

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?

PC RESPONSE

Both of these were consulted on during the Reg 14 consultation, and the responses received are attached to the end of this reply. As a result of the Natural England comments a further technical appendix was added to the HRA to demonstrate that a site-specific and suitable solution would be feasible within the land control of the main site promoters. We did not receive a response from the Environment Agency (they did respond to the SEA scoping in July 2020 to confirm that they were satisfied with that report). We also understand that these authorities were also consulted at Reg 16.

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?

PC RESPONSE

There may have been some confusion in understanding the publication of the Site Options Assessment Supplementary Report (done by AECOM) with the Site Options Consultation Report (done by the NP Working Group and their planning consultant, which reported on the consultation on the site options), so we have outlined both of these below.

The AECOM “Site Options Assessment Supplementary Report” was received from AECOM in its final form by the NP Working Group during August 2021 and published on the 1st of September 2021 on the NC&Y Neighbourhood Plan (NP) website. The earlier drafts had fed into the NP drafting on the sites and had been available to the NP Working Group prior to finalising the draft NP, but the report had to be ‘signed off’ by Locality, which is why it was not available for the start of the consultation. It was also issued to all registered Newsletter subscribers and on social media sites Nextdoor and Facebook. Residents were advised that the Regulation 14 consultation had been specifically extended from 1 Sep – 15th September to enable people to comment via email at info@northcadburyneighbourhoodplan.org.uk.

The NC&Y “Site Options Consultation Summary 2021” was published in March 2021, there were no requests for the more detailed report. The publication of the full report NC&Y “Site Options Consultation Results 2021” did get overlooked (due to other commitments of the volunteer tasked with finalising this) and was published on October 7th, 2021.

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?

PC RESPONSE

The landowner of NCY22 had responded to the initial call for sites (via an agent) by putting forward the two sites either side of Sandbrook Lane (NCY5 and NCY6), but at that stage did not offer up NCY22.

As a result of the first options consultation several landowners put forward alternative sites in December 2020 - one on Woolston Road, another off North Town Lane (adjacent to SSDC4) and the sites either side of Cary Road (NCY17 and 18). These sites were forwarded to AECOM for supplementary assessment (with the exception of the site adjoining SSDC4 which was clearly unlikely to be favoured by SSDC based on earlier discussions about North Town) but due to timescales and the need to progress the plan the decision was taken to run the consultation in January 2021 whilst this site assessment work was being done.

The landowner of NCY22 was contacted in January out of courtesy with regard to NCY5 and NCY6 and the second consultation. It was at this late stage that NCY22 was put forward (with the second consultation scheduled to go live later that day). Based on the planning consultant’s advice, in light of the lateness of this submission and the housing numbers as calculated at that time, it was felt that the likelihood of needing to allocate this site to achieve the housing numbers would be quite low, but it may be an option to look at in the review (if NCY17 was supported). It was also likely that points raised to NCY17 would be similar to points that may be raised for NCY22. On this basis the planning consultant felt that it was not critical to rejig the consultation yet again, but that it should be included in the AECOM assessment (in light of its possible future status and related access considerations) and if necessary, would form part of the Reg 14 consultation.

With the subsequent AECOM heritage / site assessment it became clear that it would be appropriate to consider this site in conjunction with NCY17. This would enable a more coordinated approach to the design of this area (with more flexibility to provide on-site delivery of affordable housing), and acknowledges that the HRA nutrient mitigation could be more readily 'guaranteed' at an appropriate site (as one has been identified that is also in the ownership of the NCY22 landowner).

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?

