

# South Somerset

## Local Plan Review Issues and Options - Martock and Bower Hinton



## South Somerset District Council is reviewing its current Local Plan which was adopted in March 2015.

When adopted, the new Plan will cover the period 2014 to 2034. This Issues and Options document is the first stage in the review process and is designed to stimulate debate on the key issues affecting our District.

Our Local Plan needs to consider options for where new growth in housing, employment and other infrastructure may go in the future. New evidence shows that the overall housing requirement may be lower in this Plan period. However, additional housing will still be needed; one reason being that the Plan period has been extended by six years. We need 13,200 houses between 2014 and 2034. Once all the houses that have already been built are included, plus houses that are currently under construction and those that have planning permission but have not yet been started, only around 6,000 new houses remain to be delivered through this Local Plan review.

New evidence supports an adjusted employment land requirement over the Plan period. Between 45-93 hectares of new employment land is needed district-wide to support business growth. This is a lower overall target than currently, and the employment land target for each place will need to be reconsidered.

The Issues and Options document starts to consider the options for where new growth may go in the future - it identifies potential new sites for housing, employment and other forms of development in settlements including Martock & Bower Hinton.

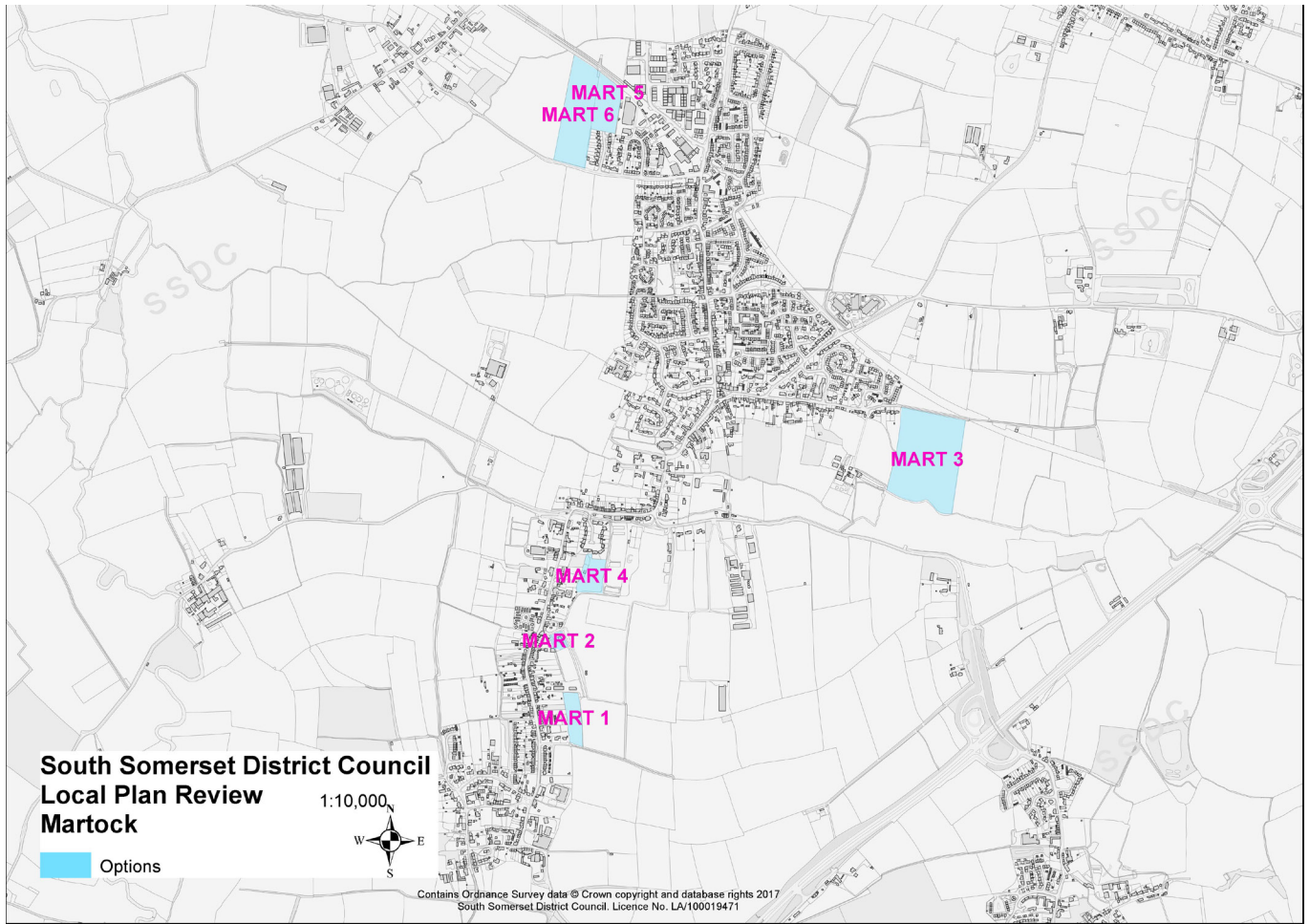
The current Local Plan proposes that 230 new homes be built in Martock & Bower Hinton. 93 new homes have been built and a further 127 are either being built or have planning permission. It is therefore likely that the current Local Plan target for housing will be met<sup>1</sup>. In this review, a number of options for housing growth have been identified in Martock & Bower Hinton.

