



# **North Cadbury & Yarlington**

## **CONSULTATION STATEMENT**

**Prepared by:**

**North Cadbury and Yarlington Neighbourhood Plan Group**

**November 2021**

This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in developing the North Cadbury & Yarlington Neighbourhood Plan (NP). It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation. It also demonstrates that the Neighbourhood Plan has been developed on the basis of wide and thorough community engagement. In line with the neighbourhood planning regulations, it:

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

(b) explains how they were consulted.

(c) summarises the key issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

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## Introduction

### Why work started on a Neighbourhood Plan

Starting in June 2019, South Somerset District Council undertook a public consultation on the Revised Local Plan for South Somerset (Preferred Options Consultation - Regulation 18). The draft Local Plan identified North Cadbury specifically as a village where provision would be made for limited development to meet local need, support local services and economic activity appropriate to the scale of the settlement. One potential site for up to 71 homes had been identified based on the Council's Housing and Economic Land Availability Assessment at that time (SSDC HELAA 2018).

The Parish Council decided to explore the opinions of its residents about the proposed development, whilst canvassing their views and wishes for the future of the parish.

To make local people aware of the potential proposals for the area, the Parish Council for the parishes of North Cadbury and Yarlington (NCYPC) organised a meeting open to the public. This was organised held in July 2019. Following this, a decision to develop a Neighbourhood Plan was agreed and approved and a working group was formed under the auspices of the Parish Council. The proposed Neighbourhood Plan area (the two parishes of North Cadbury and Yarlington) was approved by South Somerset District Council on 24 July 2019

### General approach to consultation

A group of local 'champions' were identified to take part in the working group and to help spread the word about the Neighbourhood Plan and coordinate local consultation and generate interest.

News about the Neighbourhood Plan was posted regularly on a variety of channels:

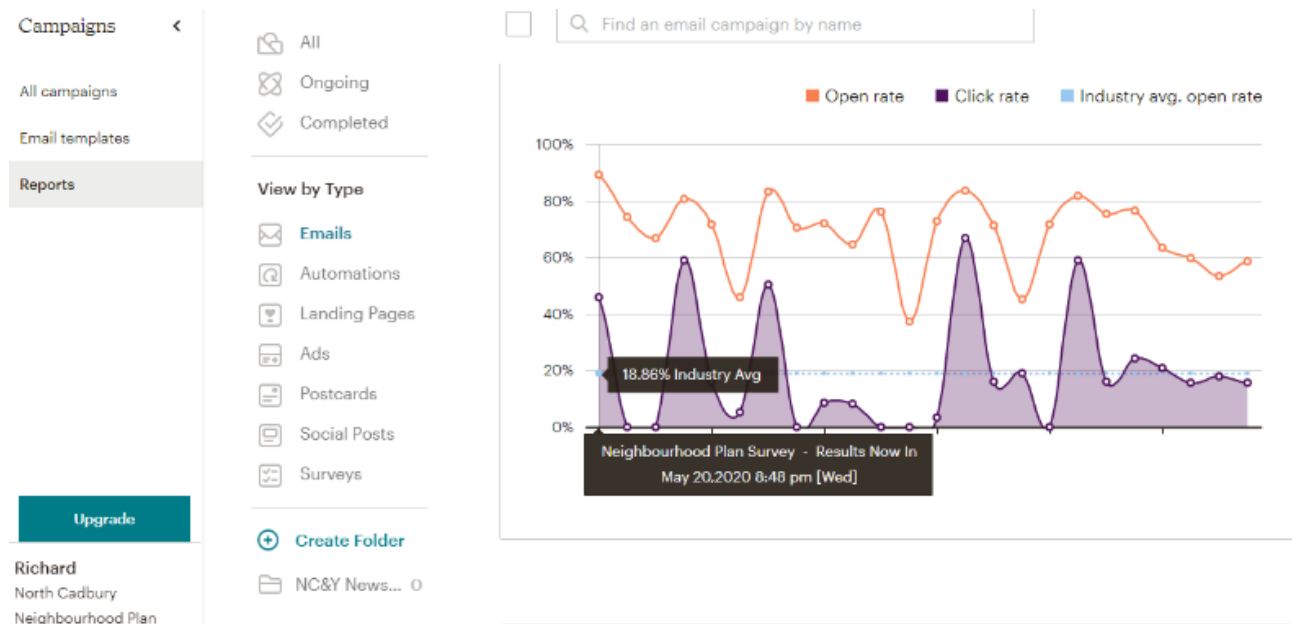
- [North Cadbury and Yarlington Neighbourhood plan website](#)
- Nextdoor the social platform for neighbours to connect and share information (429 neighbours)
- [Galhampton Facebook](#) page
- postings in the local Church Magazine "Excalibur"

News items were also emailed to a mailing list of about 140 people



(who had asked to be kept informed). For critical consultations, house to house leaflet drops were undertaken (Covid and resources permitting).

The following graphic depicts all the email campaigns to date and recipient's response



## Household Survey - February 2020

### What was done:

A paper [survey](#) was delivered to all homes in the Neighbourhood Plan area in February 2020, asking a range of questions in order to find out their thoughts about the area, issues they had and how they wanted to see it develop in future.

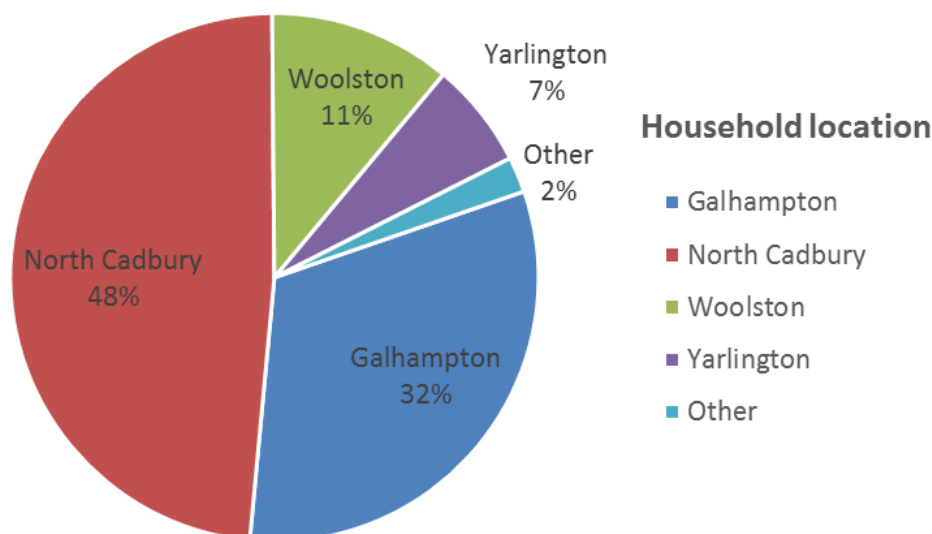
Villagers could respond by filling in the questionnaire and returning it to various locations around the area or filling it in online via a dedicated links. A telephone helpline was also advertised on the survey in case anyone needed help completing the form. The consultation was advertised through posters and on the local community website (Nextdoor) and the Neighbourhood Plan website

There was an exceptionally good response rate to the survey. Some 277 questionnaire forms were completed (about 58%) of the population, providing a particularly good sample size of opinions and evidence base for a plan.

### Who responded:

The numbers of returned questionnaires broadly reflected the size of the various settlements within the Neighbourhood Plan area

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 should be considered in formulating the plan.



### Main findings:

The full report on the results of the [Household Survey January 2020](#) was published March 2020. The main findings were as follows:

The main reasons people come to live in the area and remain here are the character of the countryside and its peace and tranquillity. Many favourite local views and walks were identified, along with valued landscape features. Other key factors are the sense of community, proximity to work, the types of housing available and family connections to the area. Whilst many respondents could not think of anything they would like to see change, of those who did, a better bus service was the most common suggestion.

About one in five households indicated that their housing need was likely to change in the next 5 to 10 years: the main requirement was for housing to buy on the open market, or alternatively, to build their own house. There was also a need for affordable home ownership.

There were mixed feelings about how much housing should be built in the future. The 'middle ground' would be about 40 – 60 new homes over 20 years. There was no strong consensus on where this should be; if anything, the responses suggest that finding an acceptable site or sites will be critical in getting a plan accepted by residents. Architecture should be in keeping with the character of the area, and homes not 'crammed in': quite a few examples were provided of recent developments which respondents liked.

Most people do not work locally, but commute to locations outside the parish. Of those business owners and entrepreneurs living in the area and looking to relocate or start up a business here, most considered that they could be accommodated on the existing North Cadbury Business Park or its future expansion.

Some three-quarters of those responding expressed concerns about traffic-related issues. Speeding and on-street parking issues are the most common concerns.

Local community facilities are clearly important and valued by residents, with the North Cadbury Village Stores and local footpaths and bridleways of particular importance. Younger residents (aged 4 to 19) particularly value the local park / playing fields. The top two suggestions for improved facilities were new school buildings and more footpaths / bridleways (with better maintenance), and for younger residents, cycle routes or a bike track would be popular.

### How these issues and concerns were considered

The working group drew on these conclusions in drafting a statement of the vision, aims and objectives for the neighbourhood plan, and used those objectives to guide it in gathering evidence to inform the plan.

Following the survey, a Call for Sites was run, that identified a number of potential building sites which were consulted on later in the year. In addition, separate Business and Facilities surveys were carried out in March/April.

Anonymised data from the household responses were forwarded to AECOM the consultants undertaking the Housing Needs Assessment for the Neighbourhood Plan area.

## Business and Community Surveys - March 2020

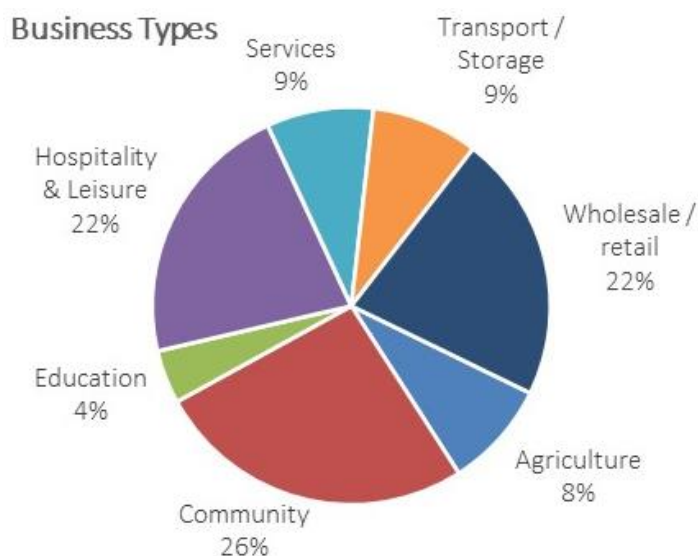
### What was done:

A total of 34 businesses / community organisations in the area were identified by local knowledge, business directories, yellow pages, and phone books.

The survey was begun in early March 2020 and its completion was very much influenced by the Covid-19 pandemic. The original intention was to interview all the businesses face to face but this proved impractical in some cases and contact instead via email or telephone was used. Some managers felt they had no time to complete the proforma as they were too busy trying to keep their businesses trading in a pandemic. The closing date was extended from end March to end June 2020 in order to maximise returns.

### Who responded:

In total, responses were received from 23 organisations by the end June 2020, a response rate of 68%. This included a broad mix of businesses, particularly community venues, hospitality / leisure, and wholesale / retail sectors.



### Main Findings:

The main aims of the business and community facilities surveys were to find out the type of businesses and facilities that were operating locally, the extent to which they provided local services or employed local residents, whether there were any problems in maintaining their business / services and whether there were plans for expansion or contraction that could usefully be considered through the Neighbourhood Plan process. Given the timescale of the survey, we were particularly aware of the uncertainty regarding future needs in light of the 'outfall' from the Covid-19 pandemic.

What the survey did do, was highlight the wide mix of local businesses and organisations operating in the area – these range considerably in size and type, with no obvious dependency on one sector. The type of businesses and organisations that tended to have (a) a more local customer base and (b) employ local people were (perhaps not surprisingly) those offering local services. Nonetheless, most businesses provided some benefit to the local economy, with only one business employing no local residents and having very few local customers.

Most of the businesses responding were operating broadly at capacity, with community facilities / services tending to be under capacity. The most common issue was inadequate parking (cited in 6 cases relating to customers or staff). The majority (over 80%) said that they did not have any current plans to change in the foreseeable future. Of the few looking to change, the answers varied between extending within their site, relocating to another site (some within and one to outside the area) or closing their business altogether. In terms of community services, the main issues flagged were allotment provision, and parking for Galhampton Village Hall. The school confirmed that they would wish to remain at their existing location within the village, and undertake building works to upgrade the on-site facilities.



The [Business and Community Services Results](#) were distributed summer 2020.

### How these issues and concerns were considered

The findings provided reassurance on the plan's emerging aims and objectives and the extent to which additional business premises may be needed.

### Call For Sites - March 2020

#### What was done:

Whilst aware of the call for sites undertaken as part of the preparatory work for the South Somerset District Council Local Plan, it was clear that this had not been responded to by many local landowners, severely limiting the potential choice of developable sites.

A call for sites was therefore run locally, inviting residents and landowners in the community to put forward potential sites – not limited by any site threshold. This was advertised in the local Church Magazine “Excalibur” and posters displayed around the area to raise awareness, in addition to the social media outlets and e-newsletter.

A paper and online survey was used to capture the responses. The call for sites ran for 4 weeks up to 17 April and followed on from the District Council's own call for sites (which had been running from 27 February) – with site details from the District Council being made available to the NP working group.



North Cadbury & Yarlington Parish  
Neighbourhood Plan

## CALL FOR SITES

Do you own some land in the parish?

- \* Perhaps a garden that is now too large, or
- \* A green field site, or
- \* Buildings which could be converted or redeveloped.

Would you like the Neighbourhood Plan to include it to allow some sort of development to take place?  
If you do - you should tell us now.

Suggesting a site does not guarantee that it will be included in the Neighbourhood Plan, or that it would definitely be developed, but it does mean that you would like it to be considered.  
This "Call for Sites" will close on April 17th 2020, so please submit your response before that deadline.

If you have such a site, register your details on;  
[www.surveymonkey.co.uk/r/NCYNP-CFS1](http://www.surveymonkey.co.uk/r/NCYNP-CFS1)

Or contact the Chairman Mike Martin at;  
[michaelvernon390@gmail.com](mailto:michaelvernon390@gmail.com)

Further details available on our website at;  
[www.northcadburyneighbourhoodplan.org.uk](http://www.northcadburyneighbourhoodplan.org.uk)

#### Who responded:

In the first call for sites some 11 sites were offered up by eight landowners (in addition to the sites submitted via the District Council's own call for sites). Additional sites were also put forward later in the process (during the consultation on options).

#### Main Findings:

The call for sites provided information about additional development options than that identified via the District Council, allowing a wider range of options to be explored.

#### How these issues and concerns were considered:

All sites were forwarded to AECOM to undertake an independent site assessment of the options, to help identify which sites may be suitable for inclusion in the Neighbourhood Plan.



