses from nearly half (about 43%) of the population, providing a good sample size of opinions and evidence base for a plan. The November options survey also reflected AECOM’s review of the sites consulted on.



The numbers of returned questionnaires broadly reflected the sizes of the various settlements within the Neighbourhood Plan area, with the majority of responses from North Cadbury, followed by Galhampton.

The information on household location made it possible to analyse the responses by area in order to check for any meaningful differences in either needs or opinions across the parish which may need to be considered in formulating the plan. This ensures that the views of the different populations in the area are not overlooked due to their lower levels of representation in the survey. There was a good response rate across all areas.

Response rates to the supplementary consultation were unsurprisingly lower given that it was a follow-up consultation and was online only. Just over 150 questionnaires were returned, representing 209 individuals. At the time of the supplementary consultation we did not have AECOM’s review of the additional sites but we do not consider that its absence had a material bearing on either response rates or what respondents said.

Options consultation summary November/December 2020

	Population (estimate)	Surveys returned	Individuals (estimate)	% return
Galhampton	362	93	139	38%
North Cadbury	486	158	230	47%
Woolston	115	31	51	44%
Yarlington	110	25	41	37%
TOTAL	1,073	307	461	43%

NB a further 2 surveys were coded under ‘other’ (i.e. not relating to any settlement)

Supplementary consultation summary January/February 2021

	Population (estimate)	Surveys returned	Individuals (estimate)	% return
Galhampton	362	33	41	11%
North Cadbury	486	94	131	27%
Woolston	115	17	24	20%
Yarlington	110	8	12	12%
TOTAL	1,073	153	209	20%

Main Findings

Vision

We asked people what they thought of the Vision that had been drafted – which was:

“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.

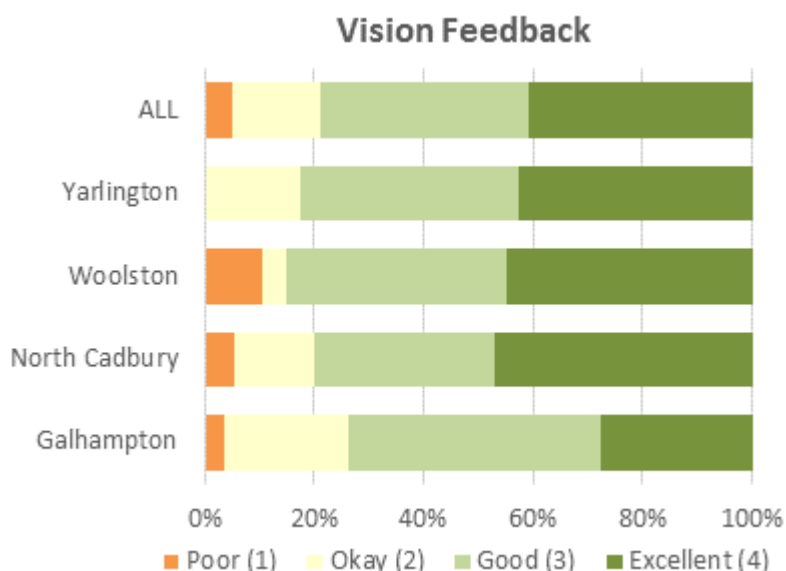
The essential characteristics of the parish will not have changed. It will remain ‘a jewel of a place’. Each part of the parish will have retained its own identity. It will continue to be home to an active, caring and tolerant community in which residents can work and learn and live safe and satisfying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

The vision was very well received, with 79% rating it as either good or excellent, and only 5% rating it as poor.

The main suggestions were with regard to the scale and pace of development, such as specifying that any change should be gradual and organic, and not impact on the relatively spacious and rural characteristics of the area's villages.

There were also a number of comments about the importance of broadband and internet to the various businesses, concerns about the growth in road traffic, and an emphasis on the need to care for the environment (now and for future generations).

A more detailed summary of the individual responses is included in Appendix 1.



Housing

The survey included a summary of the findings of the local housing need assessments, and our conclusions that:

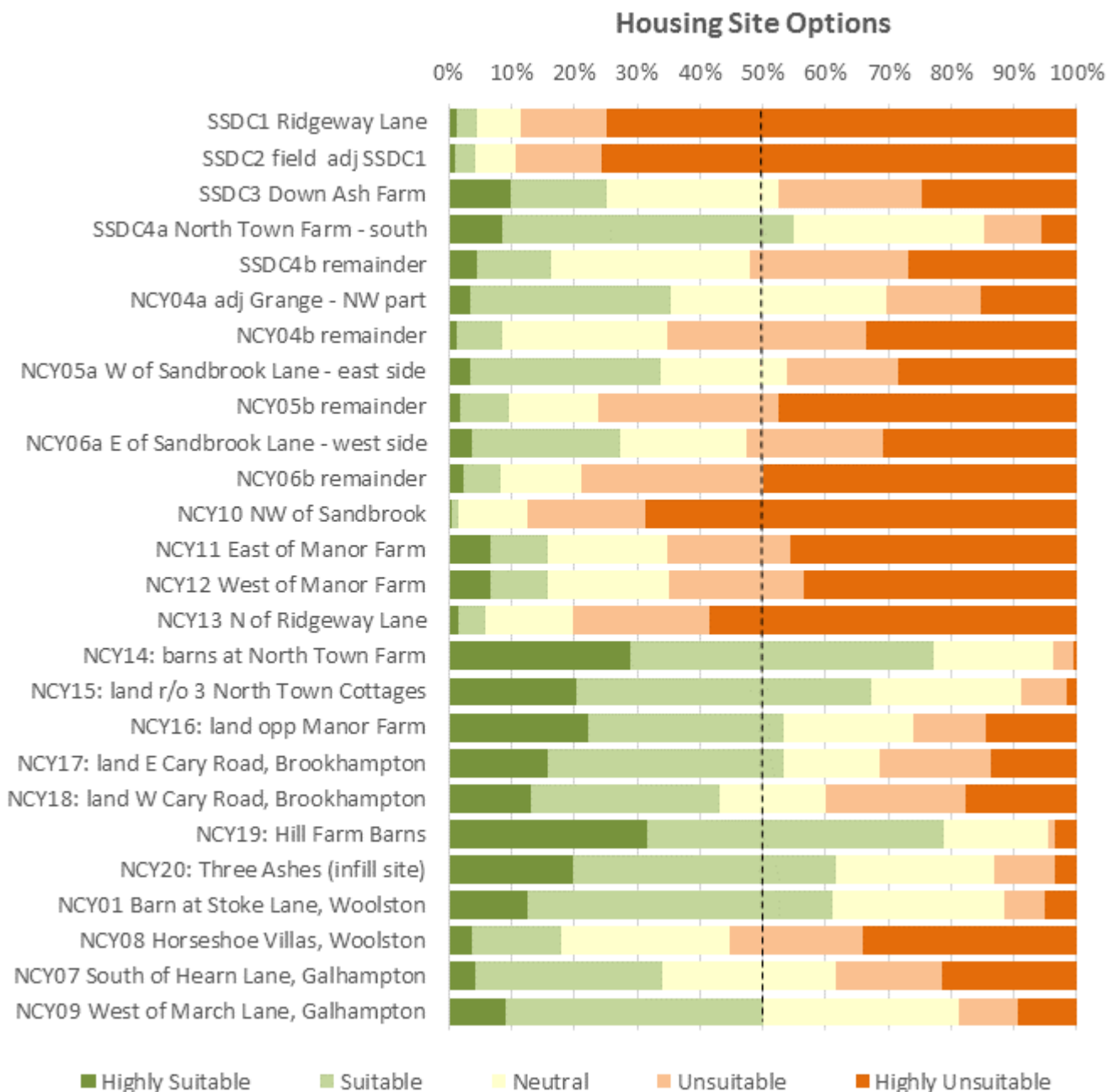
- *within the housing mix, we should include 1 or 2 bedroom affordable rented homes on housing sites, for people with a 'local connection', some low cost affordable home ownership housing, that would remain 'low cost' in future sales, and any open market housing should be mainly 2 - 3 bedroom;*
- *we 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.*

