

INDEPENDENT EXAMINATION OF THE QUEEN CAMEL PARISH NEIGHBOURHOOD PLAN

Queen Camel Parish Council's response to matters raised by the Examiner:
Mary O'Rourke BA(Hons) DipTP MRTPI

March 2020

Q1. In Section 2.2, the first paragraph refers to Figures 5A and 5B showing the flood plan designated as Zone 3. In fact, the figures only identify the River Cam's flood plain and not Flood Risk Zones 1, 2 and 3. Please provide a map showing the Flood Risk Zones.

QCPC response: please see Appendix 1 as downloaded from the Environment Agency website <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=359664.96&northing=125077.95&placeOrPostcode=queen%20camel>

Q2. In Section 2.2, in the first line of the second paragraph is there a word or words missing after County Council's Flood Risk?

QCPC response: yes – the text was intended to refer to the County Council's Flood Risk Management Team.

Q3. Please provide an update of progress on the Development Consent Order for the upgrading of the A303 referred to in section 2.3, last paragraph

QCPC response: details of the examination progress into the A303 Sparkford to Ilchester Dualling are available on the National Infrastructure Planning website <https://infrastructure.planninginspectorate.gov.uk/projects/south-west/a303-sparkford-to-ilchester-dualling/?ipcsection=overview>.

According to the latest published information, the examination closed on 12 June 2019. Recommendations were sent to the Secretary of State on 12 September 2019. On the 5 November the Secretary of State wrote to Highways England seeking clarification on a number of issues, with any response to be returned by 26 November¹.

According to a press release on 20 September 2020 (reproduced in Appendix 2) "The A303 Sparkford to Ilchester scheme is currently awaiting planning consent and due to start construction in March 2020."²

Due to the general election in December, the decision on the A303 Sparkford to Ilchester Dualling Development Consent Order application was postponed. The A303 Stonehenge examination is at a similar stage (having completed its examination in October 2019, and recommendations sent to the Secretary of State in January 2020). However the budget speech (12 March 2020) did make reference to "building a new, high-quality dual carriageway and a two-mile tunnel in the South West to speed up journeys on the A303, and to remove traffic from the iconic setting of Stonehenge"

Q4. In respect of policy QC11, please point me to the evidence in support of the views, their scope and extent and principal features, that warrant particular policy protection.

QCPC response: In response to the options consultation undertaken in 2018, with regard to the protection of local green spaces there were several comments in relation to the importance of local footpaths for recreation and enjoyment of the countryside, most notably on the south facing slopes from Camel Hill and Sparkford Copse. As a result of this feedback the Neighbourhood Plan Group undertook further work to

¹ <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010036/TR010036-001538-Consultation%20letter%20to%20Highways%20England.pdf>

² <https://www.gov.uk/government/news/highways-england-awards-further-groundbreaking-major-road-upgrade-contracts>

identify those public rights of way from which key views of the parish would be seen, which were in turn subject to public input as part of the pre-submission (Regulation 14) consultation.

Of those residents that commented on the consultation, there was general support for the policy: QC13 (Important Local Green Spaces, Woodlands & Key Views) – 55 supporting, 0 objections from local residents, and comments made as follows:

- Add value of south slopes from copses and Camel Hill as important views
- As many green spaces as possible
- Camel Hill Woods and Sparkford Copse provide the key views but not if we are looking down on vast housing developments
- Played in Sparkford Woods
- Sparkford Wood & playing field are lovely

No changes were made in result of the feedback received.

The reasons for the selected view are contained in the supporting text, and more detail is provided in Appendix 3.

Q5. In respect of LGS1 (the playing field), I note that the Plan at section 3.3 third paragraph refers to requests to improve the facilities including the provision of new built development. As policies for Local Green Spaces should be consistent with those for Green Belts, could there be an inconsistency here between the intention of the Plan and what might be appropriate in terms of Green Belt policy set out in the NPPF at paragraph 145 b)?

QCPC response: in drawing up the LGS areas the Neighbourhood Plan Group was mindful of the fact that these should be treated similarly to Green Belt with the emphasis on remaining undeveloped.