### Martock & Bower Hinton Options for Growth

Settlement and site ref	Site	Dwellings
MART 1	Dimmocks Lane, Bower Hinton	20
MART 2	Land rear of The Rose & Crown	5
MART 3	Land South of East Street Drove	10
MART 4	Land off Water Street	10
MART 5	Land to the North of Lyndhurst Grove	30
MART 6	Land to the North of Coat Road	55
<b>Total</b>		<b>130</b>

<sup>1</sup>An appeal has recently been allowed and planning permission granted for up to 24 houses at Triways, Foldhill Lane, taking the total to 244.





The current Local Plan also sets a minimum target of 3.19 hectares of employment land to be developed in the town over the Plan period. No employment land has been developed in the town since the start of the Plan period in 2006, but there is planning permission for 2.8 hectares of land for employment use. The current Local Plan allocates land to the West of Ringwell Hill (ME/MART/2) for employment uses. Whilst the site has been allocated since 1991 it has never been developed. No new sites have yet been identified for employment land.

“ Question: Which of these options do you think should be taken forward through the Local Plan Review? ”

“ Question: Should land to the west of Ringwell Hill (ME/MART/2) be deleted from the Local Plan? ”



**“ We want to know what your views are. We recognise that these are important issues, and that they can impact upon the way in which you live, work, study and enjoy your free time across South Somerset. We want you to help to inform the content of this revised Plan. ”**

This sheet focuses on some of the key issues and options for Martock & Bower Hinton; however the full Issues and Options document identifies options for growth and the policies affecting the general management of development across the whole District.

Please take some time to look at the Issues and Options document and come and see us at the following locations, where we can have a chat about the document and its content.

## Issues and Options drop-in sessions

- 1 Nov Somerton Town Council offices (4pm-7pm)
- 2 Nov South Somerset District Council offices, Brympton Way, Yeovil (4pm-7pm)
- 7 Nov Market House, Castle Cary (4pm-7pm)
- 9 Nov Swanmead School, Ilminster (4.30pm-7.30pm)
- 21 Nov Guildhall, Chard (4pm-7pm)
- 22 Nov South Somerset District Council offices, Churchfields, Wincanton, (4pm-7pm)
- 30 Nov Great Bow Wharf, Langport (4pm-7pm)
- 4 Dec South Somerset District Council Offices, Brympton Way, Yeovil (4pm-7pm)
- 13 Dec Henhayes Community Centre, Crewkerne, (4.30pm-7.30pm)

## Where can I see the Issues and Options document?

You can see the document online via the council's website:

**[www.southsomerset.gov.uk/issuesandoptions](http://www.southsomerset.gov.uk/issuesandoptions)** (search for South Somerset Local Plan Issues and Options).

Hard copies of the document are available during normal office hours in the District Council's offices (in Churchfields in Wincanton; the Lace Mill in Chard; and Petters House and Brympton Way in Yeovil) or libraries across the District.

**We want to hear from you. You can make comments on the Issues and Options document between 26th October 2017 and 12 noon on 11th January 2018.**

## Comments can be made:

- Online: via the website: [www.southsomerset.gov.uk/issuesandoptions](http://www.southsomerset.gov.uk/issuesandoptions)
- Email: [planningpolicy@southsomerset.gov.uk](mailto:planningpolicy@southsomerset.gov.uk)
- In writing to: Spatial Policy Team, The Council Offices, Brympton Way, Yeovil, BA20 2HT