Most people agreed with these conclusions (saying that the work was either OK or good), with about 1 in 10 (11%) saying that we needed to 'think again'. The most common points raised were again emphasising the need for gradual growth and the use of small rather than large sites. Whilst there was clear support for some affordable housing, there were only a few comments on the possibility of having a care home built locally (4 specifically in favour, 9 against).

In terms of the possible site allocations for housing, there were mixed (but in places very clear) views, as illustrated on the following chart where green indicates positive support and orange a negative response.

Whilst the number of responses varied between the two consultations (and the AECOM report for the second set of sites was not available in the second consultation), there was a high response rate to this question, with at least 277 individuals responding to each site from the first consultation, and over 200 on the supplementary one. Where respondents either skipped the question or stated that they did not know the site, they have not been included in the chart (so that it reflects the views of those that felt sufficiently knowledgeable about the site to comment).

The analysis gives an indication of which sites would be likely to have the highest degree of community support. However it is not the only factor in the deciding which sites should be allocated, as the overall settlement strategy (as set out in the Local Plan) and planning constraints and issues (identified through the technical reports) also have to be considered.



Reading left to right: the 50% line allows you to see which sites have at least 50% of respondents rating them as 'green' (i.e. suitable/highly suitable). Reading right to left: the 50% line allows you to see which sites have over 50% of respondents rating them as 'orange' (i.e. unsuitable/ highly unsuitable).

Eight sites had more than 50% of respondents considering them either suitable or highly suitable. A ninth site (NCY09) achieved 50% support. These nine sites were:

- SSDC4a: North Town Farm South
- NCY14: barns at North Town Farm

- NCY15: land r/o 3 North Town Cottages
- NCY16: land opposite Manor Farm
- NCY 17: land E Cary Road, Brookhampton
- NCY19: Hill Farm Barns
- NCY20: Three Ashes (infill site)
- NCY01: Barn at Stoke Lane, Woolston
- NCY09: West of March Lane, Galhampton

NCY18: land W Cary Road, Brookhampton, whilst not achieving 50% support, came close (i.e. at least 40% and with more respondents in favour than opposed). Three other sites perhaps could be considered 'borderline', although they were less supported than not:

- NCY05 land west of Sandbrook Lane (the area closest to the road) – considered potentially suitable through the AECOM site assessment process (with a few caveats relating to heritage and access). This site was considered suitable by 34% of all those responding, and unsuitable by 46%. This was largely mirrored by North Cadbury residents (34% of respondents from North Cadbury felt the site was suitable for some development, 19% were 'neutral' and 47% thought it was unsuitable).
- NCY06 land east of Sandbrook Lane (the area closest to the road and adjacent to the school) – considered potentially suitable through the AECOM site assessment process (with a few caveats relating to heritage and access). This site was considered suitable by 27% of all those responding, and unsuitable by 53%. This was largely mirrored by North Cadbury residents (28% of respondents from North Cadbury felt the site was suitable for some development, 21% were 'neutral' and 52% thought it was unsuitable). Of the two sites (NCY05 and NCY06) this clearly had less support (and also gained a reasonably high level of support as being an important local green space).
- NCY07 South of Hearn Lane, Galhampton – considered potentially suitable through the AECOM site assessment process (subject to the retention of the trees and suitable design / screening), and considered suitable by 34% of those responding, and unsuitable by the same amount. There was a stronger level of concern expressed by Galhampton residents (34% of respondents from Galhampton felt the site was suitable for some development, 19% were 'neutral' and 47% thought it was unsuitable), as also evidenced by the comments.

A number of sites were clearly rejected as unsuitable (all of these were also considered unsuitable through the AECOM site assessment process):

- SSDC1 land off Ridgeway Lane (also known as Clare Field)
- SSDC2 land adjoining SSDC1 to the west
- SSDC3: Down Ash Farm (whilst similar to NCY06, AECOM's assessment rated it unsuitable)
- SSDC4 North Town Farm (remaining area to the north)
- NCY04 land adjoining The Grange (section closest to the Grange)
- NCY05 land west of Sandbrook Lane (part of field furthest from the lane)
- NCY06 land east of Sandbrook Lane (part of field furthest from the lane)
- NCY10 land NW of Sandbrook Lane
- NCY11 land east of Manor Farm
- NCY12 land west of Manor Farm
- NCY13 land north of Ridgeway Lane
- NCY08 land adjoining Horseshoe Villas, Woolston

It was noted that the agent for the landowner of SSDC1 included a lengthy submission disputing a number of the matters covered in the AECOM report and suggesting that the site was incorrectly assessed. Reference was made to a number of studies commissioned for a forthcoming planning application (including a detailed landscape assessment, an initial heritage assessment, full phase 1 ecology report, and a new access road linking with the A359, designed in conjunction with highways consultants). A request for these reports was made in January but not yet received at the time of publishing the summary results. Since that time a planning application has been made on this site.