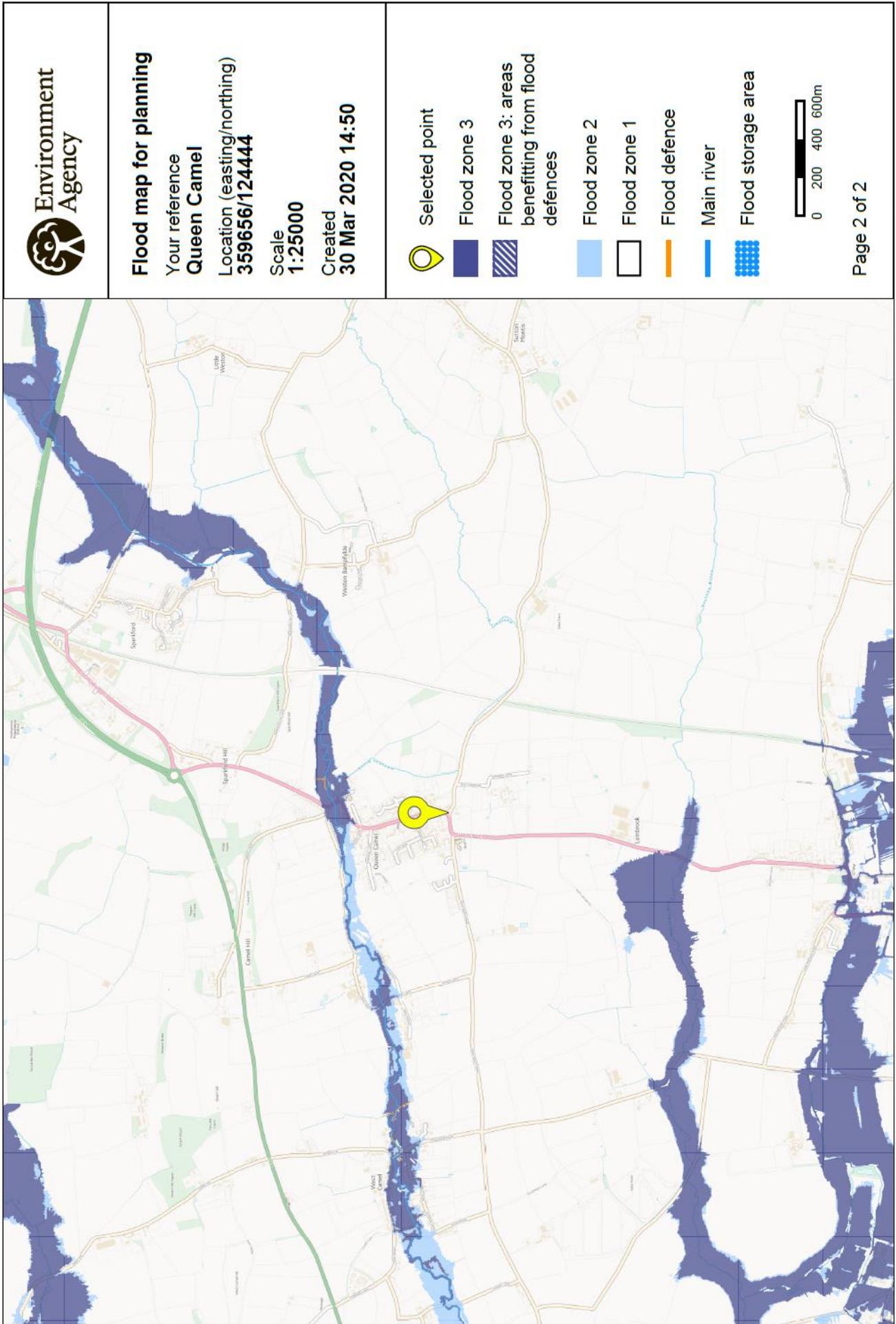
For these reasons, spaces such as the tennis courts and bowling green were identified as community land as opposed to LGS, to provide some flexibility should their current use cease or new structures be required. Similarly with the playing field a strip of land around the outside (connecting to the pavilion) was omitted and instead included within the community land to provide scope for built structures if required to be placed outside of the main playing field area.

On this basis it is not anticipated that there should be any conflict given the scope for the necessary anticipated structures should be possible on the areas of the playing field land that are not LGS.



Date Created: 14-5-2018 | Map Centre (Easting/Northing): 359447 / 124992 | Scale: 1:4000 | © Crown copyright and database right. All rights reserved (100058783) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018

Appendix 1 – Environment Agency Flood Map for planning



Press release

Highways England awards further groundbreaking major road upgrade contracts

The latest in a series of contracts to carry out up to £8.7 billion of work on England’s motorways and major roads has been announced today.