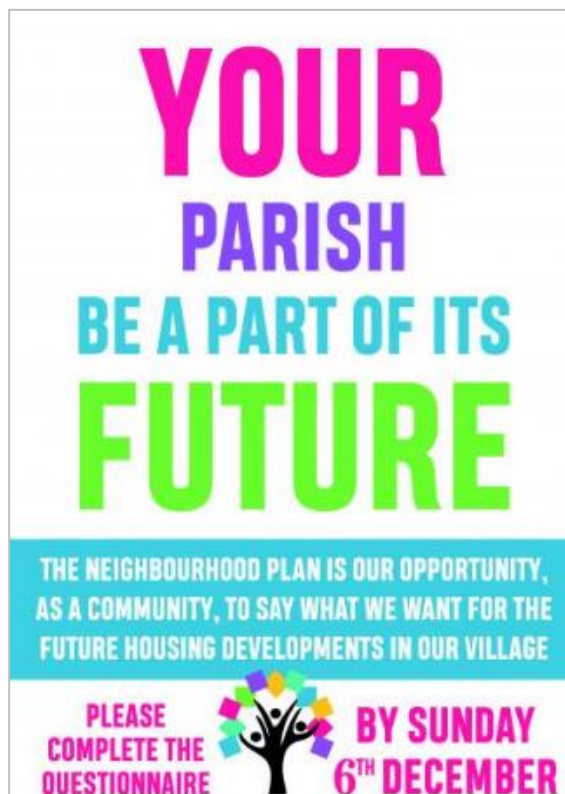
## Options consultation: November 2020 and February 2021

### What was done:

This consultation was intended to provide local residents with an opportunity to give their view on the suitability of the potential development sites, together with feedback on the various findings that had come from the ongoing research.

A [virtual presentation](#) of the sites and [AECOM's October 2020 assessment](#) report were both made available on the North Cadbury & Yarlington Neighbourhood Plan website, the Neighbourhood Plan Newsletter facility and local community website Nextdoor each with links to an online questionnaire. Household surveys were delivered door to door throughout North Cadbury, Galhampton, Woolston and Yarlington in November 2020.

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 three weeks to respond.



Villagers could also respond by filling in the [survey](#) either online or in writing, with various collection points provided around the area (to the Village Stores in North Cadbury; Galhampton Country Stores; and two nominated addresses in Galhampton and Yarlington). Two telephone contacts were made available for anyone having any questions about the survey or who may need help completing one.

As a result of the consultation some additional sites were put forward by landowners. Rather than discount these, the decision was taken to run a supplementary consultation with an online questionnaire was carried in January 2021 along with a [further virtual presentation](#) of the additional locations offered. It was also accepted that AECOM's review of the additional sites would not be available, but given the timescales to progressing the plan this was considered acceptable, as any issues raised through the AECOM assessment would still be factored into the decisions on which sites should or should not be allocated. A further site was also suggested but too late to include in the second consultation – this site was adjoining one of the additional sites, which would be able to give some indication as to any issues that could be relevant.

Unlike the previous consultation Covid Guidelines prevented door step delivery of paper-based material, and therefore this supplementary consultation was mainly web-based, using the Neighbourhood Plan website, the Neighbourhood Plan Newsletter facility, and the local community website Nextdoor. Posters were also placed at points throughout North Cadbury, Galhampton, Woolston and Yarlington. The second consultation period 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. Just over three hundred 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 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.

Response rates to the supplementary consultation were unsurprisingly lower given that it was a follow-up consultation and was online only. Even so, just over 150 questionnaires were returned, representing 209 individuals and this was considered to represent a reasonable sample size. There was a good response rate across all areas. 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 helped to ensure that the views of the different populations in the area are not overlooked due to their lower levels of representation in the survey.

### 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 two surveys were coded under 'other' (i.e. not relating to any settlement)*

### Supplementary consultation summary January/February 2021

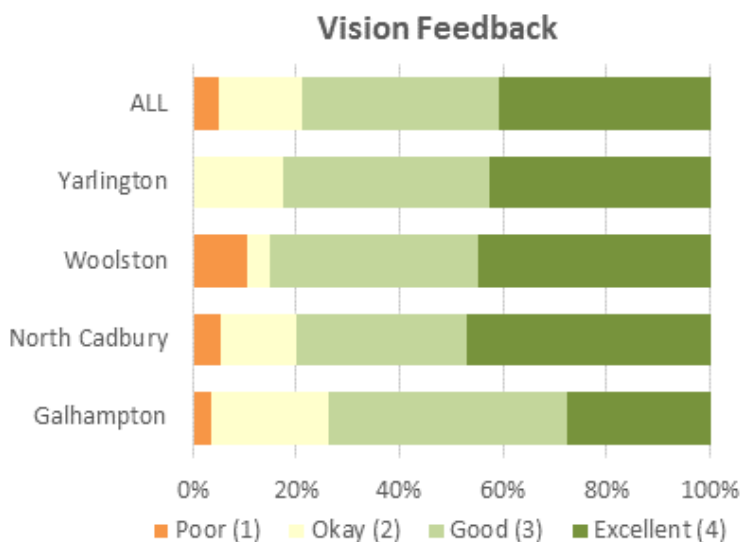
Galhampton	362	33	41	11%
North Cadbury	486	94	131	27%
Woolston	115	17	24	20%
Yarlington	110	8	12	12%
TOTAL	1,073	153	209	20%

## Main Findings:

### Vision Statement:

The Vision was rated as good or excellent by about 80% of people, with 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

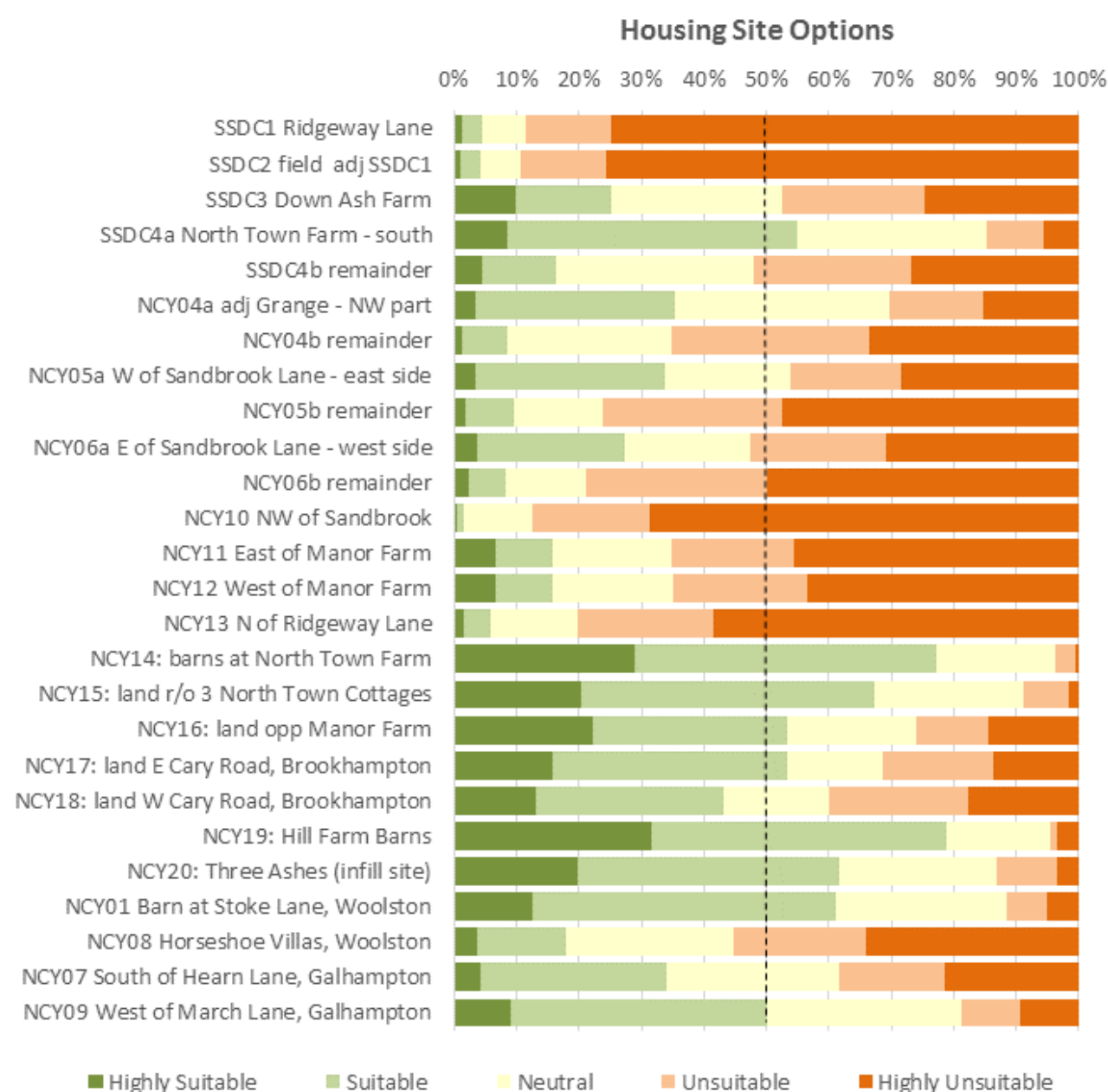


importance of broadband and internet to the various businesses, concerns about the growth in road traffic, and an emphasis on the need to care for the environment (now and for future generations).

## Housing

Most people agreed with the conclusions around the findings of the local housing need assessments. 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, comments on the possibility of having a care home built locally were limited.

In relation to the site options, there was a high response rate, with at least 277 individuals responding to each site from the first consultation, and over 200 on the supplementary one. 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.



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
- NCY17: land East 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 West of Cary Road, Brookhampton, whilst not achieving 50% support, came close (i.e. at least 40% and with more respondents in favour than opposed).

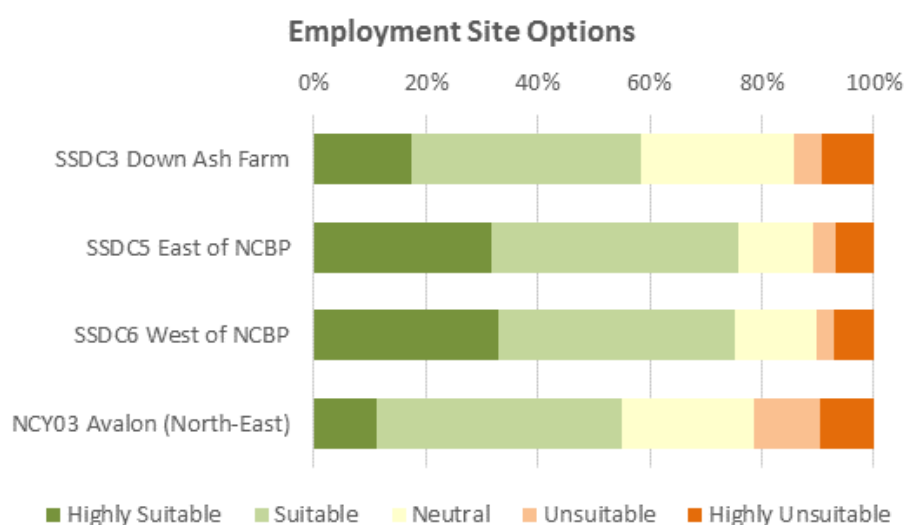
A more detailed summary of the responses to all sites considered in both consultations is in Appendix 2. Generally comments received reflect those opposed to a site, and therefore do not necessarily reflect consensus opinion. Nevertheless the issues raised are useful to consider further, in terms of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



## Employment

Most people agreed with the conclusion of the findings on the local employment needs. All site options were generally considered suitable. The North Cadbury Business Park (NCBP) sites were considered to be the most suitable. However we are unlikely to need all of these sites in our plan due to the limited local need.

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).



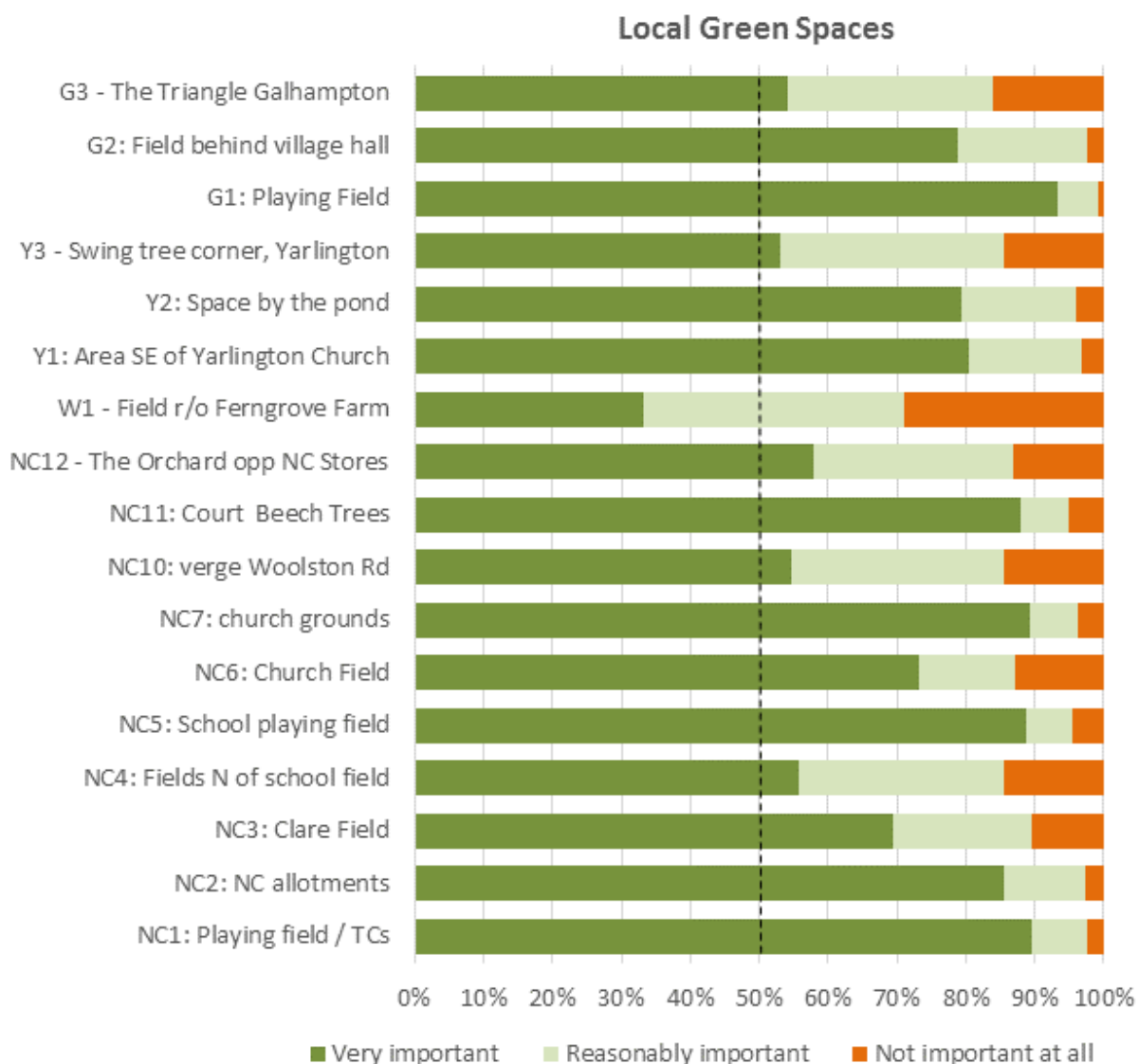
## Community Facilities

Most people agreed with the conclusions from the community facility surveys. 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).

