

## **Newsletter 1, March 2017.**

### **First some bits of news**

1 The South Somerset Area North Committee has overturned the proposal to build 35 houses at the end of Lyndhurst Grove behind the Industrial site. They took exception to the developers coming back to the table asking to build fewer affordable homes because they had underestimated the cost of preparing the site. The developers may appeal.

2 Yesterday, Area North also rejected the proposal to build 12 houses on the 'landlocked' site behind the new site in Water Street and adjacent to the rec. I was rather surprised as this was quite a strong case under planning rules. But both Councillors put up strong arguments. I spoke to the developer on the way out and he indicated that they will probably appeal.

3 The proposal to build houses opposite the Dementia Home on Foldhill Lane was turned down again a few weeks ago by Area North. It would not surprise me if the developers appealed yet again because this is the thin edge of development wedge ultimately linking the village with Cartgate along the Old Railway line.

### **The Neighbourhood Plan Farmers Market stall**

There will be a Neighbourhood Plan stall at each Farmers Market this year if you would like a face-to-face chat. We will be thinking about roads and footpaths in April and about Drainage and Flooding (probably) in May.

### **Farmers Market Stall - March - Housing**

Our first stall this last month asked people about how many houses they would like to see in Martock by 2030. They were given three choices:

- 150 more than we have at present;
- a flexible number a little above 150;
- 300 more than we have at present.

These numbers are not pulled out of a hat

**150** is the additional number that **MUST** be built here by 2030 under the South Somerset Plan. This number is related to our village size and all the large villages have the same proportion. This number - almost - has already been proposed and approved by the planners, 96 of them along Coat Road. And we are only halfway through the plan period. It will be quite difficult for us to keep developments down near this number.

**150+** is a number which will allow us a bit of freedom to accept developments that we might think desirable - such as developments on brownfield sites or developments linked to increased employment opportunities. A little flexibility is a useful weapon for our Councillors to have; it helps them in their wheeling and dealing with fellow Councillors whose support they will need.

**300** (a bit over) is what South Somerset planners would like to see here. The details of the proposed sites are listed on the website housing page at <http://www.martockplan.org.uk/Housing/Housing.html>. Check the links in 'Housing Land Supply' in the right column. There is a table giving the sites and numbers and a map showing where the sites are (though I could not find all of them). It is important to realise that even though all these sites are potentially developable, many are probably not for various reasons like drainage, access, flooding, etc. And this is not the end - this table is currently being revised and enlarged.

The results of the farmers market survey are on the housing comment page of the website at <http://martockplan.org.uk/wp/category/house/>. You can leave a comment there.

### **The Neighbourhood Plan Newsletter**

We will try and produce a short monthly newsletter for circulation in both paper form and online. The first (February 2017) can be read or downloaded from <http://www.martockplan.org.uk/Newsletters.html>. It focuses on housing numbers and the process for getting planning approval.

### **Advance warning for a future email.**

Take photos of your favourite places, walks, buildings, landscapes as you walk around. When I've got the webpages up and running I'll ask for them both for a display and also to build up our information database of what people like about Martock.

### **Contact us**

This group has been set up not only to provide information but to collect it. The Neighbourhood Plan has to reflect the views of all who live here. So getting your thoughts - on this topic or any other - is important.

We also have a Facebook Page with the snappy title of 'Martock Neighbourhood Plan'. Good place to chat. But we need to get it 'liked' and looked at.

Best wishes

Andrew

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