

## North Cadbury and Yarlington Neighbourhood Plan, Submission (January 2022)

### South Somerset District Council Comments

#### Strategy and Commissioning Team, March 2022

Section /Page Number/ Paragraph/ Policy	District Council Comments
Front Cover	It is suggested that this clearly states that the Plan period is from 2018 to 2033, as this is currently only mentioned in Paragraph 1.14 in the main body of the Plan.
Contents 3	This should have a capital R for Review.
Para 1.1	This could refer to the fact that South Somerset District Council will no longer exist from April 2023, to be replaced by a new unitary authority for the County of Somerset.
Para 1.6	Local Green Spaces and Views Assessments should include a date – November 2021.
Para 3.3	Delete 'the' before settlements. Include the phrase 'subject to a certain level of key services' after 'development' for clarity.
Para 3.5	This should have capital V for Village.
Para 3.6	'Local Plan' should be replaced with 'Local Plan Review'.
Para 5.12	Insert '2019' after Environment Strategy. Replace 'declared' with 'recognised'.
Para 5.13	The reference to the Building Regulations will need updating as part of the final technical edit.
Policy 1	The need for an archaeological evaluation should be restricted to designated Areas of High Archaeological Potential, rather than the Parishes as a whole. It would be helpful if these Areas were shown on a map.
Policy 2	It is suggested that the reference to 'Grander Buildings' is a separate paragraph, which precedes the section on building heights.
Policy 3	It is suggested that 'and adaptation measures' is inserted after 'mitigation'.
Project 1	This should refer to 'Locally Listed Heritage Assets' rather than 'Locally Listed Buildings'.
Para 6.19	The first bullet point should be deleted. Currently payments from developers cannot be made to Wessex Water to enable improvements to WwTWs.
Para 6.20	Replace 'identify; with 'identified'.
Policy 6	This should refer to 'Policies Map 2.
Policy 7B	<p>There is currently no agreed draft policy for nutrient neutrality in Somerset, but it might be prescient to look at the consultation version of the Dorset Local Plan Policy ENV2 <a href="https://www.dorsetcouncil.gov.uk/documents/35024/285538/DCLP-Jan-2021-DorsetCouncilLocalPlan-vol1.pdf/7e0ff0f0-426f-523d-bd45-cc1fe4d60fac">https://www.dorsetcouncil.gov.uk/documents/35024/285538/DCLP-Jan-2021-DorsetCouncilLocalPlan-vol1.pdf/7e0ff0f0-426f-523d-bd45-cc1fe4d60fac</a> for an example of how a policy might be worded.</p> <p>It is suggested that the following text is included.</p> <p><b>Nutrient Neutrality - Somerset Levels and Moors Ramsar Site</b></p>

	<p>Specific impacts have been identified in relation to the Somerset Levels and Moors Ramsar Site, in relation to phosphorus. Mitigation will include measures to reduce levels of phosphate arising from development proposals that would result in a net increase in the total wastewater burden, to avoid adverse effects on the designated site and its features.</p> <p>Natural England are a statutory consultee but the local planning authority is the competent body required to make the decision under the Habitats Regulations.</p>
Section 7 Housing Need and Policy 9	The Housing Commitments will need to be updated in accordance with the table at the foot of these comments. Extant consents and completions within the Plan period actually total 25.
Para 7.2	Suggest replace 'incomers' with 'new arrivals'.
Para 7.7	Replace 'National Planning Policy' with 'Planning Practice Guidance'.
Para 7.12	The LHNAs 2020 and 2021 update are now available on the SSDC web site <a href="https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/local-plan-review-2020-2040/">https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/local-plan-review-2020-2040/</a>
Policy 10	The inclusion of a definition of 'substantial' would be helpful.
Policy 11	This should refer to M4(2) standards for adaptable and accessible homes.
Para 8.1	There should be a capital P for 'Plan'.
Para 8.5	It might be worth noting here that permission has now been granted for further expansion of the business park that aligns with one of the sites proposed in the Local Plan Review. Suggest replacing 'mooted' with 'proposed'.
Para 8.9	Replace 'appear' with 'appears'.
Policy 12	There is also a reserved matters application approved for one building (Class E).
Para 9.4	Replace 'was also' with 'is also'.
Para 11.3	Replace 'is based' with 'are based'.
Map 7	North Cadbury Business Park is not shown on Map 7 so this should be deleted from the key.
Para 11.34	The District Council has previously suggested that this section should make direct reference to the criteria for Local Green Space set out in paragraph 102 of the NPPF.
Policy 16	It is suggested that the map number(s) are also included for clarity.
Page 47	The Restricted Byway does not appear to be shown. It is not clear what the dark brown shading represents.
Policies 18 and 19	The District Council supports these proposed allocations.
Policy 20	It would be helpful if the Map number was included here.
Map 8	We are unable to read G1 as it is obscured by text. Site G3 appears to be missing and we are unable to see W05 on the map.
Map 9	It is not clear if W04 is shown on the Map. We are unable to read the Y4 annotation because of other labelling.
Map 10	The site at Woolston needs amending as this refers to Policy 30.

Glossary – Community Infrastructure Levy	It would it be helpful here to add that Parishes with a 'made' neighbourhood plan receive 25% of the CIL receipts collected within their area.
Glossary – Local Planning Authority	From 1 April 2023 this will change to Somerset Council.
Policies Map	It would appear that the annotation for Local Green Space is missing. The direction and scope of the views are quite difficult to read on the Plan and could be made much clearer. Policy 30 appears to be missing. The labelling for WO2 is slightly obscured.
Appendix 3	The actual Housing Commitments and completions for the Neighbourhood Plan period in North Cadbury and Yarlington are now as set out in the table below.

*Housing Commitments and Completions for North Cadbury and Yarlington from 2018*

Ref	Location	Approval	No	Notes
93/01654	Land OS 8229 Part Woolston Road	09-Sep-93		Actually Expired - no building works commenced
13/05190	Land South Down Ash Farm off A359 North Cadbury	26-Feb-14		Actually Expired - no building works commenced
16/00666	Land at Barn House, Woolston Road North Cadbury	15-Jul-16	1	
17/04438	Vale of Camelot, Woolston, North Cadbury	03-Jan-18	1	Completed
19/00722	Yarlington Mill Farm, Stoke Lane, Yarlington	07-Jun-19	2	
19/01879	Land OS 8000(Part) Sandbrook Lane, Galhampton	22-Aug-19	1	
19/02235	Land at North Town Farm Higher North Town Lane	15-Jan-20	5	
18/03693	Harvester Works, Galhampton	07-Apr-20	8	
20/00787	Land North off Hill Ash Farm Woolston Road	20-Jul-20	6	
20/01186	Building and land at Sandbrook Lane, Galhampton	28-Jul-20	1	20/02936/FUL - Supersedes 20/01186/FUL
			25	