A more detailed summary of the responses to all sites considered in both consultations is in Appendix 2. Generally comments received reflect those opposed to a site, and therefore do not necessarily reflect consensus opinion. Nevertheless the issues raised are useful to consider further, in terms of whether they can and may need to be mitigated should the site be included in the Neighbourhood Plan.

Employment

As with housing, the survey included a summary of the findings on the local employment needs, such as that 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 (which are already under-represented in our area). Most local businesses that responded to our survey told us that they were unlikely to need to change premises or move, and whilst there was some evidence of demand for new business premises, most appeared to be capable of being accommodated on the existing Cadbury Business Park or its future expansion.

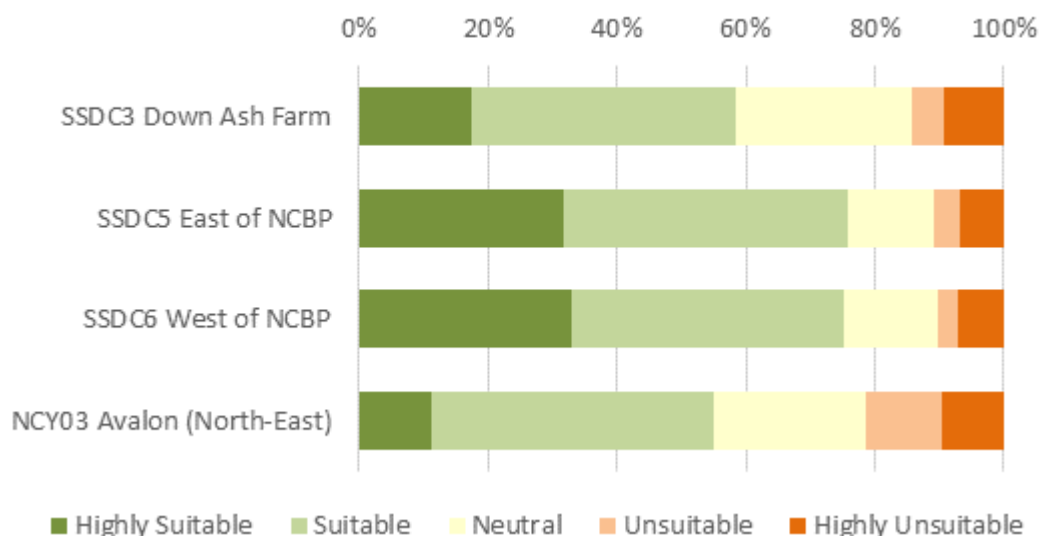
Most people agreed with these conclusions (saying that the work was either OK or good), with fewer than 1 in 10 (8%) saying that we needed to ‘think again’. The most common points raised were with regard to improved broadband to make it easier for people to work from home, and the potential for small business units (which were not catered for specifically at the business park).

In terms of the possible site allocations for employment uses, all of the options were generally considered suitable by local residents (including those residents in that locality), with the North Cadbury Business Park sites considered to be the most suitable options by the majority of respondents. We

are unlikely to need all of these sites in our plan due to the limited local need

The only concern raised with regard to the North Cadbury Business Park sites was that the site could turn into a lorry park for the A303. There was a much more significant number

Employment Site Options



of concerns raised in relation to the Galhampton site options (NCY03) regarding potential visual impact and highway safety.

Community Facilities

As part of the survey we relayed the feedback we had received through the community facility surveys:

- *most are local facilities and services running under capacity. The main exception is the allotments in North Cadbury, which are at capacity – so would struggle to meet additional demand;*
- *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 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;*
- *the local shops are particularly dependent on local trade – the North Cadbury Stores could look to provide Post Office services;*
- *there is a desire to improve the local bus services but neither SSDC nor the local bus company have any current plans to do so.*

As with the general summaries of housing and employment needs, most people agreed with these conclusions (saying that the work was either OK or good), with only 9% saying that we needed to ‘think again’. The most common points raised were whether the school capacity was sufficient (and whether the formula used for assessing the need arising from 12 places was correct), the need for improved bus services and the narrowness of the lanes (and their ability to cope with any additional traffic).

The supplementary consultation sought views on the proposal to create a school car park to the rear of North Cadbury Primary School (NCY21). The car park would hold up to 12 cars. Vehicular access would be via Chapel Lane and over a restricted byway (subject to the necessary access rights being granted). There would be pedestrian access.

A significant majority of respondents (66%) favoured the car park as a means of alleviating traffic issues on Cary Road during the school day, if it was developed in a sympathetic way. Some also thought it should be exclusively for the school’s staff.

Those respondents expressing opposition (10%) were concerned about ease of access to the car park (given the narrowness of Chapel Lane), rights of access, impacts on trees, hedgerows and houses in Chapel Lane. Some respondents raised that the Cat Ash Inn had offered parking in the past but that this offer had not been taken up.

Local Green Spaces and Important Views

We also asked for local resident’s confirmation whether we had identified the most important green spaces and views in their areas.