Published 20 September 2019

From: [Highways England](#)

The single carriageway section of the A303 between Sparkford and Ilchester.



As part of its groundbreaking Regional Delivery Partnerships framework, Highways England has signed contracts worth £435 million with Galliford Try to deliver two major road upgrades – the A47 corridor improvement programme around Norwich and Peterborough and the Sparkford to Ilchester dualling scheme along the A303 corridor in Somerset.

Contracts within the framework to deliver the major projects fall into two categories - Band A (less than £100m) and Band B (more than £100m) categories - and the £300 million A47 contract and £135 million A303 Sparkford to Ilchester contract are the first Band B deals to be announced as part of this new industry-leading approach announced by Highways England last year.

.....

The A303 Sparkford to Ilchester scheme is currently awaiting planning consent and due to start construction in March 2020.

The proposal is to dual a three-mile single carriageway section of the A303 between Sparkford and Ilchester, with new two-level junction access with local roads and communities, cutting congestion, reducing journey times, protecting biodiversity and improving access and safety for all road users.

As part of the Government’s Road Investment Strategy, Highways England is committed to upgrading all remaining single carriageway sections of the A303/A358 between the M3 and M5 to dual carriageway standard.

As well as the A303 Sparkford to Ilchester scheme, plans are also being taken forward to upgrade the A303 between Amesbury and Berwick Down and the A358 between the M5 at Taunton and the Southfields Roundabout on the A303.

Appendix 3: Views assessment

Name of Viewpoint	View of Queen Camel from top of Gason Lane
Location and grid ref	From Gason Lane and also from footpath ref WN 23/10 descending down into Queen Camel from Gason Lane Grid ref approx 359320 125500 (Gason Lane) and 359190 125350 (footpath)
Type of Viewpoint	<input type="checkbox"/> Established viewpoint <input type="checkbox"/> Public open space <input checked="" type="checkbox"/> Public Right of Way <input type="checkbox"/> Visitor destination <input checked="" type="checkbox"/> Highway corridor <input type="checkbox"/> Other (describe) <input type="checkbox"/> Rail corridor
Type of view	<input type="checkbox"/> Focused corridor <input checked="" type="checkbox"/> Panoramic
Direction of view	<input type="checkbox"/> N <input type="checkbox"/> E <input checked="" type="checkbox"/> S <input type="checkbox"/> W <input type="checkbox"/> NE <input checked="" type="checkbox"/> SE <input checked="" type="checkbox"/> SW <input type="checkbox"/> NW
Type and level of users	<input checked="" type="checkbox"/> Motorists <input type="checkbox"/> high <input checked="" type="checkbox"/> moderate <input type="checkbox"/> low <input type="checkbox"/> n/a <input checked="" type="checkbox"/> Walkers <input type="checkbox"/> high <input checked="" type="checkbox"/> moderate <input type="checkbox"/> low <input type="checkbox"/> n/a <input checked="" type="checkbox"/> Cyclists <input type="checkbox"/> high <input type="checkbox"/> moderate <input checked="" type="checkbox"/> low <input type="checkbox"/> n/a <input checked="" type="checkbox"/> Equestrians <input type="checkbox"/> high <input checked="" type="checkbox"/> moderate <input type="checkbox"/> low <input type="checkbox"/> n/a
Additional notes	Glimpses of the view are possible from travelling south-east direction along Gason Lane in a vehicle, and also from the footpath descending down into Queen Camel from Gason Lane. There is an equestrian centre to the north of the A303 (and limited off-road bridleways).
Key landmarks visible in view	St Barnabas Church tower (with Old School to the front)
Detracting features in view	Industrial character of some farm buildings on lower slopes
Description of view and reason for importance	Panoramic view from top of Gason Hill looking down across the vale in which Queen Camel sits. The church tower of St Barnabas is clearly visible. On a good day the view stretches to the county of Dorset
Photos	