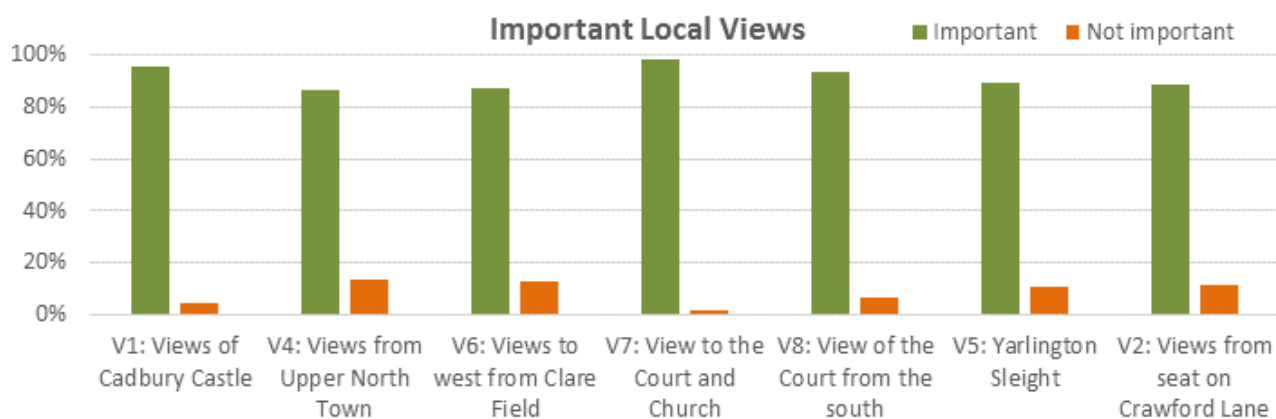
The supplementary consultation included a proposed school car park site (NCY21) for up to 12 cars, accessed via Chapel Lane; this is still at an early stage of discussion but the idea was generally supported by local residents. Those respondents expressing opposition were concerned about ease of access 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 Catash Inn had offered parking in the past but that this offer had not been taken up.

## Local Green Spaces and Important Views

Most people overwhelmingly agreed with the importance of the green spaces identified. Green spaces need to be relatively close to the community, special to the community and not an extensive tract of land.



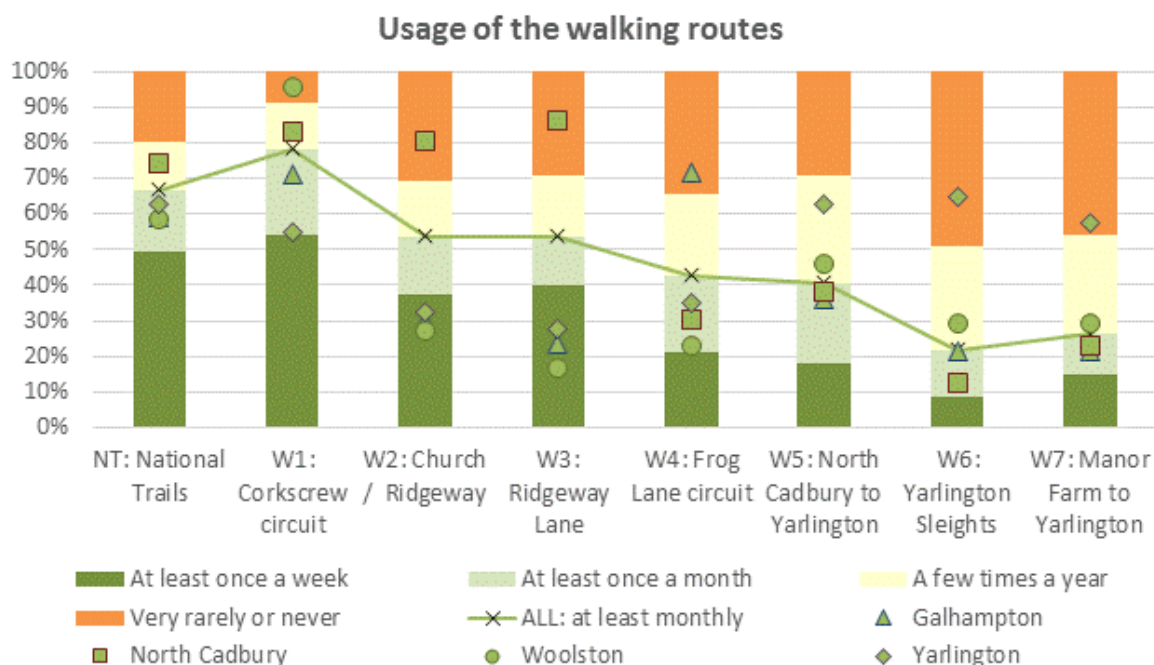
Most people also agreed with the importance of the views identified. From the responses in relation to possible important views that may have been missed, this identified the following views for further assessment





## Getting Around

Most used the national trails and the Corkscrew circuit extremely often. Over 80% of North Cadbury residents use the circuits to the south and west side of North Cadbury at least monthly. Galhampton residents use the Frog Lane circuit very regularly, with about 75% walking that route at least monthly. The majority of those living in Yarlington (and Woolston to a certain extent) also use the remaining three routes on a regular basis.



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.



## Heritage

The consultation asked residents to comment on the conclusions of the commissioned heritage report by K Sankey (RIBA). This considered existing heritage evidence, in liaison with local volunteers from each settlement, and contact with Somerset Historic Environment Records and the Somerset Vernacular Buildings Research Group were also made.

### How these issues and concerns were considered

The findings were used, alongside the site options assessment and SEA process, to refine the decision on which sites should be allocated in the plan. They were also used to refine the choice of green spaces, important routes etc that formed the basis of some of the draft policies. The heritage appraisal helped identify the typical street layouts, buildings styles and materials used within the various villages and hamlets

The [summary report](#) was published in the spring, and the [full report](#) made available later in the year.



## Garden sizes consultation – February 2021

### What was done:

In February 2021 we put a call out via the Next Door app in order to gather information on typical garden size and how these were used.

**nextdoor**

Search Nextdoor

Home

North Cadbury

Digest

Categories

Help Map

Businesses

Finds

Local Deals

Public Services

Events

Safety



John Rundle

North Cadbury • 22 Feb

North Cadbury & Yarlington Neighbourhood Plan. We are continuing our work in developing the Neighbourhood Plan and are now seeking to establish what the ideal garden size might be. I am therefore asking residents of NC&Y parish if they would like to assist with this by sending me answers to the following three questions:-

A) Your name or post code

B) Your house size (No of bedrooms) and your garden dimensions, width/depth in metres.

C) Score whether the size is adequate for your needs on a scale of 1 - 5.

To do this you do not have to traipse around your garden with a tape measure but just click on the link below which will identify your property and give a means of measuring.

[https://explorer.geowessex.com/?](https://explorer.geowessex.com/?basemap=26&x=363519.84&y=127520.67&epsg=27700&zoom=16)

[basemap=26&x=363519.84&y=127520.67&epsg=27700&zoom=16](https://explorer.geowessex.com/?basemap=26&x=363519.84&y=127520.67&epsg=27700&zoom=16)

You need to be precise on entering details of this website but the result is interesting and your assistance in this will be greatly appreciated by the neighbourhood planning team.

### Who Responded:

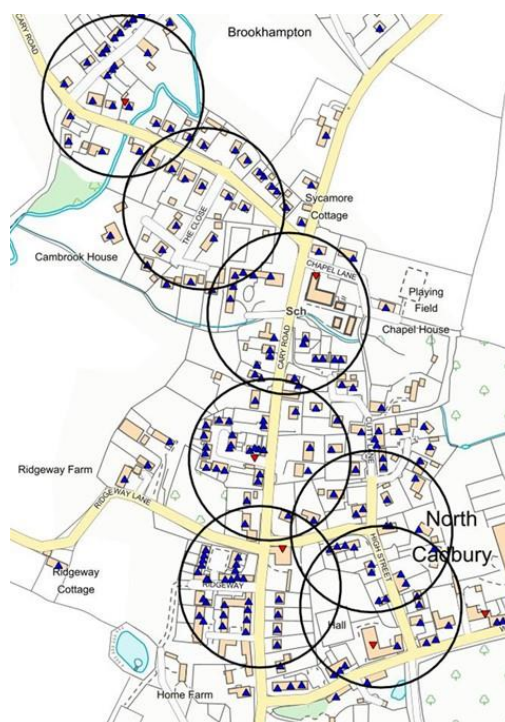
Unfortunately the response rate was relatively low (10 people) which did not provide a meaningful sample size.

### How these issues and concerns were considered

Given the limited responses, a different approach was taken using the mapping software to consider the general plot sizes and density. The latter was based on an 80m radius search areas (giving a sample area of 2ha) across the two main settlements of North Cadbury and Galhampton, as shown below:

#### North Cadbury

Address points	dph	
24	12	High Street / Cutty Lane
34	17	Ridgeway / Cary Road
22	11	The Close / Cary Road
23	12	Rowlands / Cary Road
33	17	Coxes Close / Cary Road
22	11	Village Hall

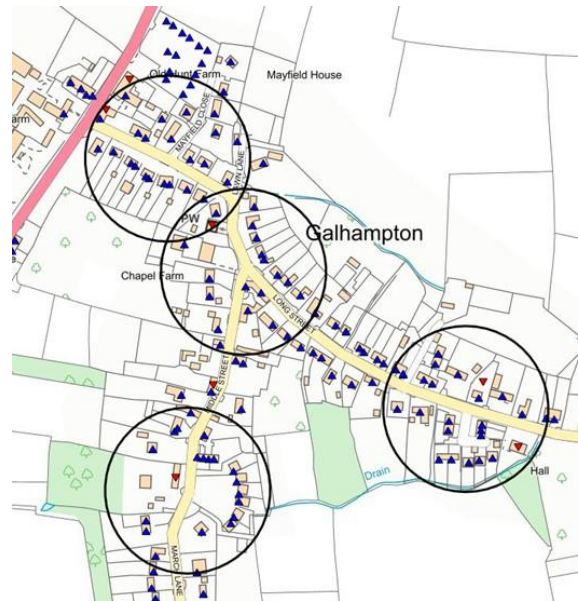




28 14 Brookhampton  
**26.6 13 AVERAGE**

### Galhampton

Address points	dph	
29	15	Long Street / Mayfield Close
21	11	Long Street / Middle Street
26	13	Long Street / The Paddock
21	11	Middle Street / March Lane
<b>24.3</b>	<b>12</b>	<b>AVERAGE</b>



## Regulation 14 pre-submission consultation – July 2021

### What was done:

The Parish Council approved the Draft Neighbourhood Development Plan and the Strategic Environmental Assessment (SEA) for the purpose of consultation on 12 July 2021. The consultation was run from 16 July to the 31 August 2021, a period of just over 6 weeks.

Views were sought from a wide range of stakeholders, particularly those who live, work or carry-on business in the Parish, as well as South Somerset District Council and other statutory bodies including Somerset County Council, Environment Agency, Natural England, and Historic England amongst many others. Neighbouring Parish Councils, service providers, landowners, and various societies were also consulted. The consultation was additionally advertised through posters on various notice boards throughout the Parish.

The statutory consultees contacted by email were:

- South Somerset District Council
- Somerset County Council
- Homes and Communities Agency
- Natural England
- Environment Agency
- Historic England
- Highways England
- Ramblers Association
- Campaign for the Protection of Rural England
- Somerset Wildlife Trust
- South West Heritage Trust
- South Somerset Archaeological Research Group
- Emergency Services contact
- South Cadbury with Sutton Montis PC
- Sparkford with Little Weston and Weston Mampfylde PC
- Castle Cary TC
- Pitcombe PC
- Compton Pauncefoot Parish Meeting
- Bratton Seymour Parish Meeting
- North Vale Grouped PC (Maperton)
- Scottish and Southern Energy
- Wessex Water
- Mobile Operators Association
- Openreach
- Vodafone and O2:
- BT (inc EE)
- Three
- Wessex Internet
- North Cadbury School
- North Cadbury PCC
- Diocese Bath and Wells
- Somerset Primary Healthcare Limited
- Queen Camel Medical Centre
- North Cadbury Village Hall
- Galhampton Village Hall
- Yarlington Village Hall
- Community transport SCAT Bus
- Somerset Bus Partnership



Access to both the plan and the SEA, and all available background material, was provided via the Neighbourhood Plan website, the Nextdoor community site, the NY&C e-newsletter (sent to registered recipients) as well as emails to stakeholders including local landowners. To ensure all residents in the parish were consulted, particularly those without computer access, an [8-page leaflet](#). This summarised the key features and policies of the plan and was distributed to every household in the parish on 16 July 2021. Hard copies of the Plan were available for viewing at local village stores.

Comments could be made via the online response form at [www.surveymonkey.co.uk/r/SNP-Reg14](http://www.surveymonkey.co.uk/r/SNP-Reg14), or by email to [stinsfordnplan@gmail.com](mailto:stinsfordnplan@gmail.com), or by letter to SNP consultation, c/o Stinsford Parish Clerk, 57 Louise Road, Dorchester, DT1 2LU. Paper responses could also be left at Galhampton Store and North Cadbury Store. A telephone helpline was also advertised on the survey in case anyone needed help completing the form.

With Covid restrictions lifted we were, for the first time, able to run face-to-face exhibitions to explain the Plan. Residents and other interested parties were invited to come and discuss the plan with the working group. Events were held in the village halls at:

– Galhampton	Tuesday 10 August	6.00pm – 8.00pm
– North Cadbury	Wednesday 11 August	3.00pm – 8.00pm
– Yarlington	Thursday 12 August	6.00pm – 8.00pm



During the course of the Regulation 14 period the [AECOM Heritage Impact Assessment](#) report and the [AECOM Habitats Regulation Assessment](#) report were formally approved for release. As a consequence of their late publication the consultation period was extend for a further two weeks until September 15, 2021

### Who responded:

Written consultation responses received from:

#### Statutory Consultees:

- |                                 |                                   |
|---------------------------------|-----------------------------------|
| – Highways England              | – South Somerset District Council |
| – Historic England              | – North Cadbury PCC               |
| – Natural England               | – North Cadbury VH Committee      |
| – Somerset Bus Partnership      | – Wessex Water                    |
| – Somerset Ramblers Association |                                   |

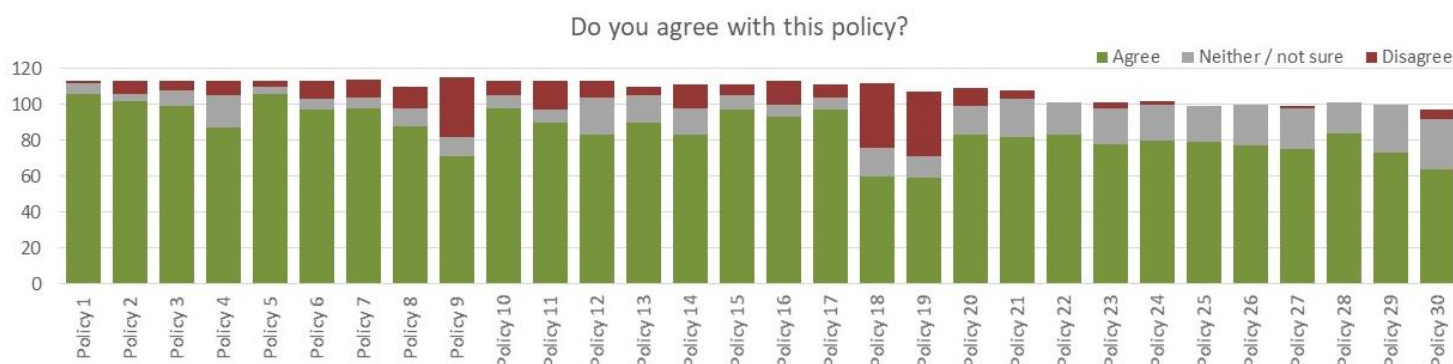
#### Local residents and businesses

- |                             |                                   |
|-----------------------------|-----------------------------------|
| – Colin and Beverley Arthey | – Emily Estate (UK) Ltd           |
| – Peter Coe                 | – Heidi Howcroft                  |
| – Susan Cox                 | – Mr and Mrs Longman (Boon Brown) |
| – Alex Elliott              | – WHC Longman (Sparkford Estate)  |
| – Martin Elliott            | – Tristram Rae Smith              |
| – Susan Fone                |                                   |

In addition, 113 questionnaires were completed (in full or partially) representing some 115 parishioners and other interested parties. The responses made are shown in a separate appendix (and included some of the above consultees who also took the time to write in separately). A further opportunity was also provided to allow an additional 2 weeks to comment on the AECOM Heritage and Site Options reports which were only made available part-way through the consultation, and a further 11 responses received (which have been incorporated into the overall analysis).