From the responses to the first consultation (where we check whether there were any ‘missed’ local green spaces), four additional sites were included in the second consultation. These appeared to best meet the National Planning Policy Framework (NPPF) criteria, to which the Neighbourhood Plan legally must have regard. The sites that were excluded were not considered



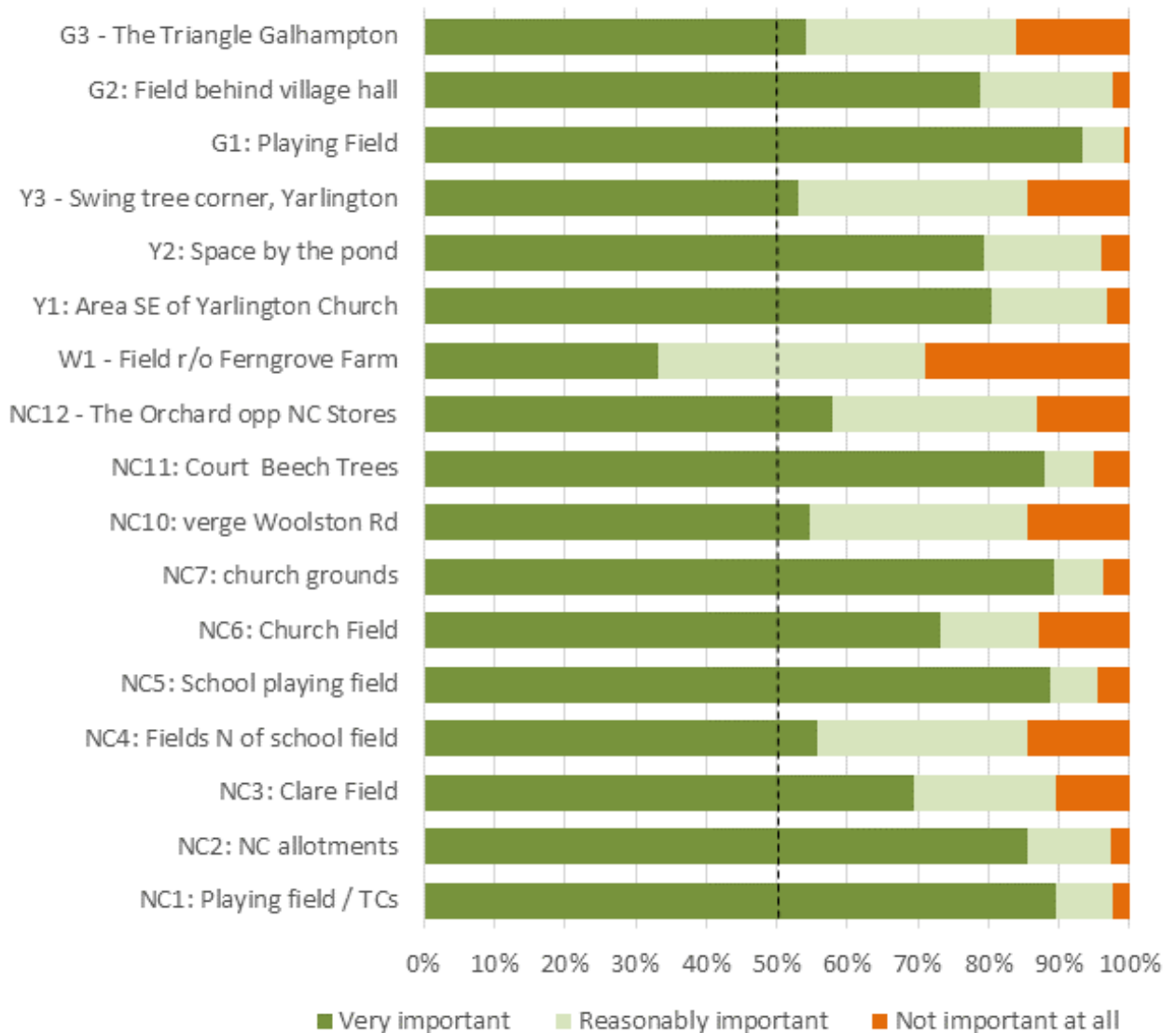
such a good fit with the published guidelines or appeared unlikely to garner sufficient local support due to the limited feedback. The excluded sites were:

- The sunken lane towards Woolston Manor Farmhouse (22 responses) – which did not readily fit the LGS criteria 1 and 3 above.
- Field east side of Sandbrook Lane by The Cabbage Patch adjacent to river Cam (4 responses) – excluded as it was not well supported by respondents.
- Field opposite Pin Lane Cottage, Yarlington (3 responses) – excluded as it didn't readily fit with 1 and 2 above
- Poorlands Field, north of church, Yarlington (3 responses) – excluded as it didn't readily fit with 1 and 2 above.

Local Green Space designation criteria – the space must be:

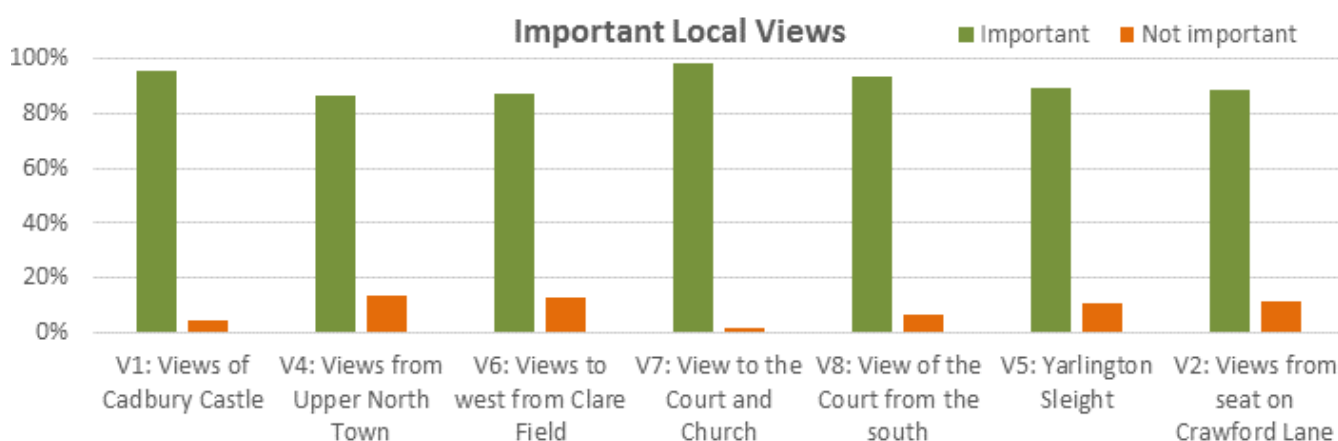
1. *in reasonably close proximity to the community it serves;*
2. *demonstrably special to a local community and of particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), its tranquillity or the richness of its wildlife;*
3. *local in character and is not an extensive tract of land;*
4. *likely to endure (so not subject to planning consent or likely to be needed for future development).*

Local Green Spaces



In terms of the local green spaces, the general feedback was that the spaces we had identified were very important to local residents, with at least 50% of all respondents stating that each space was ‘very important’ and in excess of 85% saying that they were either important or very important.

