

Dear Everyone

Neighbourhood Plan notes for January 2019

Happy new Year.

Two matters only to report since December. To talk about both come to the Farmers' Market this Saturday.

1 **Barratt Homes'** proposed development of 120 or so houses between Coat Road and Hills Lane. Information from [Barratt is here](#)

2 **For horse-riders** in and around the village. We only have two bridle paths yet we have a lot of historic cattle droves that have, in the past, taken horse traffic but are now classified as footpaths. A team of equestrians is looking at this.

1 **Barratt Homes application**

Surprisingly Barratt have not yet made a formal application. I will send around details when they do. Some concerned residents have set up a [Facebook page](#) where there is some interesting discussion.

The application procedure

After the application is lodged we will be given a few weeks for comment. The Parish Council will hold a meeting to hear from residents. It is very helpful to them to get a good and vocal attendance. Comments can be made to SSDC by email or letter but please always quote the reference number (I'll send more details when the application is in) The comments are all studied by the planning officer overseeing the case and the more the better. He or she summarises them for the Councillors.

The key document is the **Planning Officers report**. This is presented to the 'Area North' planning committee which includes both our councillors (Neil Bloomfield and Graham Middleton) both of which I am sure will attend the Parish Meeting. This document will contain a recommendation which the planning committee usually follows unless there is very good reason not to.

What we should do

So we need to persuade the planning officer. He or she will always recommend accept unless there are good reasons why, if the application went to the appeal level, the next level up, the Planning Inspector might be persuaded to recommend No. Barratt will, I am sure, appeal if SSDC refuses.

So we need to provide the planning officer with evidence that will persuade a Planning Inspector

We must first persuade the Parish and we must then write letters to the planning officer. Our letters must contain **evidence** (ie - not just that the school is full, for example, but that in the last year x children in the village have been refused entry -

not just that the area floods but that it flooded on particular dates, photo enclosed - etc). And they should, if possible, **refer to relevant planning policies** in the National and South Somerset Plans and now, in our 'emerging Neighbourhood Plan'

Much more about this at the Farmers' Market on Saturday. Please come.

2 Horse Riders

Time to get together. Nikki Richards (Lavers Oak) is coordinating an equestrian group to try and improve safe equestrian access to our countryside. Surprisingly, we have only two bridle paths around the village and even those are relatively newly designated. The group would like to see a number of our historic wide cattle droves redesignated as bridle paths to make horse-riding safer and more enjoyable. The more people join the group the easier their task will be.

The Neighbourhood Plan will have policies that promote this as part of a wider policy of improving access to the countryside.

Nikki's email is nikandlee@gmail.com. Contact her directly if you are interested - or contact me.

More details this Saturday at the Farmers' Market.

Best wishes

Andrew