PC RESPONSE

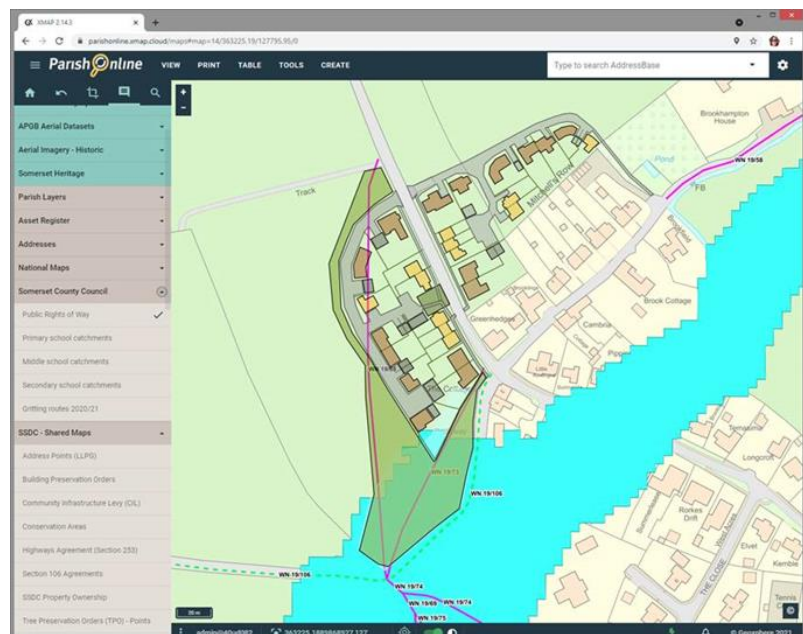
The SEA was published on the website on 16 July 2021 and also sent to the statutory consultees on that date. It was also available at the subsequent drop-in sessions.

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?

PC RESPONSE

The process of working with AECOM and their Heritage Assessor Mark Service was very much a two-way conversation and included a site visit which members of the NP team took part in, and a follow-up team meeting that included their planning consultant, Mark Service (ref HIA) and Nick Chisholm (ref SEA). This helped the NP Working Group and planning consultant to understand the author's intent in suggesting that from a heritage point of view the site could be allocated if development were restricted to development on the southern part only. In order to check that we had not misunderstood this, our planning consultant then shared a copy of the draft indicative plan with Mark Service and Nick Chisholm (as shown below), at the beginning of July 2021, specifically asking for advice on how to approach the footpath, access, and hedgerow / landscaping points.

Neither of the two AECOM consultants raised any concerns with the proposed layout or extent. As such the NP Working Group are very clear in their mind that the advice contained in the HIA, and SEA had been followed.



Mark Service at AECOM was contacted in December 2021 to check if he would confirm that we had not misunderstood the advice in the HIA, and I attached the email exchange at the

end of this response, which highlights that it is all three sites together which he was recommending should be allocated, which we hope is of help.

The NPWG would wish to have a further opportunity to comment on the possible removal of NCY22 from Policy 19 of the Plan if this is likely to be the Examiner's recommendation, as this has implications in terms of the delivery of on-site affordable housing (if the housing numbers on this site fall below 10) and feasibility of linked HRA mitigation (as the most feasible site for mitigation is within the control of that landowner, although other alternatives could of course come forward).

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?

PC RESPONSE

We have checked this with the report author (Dr. James Riley at AECOM) who has confirmed the following:

The references to Ilminster and the River Isle in paragraph 4.3 and Table 1 are a holdover from the Ilminster Neighbourhood Plan HRA which was carried over in error (as it is also had to address this issue). However, it has no technical significance because the nutrient neutrality requirement relates to all net new housing in the Somerset Levels Ramsar site catchment and the calculation method for South Somerset is the same throughout the catchment. Appendix B of the HRA (the Nutrient Neutrality Technical Note) corrects the typographical error made earlier in the report, by using North Cadbury STW in its calculations, as shown by the screen caps in Annex 1 of that Appendix.

AECOM are also aware that Natural England are updating their nutrient neutrality guidance as of the announcement a few weeks ago, which might affect the calculations undertaken. However, that will be true right up to submission of a planning application as guidance could change again between Neighbourhood Plan being made and application submission.

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?