Similarly, the Important Local Views were tested. All of the views tested had at least 85% of those responding to these questions, agreeing that they were important. *NB where respondents had selectively indicated that some green spaces or views were important, but had skipped responding in relation to the other green spaces or views in that settlement, it has been assumed for the purpose of this analysis that the views which were not rated, were ‘not important’, and therefore the graphs reflect a conservative estimate of their importance.*



The importance of the views and green spaces did not appear to vary significantly depending on whether or not the respondent lived locally.

From the responses in relation to possible important views that may have been missed, this identified the following views for further assessment:

- From South of Woolston towards North Cadbury and Cadbury Castle (16 responses)
- From Hearn Lane through gate to North Cadbury and beyond (10 responses)
- From bench on Small Way Lane Galhampton looking South (9 responses)
- Various views from Corkscrew lane, not specified (8 responses)
- Through the gate West Dodinalls House Rd. looking towards the Polden Hills (8 responses)
- View from hill on FP by junction of Woolston Rd. and Ferngrove Lane (6 responses)
- View from Lower Woolston (4 responses)
- From top of Lodge Hill Yarlington looking SW (4 responses)
- From junction of far end of Long St. and Stoke Lane Galhampton South (4 responses)
- Tunnel of trees Ridgeway Lane (3 responses)

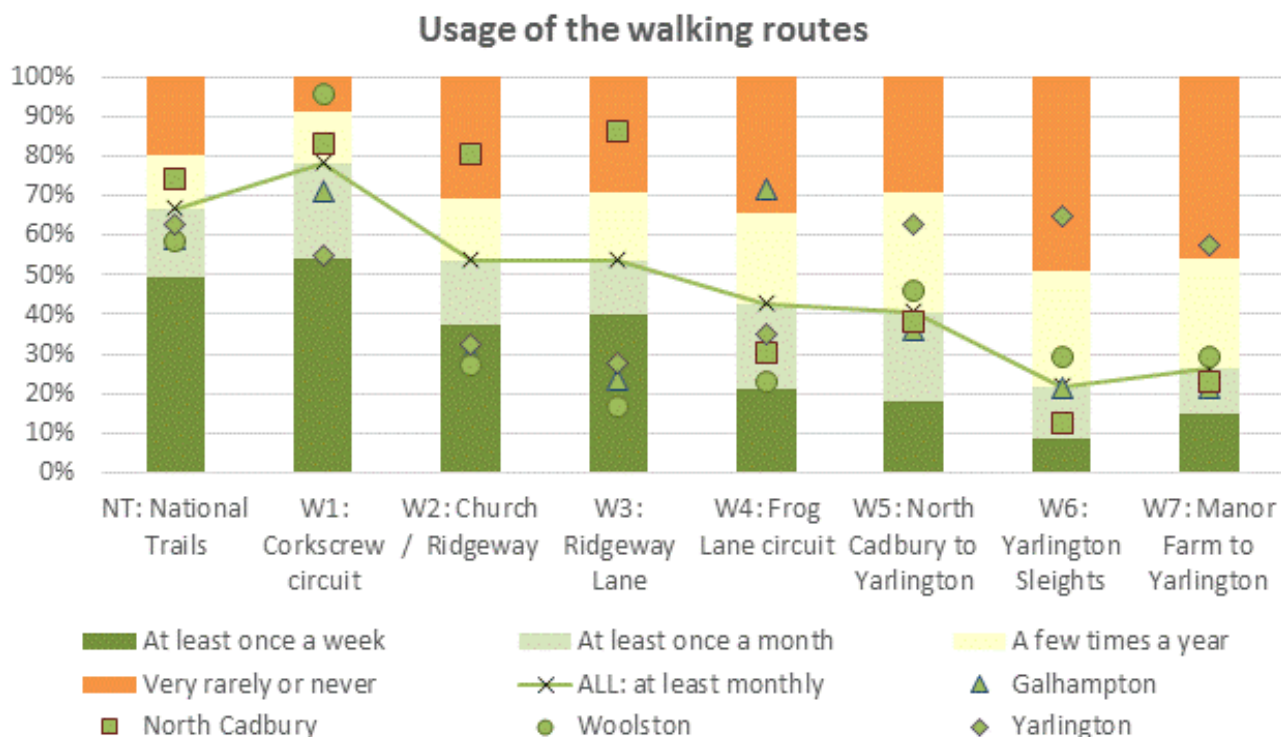
Getting around

We asked local residents to tell us how often they walked the local footpaths in the areas, highlighting particular routes that the Neighbourhood Plan Group had identified as being potentially popular. *NB where respondents had selectively indicated when they walked some of the routes, but had skipped responding in relation to the others, it has been assumed for the*



purpose of this analysis that the walks which were not rated, were ‘rarely or never’ used by them, and therefore the graphs reflect a conservative estimate of their usage.

The following graph shows that both the national trails and the corkscrew circuit walk are extremely well used, with about half or more residents walking parts of both these routes at least weekly. The two circuits to the south and west side of North Cadbury are also well frequented, with over 80% of North Cadbury residents using these at least monthly. The Frog Lane circuit was particularly well used by those living in Galhampton (with about three-quarters of respondents using that route at least monthly or more frequently), and the majority of those living in Yarlington (and Woolston to a certain extent) likely to use the remaining three routes on a regular basis.



Feedback as part of the comments did not suggest that any routes of greater importance had been overlooked. Most of the comments reflected how lucky the parish is to have so many paths and that residents would like to see these preserved. Maintenance and better signage of the existing routes was therefore seen as a priority by many, with a preference for gates (over stiles) to help ensure that those less able to climb over stiles can still enjoy access to the countryside walks.