Name of Viewpoint	View of Queen Camel from Sparkford Copse
Location and grid ref	From Sparkford Copse accessed from Sparkford Hill Lane, and also footpath WN 27/2 which runs below the ridge and crosses the slightly further east. Grid ref approx 359990 125370 (Sparkford Hill Lane) and 360020 125180 (footpath)
Type of Viewpoint	<input type="checkbox"/> Established viewpoint <input type="checkbox"/> Public open space <input checked="" type="checkbox"/> Public Right of Way <input type="checkbox"/> Visitor destination <input checked="" type="checkbox"/> Highway corridor <input type="checkbox"/> Other (describe) <input type="checkbox"/> Rail corridor
Type of view	<input type="checkbox"/> Focused corridor <input checked="" type="checkbox"/> Panoramic
Direction of view	<input type="checkbox"/> N <input type="checkbox"/> E <input checked="" type="checkbox"/> S <input checked="" type="checkbox"/> W <input type="checkbox"/> NE <input checked="" type="checkbox"/> SE <input checked="" type="checkbox"/> SW <input type="checkbox"/> NW
Type and level of users	<input checked="" type="checkbox"/> Motorists <input type="checkbox"/> high <input checked="" type="checkbox"/> moderate <input type="checkbox"/> low <input type="checkbox"/> n/a <input checked="" type="checkbox"/> Walkers <input type="checkbox"/> high <input checked="" type="checkbox"/> moderate <input type="checkbox"/> low <input type="checkbox"/> n/a <input checked="" type="checkbox"/> Cyclists <input type="checkbox"/> high <input type="checkbox"/> moderate <input checked="" type="checkbox"/> low <input type="checkbox"/> n/a <input checked="" type="checkbox"/> Equestrians <input type="checkbox"/> high <input type="checkbox"/> moderate <input checked="" type="checkbox"/> low <input type="checkbox"/> n/a
Additional notes	The view is on the parish boundary with Sparkford, and is possible from Sparkford Hill Lane in a vehicle, and also from the footpath descending down into Queen Camel. The circular walk (approx 2.6km) from the bridge, up Gason Lane Ridge Copse, across to Sparkford Hill, and back via WN 27/2 is popular with local residents.
Key landmarks visible in view	St Barnabas Church tower
Detracting features in view	n/a
Description of view and reason for importance	Panoramic view from the slopes around Sparkford Copse looking down across Queen Camel village. The church tower of St Barnabas is clearly visible. On a good day the view stretches to the county of Dorset.
Photos	

Name of Viewpoint	View of Sparkford Copse from Queen Camel
Location and grid ref	From the A359 and also footpath WN 27/2 which runs alongside the River Cam. Grid ref approx 359700 125070
Type of Viewpoint	<input type="checkbox"/> Established viewpoint <input checked="" type="checkbox"/> Public Right of Way <input checked="" type="checkbox"/> Highway corridor <input type="checkbox"/> Rail corridor <input type="checkbox"/> Public open space <input type="checkbox"/> Visitor destination <input type="checkbox"/> Other (describe)
Type of view	<input checked="" type="checkbox"/> Focused corridor <input type="checkbox"/> Panoramic
Direction of view	<input type="checkbox"/> N <input checked="" type="checkbox"/> NE <input type="checkbox"/> E <input type="checkbox"/> SE <input type="checkbox"/> S <input type="checkbox"/> SW <input type="checkbox"/> W <input type="checkbox"/> NW
Type and level of users	<input checked="" type="checkbox"/> Motorists <input checked="" type="checkbox"/> high <input type="checkbox"/> moderate <input type="checkbox"/> low <input type="checkbox"/> n/a <input checked="" type="checkbox"/> Walkers <input type="checkbox"/> high <input checked="" type="checkbox"/> moderate <input type="checkbox"/> low <input type="checkbox"/> n/a <input checked="" type="checkbox"/> Cyclists <input type="checkbox"/> high <input type="checkbox"/> moderate <input checked="" type="checkbox"/> low <input type="checkbox"/> n/a <input checked="" type="checkbox"/> Equestrians <input type="checkbox"/> high <input type="checkbox"/> moderate <input checked="" type="checkbox"/> low <input type="checkbox"/> n/a
Additional notes	The view of Sparkford Copse is possible from the A359 heading north-east (from the northern side of the bridge across the River Cam) and also the footpath ascending up its lower slopes. This is the reverse direction of the circular walk (approx 2.6km) from the bridge, up Gason Lane Ridge Copse, across to Sparkford Hill, and back via WN 27/2 which is popular with local residents.
Key landmarks visible in view	Sparkford Copse
Detracting features in view	n/a
Description of view and reason for importance	View takes in the sweeping slopes up to Sparkford Copse, a key local landmark above the church of St Barnabas.
Photos	