PC RESPONSE

In crafting this policy regard was had to the NPPF – and that paragraphs 84 and 85 would on the face of it allow new sites to meet local business needs beyond existing settlements. However having undertaken consultation with local businesses (to establish what the local need may be) it was clear that there are no substantive needs that would not be met by the scope set out in the policy and at North Cadbury Business Park, and this was also considered to reflect the last sentence in para 85 that “The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist”.

8. Does Policy 13 apply to agricultural development?

PC RESPONSE

This is not intended to apply to agricultural developments but would apply to agricultural diversification projects (other than for tourism) and is intended to encourage utilising existing buildings and is relevant to this end.

9. Should Policy 6 refer to Policies Map 2 instead of “... the Policies Map.”

PC RESPONSE

These routes are also shown on the Policies map at the end of the plan (P72) – and therefore whilst the policy could refer to Map 2 this is not strictly necessary.

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.)

PC RESPONSE

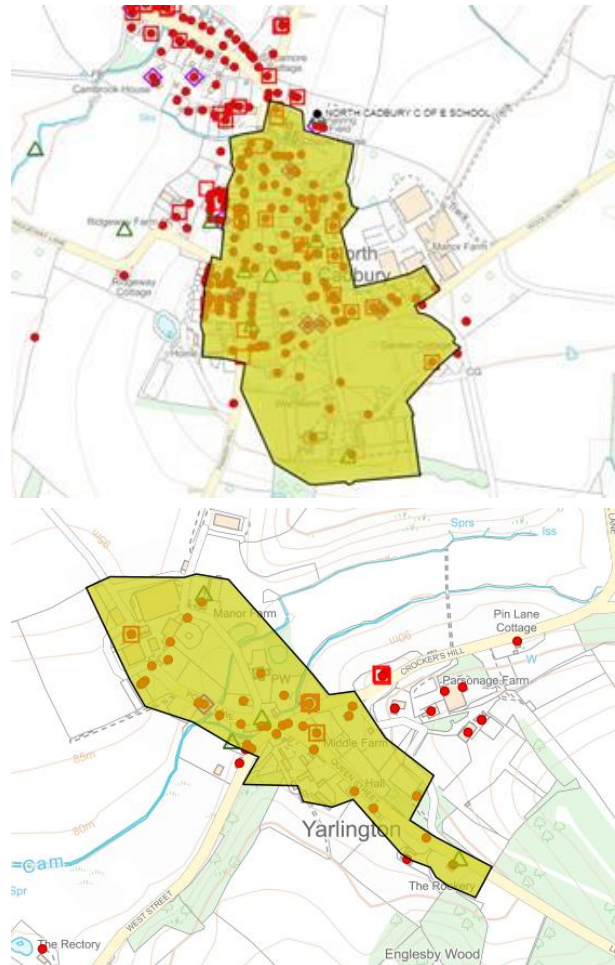
SSDC has provided the following maps of the AHAP which relate to North Cadbury and Yarlington.

The other pertinent source of archaeological information is the HER database and map at <https://www.somersetheritage.org.uk/> (which is a living document, rather than being based on data that is no longer readily evident – ‘snapshot’ as shown at end) which records both areas that have been subject to archaeological investigation and any relevant finds. This indicates much more widespread features of archaeological interest, particularly in relation to Yarlington and Woolston, that would not be captured by limiting this policy to the AHAP.

It is therefore suggested that the HER may be a better source of information on which to base any requirement for archaeological evaluation as this is more comprehensive and up to date.

Having liaised with SSDC on this point, they have informed us that the adopted Local Plan Policy EQ3: Historic Environment conserves heritage assets including archaeology. The AHAP designation was included in the previous Local Plan 1991-2011 (Policy EH12), which also stated that the sites identified on the proposals map were entries in the Historic Environment Record (although the AHAPs are no longer shown on the web based HER). The SSDC Planning Application Validation Guide, July 2020 requires an Archaeological Assessment for developments in “areas of high archaeological potential” including for householder applications so this is a further point for consideration.

On this basis they suggest the following amendment to the policy wording, to which we are agreeable:



Delete:development proposals (other than extensions / alterations) will be expected to be accompanied by an initial archaeological evaluation.