In terms of possible new routes, a link from Galhampton village to the main road (and Galhampton Country Stores) was suggested by a significant number of local residents, with other more common suggestions being a circular walk from Yarlington along the Sleights and back, and the potential for a safe crossing point of the A303. A full list of suggested routes (existing and proposed) is included in Appendix 3.

Heritage Features

The final question on the survey was with regard to the heritage report that had been commissioned, giving residents a chance to read and comment on its conclusions. A list of the comments received are recorded in Appendix 4.



Appendices

Appendix 1: Individual Comments on the Vision

General comments	Responses
<ul style="list-style-type: none"> – Prioritise use of brown field sites – Density important – need to be well-spaced / garden areas 	10
<ul style="list-style-type: none"> – Greater emphasis on sustainability, caring for the environment, type of building materials, grey water recycling, rainwater harvesting, electric car charging terminals, solar panels, solar hot water etc 	9
<ul style="list-style-type: none"> – Stronger statement about the natural environment. Acknowledge existence of rare/endangered species, flooding/ water course, health of the river (natural spring for the village to use), views, important & ancient footpaths, avoidance of noise, light pollution etc 	13
<ul style="list-style-type: none"> – Concern about increased traffic through the villages and lanes, transport / bus services to all of the villages, commitment to maintenance of walking, cycling routes and signage. Need for better infrastructure eg better broadband, school capacity, medical facilities/access, improved shopping facilities etc 	18
<ul style="list-style-type: none"> – Against large/ want small sites, not all at once/ grow organically. Infill preferable. Preserve and respect rural, village uniqueness and maintain separate identities of the 4 villages 	31
<ul style="list-style-type: none"> – Explain ‘affordable’ – rented, social/council, emphasis placed on younger generation and housing for residents to retire to. 	11
<ul style="list-style-type: none"> – Developments at Castle Cary and Sparkford on multiple green field sites 	7
<ul style="list-style-type: none"> – Greater clarity of wording. Eg after. "...work from home", it should read, "or run their businesses in the village" ...and there will continue to be..etc. "The parish does welcome .."(not will have..) Paragraph 2 ‘new families’ – young and old affordable for all ‘families’ replaced with something more inclusive (includes single people/ mixed non-nuclear households). Penultimate line “Tolerant community in which residents of all ages can..” Clarify how all of this will be achieved 	8
<ul style="list-style-type: none"> – Excellent, 100% agree, spot on 	10
<ul style="list-style-type: none"> – Concern the plan will destroy the area’s character – with the housing numbers needed 	6

Appendix 2: Summary of individual comments on the potential Housing Site Allocations

Site	General positive comments	Reps	General negative comments	Reps
SSDC1 SSDC2	<ul style="list-style-type: none"> – Could accommodate 60 houses in one place and have minimal impact on existing village landscape and views from the roads approaching North Cadbury. This is the most suitable and only site available to meet all the needs of the vision statement. 	2	<ul style="list-style-type: none"> – No site should be used for large scale development. Large scale development is totally at odds and will totally change the character of the village. Development should be in small groups on infill or village edge sites -Not a big housing estate which is out of keeping. 	27

	<ul style="list-style-type: none"> – Possibly a single row of houses above the flood line, say 10-15 		<ul style="list-style-type: none"> – No suitable access to the village. Proposed road access unacceptable - makes it a separate community from North Cadbury. A new road to provide access from the A359 would lead to further development – Loss of heavily used walking area for families/ dog walkers – In a flood plain. – Potential environmental problems over sewage/algae 	
SSDC3:	<ul style="list-style-type: none"> – Will provide most of the required housing allocation without changing the nature of the village and a brownfield site – Close to development of Business Park and accessed directly onto a main road 	10	<ul style="list-style-type: none"> – Unsuitable location and out of scale for 'rural settlement'/ 'village' 	1
SSDC4a:	<ul style="list-style-type: none"> – Housing would need to be in keeping with rural character of village and not impact on wildlife 	2	<ul style="list-style-type: none"> – More housing = increased danger turning – Impact on trees and existing barns, too crammed in 	2
SSDC4b:	<ul style="list-style-type: none"> – Old silage pit may be suitable 	1	<ul style="list-style-type: none"> – Not go beyond footprint onto surrounding green space 	1
NCY01:	<ul style="list-style-type: none"> – Needs to be affordable housing / suitable for local person – Important house is sympathetic/compatible with best of local building; traditional style. Could this be restored (rather than replaced)? 	5	<ul style="list-style-type: none"> – Barn only recent – May encourage Hill Ash Farm developers to infill gap; set precedence – Increase traffic on narrow lane; access poor; poor exit visibility – Overlooks Woolston Cottage – One dwelling remote and unnecessary 	4
NCY04a:	<ul style="list-style-type: none"> – Better [than others] – Clarify how many houses, design, access – Must not affect and rare or protected species 	7		
NCY05:	<ul style="list-style-type: none"> – Sensible for partial development (maintaining footpath) – Only a limited number of houses, and only if general appearance and view of these open spaces could be retained and access through Sandbrook Lane not altered 	5	<ul style="list-style-type: none"> – Would destroy traditional character of existing setting / views from current properties and set precedent for more development later – Within Conservation area – Access road not suitable 	7

<p>NCY06:</p>	<ul style="list-style-type: none"> – School parking – Only a limited number of houses, only if general appearance and view of these open spaces could be retained and access through Sandbrook Lane not altered 	<p>7</p>	<ul style="list-style-type: none"> – Access onto Sandbrook Lane big concern, very sharp, blind corner, narrow lane; problem with increased traffic; dangerous – Crossed by upper and lower footpaths; well used part of circular walks. – Ancient Yew tree (TPO) and large Ash tree – root system disturbance – Impact of sewerage/drainage - field gets waterlogged – Within Conservation area – Limited development would set precedent for more development later 	<p>9</p>
<p>NCY07:</p>	<ul style="list-style-type: none"> – 1 or 2 houses not 5, possibly single storey construction, partially set into slope to reduce visual impact – Housing and landscaping ‘in keeping’ with rural character of village 	<p>8</p>	<ul style="list-style-type: none"> – Rejected x2 previously - development having an unacceptable adverse impact on the visual amenity of the area – Not proposing affordable housing – Beyond natural village limit (designated north of Hearn Lane) – Field is above level of road; visual impact. – TPOs including 350 year old oak – Prime pasture – Home to wide variety of flora and fauna; better retained as green space – leads onto wild Garden and stunning views of Cadbury Castle – Poor access, single lane track, very narrow – No safe pedestrian access to Galhampton stores 	<p>18</p>
<p>NCY09:</p>	<ul style="list-style-type: none"> – 1 property - in fill – Housing and associated landscaping ‘in keeping’ with rural character – Would this be affordable housing? – Access to Hearn Lane which would need widening – Outbuildings could be converted 	<p>9</p>	<ul style="list-style-type: none"> – Over-development; 3 properties excessive especially close to listed building – Loss of on-street parking space; site is front garden of landowner – Flood risk (top end March Lane); Complicated drainage system taking excess surface water (which comes from the high road – a359) finally to one drain and onto an outfall pipe in stream behind houses opposite Agecroft. The stream crosses diagonally to the 	<p>11</p>