## Main Findings:

The graph illustrates the level of overall support as expressed through the survey forms (taking into account whether the form was completed by one or more persons).



More than half of those responding (56%) said that they would support the plan at the referendum as drafted, and about 1 in 5 (18%) would also support the plan, but would like to see some minor changes made. One quarter (25%) did not support the plan, and considered that major changes were required. These were primarily associated with those objecting to Policies 18 and 19.

## How the issues and concerns were considered

Some key issues and how they were considered are summarised below:

- In response to comments from local residents we have added in the Sustrans cycle route and a walking route around Yarlington as important local recreational trails (section 6).
- In response to comments from Natural England we have included more detail on the wetlands (or similar) requirements needed for any new residential to address the problems of waste water into the Somerset Levels and Moors Ramsar Site (section 6, new Policy 7b).
- In response to concerns from local residents that the development next to Brookhampton would ‘creep’ further up Cary Road, we have included a Green Gap to stop any further development in the remaining area (section 11, .Policy 16)
- In response to concerns from local residents about the impact of the sites on local wildlife, the hedgerows and also flooding risk to other properties, we have clarified measures that will make sure that there will be no increase in run-off, and that the roadside hedgerows should be retained within the design (section 11, policies 18 and 19).

- In response to the Conservation Officer comments, the barns at Hill Farm and North Town would be retained and converted rather than including an option to allow their replacement, because they are of local historic interest (section 11, policies 20 and 21)..

Whilst there were objections to the two main site allocations, these were outweighed by the overall support for these two sites, and further checks and where possible changes have been made to the plan to mitigate the concerns. The potential of taking out one or both of the sites, and reducing the plan period, was considered, but this would significantly reduce the number of affordable homes that would be delivered, and keeping just one of the sites allocated (or reducing the extent of the allocation to the east) would hamper the potential to improve the approach the village. There were no alternative sites which performed better in terms of the sustainability credentials and community support that would suggest an alternative strategy would be more favoured.

All of the main comments made (as relevant to the plan or process) have been summarised in the table that follows. In some cases where the comment was input against one area but is more applicable to another policy / part of the plan, the latter has been used. Every effort has been made to try to summarise and attribute remarks clearly, although there may be minor errors due to the wide-ranging nature of the comments received.

*Abbreviations: HNA = Housing Needs Assessment, HRA = Habitats Regulations Assessment, LP = Local Plan, NP = Neighbourhood Plan, NPG = Neighbourhood Plan Group, NPPF = National Planning Policy Framework, SCC = Somerset County Council, SEA = Strategic Environmental Assessment, SSDC = South Somerset District Council,*

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Historic England	--	General	Congratulate the community in its comprehensive approach to both protecting and enjoying its locally distinctive historic character, be it in the form of identifying important views or the promotion of heritage trails and locally significant undesignated historic buildings.	Support welcomed.
Susan Fone	--	General	Congratulations on an incredibly comprehensive Neighbourhood Plan. I am fully in support of the ideas and plans for the future of the 'jewel' of North Cadbury.	Support welcomed.
SSDC	--	General	Suggest the shade of purple used for the policy text in the Plan is changed to a clearer colour.	<i>Adjust formatting to a darker colour</i>
Colin and Beverley Arthey, Mareike Beyer, Susan Cox, James Bruce-Gardyne, Martin Elliott, Graham Jennings, Donal O'Neill, Tristram Rae Smith, Jon Rowe, North Cadbury Village Hall Committee	--	General	Thanks / congratulates NPG for all their hard work	Thanks welcomed.
SSDC / others	--	General	Various typos / corrections noted: <ul style="list-style-type: none"> <li>– Include Map numbering and Image captions where possible</li> <li>– 3.6 - Final sentence – “supported” should be “supporting”.</li> <li>– 5.1 - Last line – “in” repeated.</li> <li>– 5.5 - First sentence should state “....within the Neighbourhood Plan area, ...”</li> </ul>	<i>Make corrections as required.</i>



Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			<ul style="list-style-type: none"> <li>– 5.13 - Brackets not closed</li> <li>– 6.1 - Second line – delete “that”.</li> <li>– Map 2 – more clearly demarcate the national trails</li> <li>– Policy 6 - First paragraph “particularly” should read “particular”</li> <li>– 8.4 Footnote 9 – Hardisty</li> <li>– 8.6 Footnote 10 – 19/00152/OUT</li> <li>– 11.4 (map) - -Brookhampton Farm' is wrongly identified as 'BroCKhampton Farm'</li> <li>– 11.4 (map) - - Add the Dairy House to the plan.</li> <li>– Policy 15 – clarify ‘three’ in (b)</li> <li>– 12.5 change ‘Middle Street and into March Lane’</li> <li>– 12.6 Long Lane should be Long Street, and Middle Street becomes March Lane</li> <li>– 12.12 and 12.4 (picture) Marsh Lane should be March Lane</li> <li>– 12.13 K9 Telephone Box is in March Lane not Middle Street</li> <li>– 12.16 and 12.23 Galhampton Country Store (not Stores) (and Policy 24 / Project 6)</li> <li>– Policy 23 – include LGS site references</li> <li>– 13.4 Catherine Parr (not Katherine)</li> <li>– Policy 26 – include LGS site references</li> <li>– Appx 3 - Ref 18/03693 Harvester Works, Galhampton - the address is not Mayfield</li> </ul>	



Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			Close Appx 4 – Catash Inn – Cary Road misspelled	
Highways England	--	General	We have reviewed the draft Neighbourhood Plan and are satisfied that the plan's proposed policies are unlikely to impact on the safe and efficient operation of our network	Support welcomed.
Tamsin Bruce-Gardyne, Ann Cook, Alex Elliott, Martin Elliott, Karen Harris, Philip Lamb, T S Mundy & P G Lamb, W H C Longman, Andrew Smart, Paula Smart, J Weller	--	Procedural	<p>Concerned about the lack of consultation on the proposals for NCY22, and in adequacy / limited time and publicity for the supplementary consultation in January 2021. The second consultation was not a like for like consultation with the first.</p> <p>Without access to the internet it was impossible to be able to complete the surveys / questionnaires.</p> <p>No one had access to the AECOM report for the second consultation and fewer people responded therefore giving a skewed result. Concerned NPG have delayed and withheld important details of the plan until the last minute – e.g. the AECOM NC&amp;Y Site Options Assessment Supplementary Report FINAL 2021, dated "August 2021" on its front sheet and identified as Revision V6 dated 05.08.21, was posted to the Neighbourhood Plan website for the first time part way through the Reg 14 consultation (and would not have been received in time for consideration in the plan drafting).</p>	<p>The early options consultation in late 2020 / early 2021 were undertaken in as open and transparent manner as were reasonable and proportionate with the Covid restrictions in place. The first consultation was widely publicised via leaflet (delivered door to door) as well as using posters various social media platforms and extended just beyond the lifting of the second lockdown. The second consultation (which was a result of new sites being put forward) was planned during the third lockdown (what continued through to March) and was pushed wholly online as a result, but still using posters and social media platforms. In both consultations people were asked to 'spread the word'. Telephone numbers were made available for people who might struggle to engage online.</p> <p>Whilst there was no prior consultation on site NCY22 (as the site was put forward after all the preparatory work for that consultation had been done), the site adjoined another (NCY18) which was subject to consultation and contained some</p>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			<p>Whilst the involvement of AECOM may be required, the views of their advisers seem to outweigh what the Parish put forward in the consultative document and subsequent land offers and appear subjective in their judgement. The size of the plan and the number of additional documents to consider when putting in response to the plan can be overwhelming. The flaws in the process are so great that they have denied the public their right to a full and democratic consultation on the plan, and moreover denied them sufficient time to consider all the relevant information and material. The whole subject needs to be reopened across the parish by revisiting the full range of potentially suitable sites again. More effort should have been put into persuading landowners in the area to put land forward for consideration.</p>	<p>similarities. At that stage (which pre-dated the heritage appraisal of the options and receipt of the site assessment report) it was also considered more likely that the site would be considered in a future review of the plan. Both consultations received a reasonable level of responses that were considered adequate to provide a reasonable reflection of the community's views (the second consultation still had over 200 responses, the first having just over 400). They were not determinative of what sites were included in the draft neighbourhood plan, which was based on a much wider range of information including the technical reports and discussions with SSDC regarding policy conformity. Furthermore, the NPG were aware that the site would be subject to consultation at Reg 14 if it were to be included. On this basis a delayed / further (third) consultation was not deemed proportionate.</p> <p>The technical reports had been received in draft form prior to drafting the NP, but due to queries and the 'sign off' process through Locality, some were only returned in their final form after the consultation had started. Their findings in relation to the site allocations made were reflected in the NP itself and also in the SEA. The reports were published as part of the consultation as soon as received – and on the advice of SSDC additional time was given beyond</p>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				the close of the consultation should people wish to comment. There is no legal requirement to publish all the background information before submission.
SSDC	01	1.6	Would be helpful if this section could include links to the studies referred to and also in the relevant sections where applicable.	<i>Include links to studies as appropriate where referenced in the plan</i>
Susan Cox	02	2.3	There are about 175 Galhampton properties	<i>This can be updated -this would include some of the outlying homes that are well related to Galhampton, such as those along Sandbrook Lane.</i>
SSDC	02	2.5	It would be helpful to know the source of the data on commuting and working from home in this paragraph.	<i>Include data source</i>
SSDC	03	3.1	Suggest you include the date of latest NPPF – NPPF, 2021	Include NPPF publication date is in the Supporting Documents section, but needs to be updated to 2021. <i>Amend NPPF reference to 2021</i>
SSDC	05	5.10	Suggest that this paragraph also reference the South Somerset Environment Strategy, 2019 <a href="https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/environment-strategy/">https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/environment-strategy/</a>	<i>Include reference / link to SSDC environment strategy in Supporting documents and reference in the text.</i>
SSDC	05	5.11	Last sentence should be amended to read: “The Government also intends to introduce an interim uplift in Building Regulations later this year (2021) to increase the installation of low	<i>Amend text to reflect latest situation on Building Regulation changes in this respect</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			carbon heating options and improved fabric efficiency in new homes from June 2022.	
SSDC	05	5.15	Include footnote directing the reader to the research referred to in this paragraph as it would provide further context / justification for Policy 4.	<i>Include data sources (NPG research) - examples include section 2 of <a href="#">Basingstoke and Deane's SPD</a> and section 6 of <a href="#">Newcastle-Under-Lyme's SPG</a></i>
SSDC Mary Hadow	05	Policy 1	Locally important heritage assets cannot carry the same weight as Listed Buildings and the designation of 'Locally Listed Buildings' is the responsibility of the District Council. Their potential designation could be included as a 'Project', referring to the Parish Councils working with the District Council to potentially secure such designation, although there are presently no resources within the District Council to do so.	The term used in the NP is "Locally Important Buildings" (not locally listed) – this has been deliberate following advice from Historic England with regard to previous Neighbourhood Plans in the Dorset / Somerset area. The fact that they are not formally designated as Locally Listed Buildings does not undermine their potential status as non-designated heritage assets, and that is the level of protection inferred by the Policy. This can be clarified, and a project included as suggested. <i>Amend final sentence of policy to reference NPPF. Include project for the PC to request their inclusion as Locally Listed Buildings.</i>
SSDC	05	Policy 2	Suggested that to aid the user Policy 2 should include an indication of what would be considered a "high-density" development in the context of the Plan.	As explained in 5.14, the NP settlements have quite a jumble of plot sizes and shapes, so any density guidelines would need to be considered within this context and with regard to the surrounding area. Some further examples and explanation can be provided in the supporting text. <i>Add supporting text discussing the range of densities (typically between 11 - 17 dph) and how</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				<i>in excess of 20dph would be a “comparably high-density development”</i>
Alex Elliott, Martin Elliott	05	Policy 2	As per the South Somerset Local Plan Policy SS2 for development in rural settlements, any development must be “commensurate with the scale and character of the settlement”. The draft plan does not seem to observe this requirement	Policy 2 specifically references that new development should respond to the area’s local character and history to reinforce the sense of place. The scale of development is discussed under Policy 9.
T S Mundy & P G Lamb	05	Policy 2	The plan should not allow Estate type building plots - they are against the wishes of the community and not in keeping with historic and rural villages.	This is reflected in the policy in terms of requiring mix of building styles, types and designs – but it may be helpful to clarify that the general layout of new development should be reflect the predominantly linear street layout and use of farmstead clusters, and variation in plot sizes, shape and orientation. <i>Update supporting text and Policy 2 to make reference to the predominantly linear street layout of the settlements in the NP area (and also presence of farmstead clusters), and range of plot sizes, shapes and orientation.</i>
Nick Fone	05	Policy 2 (and related area policies on built character)	Need to emphasise critical choice of materials in keeping with local style, specifically the use of hamstone / cary stone (yellow sandstone) and not reconstituted stone or brick	Information on local materials is included in the area-specific chapters e.g. para 11.13, and this is reflected in the policies. However given that the policies do allow other materials to be considered, it may be helpful to clarify that reconstituted stone or brick is unlikely to be appropriate. <i>Amend supporting text to include reference to reconstituted stone or brick, as used in the latter part of the 20<sup>th</sup> century, as being inappropriate.</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
T S Mundy & P G Lamb	05	Policy 2 (and related area policies on built character)	There should be more emphasis on thatch for new builds.	This is generally reflected in the related area policies on built character where this forms a general characteristic of that settlement, but perhaps is missing from Policy 15 given that 11.14 notes that there is a good distribution of thatch. <i>Amend Policy 15 (d) to reference thatch as another appropriate roofing material</i>
Keri Montague	05	Policy 2 / 3	Matching new housing to the old will not meet sustainability and eco requirements.	The examples given in Appendix 1 show how this can be achieved, and the balance between these aims is reflected in the two policies.
Alex Elliott, Martin Elliott, Donal O'Neill	05	Policy 2 / 4 / 14	Policy 2 fails to address adequately the impact of vehicle parking on plot sizes, access roads and highways.	Policy 2 makes clear that parking provision should be shown (and therefore considered) as part of the site layout. Policy 14 refers to the on-site provision of parking, with the SCC standards shown in the supporting text. Policy 4 relates to practical garden spaces which would be in addition to (rather than used for) parking, and this can be clarified. <i>Amend text to clarify how parking should be considered (with reference to Section 10)</i>
Erika Bloomfield, Anna Mackay-Smith And Richard Scott, Jonathan Mitchell	05	Policy 2 / 19	For those houses affected by having the housing behind them it would be beneficial to ensure if possible that the positioning of housing and gardens places the least impact possible e.g. gardens back to gardens and ensure privacy.	The Local Plan policy EQ2 on general development would be read in conjunction with this policy and that specifically references the need for development proposals to protect the residential amenity of neighbouring properties. The need to respect the privacy and amenity of the existing occupants of adjoining properties to

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				<p>the south is also specifically mentioned in Policy 19. However for the avoidance of doubt, this general can be re-emphasised in Policy 2 and the supporting text.</p> <p><i>Amend supporting text and Policy 2 to specifically reference the need for the design and layout to ensure that gardens and living areas within people's homes have a reasonable degree of privacy.</i></p>
T S Mundy & P G Lamb	05	Policy 3 / 9	Prohibit the building of extensions on small new builds (1-3 beds) to keep them more affordable.	<p>In many circumstances owners will be able to extend their homes through permitted development rights, and the NPPG makes clear that “Area-wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity.” (ID: 21a-017-20190723). Furthermore, whilst it does help retain the stock of smaller (and generally more affordable) open market housing, it would also mean that residents living in those homes who need more room but couldn't afford to move, may be able to adapt their home at lower cost.</p>
Alex Elliott, Martin Elliott, Hayley Forster / Homer, Karen Harris, Glen Homer, Andrew Smart, Paula Smart	05	Policy 4	Garden size / depth would be inadequate. They will make dwellings too close and would not be in keeping with the village and already existing gardens. Garden sizes should be commensurate with those of existing homes in the locality. This	<p>Policy 2 makes clear that plot patterns and density should respect local character. Para 5.14 – 5.15 explains the rationale regarding the specified garden size, which are expressed as</p>



Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			may require an increase to at least 15 – 20m depth.	minimum standards (and as such would not prohibit larger gardens).
SSDC	06	6.2	It would be helpful if this paragraph referenced the Somerset Levels and Moors Ramsar Site as it is the features of this designation that are particularly affected.	This is referenced (as an internationally important wildlife site) but more text needs to be included to better reflect the findings of the HRA. Include further section on the Somerset Levels and Moors Ramsar Site
Mary Hadow	06	6.2	Road noise in Galhampton is mainly from the A359	<i>Include reference to noise from A359.</i>
Gill Pay	06	6.10	Can anyone in the community use LGS spaces (e.g. for walks)?	No – and this can be clarified. <i>Amend supporting text to refer to some sites being in private ownership and that LGS designation does not convey any new public access rights to such spaces.</i>
Philip Lamb	06	Policy 5	The road network is barely adequate for the volume of traffic that currently use it, any further development must address these shortcomings.	The NPG have no empirical evidence to demonstrate this, having reviewed <a href="#">crash map</a> reports which show very few accidents outside of the A-road network over the last 5 years, and comparative low annual average daily flow counts (DfT data for <a href="#">Parish Hill</a> (2018) had up to 67 vehicles (total) an hour at peak time (the data for <a href="#">Sandbrook Lane</a> was last counted in 2009 and peaked at 53 vehicles). This compares to counts of 313 vehicles at peak hours on the <a href="#">A359</a> near North Cadbury Business Park as recorded in 2017).

