



# Martock 2030

## Martock Neighbourhood Plan

### Newsletter 6 - November 2017

#### Building the Plan

We've spent most of the year gathering information and talking to as many people as can. Now we are building the plan and the first step is a list of Plan Objectives - what we want the plan to do.

About 80 people dropped in to the Market Hall last month to help us produce the objectives. They are shown on the next page. Tell us what you think of them.

#### News of recent building applications

##### Brooke's Garage

The Parish has approved a proposal for building 8 small one and two bedroom flats in a terrace where the Garage now is. One concern was that there will not be enough off-road parking spaces.

probably expect another application next year (more on page 4).

##### Lyndhurst Grove, 35 houses

After years of debate this application for 35 houses was eventually refused by SSDC. The developers have appealed to the Planning Inspectors (more on page 4).

##### Foldhill Lane, 24 houses

The Planning Inspector has approved the proposal opposite the Care Home. This site has now been put up for sale for £1.2m by the speculator.

##### Sparrow's Works

SSDC has now fully approved the demolition of the old 1940s buildings and their replacement with modern industrial units. This could create 20 or more new jobs in Bower Hinton.

##### Long Orchard, 12 houses

The second application for houses behind the new Water Street development was not allowed by the Planning Inspectors. It was rejected on a technicality and we can

##### Coat Road, 95 houses

This was approved two years ago but not built and planning has now lapsed. It could be revived but a new application will be needed.



## Neighbourhood Plan Aims and Objectives.

Home of otters and water voles.

Protecting our wild places is one objective of the Plan

The detail is in the bulleted objectives. Have we missed anything?

#### Natural Environment

##### Aim 1 - Protect and enhance our natural environment of the area

- Protect and enhance sensitive areas and habitats
- Further the creation a network of wildlife corridors
- Prevent harm from development

- Protect and enhance historic buildings and their settings
- Safeguard valuable green spaces within the settlements
- Retain a sense of village and rurality

##### Aim 2 - Improve flood resilience

- Support flood prevention measures
- Prevent development on land liable to flooding

##### Aim 2 - Ensure new development has a positive impact

- Establish the limits of development
- Influence the design of new development
- Support sustainable development practices
- Ensure adequate infrastructure is in place

##### Aim 3 - Support responsible change in the countryside

- Extend and enhance public access to the countryside
- Enable necessary farm diversification
- Responsible stewardship of the countryside

##### Aim 3 - Support wider use of renewable energy

- Support small scale renewable energy generation
- Encourage low-carbon development

#### Built Environment and Heritage

##### Aim 1 - Respect the heritage and character

## Housing

*Aim 1 - Ensure housing meets local needs*

- Establish an sustainable level of housing development
- Ensure new housing development is suitably mixed and reflects local needs
- Ensure housing offers realistic affordable options for local people

*Aim 2 - Encourage innovative housing solutions*

- Support locally-based housing initiatives
- Support self-build projects

## Local Economy

*Aim 1 - Facilitate the growth of local employment opportunities*

- Protect and enhance existing business and commercial areas
- Support new business development
- Facilitate high-speed electronic communication

## Transport and Travel

*Aim 1 - Reduce the impact of the motor vehicle*

- Increase safe cycling and walking routes
- Support public transport initiatives
- Increase off-road parking opportunities

*Aim 2 - Improve safety and accessibility*

- Improve pedestrian routes
- Support traffic management initiatives

## Community Wellbeing

*Aim 1 - Ensure community infrastructure meets local needs*

- Protect existing community facilities
- Ensure community infrastructure is commensurate with changing needs and demands
- Facilitate the local delivery of services

## Leisure and Recreation

*Aim 1 - Encourage healthy leisure and recreation activities*

- Protect and enhance existing sport and recreational facilities
- Support provision of new facilities that meet local needs
- Ensure needs and demands of all ages are considered

# South Somerset District Council is reviewing the Local Plan

What does this mean for us?

They are asking for our views on some changes. Here are three that particularly affect us (there are others).

## 1 Do we want an increase in the number of houses to be built each year in villages?

They have noted that the villages have been 'more successful in meeting housing targets' than the towns. They want to reward us by allowing us to build more and the towns, less. Do we agree?

## 2 Should the Ringwell Hill greenfield site south of Higher Street be removed from the plan as a possible new industrial site?



## 3 What do we think about these six sites for new houses?

They have proposed six sites for house building in Martock (or as they put it 'Options for Growth') What do we think about them?

The sites are; Dimmocks Lane (20 houses); Behind the Rose and Crown (5); East Street drove (10); Long Orchard (10); Lyndhurst grove (30); Next to Lyndhurst grove (55).

### The review goes on until early January

More information in the 'Issues and Options' document at [www.southsomerset.gov.uk/issuesandoptions](http://www.southsomerset.gov.uk/issuesandoptions). Hard copies of the consultation document are being put in all libraries

### How to comment.

- 1 Contact a Parish Councillor or email [info@martockplan.org.uk](mailto:info@martockplan.org.uk) and your message will be passed to the Parish, or;
- 2 Email direct to [planningpolicy@southsomerset.gov.uk](mailto:planningpolicy@southsomerset.gov.uk)

### Last chance to comment

If we have missed anything email [info@martockplan.org.uk](mailto:info@martockplan.org.uk).

Thanks to everyone who helped with these at the meeting last month. If your suggestion has not been included it may be that it can be part of another objective, or it may be that it is not a matter that the Plan can do anything about (like traffic). Find out more from the report of the meeting [online here](#)