			new village hall 'area' and, the pond around frog lane area.	
NCY14:	– Reuse of old barn(s)	3	– Unsuitable as adding to over dense housing in the area of land	1
NCY15:	– An infill of a single property and unlikely to have impact – Rather remote from village but is infill	3	– Query whether farming is likely to blight future residents or not	1
NCY16:	– Near to centre of village and ticks all boxes that newcomers would want – The orchard is not an ancient one	2	– Opposed to replacing established orchard space with housing as orchards important to rural character of village and surroundings and take a long time to establish – Orchards are important for wildlife and amenity and its loss will have a detrimental effect. If developed, favour conservative approach where at least 1/3 of existing trees are retained – Exposed site could impact adversely on the landscape and historic setting (church and Cadbury Court) – The area of Woolston Road has many listed buildings and is enriched by old orchards. The proposed development (on the south side) departs from the established building line. May imperil the generous verge on the southern side of Woolston Road – Concerns about access, parking and traffic on Woolston Road, as well as road safety impacts. It is not on a bus route – Development is too big. – Considerable development in beautiful/unspoilt part of village. The screening of the development will not be adequate. Development should take place at the other end of the village – Why does the landowner need a house for the farm manager when the landowner has many other properties?	14

			<ul style="list-style-type: none"> – Development would set a dangerous precedent for other old orchards 	
NCY17:	<ul style="list-style-type: none"> – One or other of NCY17 and NCY 18 but not both – Would fulfil the criteria for affordable houses 	6	<ul style="list-style-type: none"> – Will encourage further development of high value green spaces which have footpaths and walkways. The development size seems excessive – Will exacerbate traffic and road safety issues. – The road is narrow with poor visibility. – Will ruin the view of North Cadbury from North Town. – No footpath along Cary Road at this point – pedestrian needs and safety issues. – Opposed to ribbon development – No social housing proposed – affordable isn't affordable on local wages – Development may pose a flooding risk to properties in Brookhampton – Concerns about NCY17 and NCY18 and their overall impacts if both proposed impacts on wildlife with anticipated removal of hedges 	9
NCY18:	<ul style="list-style-type: none"> – One or other of NCY17 and NCY18 but not both – May be some limited capacity for development on lower part of field depending on impacts 	3	<ul style="list-style-type: none"> – Will encourage further development of high value green spaces – Will set a precedent for future infill/expansion which will be hard to resist – Will ruin view from North Town – Isolated from North Cadbury because of right of way – Inadequacy of Cary Road – will need to be widened. Traffic and road safety concerns – Impacts on wildlife with anticipated removal of hedges – Development may pose a flood risk to properties in Brookhampton – Opposed to ribbon development – No social housing 	5
NCY19:	<ul style="list-style-type: none"> – Reuse of barns so good in principle 	2	<ul style="list-style-type: none"> – Will encourage further development of high value green 	1

			<p>space that has existing footpaths and walkways which need to be considered</p> <ul style="list-style-type: none"> – Concerns about the number of houses – Concerns about access which is currently substandard and little space to improve it. Parking needs consideration 	
NCY20:	– Not a significant development	1	<ul style="list-style-type: none"> – Remote from village – Difficult to see how a new house could be accommodated on the plot – Might have traffic impacts at dangerous junction 	1

Appendix 3: Existing and potential local walks

Existing

- Behind Yarlington Lodge up on to Park Hill.
- Chapel Lane, North Cadbury leading to bridleway and using either footpath across school field to field behind, then using footpaths across it to Sandbrook Lane or Woolston Road. Extremely popular with dog walkers.
- Circuit of field to East of Ferndale Farm, starting from chapel in Galhampton. Galhampton to Crawford Lane and then to corkscrew lane and back.
- Corkscrew from Galhampton end
- Cycle Sandbrook Lane and Stoke Lane.
- From Crocker's Hill, SE alongside the woodland, to emerge nearly opposite the driveway for Yarlington House.
- From Galhampton We walk north and West of Frog Lane, and also south and East down towards the river Cam.
- From the top of Lodge Hill app entrance to Yar'house and down to near Pin Lane Cottage on Crockers Hill
- Galhampton and Frog Lane.
- Galhampton Crawford Lane.
- Galhampton mile walk round the village very popular.
- Galhampton-several routes off Long St heading north, on paths between houses and connecting with Small Way Lane/ Frog Lane via footpaths parallel to Lon St or connecting to routes east e.g. Hicks Lane and back into the village on inexpensive network of paths including Quarter Lane.
- Many of the daily walked paths round Galhampton not shown
- Many people walk/ride the "circuit" N. Cadbury - Sandbrook lane - Corkscrew - Ferngrove -Woolston Rd 3 mile circuit important when fields/paths are wet.
- omitted: from Newpark Farm ridge to Yarlington via Stickle park; short Yarlington circuit [equivalent to W4]: up Lodge Hill - sharp left at gates to Yarl House drive - down gallop, past Yarl Lodge - onto Crockers Hill by Pin Lane Cottage
- Path below and up Park Hill to admire the views to Cadbury Castle and surroundings

