

Newsletter 7, October 2017.

Dear Everyone

Neighbourhood Plan November update

Plan Aims and Objectives

Many thanks to all who contributed to these either by email or at the consultation session last month at the Market House. There is a report of this meeting online here and the objectives have been modified. If you feel that your suggestions have not been reflected in the new objectives it may well be that your suggestion is not one that can be addressed through the Neighbourhood Plan which is bound by quite strict rules.

Come and discuss the revised Aims and Objectives at the Farmers Market on Saturday if you wish.

The next step is to draft policies around each objective - more later this year.

The latest news on new developments

The **Coat road** development (95 houses) agreed some years ago has now lapsed. We do not know the reason why David Wilson Homes have not built (or sold the permission) but if the permission can be resuscitated relatively easily with a new application now the principle of development of the site has been accepted.

The **Lyndhurst Grove** application (35 houses) after long legal discussions, was rejected by SSDC because the reduction in the numbers of affordable houses asked for by the developer was not acceptable. The developer has appealed to the Planning Inspectorate. The appeal document includes an application for costs against SSDC on the grounds that the rejection was unjustified.

An application to build a terrace of 8 one and two bed flats on the **Brooke's Garage site** was supported by the Parish Council but with a reservation that there was insufficient off-road parking. The car spaces available were fewer than the recommended minimum standards set nationally and by Somerset County Council.

The **Long Orchard** proposal behind the new development in Water Street was rejected by SSDC and the developer appealed. The appeal was rejected on the technicality that insufficient data were available on the ecology of the site and no plans had been produced for the mitigation of harm to protected species. There are bats and badgers on the site and possibly Great Crested Newts. We expect a revised application next year after a new ecology survey.

Rather curiously, while this application for 12 houses was being considered by

Planning Inspector, a completely new application was made by the developer for 10 bungalows. (Proposals for 10 or below houses do not have to include an obligation to make any of them 'affordable' - for rent or rent/buy via housing associations). The proposed bungalows are not small - 3-4 bedrooms.

The **Foldhill Lane** (Triways) development for 24 houses was approved by the Planning Inspector after a second appeal. This site has now been put on the market by the speculator for £1.2m

The application by **Sparrows Works** to replace the two large asbestos buildings with modern small industrial units has been approved by SSDC without a vote after Parish approval and with the support of our two SSDC Councillors.

South Somerset Local Plan Review Consultation.

All Local Plans are being reviewed. This allows an opportunity to revise any bits that are not working well and also provides an opportunity to bring the Plans in line with recently changed legislation.

All of us are invited to contribute to the SSDC plan review and an 'Issues and Options' document explaining proposed changes can be read online and downloaded here (https://www.southsomerset.gov.uk/media/900905/early_review_local_plan_issues_and_options_merged_v12_-_final.pdf).

There are number of general issues that will affect Martock. One is a proposal to shift more of the housebuilding away from towns to the villages on the grounds that villages have been more successful in meeting their building targets than the towns have - and so we are to be rewarded with more. This is discussed on page 20ff of the Issues and options paper. It probably will not affect Martock as much as a number of smaller villages but the wording is carefully ambiguous. Another proposal is to create an entirely new 'garden village' somewhere on the A303. Where, we are left wondering?

There are specific issues that affect Martock - most particularly where in the village new houses could be sited - Coat Road, off East Street, Orchard Way and Dimmocks Lane are mentioned. These are discussed on page 108ff of the Issues paper and summarised in the attached newsletter.

The Farmers Market NP stall this Saturday will be about the Plan Objectives and also about the Local Plan Review. In December it will probably be about the village boundaries. Come along.

Best wishes

Andrew