Replace with:In recognition of North Cadbury's rich archaeological resource, development proposals within the Area of High Archaeological Potential or that are likely to have an impact on a heritage asset of archaeological interest identified on the Historic Environment Record will be required to provide an archaeological assessment where appropriate.

Add to supporting text (possibly para 5.6): Where a proposal is likely to affect a heritage asset with archaeological interest, the application will be referred to the Local Planning Authority's archaeological advisor and, where appropriate, archaeological assessment may be required in advance of determination of applications (in line with the requirements of the NPPF paragraph 194).

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?

PC RESPONSE

With reference to 93/01654 for the site off Woolston Road – the NP Working Group had previously corresponded with the owner who supplied proof that works commenced to the satisfaction of the planning authority (in terms of copies of written records of this), and also confirmed that it remains their intent to fully implement this consent. This information has been provided to SSDC.

With reference to 13/05190/FUL Land South Down Ash Farm off A359 North Cadbury - from the SSDC files, the decision was issued Feb 2014 with the standard three year commencement (i.e. to Feb 2017), conditions discharged in 2015 and the Council approved a non-material amendment in June 2017 – the latter should not have been possible if they had considered that works had not commenced. A member of the NP Working Group visited the site on 06/04/22 and with a photo of the building clearly showing that the building is in the final stages of completion.

On this basis we contacted SSDC with the above evidence, to seek confirmation whether it would be correct to include both of these in the table (contrary to their comments at Reg 16). They have confirmed by email (dated 07/04/22) that, on the basis of the evidence provided, it would be correct to include both applications in the table.

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?

PC RESPONSE

The area shown on Map 5 includes the constructed site, sites with outline and (in some cases) reserved matters / full consent. The second part of the policy is intended to apply to the whole area (in that some of the built of consented areas may come back in for new / altered buildings) and as such it is not considered appropriate to amend the map. It may be that the first element could be re-worded along the following lines to be clearer:

Land at North Cadbury Business Park will remain the main employment site for meeting local needs that are appropriate to an industrial estate. The extent of the area for such uses is shown on the Proposals Map and includes undeveloped areas that are safeguarded for

employment use appropriate to an industrial estate, which may be brought forward once the remainder of the business park has been developed.

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?

PC RESPONSE

The restricted byway follows along the track that is shown in brown from the access off Cary Road - this can be annotated on the map. The brown colouring was used to signify that this was not an adopted highway.