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Ann Cook, Michael Cook	06	Policy 6	All rights of way within this parish should be protected.	This is covered by NPPF – the plan seeks to ensure that the value of the most popular / well used routes is also considered in planning decisions. <i>Clarify NPPF statement on public rights of way within the text and link to policy 6.</i>
Alex Elliott, Martin Elliott, Hayley Forster / Homer, Andrew Smart, Paula Smart	06	Policy 6	No mention whatsoever is made of cycling.	Cycling is included within the plan but not currently in relation to Policy 6. The main opportunities for cycling are on the rural lanes - whilst cyclists have the right to use bridleways (subject to giving way to other users), these are generally fewer and less well suited to most cyclists. The Sustrans on-road route from Castle Cary linking to the national cycle network at South Cadbury runs through the parish and can usefully be highlighted in the plan. <i>Reference Sustrans route and include reference to cyclists and this trail within Policy 6 and map</i>
SSDC	06	Policy 6	Suggest that “detract from the enjoyment of these routes” could be amended to ‘detract from the active use....’	Both terms are equally applicable <i>Amend wording to reference active use and enjoyment.</i>
Hayley Forster / Homer, Andrew Smart, Paula Smart	06	Policy 7	Disagree with artificial habitats, especially when natural habitats are being destroyed. Bird/bat boxes and bee bricks should not be looked upon as a good substitute.	The policy makes clear that existing site features that support wildlife should be retained (or if there are over-riding reasons for their removal, then compensatory measures should be incorporated within or adjoining the site), in addition to providing further habitat opportunities such as described.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Mareike Beyer, Michael Cook, Alex Elliott, Martin Elliott, Anna Mackay-Smith and Richard Scott	06	Policy 7	We would like to see more trees and hedgerows identified as being of significance particularly outside the conservation area with the benefits of wildlife corridors highlighted. All species of wildlife need protecting. The presence of glow-worms in the area should be mentioned.	The NPG did undertake a call for evidence to this end, and this was plotted on Map 12 (Appendix 2) but was clearly not a thorough evaluation of the entire plan area. As such the policy instead takes broader approach requiring that the starting point it to have a thorough understanding of the existing wildlife areas and corridors (such as existing field hedgerow boundaries and streams) that are in the vicinity of the site, and the wildlife interest that may be affected by the development.
Wessex Water	06	Policy 8	Wessex Water is keen to ensure that surface water flows, generated by new impermeable areas, are not connected to the foul water network which will increase the risk of sewer flooding and pollution. Development proposals should include for separate systems of drainage. The proposed policy does not reference the SuDs hierarchy or identify that surface water should not be discharged into the foul network. Wessex Water support the use of sustainable drainage systems (SuDS) to manage flood risk, sewer flooding and improve water quality and provide biodiversity and amenity benefits.	This detail can be included within the supporting text and policy. <i>Amend policy and text to clarify that surface water should not be discharged into the foul network and that SuDS should be used.</i>
Alex Elliott, Martin Elliott, Andrew Smart, Paula Smart	06	Policy 8	The policy fails to recognize the need for substantial improvement and modernisation of existing foul and surface water drainage to support existing infrastructure.	Wessex Water have been consulted on the draft NP. They have confirmed that should planning be granted for new development, they would determine any necessary improvements to their foul sewer network to accommodate permitted

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				development, and that there is adequate capacity at the North Cadbury Sewage Treatment Works to treat the additional foul flows from the properties allocated in the Neighbourhood Plan. They have also confirmed that the area does not fall within a Groundwater Infiltration Consultation Area (i.e. there are no known issues which would necessitate a Groundwater Infiltration Plan).
South Somerset Ramblers	06	Project 1	Suggests additional project: that a person be employed to maintain the network especially during the summer months.	The PC have funded the training of parishioners volunteering as 'Somerset Strimmers' to help maintain the parish RoW. Furthermore, maintaining the rights of way network is ultimately the responsibility of the landowners ( <a href="https://www.gov.uk/guidance/public-rights-of-way-landowner-responsibilities#keep-public-rights-of-way-clear-of-obstructions">https://www.gov.uk/guidance/public-rights-of-way-landowner-responsibilities#keep-public-rights-of-way-clear-of-obstructions</a> ) and there is a reporting mechanism to resolve such issues via the Rights of Way team <a href="https://www.somerset.gov.uk/waste-planning-and-land/public-rights-of-way/">https://www.somerset.gov.uk/waste-planning-and-land/public-rights-of-way/</a>
SSDC	07	7.3	Footnote 5 - the latest local housing need figure for South Somerset, based on the standard methodology, is 690 dwellings per annum.	<i>Update reference - and date as of August 2021 (NB this does not alter the calculated figure which remains at 2.7 dwellings per annum)</i>
SSDC	07	7.5 / 7.10	A more detailed housing needs survey may be required to ensure the right affordable housing in the village if a site came forward. This would also then have a local connection criteria normally for the primary parish and then the	The evidence on local need used in drafting the plan can be clarified (as this was not limited to the AECOM study). Para 7.10 makes clear that evidence on current need is best obtained through an up to date Local Housing Needs

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			adjoining parishes before being open to the district as a whole.	Survey and this point is also reflected in Policy 9. Reference to a local connection criteria is included in Policy 11. <i>Amend footnote to 7.5 to more clearly explain source of affordable housing need information used.</i> <i>Amend Policy 9 (ii) to make reference to Policy 11</i>
SSDC	07	7.10	Suggest this paragraph refers to the South Somerset Local Housing Needs Assessment which will supersede the SHMA rather than a “refresh” of the SHMA.	<i>Amend reference as suggested</i>
Alex Skidmore	07	Policy 9	Allowing 75% open market housing to support an exception site seems excessively high. Where it is an exception site the need for open market housing and how many should be justified on a case by case basis to ensure that the scheme is a bona fide exception scheme. Especially as there is often other funding mechanisms available to help in their delivery. This could otherwise be subject to abuse and be unjustified development by the backdoor.	The 75% was a typo and should have been 25% (as detailed in para 7.10). The policy requires an open book to be followed, and that the open market housing is necessary to facilitate the affordable housing – which would consider other funding mechanisms. <i>Amend Policy 9 to read “and must not exceed 25% of the total housing mix”</i>
Ann Cook, Michael Cook, Alex Elliott, Martin Elliott, Nick Fone, W H C Longman, T S Mundy & P G Lamb	07	Policy 9	Brownfield sites should be priority to be built on along with derelict and/or unoccupied houses, in line with national planning policy. There are brownfield sites awaiting development including the old Tincknells site at Galhampton and the old dairy unit at Higher North Town.	The potential to re-use existing buildings and brownfield sites has been considered, and such sites included where possible. Previously-developed or ‘brownfield’ land is defined in the <a href="#">NPPF Glossary</a> and specifically “excludes: land that is or was last occupied by agricultural or forestry buildings”, but as there are PD rights for the conversion of agricultural buildings, sites

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				with buildings were included in this plan. The re-use of unoccupied homes does not generally count towards the housing land supply targets, and a recent <a href="#">news article</a> reported that there were only 195 long term empty homes in South Somerset that had been empty for more than 2 years. The old Tincknells site is included within the supply (Appendix 3 ref Harvester Works).
Mr and Mrs Longman (Boon Brown)	07	Policy 9	Land at Ridgeway Lane (NC3 within the neighbourhood plan) should be allocated as a residential development site. The planning application for 81 homes includes a detailed heritage report highlighting minimal impact on heritage assets and that any perceived harm is outweighed by the public benefit. The indicative layout also includes a large nature reserve, green corridors and considerable tree planting, parking and drop off area for the school and children's play space (both formal and informal). It meets the majority of the overarching objectives within the draft NCNP and given the level of public benefit should be included as a residential site allocation.	This site was considered and assessed as part of the call for sites and options consultation processes. It was not considered to be a more suitable alternative (as demonstrated in the SEA) nor was it supported as part of the community feedback (with over 70% of respondents scoring the site as highly unsuitable for development). Given that there were more favourable alternatives, and also the fact that the space is highly valued (relating to its proposal for LGS designation), its exclusion from allocation is justified.
Lucy Humberston	07	Policy 9	Self contained sites such as Clare Field, with a reduced number of houses from those proposed by the developer, may be a better alternative to the sites at Brookhampton.	See above response to Mr and Mrs Longman (Boon Brown)
Marcus Gilbert	07	Policy 9	Further consideration should be given again to the two sites offered by the Montgomery family	These sites were not considered to be appropriate in the findings of the AECOM report,

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			East & West of Manor Farm on Woolston Road. There is space for limited housing here on both sides of the road as you enter North Cadbury where the road currently narrows, which could be used to mitigate against the proposed development on Land North of Brookhampton West & East of Cary Road.	which SSDC officers concurred with, and were also not widely supported by the community (with referenced to the 2021 options consultation responses).
Michael Cook, Alex Elliott, Martin Elliott, Tamsin Bruce-Gardyne	07	Policy 9	Greater effort should also be made to ensure a wider and more even spread of smaller developments of new homes to satisfy the needs of all four communities.	The call for sites was not limited to North Cadbury, and all sites submitted were assessed. However the 2016 LP Policy SS2 only permits housing development in rural settlements that have access to two or more key services (ruling out options in Woolston), and there were no sites put forward in Yarlington. Whilst the two sites in Galhampton were considered, these were not promoted for affordable housing (and would fall under the size threshold). Given that the new Local Plan (as drafted) would limit housing in these locations to affordable housing only the decision was made to include a broader policy for additional affordable housing under Policy 9.
Mr and Mrs Longman (Boon Brown)	07	Policy 9	Question the validity of the housing target – this should not be purely based on a pro-rata figure and the proposed allocations will fail to provide low-cost housing (in conflict with the adopted (and emerging) local plan and national policy. Some of the extant consents (that pre-date the Council's base date of March 2018) have already	The figure is based on the indicative housing target provided by SSDC (which mirrors the target specified for Queen Camel in the LP Review and is a 12 <sup>th</sup> share of the 'villages' target) – however it also reflects the pro-rata figure reflecting the size of North Cadbury in the settlement hierarchy (taking into account the



Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			<p>been counted within the SSDCs overall calculation of need (and the requirement for 60 dwellings) from the emerging draft local plan review. Some of the older permissions may not come forward. The Household Survey data within the AECOM report has been ignored that provides a calculation of affordable housing need over the plan period of 25 (rounded) affordable rented homes and 49 (rounded) affordable home ownership dwellings.</p>	<p>less sustainable nature of the smaller settlements) and past levels of growth (which for the 10 years between 2009 – 2019 average 2.6dpa) and is therefore considered to be reasonably robust and appropriate target. The AECOM HNA did suggest that there may be greater need for affordable housing than shown on the Housing Register and household consultation, however this is based on predictive modelling using data that is more than 10 years old (e.g. the Census) and as such is not considered as reliable as a Housing Needs Survey. This is reflected in para 7.10 and underpins the more flexible approach adopted in Policy 9 towards the affordable exception sites.</p> <p>Whilst not all of the extant consents may be completed, the LPA confirmed these as appropriate to include as part of the housing supply, and the plan has deliberately exceeded the housing target (as shown in Table 2) not counting the potential for further windfall sites through conversions, rural workers' dwellings and potentially affordable housing exception sites.</p>
Alex Elliott, Martin Elliott	07	Policy 9	<p>There are too many new homes proposed – this level of development at North Cadbury would not be “commensurate with the scale and</p>	<p>The level of housing proposed for North Cadbury (within and adjoining the built up area) was discussed with SSDC officers and considered to be in general conformity with this policy.</p>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			character of the settlement” as required by SS2 of the Local Plan.	
James Bruce-Gardyne, Tamsin Bruce-Gardyne, Ann Cook, Ursula Inglis-Jones	07	Policy 9	Having a buffer of 16 additional properties included in the plan is unnecessary and will harm the rural character and environment of North Town. Consider reducing the number of years the Plan is meant to cover.	Whilst the inclusion of a buffer is discretionary, it does provide additional certainty that the housing target (expressed as a minimum) will be met, including the provision of affordable homes. Whilst the plan period could be reduced, and the sites adjoining Brookhampton reduced in scale or removed altogether, this would reduce the likely delivery of affordable housing, and would make it difficult to take a comprehensive approach to any remaining development areas north of Brookhampton as advised by the heritage expert.
Kevin Michael Mills	07	Policy 9	The size of new developments should be restricted.	This is achieved through Policy 9 and the site specific allocations. The policy makes clear that the development of open market housing on alternative greenfield sites will be restricted until such time as this plan is reviewed.
Natural England	07	Policy 9 (and HRA)	Natural England agree with the HRA’s proposed text insertion with regard to the Somerset Levels and Moors Ramsar, which will ensure that the plan will not result in adverse effects on the integrity of the Somerset Levels and Moors Ramsar in relation to water quality, both alone and ‘in-combination’. However would advise that further consideration is given to whether the quantum of housing proposed will be able to achieve phosphorous neutrality with the land	Noted – a new policy (7b) is to be inserted to reflect the advice given in the HRA together with explanatory supporting text. This can then be cross-referenced with regard to the policies proposing additional housing (policies 9 ref affordable housing exception sites, policy 10 ref rural buildings, and policies 18 and 19 ref development sites off Cary Road). Further work on the potential for mitigation has been undertaken and this is reflected in the revised

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			available. For example, would it be possible to meet reduce phosphorous loads through the construction of a treatment wetland associated with the sewage treatment works. If no such mitigation options are available, then there will be considerable uncertainty as to whether mitigation for the planned housing will be achievable.	HRA, which confirms that a wetland of 2.53ha is available (in the ownership of one of the landowners of the main allocation sites) to treat runoff from surrounding farmland and that this would be sufficient to offset the phosphorus that would be contributed to the catchment from the site allocations in the plan. Examination of site topography, and surface water flow directions and dominant flow pathways confirms that suitable land is available for such a wetland within the landowner's wider land holding. <i>Include policy amendments and supporting text to reflect the findings of the HRA.</i>
Emma Bartlett, Mareike Beyer, Hayley Forster / Homer, T S Mundy & P G Lamb, W H C Longman, P Smart	07	Policy 9 (and HRA)	No detail on the phosphate's issues. The sites proposed will have an immense impact to the drainage and sewage in the village. This is not reflected in the site assessment report.	See above response to Natural England. The site assessment report refers to issues specific to sites, whereas the issue relating to phosphates is a generic one impacting on any residential development in the area. It has been covered in the HRA report.
Ann Cook, Michael Cook	07	Policy 10	Conversion needs also to consider the impact of the need to use additional farmland to provide barn conversions with gardens, driveways, garages etc.	The consideration of these wider landscape impacts can be highlighted in the Policy. <i>Amend second bullet of Policy 10 to refer to associated outbuildings, parking provision and residential garden area</i>
SSDC	07	Policy 10 (also Policies 20 and 21)	For clarity it may be helpful to provide an indication of what type of increase in size would be considered substantial, and whether greater	The concept of substantial construction is similar to that explored through several Class Q appeals and can be explained further in the text – it is

