

INDEPENDENT EXAMINATION OF THE NORTH CADBURY AND YARLINGTON

NEIGHBOURHOOD PLAN

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Becky Carter
Clerk to North Cadbury and Yarlington Parish Council

Jo Wilkins
South Somerset District Council

Examination Ref: 02/AM/NCYNP

5 April 2022

Dear Ms Carter and Ms Wilkins

NORTH CADBURY AND YARLINGTON NEIGHBOURHOOD PLAN EXAMINATION

Having now completed my review of the documentation submitted with the North Cadbury and Yarlington Neighbourhood Plan (NCYNP) and conducted the site visit, I have a number of questions which seek clarification on some of the matters which have been raised.

I have 13 questions which are intended for the North Cadbury and Yarlington Parish Council (NCYPC), and 3 for South Somerset District Council (SSDC).

In order to progress the examination, I would be grateful for responses to my questions to be made by **Tuesday 19 April 2022**, although an earlier response would be most welcome.

Questions for NCYPC (13)

1. The Basic Conditions Statement (BCS) Section 4 (page 16) refers to the Strategic Environmental Assessment (SEA) and the Habitats Regulations Assessment (HRA). Please may I see copies of the concluding responses, including dates, from the statutory consultees on the SEA and HRA?
2. The Consultation Statement (page 7 +) records two Options Consultations. The first ran for 3 weeks until 6 December 2020; a Supplementary Options consultation from 22 January 2021 until 6 February 2021. The summary results are reported on the Neighbourhood Plan web site with a comment that the full report will be published in due course on that web site. The Regulation 14 consultation period extended from 16 July 2021 until 31 August 2021. However, the Site Options Assessment Supplementary Report on all the housing allocations, despite being dated August 2021 and signed off by the authors AECOM on 5 August, was allegedly not publicly available until 7 October 2021. Is this correct?
3. I note that site NYC 22 did not feature in the two prior options consultations but was included in the draft Plan for statutory consultation at the Regulation 14 stage (providing anyone with an interest an opportunity to comment). However, by way of background, could you please provide further clarification around the emergence of this site for inclusion in the draft Plan?
4. NCY22, together with NCY17 and NCY18, were included in the Regulation 14 consultation. The SEA is dated July 2021 and was signed off on 14 July, two days before the Regulation 14 consultation period began. When did the SEA become publicly available and by what means?

5. When considering each housing allocation NCY17, NCY18 and NCY22, Step 5 of the AECOM Heritage Impact Assessment (July 2021) (pages 34- 41) recommended that the restriction of the area of the three sites is investigated. What was/is the response of the NCYPC to that recommendation? Would the removal of NCY22 from Policy 19 of the Plan constitute such a restriction and fulfil the recommendation?
6. Does the NCYPC have any comments on the possible error in Table 1 of the HRA (page 12) and the references to Ilminster and the River Isle? Should Table 1 be corrected?
7. Does Policy 13 apply to both new employment proposals and expansions. If so, in order to have regard to the National Planning Policy Framework (paragraphs 84 and 85), should the first bullet point be deleted?
8. Does Policy 13 apply to agricultural development?
9. Should Policy 6 refer to Policies Map 2 instead of "... the Policies Map."
10. SSDC suggest that in Policy 1, rather than expecting an archaeological evaluation for all development proposals in the Parish (other than extensions or alterations), this should be limited to Areas of High Archaeological Potential (AHAP) and that these could helpfully be shown on a map. Have any AHAP been delineated within the Plan area such as from the adopted South Somerset Local Plan and, if so, could a plan, or plans, be easily incorporated into the Neighbourhood Plan? (I looked on the South Somerset Local Plan web site but was unable to download the Inset Maps.)
11. In view of the table of extant consents submitted in the representation from SSDC, should Table 2, Policy 9 and Appendix 3 be amended to show 25 rather than 27?
12. If further expansion of the North Cadbury Business Park has been granted and a reserved matters application approved for one building (Class E) (reference the SSDC representation), should Map 5 and Policy 12 be amended and, if so, how?
13. In view of the representation from SSDC, should the Map on page 47 clarify the location of the Restricted Byway and what the thick brown shading represents?

Questions for SSDC (3)

14. In view of the support by SSDC for the proposed housing allocations under Policies 18 and 19, does the Council have any comments to make about Questions 2 to 5 above?
15. SSDC suggest that Policy 11 should include a reference to M4(2) standards for adaptable and accessible homes. Is SSDC able to offer an appropriate form of words?
16. SSDC's comment on Policy 7B Phosphorus Neutrality refers to Policy ENV2 of the emerging Dorset Local Plan, which appears to me to be all embracing, strategic and not appropriate for inclusion in this Neighbourhood Plan. Is SSDC suggesting that the text in the representation is an addition to, or substitution for, Policy 7B? Or is it a suggestion for inclusion in the reasoned justification?

However, my initial thoughts are that this matter might be better dealt with at a strategic level in the South Somerset Local Plan Review or whatever Local Plan emerges from the new Somerset unitary authority and not in this Neighbourhood Plan. Comparisons could be made with the Dorset Heathlands Planning Framework and the Nitrogen Reduction in Poole Harbour Supplementary Planning Document, both of which consider mitigation from

possible harm to European sites (RAMSAR, SPA, SAC). I would be grateful to have further comments from SSDC.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter and any subsequent response(s) are placed on both the Parish Council and District Council websites.

Thank you in advance for your assistance.

Your sincerely

Andy Mead

Examiner