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

SW SOUTH WEST HERITAGE TRUST

BANKS HER

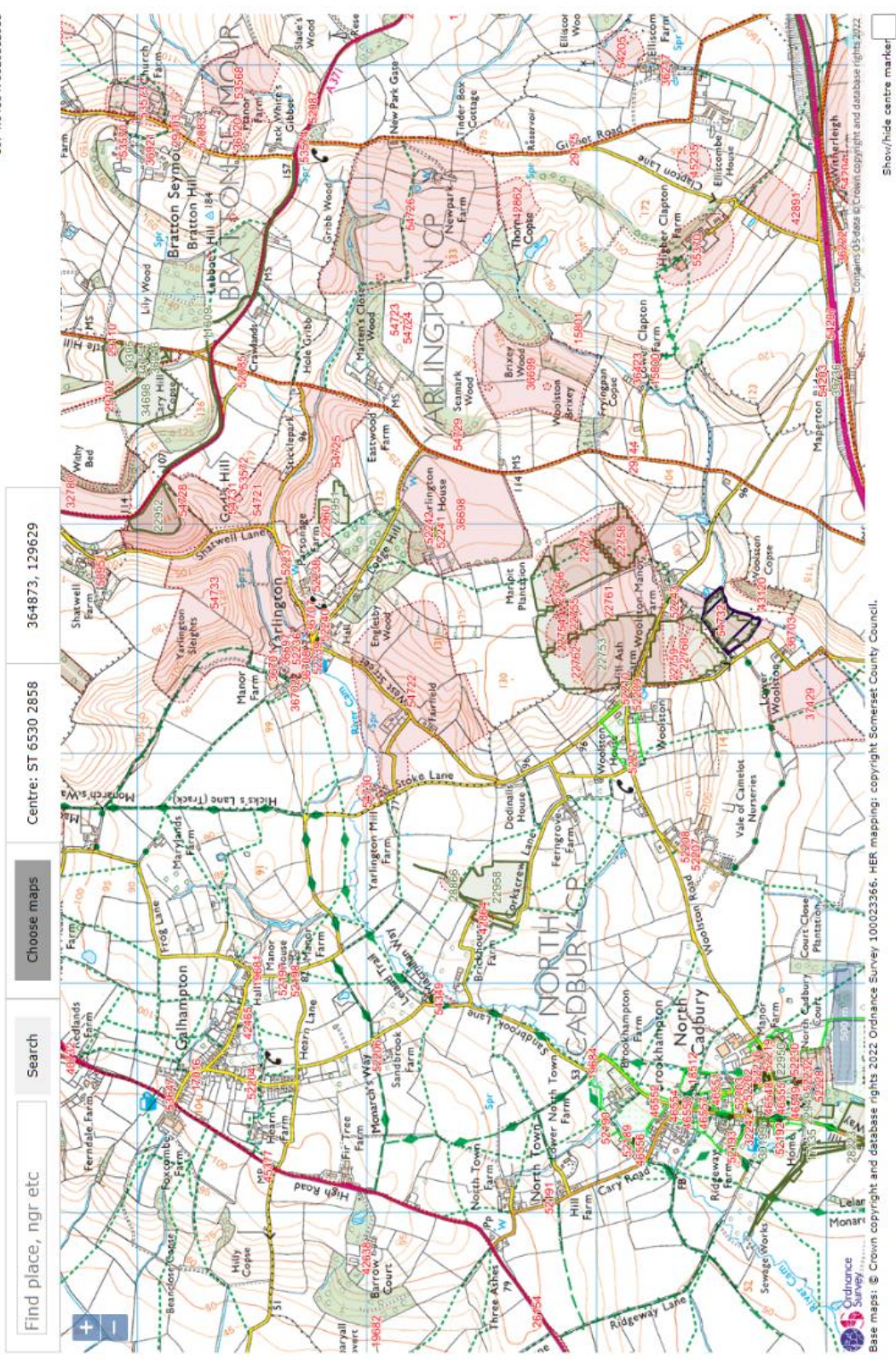
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SEA / HRA consultation response from the Statutory Consultees:

From: Savin, Rhona [REDACTED]
Sent: 27 August 2021 14:26
To: info@northcadburyneighbourhoodplan.org.uk
Cc: jo@dorsetplanning.co.uk
Subject: RE: 2021-08-31 361531: North Cadbury and Yarlington Neighbourhood Plan Consultation 16th July - 31st August 2021

Dear North Cadbury and Yarlington Parish Councils

Thank you for consulting Natural England regarding the North Cadbury and Yarlington Neighbourhood Plan.

We note the HRA has highlighted potential effects of the Neighbourhood Plan on the Somerset Levels and Moors Ramsar site and that it recommends additional text to require new development to achieve nutrient neutrality for phosphorous (paragraph 6.12 below):

6.12 AECOM recommends that the following text is inserted to new Policy 9: *'Given the sensitivity of the Somerset Levels and Moors Ramsar to elevated phosphorus loading and resulting eutrophication, all residential developments contributing to the total wastewater burden in the NP area must demonstrate phosphorus neutrality. Developments with an identified phosphorus surplus, will be required to provide appropriate mitigation measures (e.g. wetlands, reedbeds) in agreement with the Local Planning Authority and Natural England. The requirement for mitigation will be commensurate with the scale of development and might be achieved strategically, particularly in the case of smaller developments.'* Provided that this text (or an appropriate equivalent) is incorporated in the next iteration of the NCYNP, it is concluded that the NP 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'.

We note however that no land is allocated within the plan for delivering phosphorous neutrality measures.

