

Dear All

November Neighbourhood Plan newsletter

This month:

- 1 What will happen to all the comments on the Draft Plan
- 2 The SSDC 2018 Housing and Economic Land Availability Assessment (HELAA)
- 3 Barratt Homes want to build us a lot of houses.
- 4 Building the new pavilion at the end of Long orchard Lane.

1 The Draft Neighbourhood Plan - what happens now?

Thanks for all the suggestions and comments. These are all being collated by our planning adviser who will make suggestions about how they should be incorporated in the plan. This will eventually lead to a submission version which will be sent to SSDC. There it will be carefully examined to ensure it dovetails well with the Local Plan and with the National Plan. Following that it will be put to a Parish referendum sometime next year.

2 The SSDC 2018 Housing and Economic Land Availability Assessment (HELAA)

Each year or so SSDC reviews its housing land availability map for each settlement. [This link will download the Martock map](#) and also a table showing how many houses could potentially be built on each available site. Note that availability simply means that the owner is happy to sell; just because a site is on this list it does not mean it is suitable and would get permission. The complete documents can be downloaded from [the Housing section of the Martockplan documents page](#)

The SSDC Local plan is currently being revised. You will see from the table attached that the planning period has now been extended from 2028 to 2032. We have been advised that the revision is unlikely to increase the rate of housebuilding here beyond the 10-12 pa in the current plan. This means that the new indicative number for the village 2006-34 will be about 330 of which 196 have already been built or have permission. All this is, however, under debate at SSDC and could change.

A complicating factor is that SSDC cannot demonstrate that it has sites to meet its planning obligation for the next five years; it can only demonstrate about 4 years' worth. This means that the Local Plan development policies currently cannot fully apply - creating something of a free-for-all for developers. But a possible saving grace is that if SSDC can demonstrate a three year supply (which it can) and we have a Neighbourhood Plan and can demonstrate that we have land available to meet our obligation (which we can) our plan can apply. An incentive for us to get things finished.

3 Barratt Homes - Coat Road

Barratt Homes have booked the Parish Hall all afternoon and into the evening on **Wednesday November 21st** for (we think but have not been definitely informed) a display of a development they would like to build on the site south of Coat Road which is the hatched site on the download map (MART 0039) mentioned in 2 above.

This was given full permission for 95 houses about 4 years ago to David Wilson

Homes which is the up-market brand of Barratt. This permission lapsed but can easily be revived. We don't know whether they will also include the field south of Hills Lane (MART 0037) which will add another 60 or so houses.

This site will be the subject of the display this Saturday at the **Farmers Market** when we will be thinking about how we should respond in a way that is based on issues that are specifically relevant to Neighbourhood Plan and Local Plan policies.

4 The proposed new sports facilities at the end of Long Orchard Way

It was always planned that the The Long Orchard Way development should include new sports facilities. The existing Pavilion will be converted into a Youth and Community Centre. The proposals can be seen and discussed with the architects, Parish Councillors and Youth Centre staff from 10am to 12 noon on **Saturday 24th November in the Parish Hall**

See you Saturday

Andrew