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			<p>protection is afforded to traditional rural buildings in respect of extensions/alterations to avoid loss of traditional agricultural character of these buildings.</p> <p>Differentiation is needed between modern rural and agricultural buildings and traditional farm buildings as described in Historic England guidance (<a href="#">Adapting Traditional Farm Buildings</a> and also <a href="#">The Adaptive Reuse of Traditional Farm Buildings</a>) and their function. Also, the concept of farmsteads and their form in the landscape would need to be included rather than just a focus on single agricultural buildings on their own.</p> <p>When the policy refers to the sustainability benefits as a justification for replacement, this should also factor the loss of embodied carbon, historic character and habitats that would occur through the demolition of traditional buildings. These buildings represent a historical investment in materials and energy that can be sustained through conservation and careful re-use.</p>	<p>intended to rule out structures where the works necessary to effect the change of use may include the construction of such large areas of walls, entire replacement of the roof etc such as may be required to convert a pole barn, that the works would be more akin to a rebuild.</p> <p>Agree that greater emphasis needs to be historic importance of traditional farm buildings, as many of these would be considered to fall within the definition of non-designated heritage assets, as well as reflecting the need to consider other sustainability benefits such as the embodied carbon within the existing structure.</p> <p><i>Include explanation of substantial construction in the supporting text, as outlined above.</i></p> <p><i>Amend final sentence of Policy 10 to refer to the retention of traditional farm buildings as non-designated heritage assets, the embodied energy within older buildings (vs the energy efficiency of new buildings), and reflect the NPPF requirement for a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset. Make similar changes to Site Allocation policies 20 and 21.</i></p>
Alex Elliott, Martin Elliott, Hayley Forster / Homer, Glen Homer, Lucinda Lambourne, Lucy & Murray McMillan, T S Mundy & P G Lamb	07	Policy 11	Consider insisting on caveats to prevent new builds being used as second / holiday homes.	The <a href="#">2011 Census</a> indicates that 6.0% of dwellings in North Cadbury parish were empty (which would mainly be holiday and second homes) and 10.7% in Yarlington parish, compared to an average of 5.3% across the South Somerset area and 4.3 across England.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				This indicates that this may well be a more significant issue for the smaller settlements, where no significant level of open market housing is planned. There appears to be no clear basis to justify such a restriction at present in North Cadbury / Galhampton, although this can be considered through a future review when the 2021 Census data comes available.
SSDC	07	Policy 11	It is noted that there is no mention of self-build in this section of the Plan – a requirement for small self-build units for local people could be included within Policy 11 to help meet the objective to provide opportunities for local people to continue living in the local area.	Yes – this should be included – and the policy will also need to be amended to reflect the change to NPPF ref para 65 / and the Ministerial Statement of June 2021 which requires major housing sites to have at least 10% of the total number of homes to be available for affordable home ownership, and 25% of all affordable housing should be First Homes. <i>Update to reflect the above changes</i>
Ann Cook, Michael Cook	07	Policy 11	Social Housing should be specified as local wages do not make it possible to afford higher rents.	The AECOM HNA report suggests that whilst affordable rented properties may be rented at up to 80% market value, in reality in practice most registered providers seek to cap rents so that they are affordable to those on universal credit and is unlikely to be significantly different to social rented.
Emma Bartlett, William Bartlett	07	Policy 11	These homes will not serve new families. Smaller family homes must be the priority.	The range of house types reflects the findings of the AECOM HNA report and household survey in terms of likely local need.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Emily Estate (UK) Ltd	08	--	The Neighbourhood Plan is comparatively silent on the role of tourism and visitor facilities in contributing to the local economy and community, despite the established presence of large events venues such as North Cadbury Court and Yarlington House within the plan area, together with smaller scale accommodation such as that provided by The Stag's Head Inn at Yarlington. The NPPF and Local Plan both promote appropriate scale tourism development in rural areas, recognising the value and attraction of heritage and high-quality landscape environments, and this should be acknowledged and supported in the Neighbourhood Plan policies under the Business and Employment chapter.	Tourism and visitor facilities in the Parishes include the wedding venues at Cadbury Court and Yarlington House together with smaller scale accommodation. Outside the Parish but close by there is The Newt Hotel and Gardens, as well as attractions such as the Haynes Motor Museum at Sparkford and The Fleet Air Arm Museum at Yeovilton. Agree that it would be useful to acknowledge the role of tourism and the contribution it makes to the local economy and community, a separate policy is not required in light of the focus of the plan and that Policy EP8 of the Local Plan would apply – which supports new and enhanced tourist facilities within settlements, at a scale appropriate to the settlement size and function, and subject to further considerations including that they would benefit the local community through access to facilities and services. <i>Update plan to reflect the above position.</i>
SSDC	08	8.6	20/02848/REM was approved on 15 <sup>th</sup> April 2021.	<i>Update plan to reflect permission</i>
SSDC	08	Policy 12	Suggest a specific reference to LPR Preferred Options Policies RD1 and RD2 is included in this section of the Plan to link up with Policy 12. Allocation of this site within the Plan is supported.	Support noted <i>Reference proposed allocation through Local Plan Review</i>
Alex Elliott, Martin Elliott	08	Policy 12	The opening statement on possible expansion of the business park to the east is unclear, and any	The text can be reviewed for clarity (in terms of the permitted development to the west and

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			such development is undesirable and excessive given the scale of the existing park and the impact on the environment.	future option to the east) both of which are intended to be covered by the policy. The map can similarly be updated to show the existing area include the land that has outline consent. <i>Amend supporting text, policy and map for clarity with regard to the extant area and additional site for future expansion.</i>
J Weller	08	Policy 12	A cycleway / paved footpath could be introduced.	As outline permission has already been consented on the land to the west, and other than the Travel Plan there is no longer any opportunity to secure such a provision (if it were feasible) through a future reserved matters application within that part of the site. A Travel Plan could similarly be requested for the site to the east, and this can be referenced in the NP. <i>Include reference to the requirement for a Travel Plan which should consider the opportunities to promote sustainable forms of travel to the site from the settlements of North Cadbury and Galhampton.</i>
Michael Cook, T S Mundy & P G Lamb, Alex Skidmore	08	Policy 12	The site is in a skyline position. Robust landscaping needs to be provided and careful control of lighting if this is to be allowed to grow further. Security lighting should only be low level.	This is incorporated into the final bullet point, which references the need to reduce adverse impacts from potential noise and light pollution to levels appropriate to a rural area through appropriate mitigation / restrictive measures.
Susan Fone, Philip Lamb	08	Policy 12	Why is this greenfield site even being considered when there are brownfield site immediately adjacent, and its development will cause landscape harm?	The farm buildings at Down Ash Farm (which would not be considered 'brownfield' under the NPPF definition as farm buildings are specifically




Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				excluded) was only proposed for housing by the landowner and not employment.
SSDC	08	Policy 13	It might be helpful to clarify in the policy or supporting text what constitutes an existing built-up area – perhaps by naming the settlements to which this statement refers. Furthermore, given the new Use Class E that has incorporated a wide range of former use classes, it might be useful to indicate the range of use classes that this policy intends to address.	Noted – the policy is intended to relate to the village of North Cadbury but also the smaller settlements of Galhampton, Yarlington and Woolston and North Town. The key point is for small-scale development suited to that location (and should not normally exceed a footprint of 50m <sup>2</sup> ), as it is not intended to encourage larger units that would be more appropriately located within the business park. This can be made clearer in the supporting text and policy. <i>Amend text and policy to provide further clarity on the scale and location of new employment buildings, as outlined above.</i>
Ursula Inglis-Jones	08	Policy 13	People prefer to work from home. This needs to be taken into account	This is covered under Policy 3, which states that new homes should have adequate internal space that can be used for working from home and/or designs that allow easy reconfiguration / re-modelling internally.
Emma Bartlett, William Bartlett, Susan Fone, Donal O'Neill	08	Policy 13	Various comments on types of business / employment: <ul style="list-style-type: none"> <li>▪ To protect the rural nature of the settlement, businesses should have a strong rural connection.</li> <li>▪ Need to look favourably, if opportunity arises; for small scale high tech opportunities.</li> </ul>	Whilst these points may be laudable, the planning system does not require a change of use between business types where they fall within the same use class, nor would it be able to enforce the employment / prioritisation of using local people.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			<ul style="list-style-type: none"> <li>More local businesses must prioritise younger, local people</li> </ul>	
SSDC	10	10.1	It would be helpful to know the source of these statistics.	<i>Cross reference the <a href="#">Results of the early consultation February 2020</a></i>
Martin Cox, Susan Cox	10	10.5	South Somerset Community Accessible Transport i.e. SSCAT operates out of Wincanton and provides transport for ALL. You can also book an individual car to collect you for medical, hospital appointments. There is a one off life membership fee of £10.	Noted – the reference to wheelchair accessible was not intended to imply that the service was limited to disabled users. <i>Amend text to more closely reflect current provision as described.</i>
SSDC	10	10.11	Please make it clear that Table 3 represents the SCC standards.	<i>Re-title Table 3 “Somerset County Council Parking Standards”</i>
Philip Lamb, Caroline Wood, T S Mundy & P G Lamb	10	Policy 14	A 1 bedroom house can house 2 people and probably 2 cars. Any property needs at least two cars plus additional space for visitors. 1 space for every 5 properties is not sufficient. What on earth is .5 of a parking space?? You can’t buy .5 of a car so the terminology is nonsensical.	The NPG has not managed to source sufficient data to justify varying from the SCC standards (see page 10 of the <a href="#">Results of the early consultation February 2020</a> ). The text can be modified make clear that the numbers should be ‘rounded up’ unless part of a wider scheme of unallocated spaces (which can more readily be shared). <i>Amend text as outlined above.</i>
Karen Harris	10	Policy 14	Many people use garages for storage purposes not just car parking.	This is reflected in the policy which states that the use of outside spaces is to be preferred over garages.
Susan Fone	10	Policy 14	Can we ensure only permeable surfaces are used for parking areas.	Given the flood risk issues in the area this would be appropriate.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				<i>Add supporting text and Policy to reference the use of permeable surfacing for parking and turning areas.</i>
Somerset Bus Partnership	10	Project 3	Project 3 about improving the service operated by South West Coaches is noted.	Support welcomed.
Emma Bartlett, Heather Keys Toyer, Kevin Michael Mills, Donal O'Neill	10	Project 4	Traffic considerations are important as regards new development. Agree parking along roadsides and pavements are an issue. There are too many cars park outside the school in Cary Road both short and long term. Support project to resolve these issues.	Support welcomed.
Donal O'Neill	10	Project 4	Consider placing 2 – 3 no parking locations to allow easier passing outside the school	This is reflected in the second bullet.
Erika Bloomfield	10	Project 4	There is not enough safe parking by the school why would you want to increase that.	There is a project and related policy in Section 11 (North Cadbury) that is intended to address the need for further parking, and can be cross referenced. <i>Amend 10.10 to cross-reference project 5.</i>
Susan Fone, Alex Skidmore	10	Project 4	To have some on street parking along Cary Road is more of a positive as it helps to limit speeds and inconsiderate driving habits. The more it is made convenient for road traffic the more this is likely to encourage rat running etc.	Agreed that some parking can help reduce speeds, but where this becomes extensive (and can extend close to the sharp bend / junction with Sandbrook Lane) it can cause major problems, particularly when there are buses and larger vehicles in the mix. The plan does not attempt to completely irradiate parked cars from the road but aims to ensure that there is more room for traffic to pass safely at slow speeds.

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				<i>Reflect the above points in the explanatory text in chapter 11.</i>
Heidi Howcroft	11	11.12	Text: Building Styles and Materials: 3rd line add the Dairy House. As is visible in the image it too is three storeys high.	The Dairy House is 2 storeys plus attic rooms (so technically 2½ storeys, like the Post Office) <i>Amend text to refer to 2½ - 3 storeys and include reference to the Dairy House.</i>
Heidi Howcroft	11	11.12 (photo)	The caption is incorrect. Should read the Dairy House. The Dairy House forms part of the chain of farms that were along the Cary Road. Unlike Hoopers Farm the farmhouse is still visible and is an important part of the historic character. The area on which Cox's Close is built was the Dairy House farmyard. The Dairy House Farm complex originally covered 36 acres and was part of the Cadbury Estate. It is listed in the 1877 auction particulars under Lot 36 and included an orchard, arable, pasture and meadows along Ridgeway. The Cadbury Estate sold the Dairy House in 1955.	The Historic England Listing references the property as 'Peacock Cottage' but also that it is shown as Dairy House on OS Map – as a detached cottage. C17, extended C19. The south side (Dairy Cottage) is the older part but the whole building would be considered a Listed. <i>Relabel photo to use both terms (and also correct text in Table 14).</i>
Glen Homer, Alex Elliott, Martin Elliott	11	11.17 – 11.22	No mention of Brook Cottage, Grade II. More supporting information is needed.	Brook Cottage and all of the historic buildings that have been identified as heritage assets are Listed in Appendix 4 and shown on the Policies Map. The main body of the text does not attempt to list all of the Listed Buildings, and this can be clarified. <i>Amend supporting text to explain that the above does not list all of the designated buildings.</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Philip Lamb	11	General	This section constantly refer to changes to North Cadbury when in actual fact most of the changes affect Brookhampton	The first paragraph explains that the built-up area includes the smaller adjoining hamlet of Brookhampton. <i>Check text and where appropriate make changes to clarify further that for planning purposes North Cadbury village includes Brookhampton.</i>
Martin Cox, Susan Cox	11	11.20	The properties mentioned along Sandbrook Lane (from Hewletts Mill Cottage north) relate more to Galhampton than they do to North Cadbury (and are on the Electoral Register for Galhampton, and receive all communications from Galhampton Village on any community/village issues). Registry House and Bridge Cottage, also mentioned, appear to be omitted from Table 15 of Appendix 4.	<i>Agreed - these can be included within the Galhampton section of the plan, and included within the list of Locally Important Buildings (subject to consultation with the relevant owners).</i>
Stephen Groves , Katherine Vaughan	11	11.29 Table 4	Suggest that the beautiful view to the south, from Monarch's Way (WN19/103) at Higher North Town be included.	This view was previously considered but was not previously included – whilst there are attractive views (including Cadbury Hill Fort in the distance) these views are not dissimilar to the many other very pleasant views enjoyed. <i>Amend Policy 6 to refer to 'particularly iconic' views.</i>
SSDC	11	11.30	Suggest that this section includes a direct reference to the criteria for LGS in NPPF, 2021 (para 102).	This is already covered earlier in the plan (para 6.10) <i>Amend 6.10 to elaborate further on local value / significance.</i>
Heidi Howcroft	11	11.30 (NC3)	Could strengthen the description of NC3 by making reference to its importance as part of	Whilst these are all valid points, the key points (i.e. the 'main' reason) for designation which set