While the recommended wording appears to make the Plan Habitats Regulations compliant, we advise that this in itself is not a guarantee that suitable solutions will come forward to enable the housing being proposed to be delivered during the Plan period. In the 12 months since Natural England first advised Somerset local authorities of the impacts of phosphorous levels on the Ramsar site interests and of implications for new development in the Ramsar catchment area, we are not aware that any strategic or significant site specific solutions have yet come forward in Somerset. In our experience here and elsewhere in the country, delivering effective mitigation for reducing phosphorous levels is likely to prove difficult. Further, as the treatment efficiency at sewage treatment works varies, housing allocations in some localities within the hydrological catchment of the Ramsar it will be easier to achieve phosphorous neutrality than others. North Cadbury and Yarlington are served by a sewage treatment work with a relatively high consent limit of 5 mg/L with no plans for future improvements. This will make mitigation measures up to 10 times more difficult than some other localities with more efficient facilities. Further consideration should therefore be given to whether the quantum of housing proposed within the North Cadbury and Yarlington Neighbourhood Plan will be able to achieve phosphorous neutrality with the land available. For example, whether 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.

The allocation of land within the plan for delivering phosphorous neutrality measures, in a similar way to site allocations for housing developments could be a key opportunity for the local community to highlight sites, promoted by the landowners, that meet the mitigation requirements stated within the HRA and can achieve environmental and community benefits such as a new Local Greenspaces, public Nature Reserves, new Rights of Way, community orchards etc. These could address some of the key concerns raised by local residents, target some of the Environmental Objectives in Chapter 6 of the Neighbourhood Plan and build towards ecological corridors for a local nature recovery network as in paragraph 6.13 of the current revision of the North Cadbury and Yarlington Neighbourhood Plan.

We would welcome the opportunity to discuss this further with the Neighbourhood Plan Development Group if that would be helpful.

Kind regards,

Rhona Savin
(She/Her)

Sustainable Development Lead Advisor
Wessex Area Team
Natural England

From: Stuart, David <[REDACTED]>
Sent: 31 August 2021 23:04
To: info@northcadburyneighbourhoodplan.org.uk
Cc: jo@dorsetplanning.co.uk
Subject: North Cadbury and Yarlington Neighbourhood Plan Consultation 16th July - 31st August 2021

FAO Becky Carter, N C & Y Parish Clerk

Thank you for your Regulation 14 consultation on the Pre-Submission version of the North Cadbury and Yarlington Neighbourhood Plan.

The focus of our attention when considering such Plans is any sites which may be proposed as allocations for development. These may have potential to affect the significance of relevant heritage assets and it is therefore important that the evidence base to the Plan is sufficiently informed. Experience has shown that sites which are allocated in a made Plan can sometimes reveal at a subsequent detailed design stage that impacts, perhaps harmful, are likely, by which time they are difficult to avoid, or minimise or mitigate to an acceptable degree.

We note that your Plan proposes to allocate sites for development in a number of locations (policy 9, p23), and while some of these are brownfield in nature, containing existing buildings for conversion or redevelopment, two sites located on the edge of North Cadbury are greenfield in nature and form the rural setting of the Conservation Area.

Having considered the rationale for these allocations we are heartened by and applaud the use of a heritage consultant whose assessment of the sites has usefully supplemented and informed the site assessments undertaken as part of the SEA. In this respect the additional and expert heritage judgement clearly identifies relevant issues of sensitivity and how this should inform both the basis for the sites' allocation and the nature of their 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 these allocations upon which we wish comment.

Otherwise, we congratulate your 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.

Our best wishes for the making of your Plan.

Kind regards

David

David Stuart | Historic Places Adviser

Historic England | South West

Email exchange on Brookhampton sites and HIA recommendations (contact details removed).

From: Service, Mark
Sent: 05 January 2022 12:11
To: Richard Rundle; Jo Witherden
Cc: ChisholmBatten, Nick
Subject: RE: [EXTERNAL] RE: North Cadbury and Yarlington HIA Report

Thanks Richard, very happy to help.