- Riverside Walk from part of WN19/70 down to the sewerage works and along the River Cam to meet up with WN19/72
- Route from Long St, Galhampton - going south across the field east of the Manor, crossing Hearn Lane, south across the adjacent 2 fields (crossing NT) - running to the east of Sandbrook Lane, reaching W05, where it joins a green lane which continues south to the Corkscrew
- Sandbrook Lane to Hewlett's Mill, through Mill and fields to Yarlington.
- The Hearn Lane, Sandbrook Lane, Corkscrew Lane, Woolston Road, Long Street circuit. Very popular with Galhampton walkers.
- the on-road circuit Yarlington Eastwood Farm -Fisherman's Hut [now Gods Farmhouse] - Stickle park - Yarlington is v popular.
- walks in field S of school field and beyond then looping up the bridleway to north town and fields above and below Brookhampton House formal access from the village down to Chapel Cross without using the road as this is dangerous
- Woolston footpath south of Ferngrove Cottage/fields to the west - daily
- You have missed off the key one in Yarlington which goes from Pin Lane Cottage up to opposite the Yarlington House drive - this is used by a lot of villagers.

New / Improved routes

- A level well considered path around the outskirts of North Cadbury village for people with disabilities. Either pathed or wooden structures.
- A route from Manor Farm through the area between Long Street to the East of Galhampton and Hicks Lane?
- A safe more direct footpath between Galhampton and Castle Cary.
- A safer link from where national trail meets Galhampton hill to footpath on other side by substation going to castle Cary.
- Access to S. Cadbury Castle by foot, horse, bike could be improved by opening up old public footpaths and creation of tunnels or footbridge.
- Additional footpath and cycle path from Down Ash Farm to N Cadbury.
- Circular route round Yarlington Sleights -tops and bottoms. a route parallel to W6 but along the top of the ridge to north from A359 to Yarlington to The Newt via Sleight tops above Shatwell House or The Avenue [longitudinal wood on axis of Hadspen House]
- Crockers Lane to Yarlington Sleights
- Establish a formal footpath through the fields off Crocker's Hill (Yarlington) to the hill opposite Pin Lane Cottage.
- Footpath and or cycleway to Castle Cary
- Footpath from Galhampton village to Country stores.
- Footpath linking Woolston to NC, so joining up with the footpath that links the school to Woolston Road.
- Footpath/cycle track to Wincanton.
- Footpaths north of Galhampton connecting Galhampton to Small Way Lane then on to Castle Cary safer than walking along the road.
- From Galhampton Hearn Lane to Country Stores
- From Hearn lane to Galhampton country stores.
- From path WN 19/42 in Galhampton it can be seen that there is a sunken road which, from the map, would link to WN 19.39.

- From WN19/106 along part of WN19/78 and back to join WN/106 as this is a circular route and used by many dog walkers.
- Galhampton High Rd to Castle Cary
- Galhampton safe access from the village to the Country Stores, the pub and the bus stop.
- Galhampton to Castle Cary
- Galhampton to Country Stores
- Galhampton to Country stores
- Galhampton to Galhampton Stores
- Hearn Lane to Country Stores
- Hearn Lane to Galhampton Country Store site to allow access on foot or by bike.
- More open access around North Cadbury Court the road is private but the views are lovely
- North Cadbury to Chapel Cross and links to villages south of A303.
- North Cadbury to South Cadbury and Compton Pouncefoot avoiding Parish Hill
- Public footpaths opened up from Yarlington to hill behind the church
- Riverside Walk from part of WN19/70 down to the sewerage works and along the River Cam to meet up with WN19/72 and then back along the river to the allotments. Used by many dog walkers.
- Riverside Walk from part of WN19/70 down to the sewerage works and along the River Cam to meet up with WN19/72 round the edge of the field to meet up with WN19/106. Again popular with dog walkers.
- Route from Stoke Lane to Long Street Galhampton
- Safe footpath from village to Galhampton Country Stores and the Orchard Inn.
- The track linking Woolston road to lower Woolston should be designated a bridleway.
- WN19/106 Needs to join up with WN19/72
- Woolston road to old fruit farm track should be public right of way rather than private driveway to allow safe pedestrian access.
- Woolston to Yarlington
- Yarlington church to Shatwell
- Yarlington House to Stickle park.

Appendix 4: Commentary on Heritage Report

- In section on Yarlington, at quote by Geo 3rd re Yarlington House: "... 'a bold man to have built a house there' owing to its proximity to the watercourse" it is I seem to recollect the position on the windswept height rather than watercourse. There is none such in the vicinity.
- No mention of Yarlington Fair [Pound Lane being named after], Thomas Hardy etc
- Is the new house on Pound Lane 'by an international architect'? good though it is... who?
- Yarlington Church Tower is Saxon, not perpendicular
- The "Cottage" next to Woolston Manor Farmhouse is also listed (albeit not expressly but as being a part of the close of the Manor House) and dates from about 1610 and as what remains of the Manor House which stood on site before Woolston Manor Farmhouse was built.

- Not all historic orchards are on the edge of villages. Redlands Farm sits on the A359 nr the road to Castle Cary and was formally referred to in an 1885 map as Manor Farm. The Manor Farm pictured is a different property.
- Two more sunken lanes in Galhampton, Quarter Lane off Long St. On the corner beyond Crawford Lane heading to Yarlington, the village end of Frog Lane.
- The Phone box in Galhampton is an information centre and has a large notice board. The box it's self has been completely refurbished and re-glazed
- Page 11 infers that after the Manor House in Galhampton Village, the 'other' GII listed 'buildings' are located on the 'east side of the A359' i.e. Old Hunt Farm is on the east and was associated historically with Foxcombe Farm opposite, which is outside the parish. Clearer wording/description? rewording needed also as 'Agecroft' is then detailed and it should be clear this is 'in the village' of Galhampton itself and is also GII listed (c16 and c17th). The address for Agecroft is March Lane not Marsh Lane. Then goes on to mention Sandbrook Farm, which yes is still part of 'Galhampton', although outside the village itself, but Sandbrook Farm, Sandbrook Lane- parts are GII listed (uid 1056237).
- Omitted is The Mill, at Hewlett's Mill, Sandbrook Lane - also with GII listed parts (uid 1366412).
- 'Other buildings of quality' inc Long House which is on Middle Street. however the K6 telephone box converted to a book swap is on March Lane not Middle Street!