

Martock Parish Neighbourhood Plan

Basic Conditions Statement

Martock Parish Council
January 2020

Basic Condition Statement - Martock Parish Neighbourhood Plan

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Introduction

Martock Parish Neighbourhood Plan has been produced by Martock Parish Council, as the ‘qualifying body’ with overall responsibility for the preparation, consultation and submission of the Neighbourhood Plan. The development of the plan and management of the process has been marshalled by a Neighbourhood Plan Steering Group comprised of members of our community and parish councillors.

What are the Basic Conditions and why do we need this Statement?

The ‘Basic Conditions’ are a set of conditions that a Neighbourhood Plan must pass, in order for it to proceed to referendum. In relation to neighbourhood plans, the plan will pass the basic conditions if:

- A. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan
- B. the making of the plan contributes to the achievement of sustainable development
- C. the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- D. the making of the plan does not breach, and is otherwise compatible with, EU obligations
- E. prescribed conditions are met in relation to the plan order and prescribed matters have been complied with in connection with the proposal for the plan

These requirements (and those for neighbourhood development orders) are formally set out in of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act (as amended by the Localism Act 2011)¹.

This ‘Basic Conditions Statement’ is submitted alongside the Martock Parish Neighbourhood Plan. In submitting the Statement and, through its content, demonstrating how the Neighbourhood Plan meets the Basic Conditions, we have satisfied one of the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012. This Regulation sets out what the Parish Council, as the ‘qualifying body’ responsible for producing the Plan, must submit as part of the neighbourhood plan proposal. Regulation 15 (1) states² that:

“(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include—

- a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;*
- b) a consultation statement;*
- c) the proposed neighbourhood development plan; and*
- d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.”* (i.e. this Statement).

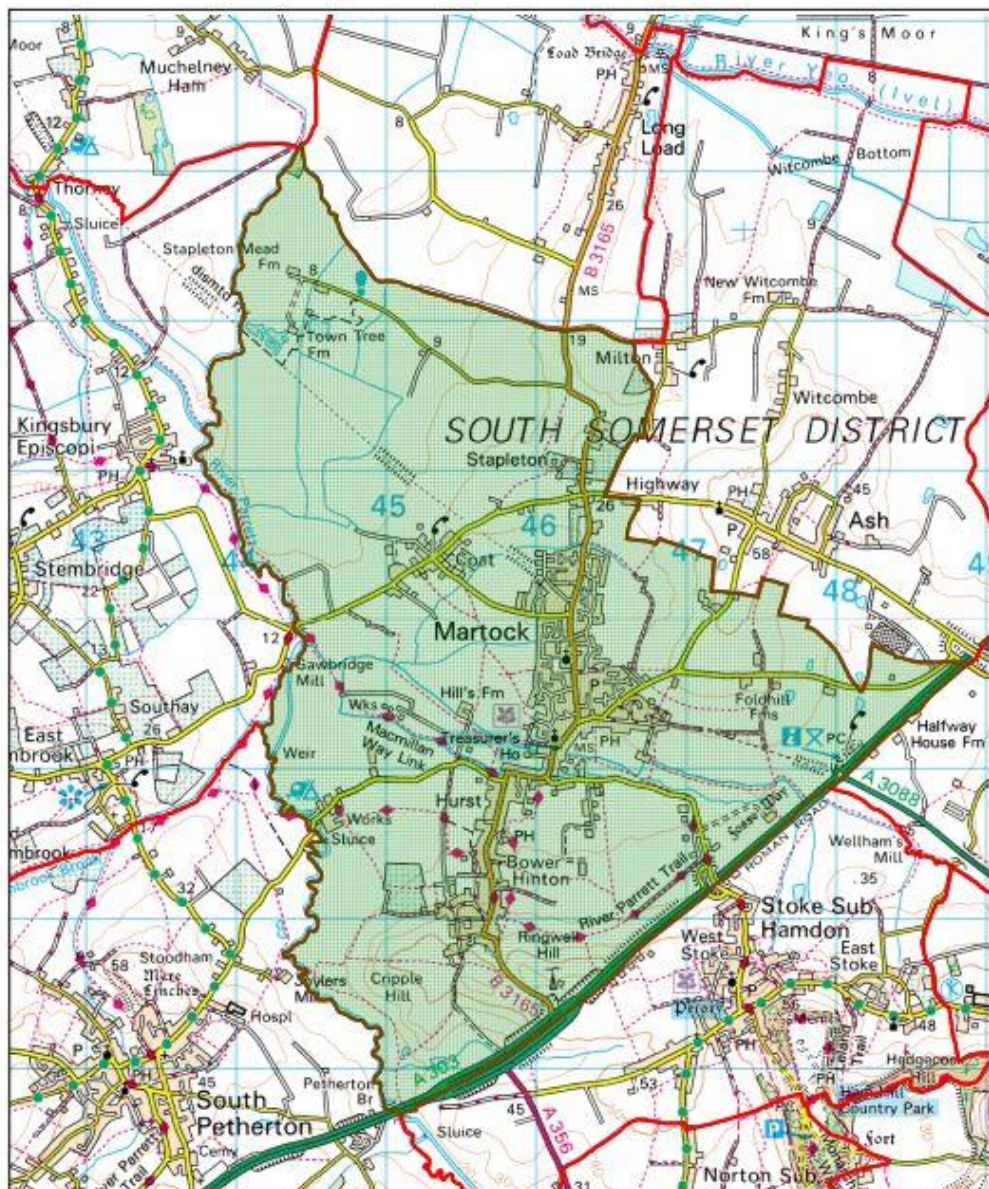
¹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