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			the rural landscape setting of the North Cadbury Conservation Area, historic hedgerows and to also note that the Parish Poorhouses were sited at the upper edge of the field.	it apart from many other areas of pleasant countryside around the village are already included in the description.
Heidi Howcroft	11	11.30 (NC7)	Could strengthen the description of NC7 by giving the full name of the church; add historic graveyard, curtilage of the Grade 1 listed church.	These points (church, graveyard and setting / curtilage) are already broadly covered in the description
Emma Bartlett, Ann Cook, Theresa Hallett, Hayley Forster / Homer, Glen Homer, T S Mundy & P G Lamb, P Smart	11	11.33	It floods at Brookhampton with sewerage / most of North Cadbury and Brookhampton already have flooding issues. Excessive rainwater running down Cary Road through North Town, exacerbates this problem. Brookhampton regularly floods at both ends of Mitchell's Row, by Brooklings, Cambria Cottage, Brookhampton Cottage and Green Hedges, and this includes groundwater and sewerage-linked flooding. There is a natural spring in field just beyond Mitchells Row. There is a lack of capacity of the sewage works, particularly at the plant in North Cadbury which means it can become overwhelmed. Drainage and sewerage issues are highlighted in the AECOM reports.	 <p>Flood risk maps for the local area indicate a potential flow of surface water run-off to the west side of Brookhampton House and potentially affecting properties on Cary Road either side of the stream (up to and including Little Auvergne) but not directly impacting on Brooklings, Cambria Cottage, Brookhampton Cottage and Green Hedges. Past blockages of the sewerage system (generally caused by</p>

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				disposable nappies etc being flushed into the system) is understood to be the main cause of any sewerage problems in this area. Wessex Water have confirmed that there is adequate capacity and that there are no known groundwater infiltration problems. <i>Update descriptive text to note the above points.</i>
Alex Elliott, Martin Elliott	11	Policy 15	North Cadbury and Brookhampton have an eclectic and attractive mix of materials in their characterful buildings and a variety of plot sizes and shapes	The descriptions in the supporting text are taken from the Conservation Area appraisal and heritage studies. Reference to the variety / mix can perhaps be reinforced in the text. <i>Amend policy to more clearly reflect the point that there is a harmonious mix of properties.</i>
SSDC	11	Policy 16	Neither map shows all the Local Green Spaces proposed in Policy 16 – NC7, 10 and 11 appear to be missing.	<i>These were shown - NC10 and NC11 lie alongside NC12 and NC7 wraps around the church (and is also subject to community facilities and landmark annotations).</i>
Mr and Mrs Longman (Boon Brown)	11	Policy 16	As landowner, object to inclusion of NC3 Clare Field as LGS. North Cadbury only equates to circa 45% of the households within the Neighbourhood Plan area as such the site is not considered in reasonably close proximity to the majority of households within the Neighbourhood Plan area. It has not been identified within the draft NCNP that Clare Field holds any special significance to the local community, especially in the context that only 8 people mentioned it in the early stages of the plans development.	Objection noted, however the field is considered to meet the LGS criteria. Whilst the early household consultation was open ended and elicited few suggestions, Clare Field was amongst the top choices on a par with other sites such as church field and the allotments. The options consultation was used to check the level of support against the suggestions that had been put forwarded, and illustrated a much higher level of actual support, with nearly 70% of respondents rating the space as very



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				important. The reasons for its significance are explained in Table 5.
Ann Cook, Alex Elliott, Martin Elliott, Hayley Forster / Homer, Glen Homer, T S Mundy & P G Lamb	11	Policy 16	Clare Field is better suited for development / or equal merit to the fields between North Town and Brookhampton.	See above response. The fields north of Brookhampton elicited 4 responses in the first consultation and do not have the same level of significance in terms of heritage value or degree of public access via the rights of way network.
Alex Elliott, Martin Elliott	11	Policy 16	NC10 as a grass verge across the road from the village shop has no real amenity value. It should be made available for sympathetic highway improvement or possibly car parking.	This feature is considered important in the context of the Listed Buildings opposite (and orchard to the rear) and is specifically noted in the Conservation Area Appraisal.
Alex Elliott, Martin Elliott	11	Policy 16	NC12 (orchard opposite village shop) should be removed as it may be possible to develop in the future.	See above response. As described in Table 5, it is probably the best example of one of the historic orchards remaining within the village.
Andy Keys-Toyer	11	Policy 16	The field east of Sandbrook Lane (NCY 6) should be retained as a Local Green Space because of its extensive use by walkers etc.	The possible designation of this space was given much consideration as it does have some clear merit and was recorded as 'very important' by just over half of the respondents to the options consultation. However, as explained in 11.32 there was also some support for limited development along the road front, and therefore this site has not been designated as a Local Green Space at this point in time.
Emma Bartlett, Ann Cook, Alex Elliott, Martin Elliott, W H C Longman, John & Pauline Naylor, Andrew Smart, Paula Smart, J Weller	11	Policy 16	There should be a green belt / gap / LGS designated between Brookhampton and North Town to protect the longer landscape view as well as the wildlife here, with reference to Policy 5.	Agreed that the inclusion of a green gap would be appropriate to ensure that the separation between North Cadbury (Brookhampton) and North Town is retained.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				<i>Amend Policy 16 and include supporting text to reference the protection of a green gap between the built up area of North Cadbury (by Brookhampton) and North Town.</i>
The Church of St Michael the Archangel, North Cadbury	11	Policy 16	Whilst supporting the proposal that Church Field is designated a Local Green Space, a small section of this field, (owned by the Church of England), will be required for additional grave space when the existing grave yard reaches capacity - estimated to be within the next 5-10 years.	Noted – this is not considered to be contrary to policy as it would not harm the character and reason for designation. However these proposals can be specifically referenced. <i>Include reference to the extension of the graveyard within Policy 14 and the supporting text.</i>
Philip Lamb	11	Policy 17	Question whether the Catash qualifies as a village asset.	It is a local pub and the household survey showed that at least half of local residents felt it to be a very important asset.
Erika Bloomfield, Hayley Forster / Homer, Glen Homer, W H C Longman, Jonathan Mitchell	11	Policy 17	Question whether there is sufficient space within the school site to cope with the additional children arising from the developments.	The school have been consulted and confirmed that the estimated 12 additional places from 60 new dwellings could be accommodated.
SSDC	11	Policy 18 and 19	SSDC supports these proposed designations. Consideration might also be given to the remaining areas of the fields being used potentially for phosphate mitigation solutions and biodiversity net gain. Suggest that a site boundary is added to the indicative layout.	Support welcomed. <i>Whilst the discussions have been held with the landowner to ensure that a solution is deliverable, this is not detailed in the plan as it is better quantified through the planning application process. The indicative layout is intended to be illustrative only.</i>
Historic England	11	Policy 18 and 19	Supports allocations, which have been informed by expert heritage judgement that clearly identifies relevant issues of sensitivity that is	Support welcomed.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			taken into account in the site's proposed development, complemented by an impressive suite of policies in the Plan which draw upon an understanding of the area's historic built character to create robust design criteria. We therefore can confirm that there are no issues associated with their allocation upon which we wish comment.	
Nick Fone	11	Policy 18	The site already has a lane which could be used for access with little alteration to the existing junction with Cary Road. It is also in close proximity to the brook making drainage easy and not having an impact in further overloading the existing drainage infrastructure, unlike Policy 19	The existing lane to the south is a bridleway and whilst the option of using this as an access isn't ruled out at this stage, neither is it considered to be the only option.
Ann Cook, Stephen Groves, Ken Honour, W H C Longman, J Weller,	11	Policy 18	Would require the Right of Way to be diverted	This is noted in the text but is not considered to be an over-riding reason for refusal if it could be incorporated in the design or sensitively diverted. The Policy states that any diversion of WN 19/68 should be minor in extent and designed to reflect the rural character of the local footpaths in the area.
Emma Bartlett, Matthew Bartlett, Ann Cook, Hayley Forster / Homer, Andrew Smart, Paula Smart, T S Mundy	11	Policy 18 and 19	Unclear why sites that are graded 'amber' in the AECOM report indicating that there are significant issues for their development have been allocated, and that only "a limited number of dwellings" would be appropriate and the significant issues clarified.	Amber indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated. The site allocations have taken on board the issues raised and these are discussed in the supporting text and where relevant addressed through

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				policy criteria and the extent of the site allocation (which is less than the site appraised in the AECOM report).
Emma Bartlett, Matthew Bartlett, Ann Cook, Hayley Forster / Homer, W H C Longman, Andrew Smart, Paula Smart, T S Mundy	11	Policy 18 and 19	Development would be contrary to Policy 1 to protect the area's rich heritage. The Heritage Report is unclear as it appears to imply that individually the site allocations would be harmful but the development of all three sites would have less harm. It flags the importance of this farmland in terms of the historic context of the Conservation Area and farmsteads.	The site allocation has been subject to a heritage assessment by a qualified expert, who concluded that high quality development of sympathetic design and materials could enhance the experience of the entry to the village from the north, mitigating potential harm to the North Cadbury Conservation Area and other designated and non-designated heritage assets. The report made clear that developing the entirety of each site would not be appropriate, but developing the southern portion of the three sites (as a strategic group) would be possible. This is reflected in the masterplanned approach required through the policy.
Colin and Beverley Arthey, Susan Fone, Karen Harris, Michael Cook, Donal O'Neill, Andrew Smart, Paula Smart, J Weller	11	Policy 18 and 19	Development risks joining North Town with Brookhampton (or substantially diminishing the undeveloped gap between these two areas), and make it hard to refuse any further development.	See early comment – a green gap policy is now proposed to retain the distinctive nature of these town settlements.
Colin and Beverley Arthey, Emma Bartlett, Mareike Beyer, James Bruce-Gardyne, Matt Bryne, Ann Cook, Michael Cook, Alex Elliott, Martin Elliott, Nick Fone, Susan Fone, Marcus Gilbert,	11	Policy 18 and 19	Development would be contrary to Policy 5 to protect the area's rural character i.e. <ul style="list-style-type: none"> <li>General tranquillity</li> <li>Dark night skies</li> <li>Hedgerows demarcating field boundaries.</li> <li>Undeveloped gaps between the main villages</li> </ul>	Whilst the fields are rural in character, apart from the hedgerows they do not contain any specific landscape features, and they are backed onto by relatively modern (20 <sup>th</sup> century) development. Subject to sensitive design, placing emphasis on the consideration of the new rural settlement edge created, their

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Stephen Groves, Theresa Hallett, Karen Harris, Glen Homer, W H C Longman, Anna Mackay-Smith and Richard Scott, Andrea Maistrello, Lorraine Malton, Kevin Michael Mills, T S Mundy & P G Lamb, Pauline Russell, Andrew Smart, Paula Smart, Katherine Vaughan, J Weller, Caroline Wood			<p>And would also be contrary to Policy 6 to retain the rural character of the lanes and tracks and protect views. Hedges need to be retained with recognition of their wildlife and view importance (with pavements behind). The road is not wide enough for the additional traffic.</p> <p>Development would also be contrary to Policy 6 to protect view from North Town. The AECOM raises the issue of the high landscape and the impact on views, suggesting a significant change in the size of the development, and perhaps limiting the western site to the SE corner</p>	<p>development is not considered to cause over-riding harm. SSDC have not raised concerns about the allocation.</p> <p>Whilst there are potential advantages of creating a new street scene (in terms of design and ease of pedestrian movement) through the removal of the hedgerows, it is accepted that their retention would also be possible and valued by local residents.</p> <p><i>Amend policy and supporting text to reflect the desirability of retaining the lane-side hedgerows as far as possible (noting that this may require their thinning and/or translocation to improve visibility splays)</i></p>
Emma Bartlett, James Bruce-Gardyne, Ann Cook, Michael Cook, Alex Elliott, Martin Elliott, Susan Fone, Hayley Forster / Homer, Marcus Gilbert, Stephen Groves, Mary Honour, Lucy Humberston, W H C Longman, Kevin Michael Mills, Keri Montague, T S Mundy & P G Lamb, Andrew Smart, Paula Smart, Katherine Vaughan, J Weller, John Wilson, Caroline Wood	11	Policy 18 and 19	<p>Concerns about traffic and access. There would be an increased accident risk at the existing junction of the A359 and Cary Road at Three Ashes. The section of Cary Road between the A359 at Three Ashes and Brookhampton Corner in North Cadbury, also part of the main vehicle route between the development and North Cadbury village, is for most of its length (over half a mile) single-track and too narrow even for two smaller vehicles such as private cars to pass each other; it has a tight double bend with restricted width and extremely poor sightlines at its north end near Three Ashes; it also has an almost blind brow at a point near Hill Farm just north of the steep single-track section downhill towards Brookhampton Corner. The relevant</p>	<p>Neither SSDC nor SCC (as the Highways Authority) have raised concerns about the allocation.</p> <p>The site allocation entrances, if sited towards the northern end of the sites, would provide an obvious 'gateway' point to slow vehicle speeds, with the 30mpg speed limit moved to start at or before this point. This should be designed to enable a safe pedestrian crossing point, with pavements otherwise incorporated within the sites. The hedgerows (which are to be retained – see above) would need to be translocated to enable an adequate visibility splay. Further traffic calming measures could be incorporated between the site and A359 as considered</p>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			<p>section of the road is not within the 30mph limit afforded to Brookhampton and North Cadbury. Cary Road is already under strain from use by cars, buses, tractors, lorries etc. Brookhampton is already a dangerous junction to pull out of in a vehicle, or cross the road for walkers etc. Adding more traffic will only enhance the risks. It would still be perilous to walk on the pavement with large vehicles, passing by and would not be practical for families with young children. No improvements to pedestrian or cycle routes from them in a northerly direction to North Town. The road will need to be widened to accommodate the extra traffic. There is a blind exit from the lane past Mitchells Row, and no conceivable improvements to this junction could remove or mitigate the hazard – further complicated by the need for pedestrians to cross. During construction, large vehicles will be using Cary Road - articulated lorries, vehicles transporting concrete etc. The AECOM report is incorrect in its reference to a possible access to the bridleway along Mitchells Row.</p>	<p>necessary by the Highways Authority. Depending on the likely level and timescales of construction , a construction management plan can be required to manage the timing and routings of larger vehicles as required – this would be a matter that can be considered as part of any planning application.</p> <p>The reference in the AECOM report to a possible access to the bridleway along Mitchells Row is with reference to WN 19/58 that links to the public highway network. This would be possible using the land east of 8 Mitchell's Row (land to the east is within the same land ownership as Site 22).</p> <p><i>Amend policy and supporting text to clarify the highway safety / access measures as described above.</i></p>
Ann Cook, Michael Cook, Alex Elliott, Martin Elliott, Nick Fone, Hayley Forster / Homer, Glen Homer, W H C Longman, T S Mundy & P G Lamb, Andrew Smart, Paula Smart, J Weller	11	Policy 18 and 19	<p>Development would be contrary to Policy 7. There are significant wildlife corridors across these sites that would be impacted by any development (stated by manager of the land at Hill Farm). There are established badger setts to the west of site NCY18 and to the east of NCY22. Birds of prey (buzzards, owls) nest in the high</p>	<p>The majority of the site is agricultural farmland used for crops and as pasture, with hedgerow margins. The sites are not designated habitats and the Policies reference that measures must be secured as necessary to ensure that there is a net biodiversity gain, including compensatory</p>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			surrounding trees at the field perimeter. Water voles, hares, deer etc frequent this area. Query whether the relevant wildlife authorities were consulted. This is not reflected in the AECOM report.	<p>hedgerow / tree planting along the new edge of the developed area.</p> <p>Natural England are a statutory consultee and were consulted on the plan (and responded). Somerset Wildlife Trust were also consulted but did not respond.</p> <p>Whilst there are no designated wildlife sites within or close to the sites, the plan does require additional hedgerow / tree planting should take place along / adjoining the site boundaries with the remainder of the field (which should help compensate for any loss of hedgerow) as well as requiring additional biodiversity measures to be secured to ensure that there is a net biodiversity gain.</p> <p><i>Include reference to local knowledge of wildlife within the supporting text.</i></p>
Emma Bartlett, Matthew Bartlett, William Bartlett, Erika Bloomfield, Alex Elliott, Martin Elliott, Nick Fone, Hayley Forster / Homer, Theresa Hallett, Glen Homer, Lucy Humberston, Philip Lamb, Jonathan Mitchell, T S Mundy & P G Lamb, W H C Longman, Andrew Smart, Paula Smart, J Weller, Caroline Wood	11	Policy 18 and 19	Development would be contrary to Policy 8 as it would increase run off putting areas next to the floodplain at greater risk. The fields North of Brookhampton flood and run off currently into Brookhampton, and Brookhampton regularly floods at both ends of Mitchell's Row, by Brooklings, Cambria Cottage, Brookhampton Cottage and Green Hedges, and this includes groundwater and sewerage-linked flooding. There is a natural spring in field just beyond Mitchells Row. This is not reflected in the AECOM report.	Whilst the sites are not within a flood risk area, it is recognised that due to their scale and nearby flooding, that they could give rise to exacerbated flood risk off-site. Whilst the surface water flood risk maps do show some water run-off from the north, this is to the east of the site (between Brookhampton House and the end of Mitchells Row). The potential for additional run-off can be mitigated by a requirement for a flood risk assessment and drainage strategy (which might for example require swales and/or other storage measures to



Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				<p>slow the run-off to below existing levels) to ensure that there is no net increase in surface water run-off arising from their development, in line with Policy 8.</p> <p>The Environment Agency, SSDC (as the Lead Local Flood Authority) and Wessex Water and were all consulted on the draft plan.</p> <p><i>Amend policy and supporting text to reflect the above points, with the requirement for a drainage strategy in relation to both sites given their juxtaposition with areas at risk of flooding.</i></p>
Matt Bryne, Ann Cook, Jonathan Mitchell, Katherine Vaughan	11	Policy 18 and 19	Development would spoil the view from people's properties.	The view from people's private property is not a material planning consideration. Furthermore, development in most village-edge locations are likely to have similar impacts.
Colin and Beverley Arthey, Ann Cook, J Weller	11	Policy 18 and 19	General concerns about the layout shown in the indicative plan, e.g. for parking / deliveries. E.g. garaging in blocks can encourage anti-social behaviour.	<p>The indicative plan is intended to be illustrative and does help indicate that number of homes should be able to be accommodated without necessarily impacting on privacy etc.</p> <p><i>Reinforce the point that the plan is illustrative only (and if used would need to be subject to further consultation and consideration), and make minor changes to the indicative plan in light of the suggested amendments to the plan (e.g. retention of roadside hedgerows).</i></p>
Ann Cook, Michael Cook, Alex Elliott, Martin Elliott, W H C Longman, T S Mundy & P G Lamb,	11	Policy 18 and 19	This site is prime agricultural land. The loss of agricultural land will impact on the businesses and people who currently work the land	The provisional ALC maps indicate that both the sites may be Grade 3 (with Grade 1 land slightly further north) – although these are not wholly accurate at this detailed scale.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				<a href="https://shared.xmap.cloud?map=4e473c85-dfaa-4dd5-b922-817fbc3cc67f">https://shared.xmap.cloud?map=4e473c85-dfaa-4dd5-b922-817fbc3cc67f</a>
James Bruce-Gardyne, Tamsin Bruce-Gardyne, Ann Cook, Alex Elliott, Martin Elliott, Hayley Forster / Homer, Marcus Gilbert, Stephen Groves, Karen Harris, Glen Homer, W H C Longman, Andrea Maistrello, T S Mundy & P G Lamb, Andrew Smart, Paula Smart	11	Policy 18 and 19	Too much development in one area, contrary to Policy 2. It is wholly disproportionate to the hamlet of Brookhampton and would double it in size. This is not in keeping with the principle of small, 'organic' developments preferred by parishioners	<p>Whilst acknowledging that response from the 2020 household survey indicated a preference to 'spread' development across all four settlements rather than focus development in North Cadbury, this has not been possible in light of the potential sites put forward and the less sustainable nature of the smaller settlements. Similarly options at North Cadbury are limited, and whilst a number of sites have been considered, the proposed site allocations are by necessity grouped because of the need to take a comprehensive approach to the new settlement edge that would be created in this location, and the delivery of affordable housing (which is in effect cross subsidised through the provision of open market housing and would not be possible on smaller sites of less than 10 dwellings).</p> <p>Whilst Brookhampton may have been a separate hamlet in the early 20<sup>th</sup> century, it is now clearly part of (and contiguous with) the village.</p> <p><i>Clarify plan text where appropriate in relation to Brookhampton being contiguous with North Cadbury village.</i></p>
Emma Bartlett, William Bartlett, Erika Bloomfield, Michael Cook, Kevin Michael Mills, Jonathan Mitchell	11	Policy 19	Development would be too close to Brookhampton houses. Concerned that existing houses in Brookhampton would be seriously overlooked.	The indicative layout shows how overlooking can be avoided through layout / orientation, and most of the homes in this location have long rear gardens (over 30m) with the exception of

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				Greenhedges and Brooklings where additional care will be needed. The policy covers this issue in the third bullet.
Emma Bartlett, Matthew Bartlett	11	Policy 19	The AECOM report does not reflect that the site is likely to be affected by ground contamination in relation to the HRA findings	There is no evidence of ground contamination – the sites are farmland and are not known to have been previously developed. The HRA findings are in relation to the potential for wastewater going into the foul sewers (and via the sewage treatment plant into the river).
SSDC	11	Policy 20	This is a traditional farmstead which makes a strong contribution to the local character and local distinctiveness. Much of this would be lost if the barns were replaced, however sympathetic – the bar for replacement needs to be set high.	<i>See earlier response ref Policy 10 (which also refers to Policies 20 and 21)</i>
SSDC Michael Cook, Alex Elliott, Martin Elliott, Andrew Smart, Paula Smart	11	Policy 21	This is a traditional farmstead which makes a strong contribution to the local character and local distinctiveness. Much of this would be lost if the barns were replaced, however sympathetic – the bar for replacement needs to be set high.	<i>See earlier response ref Policy 10 (which also refers to Policies 20 and 21)</i>
Ann Cook, Alex Elliott, Martin Elliott, J Weller	11	Policy 21	Concerned if this would require another access / provided that safe access to the adjoining highway, Cary Road, could be achieved	Given the existing access, the need for a new access does not appear to be justified, and this can be clarified in the text. <i>Amend text to refer to using the existing access opposed to creating a new access which would have a greater impact on the lane.</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Susan Cox	12	12.6 / 12.10	The Manor House is not in an isolated position, it is very much part of the village and many residents will confirm this as they take a daily circular walk of about 30 mins.	Whilst part of the village, the Manor House is set slightly apart (relating to Manor Farm to the east but otherwise surrounded by fields) which reinforce its historic status. <i>Amend wording in 12.6 to “The Manor House however stands slightly apart from the main built-up area of the village, reflecting its historic status.”</i>
Mary Hadow	12	12.14	Rag (Frog Lane), Marylands Farm and The Registry House (Sandbrook Lane) could also be “Locally Important Buildings”.	Agreed for Rag and The Registry (both of which have been subject to consultation with owners). <i>Include Rag and The Registry as Locally Important Buildings with appropriate descriptions.</i>
Martin Cox, Susan Cox	12	12.19 Table 7	This should state Grade II* Manor (not Grade II).	<i>Update text and maps to show Grade II* status</i>
Susan Cox, Martin Cox	12	12.20	There are two areas of March Lane which suffer/have suffered badly with flooding. The reference being made in the NP refers, I think, to surface water/run off from the surrounding fields at the junction of March Lane and Hearn Lane and regular problems with blocked drains down along Hearn Lane to the junction with Long St near the Manor (each year Galhampton residents now undertake to clear the drains in this area and eastwards along Hearn Lane). In addition, the area near the K6 Telephone Box and Agecroft suffered very badly from 2014/2016 with the road being flooded to a	This can be included, but making clear that these issues arise from blocked drains / ditches which if kept clear would avoid any further flooding. <i>Amend 12.20 to more clearly shown / explain the flood risk issues and source as outlined.</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			depth of 50cm due to a blocked manhole that had not been cleared for 30 years.	
Peter Marsden	12	12.22	References to being able to use the field behind for additional car parking are incorrect; this applied for Party in the Park when it ran but not for current village hall use.	The field is available for big events, subject to special permission. This can be clarified in the supporting text. Amend
Martin Cox, Susan Cox	12	12.23 / Table 9	Telephone Box – operates as book swap/village information	<i>Amend text to include reference to village information point</i>
Emma Bartlett, William Bartlett	12	Policy 24	Need a better safer path to shop at Galhampton.	This is referenced in the policy and 12.23
P Coe	13		There are several buildings in Yarlington that are empty and could be re-used or converted to useful housing.	Noted – these were not put forward as part of the call for sites, but potential for conversion (where not already in residential use) is allowed for under Policy 10.
P Coe, John Rundle	13	13.15	The photograph of Pin Lane Cottage is incorrect. This should read Middle Farmhouse. Also there is a second thatched cottage - part of Roselea on Lodge Hill is thatched.	<i>Noted - relabel photo and correct text.</i>
Lucinda Lambourne	13	13.18	Would like The Old Parsonage added as building of local historical interest – it is one of the oldest houses in the village and has a “parsons walk” down to the centre of the village for the parson to get to the church.	Agreed (this has been subject to consultation with owners). <i>Include The Old Parsonage as a Locally Important Building with appropriate description.</i>
Lucinda Lambourne	13	13.21	Would like the footpaths WN31/1 and WN 31/9 both added to the map as these are key	Agreed that it would be appropriate to include WN31/9 as part of the circular route from

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			footpaths used by the village and need them to be retained.	Yarlington via the Sleights. There is less evidence on the usage of WN31/1 which is a much more local link from Crockers Hill to Lodge Hill, but this would still have a reasonable degree of protection as a public right of way. <i>Amend map and route description of W06 to include WN31/9 as an alternative option for the circular walk.</i>
Ursula Inglis-Jones	13	13.24	There has been flooding in 2 places on road between A303 & A371 leading to Yarlington. Drainage maintenance problem.	This can be included, but making clear that these issues arise from blocked drains / ditches which if kept clear would avoid any further flooding. <i>Amend 13.24 to more clearly shown / explain the flood risk issues and source as outlined.</i>
Ursula Inglis-Jones	13	13.4	When church tower was restored we were told it was Saxon	The Anglo-Saxon period stretched over 600 years, from 410 to 1066AD, so this does reflect the mid 10 <sup>th</sup> century reference in the text.
Emily Estate (UK) Ltd	13	Policy 26	Does not object to the designation of land in their ownership identified as Local Green Spaces Y1, Y2, Y3, recognising that these areas are valued by the local community.	Support welcomed.
William Bartlett	13	Policy 27	Yarlington needs a shop.	A shop would increase the settlement's sustainability and whilst Policy 27 would enable this to happen, the NPG are not aware of any interested parties looking to bring such a facility forward.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
SSDC	13	Policy 27 (and Table 12)	The telephone box in Yarlington houses the defibrillator not a local book exchange	<i>Correct text to reference defibrillator</i>
Emily Estate (UK) Ltd	13	Project 8	An information leaflet has already been circulated to the local community and a public exhibition held on the 14 August to inform the local community about current plans for the site, which was well attended and the proposals generally well received.	Noted – the proposals consulted on are based on the proposal to refurbish three of the existing buildings on the property (Yarlington Lodge, the Coach House and the Gardener’s Cottage) in order to create three holiday homes for individual rental. <i>Update 13.28 to reflect the consultation and current plans.</i>
Gill Pay	14	14.11	The Photo of Horseshoe Villas in Woolston is actually Horseshoe Cottage.	<i>Noted - relabel photo</i>
Nigel Inglis-Jones, Ursula Inglis-Jones	14	14.12	The words “built further back from the road” should be omitted, as the old/earlier building is in line with the existing one.	Agree this description is not necessary in the context. <i>Amend text to delete “built further back from the road”</i>
Nigel Inglis-Jones, Ursula Inglis-Jones, John Rundle	14	14.13	Reference to Woolston Manor Farm House should reference that it replaced an earlier manor house on the same site (of which the cottage beside the house was the west wing).	<i>Noted - update text</i>
Donal O’Neill	14	14.20	Need to pressure County Council to keep drains clear at road sides. Woolston Road is particularly at risk from such neglect.	Noted – this is being done through the Parish Council already.
Karen Harris	14	Policy 29	Woolston needs a community space.	Noted - whilst Policy 29 would enable this to happen, the NPG are not aware of any



Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				interested parties looking to bring such a facility forward.
Ann Cook, Michael Cook	14	Policy 30	As a brown field site, it would be better utilised than using prime agricultural land elsewhere in the parish	See earlier comments under Policy 9 reference brownfield sites.
William Bartlett, Anthea Dudgeon, Ursula Inglis-Jones	14	Policy 30	This is unnecessary / out of keeping with the area / setting a precedent for building along from Hill Ash	The proposal is for the conversion or sympathetic replacement, in line with Policy 10. As such it will not set a precedent for further building.
SSDC	--	Policies Maps	Suggest the view points on the Policies Maps are shown in such a way as to indicate the direction and expansion of the view	<i>Amend maps to show more clearly the direction of each view</i>
SSDC	--	Glossary	Suggest the full definition of affordable housing as found in the NPPF is included.	Noted – however this is considerable lengthy and therefore has deliberately been summarised with a reference to the NPPF. <i>Make clearer that this is a summarised version and include a link to the NPPF</i>
Susan Cox	A	Appx 2	ST62/001 and ST62/035 – these two sites seem to be reversed on the map?	ST62/001 = Wearyall Covert and ST62/035 = Wilford's Copse. They are correctly shown on the map but incorrectly labelled within the table. <i>Amend table to correct anomaly highlighted above.</i>
Duncan Smith		AECOM HRA Report	Query why the HRA only focuses on promoting phosphate neutrality and does not cover other topics, e.g. impact of increased lighting and noise on wildlife.	This is in relation to the likely significant effects on the network of Natura 2000 designated wildlife sites (rather than wildlife in general).

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Mr and Mrs Longman (Boon Brown)	--	AECOM SEA Report	Question the approach to Option B (Clare Field) as taken in the SEA. Does not take into account the benefits outlined in the planning application. SSDC's environmental officer has not objected to the scheme on landscape grounds. The lack of safe pedestrian access is also challenged as the application provides details of off-road footpath access to the villages facilities.	<i>The SEA has been undertaken by AECOM, as an independent expert in this field. .The latest feedback from the various consultees include an objection in principle from Charles Potterton (Consultant Landscape Architect) dated 04/10/21, objection from Kevin Morris (Heritage Consultant) published 08/10/21, Philip Poulton (Tree Officer) dated 02/09/21, in addition to a recommendation for refusal from the Highways Authority with regard to adverse effect on the safety of highway and PROW Users, dated 26/07/21</i>
Duncan Smith		AECOM Site Options Report	Query why old agricultural barns are treated as the same degree of potential contamination as other prior uses classified as brownfield such as a former petrol station – they are not 'brownfield' under the Government definition	Noted – the terminology brownfield used in the reports is simply to indicate that they have existing buildings, and does not exactly reflect the Government definition that specifically excludes agricultural development. However the issue of contamination is considered separately in the detailed site assessments where these are categorised as 'unknown'. In light of their previous use the need to undertake a contaminated land survey is not included in the policy.
Mareike Beyer		AECOM Site Options Report	Should the land south of Manor Farm (which has been assessed as unsuitable with reference to the established orchards providing important habitats for birds and other wildlife as well as add to the character of the village) be protected?	The site does not currently qualify as a LGS given that it was not specifically valued by local residents. Whilst not an historic orchard, its wildlife interest would be protected through Policy 7.