Mark

Mark Service BA (Prehistory & Archaeology) MA (Archaeology) MA (Archaeology of Buildings)
Principal Built Heritage Consultant
AECOM

From: Richard Rundle
Sent: 05 January 2022 11:57
To: Service, Mark; Jo Witherden
Cc: ChisholmBatten, Nick
Subject: [EXTERNAL] RE: North Cadbury and Yarlington HIA Report

Hi Nick

Happy New Year to you as well

No need to apologise

The note below is very helpful

Given that the NP is proposing 17,18 and 22 be developed as a strategic group with development located in the southern end of each site we are in total accord

Many thanks

Richard

From: Service, Mark
Sent: 05 January 2022 10:17
To: Richard Rundle
Cc: ChisholmBatten, Nick
Subject: RE: [EXTERNAL] North Cadbury and Yarlington HIA Report

Morning Richard and Happy New Year

My apologies for not having replied to your email sooner, the last couple of weeks running up to Christmas saw a perfect alignment of multiple deadlines and I was pushed to say the least.

I've taken another look at the HIA. First of all it's important to stress that all parts of the report on each Policy are referred to rather than Step 5 in isolation. The point of the five step methodology is to identify the heritage assets that might be affected by development on the site, assess the contribution of the site to their significance, assess the potential impact of development on that significance and recommend mitigation for potential harm identified. Only then is a recommendation made for allocation in Step 5, backed up by the findings and recommendations in the first four steps.

Step 5 of Policy NCY17 recommends that the site should not be allocated in isolation but 'should be considered together with the adjacent Policy NCY18 and Policy NCY22 as part of a strategic group.' It

goes on to say that 'If development of all three sites were undertaken impact would be greater than assessed above for the site in isolation and the sites would not be recommended for allocation.' On reflection I might have added the words 'in their entirety' after 'all three sites' but as the recommendation for the strategic group is for a reduced area of each site I took that as read. Step 5 of Policy NCY17 states that 'Of the three sites in this part of the village the site is the most likely to be recommended for allocation in isolation albeit at a reduced size' and goes on to recommend that it is considered together with NCY18 and NCY22 as part of a strategic group. Step 5 of Policy NCY22 recommends that the site should not be allocated in isolation but should be considered together with the adjacent Policy NCY17 and Policy NCY18 as a strategic group.

I hope this helps but please get in touch if you require further clarification.

Kind regards

Mark

Mark Service BA (Prehistory & Archaeology) MA (Archaeology) MA (Archaeology of Buildings)
Principal Built Heritage Consultant
AECOM

From: Richard Rundle

Sent: 13 December 2021 14:35

To: Service, Mark

Subject: [EXTERNAL] North Cadbury and Yarlington HIA Report

Hell Mark

Hope you are all fit and well

You may not be surprised to learn that some homeowners (not all) at Brookhampton are not happy with the proposed new gateway development on the northern edge of the village in our Neighbourhood Plan

They keep quoting from your HIA report :

"It is not recommended that the site in isolation should be allocated but instead should be considered together with the adjacent Policy NCY18 and Policy NCY22 as part of a strategic group. If development of all three sites were undertaken impact would be greater than assessed above for the site in isolation and the sites would not be recommended for allocation. However, high quality development of sympathetic design and materials at the southern end of the three sites, or at least the site and Policy NCY22 would create a new northern edge to the village, softening the effect of the modern buildings that currently form the edge and enhancing the experience of the entry to the village from the north along North Cadbury and Yarlington Neighbourhood Plan Project number: 60603881 Locality – July 2021 AECOM 37 Cary Road. It is recommended that the restriction of the area of the three sites is investigated with a view to allocation"

Jo as you know has produced an indicative layout across the southern boundary of all three sites, treating them as a strategic group and creating as you say a new northern edge to the village, and not as individual sites

We understand the paragraph above recommends allocation as a strategic group but does not recommend them as individual sites

Would you clarify that is the case please?

Many thanks