² See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

Our Neighbourhood Area

The first formal part of the process of developing our Neighbourhood Plan was the confirmation of our Neighbourhood Area, or the area for which the Parish Council, as the 'qualifying body' for neighbourhood planning, has the right to produce a plan for. Our application to designate the Neighbourhood Area was submitted, as required by Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, to South Somerset District Council as the local planning authority on 22 January 2016. This application, using South Somerset District Council's standard pro forma, is reproduced in Appendix 1 to this Statement. Following a 4-week public consultation, our Neighbourhood Area was formally approved by letter South Somerset District Council on 7th April 2016. The approval letter from South Somerset District Council is reproduced as Appendix 2 to this Statement. Our approved Neighbourhood Area is indicated by the red boundary below in Figure 1.

Figure 1 – Approved Martock Neighbourhood Area



Name of neighbourhood area: Martock Neighbourhood Area

1:12,000

Designation date: 7th April 2016

Organisation who made the application: Martock Parish Council



Neighbourhood Area
Parish Boundaries



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Why do we need a Neighbourhood Plan?

Martock is an attractive Parish in central South Somerset, on the southern edge of the Somerset Levels and Moors and alongside the busy A303 trunk road. The main settlement of Martock and the adjoining settlements of Hurst and Bower Hinton have a joint Conservation Area incorporating various listed buildings along the main road between the two settlements. Listed buildings are concentrated at the historic centres of Martock village, Hurst and Bower Hinton are surrounded by gradual undulating hills that are regarded as having high landscape value. Areas of significant flood risk run through the centre from east to west between Martock and Bower Hinton. The land either side of the streams has been identified as part of the functional flood plain. The area is well connected to Yeovil, which is situated seven miles to the southeast.

The South Somerset Local Plan (adopted in 2016) has provided a strategic framework with which we accord and has put in place policies that provide a degree of protection and guidance for development in Martock Parish.

Our reason for producing the Martock Parish Neighbourhood Plan are:

- We have been encouraged to do so by the legislation and by South Somerset District Council;
- Our community wanted to formulate its own more detailed local policies so that we can have an influence over the type, scale, design and form of development which may come forward in the area between now and 2031;
- We wanted to have some control over local planning matters and decisions;
- We wanted to maintain the special character of our rural landscape and environment; and
- We wanted to ensure that new development had a positive effect.

The Martock Parish Neighbourhood Plan has been developed with the full participation of the local people as members of working groups and through a process of regular community consultation. This process is summarised in the introductory sections of the Neighbourhood Plan and set out in detail in the Consultation Statement that also accompanies the Plan.

Having explored the issues and identified the key messages and things of importance to the community, our Plan has been framed around the following aims and objectives:

Martock Neighbourhood Development Strategy – Aims and Objectives

Natural Environment	
<i>Aims</i>	<i>Objectives</i>
<i>Protect and enhance our natural environment</i>	<ul style="list-style-type: none"> • Protect and enhance sensitive areas and habitats • Further the creation of a network of wildlife corridors • Prevent harm from development
<i>Improve flood resilience</i>	<ul style="list-style-type: none"> • Support flood prevention measures • Prevent development on land liable to flooding or development that might increase flood risk elsewhere
<i>Support responsible change in the countryside</i>	<ul style="list-style-type: none"> • Extend and enhance public access to the countryside • Enable necessary farm diversification • Responsible stewardship of the countryside • Protect valued landscapes and views
Built Environment and Heritage	
<i>Aims</i>	<i>Objectives</i>
<i>Respect the heritage and character of the area</i>	<ul style="list-style-type: none"> • Protect and enhance historic buildings and their settings • Protect historical and archaeological sites • Safeguard valuable green spaces within the settlements • Retain the sense of villages and rurality
<i>Ensure new development has a positive impact</i>	<ul style="list-style-type: none"> • Establish the limits of development • Influence the design of new development • Support sustainable development practices • Ensure adequate infrastructure is in place
<i>Support wider use of renewable energy</i>	<ul style="list-style-type: none"> • Support small-scale renewable energy generation • Encourage low carbon development
Housing	
<i>Aims</i>	<i>Objectives</i>
<i>Ensure housing meets local needs</i>	<ul style="list-style-type: none"> • Establish a 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
<i>Encourage innovative housing solutions</i>	<ul style="list-style-type: none"> • Support locally based housing initiatives • Support self-build projects • Support energy-efficient housing design
Local Economy	
<i>Aims</i>	<i>Objectives</i>
<i>Facilitate the growth of local employment opportunities</i>	<ul style="list-style-type: none"> • Protect and enhance existing business and commercial areas • Support a wide variety of new business development • Facilitate high-speed electronic communication
Transport and Travel	
<i>Aims</i>	<i>Objectives</i>
<i>Reduce the impact of the motor vehicle</i>	<ul style="list-style-type: none"> • Increase safe cycling and walking routes • Support public transport initiatives • Increase off-road parking opportunities
<i>Improve safety and accessibility</i>	<ul style="list-style-type: none"> • Improve pedestrian routes • Support traffic management initiatives • Improve accessibility to services and facilities
Community Well-being	
<i>Aims</i>	<i>Objectives</i>
<i>Ensure community infrastructure meets local needs</i>	<ul style="list-style-type: none"> • Protect existing community facilities • Ensure community infrastructure is commensurate with changing needs and demands • Facilitate the local delivery of services
<i>Encourage healthy leisure and recreation activities</i>	<ul style="list-style-type: none"> • Protect and enhance existing sport recreational and cultural facilities • Support the provision of new facilities that meet local demands • Ensure the needs and demands of all age groups are considered

Summary of Compliance with Legislation

This section sets out how our Neighbourhood Plan and process has complied with the requirements set out in the Neighbourhood Plan regulations.

Qualifying Body

A 'qualifying body' is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act³ as *"a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area..."*.

Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁴ sets out the qualifying body's entitlement to prepare a Neighbourhood Plan. It states that: *"(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan."*

We confirm that the Neighbourhood Plan has been prepared by Martock Parish Council as the 'qualifying body' for the purposes of Neighbourhood Planning.

Neighbourhood Area

The Neighbourhood Area (as shown in Figure 1) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 to 7)⁵. It accords with the recently revised Parish boundary. Both the application and the decision minute of South Somerset District Council are appended to this Statement (Appendices 1 and 2).

What a Neighbourhood Plan is and the Content of the Neighbourhood Plan

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁶ sets out the meaning of 'neighbourhood development plan'. It states that:

"(2) A "neighbourhood development plan" is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁷ sets out what the Plan may include. It states that:

"(1) A neighbourhood development plan—
(a) must specify the period for which it is to have effect,
(b) may not include provision about development that is excluded development, and
(c) may not relate to more than one neighbourhood area."

'Excluded development' is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁸ as:

"(a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,
(b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,
(c) development that falls within Annex 1 to Council Directive [85/337/EEC](#) on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),

³ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁴ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁵ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/5/made>

⁶ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁷ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁸ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

(d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),
(e) prescribed development or development of a prescribed description, and
(f) development in a prescribed area or an area of a prescribed description.”

Section 38B(2)⁹ states that:

“(2) Only one neighbourhood development plan may be made for each neighbourhood area.”

In response to these requirements, we confirm that the Martock Parish Neighbourhood Plan:

- covers the period up until 2034, aligning with the plan period of the South Somerset Local Plan
- is the only Neighbourhood Plan for the parish of Martock
- does not contain policies relating to ‘excluded development’¹⁰
- relates only to the defined Neighbourhood Area set out in Figure 1 of this report
- sets out policies in relation to the development and use of land

Submission Documents

As referred to earlier in this Statement, all the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Plan.

Basic Conditions

As referred to earlier in this Statement, we consider that all the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011.¹¹) have been met, as demonstrated in this Statement.

⁹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹⁰ No policy in the Neighbourhood Plan relates to county matters (mineral extraction and waste development) or to any Nationally Significant Infrastructure Projects

¹¹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

Content of Our Neighbourhood Plan Proposal

To comply with the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012¹², and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local authority:

- The Neighbourhood Plan (which includes a map and statement which identifies the area to which our Plan relates)
- Supporting Evidence Base Documents
- Our Consultation Statement
- Our Basic Conditions Statement (this document)

How our Neighbourhood Plan meets the Basic Conditions

A. Having Regard to National Policies and Advice Contained in Guidance Issued by the Secretary of State

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Policy Mart1 Protecting and Enhancing Biodiversity	NPPF para.174 <i>promote the conservation, restoration and enhancement of priority habitats, ecological networks..... and identify and pursue opportunities for securing measurable net gains for biodiversity</i>	Policy Mart1 requires developers to be cognisant of the potential impact on local habitats and species and ensure that harm is minimised, and opportunities are taken to achieve net biodiversity gain.
Policy Mart2 Landscape and Wildlife Corridors	NPPF para.174 <i>safeguard components of local wildlife-rich habitats and wider ecological networks, including... wildlife corridors and stepping stones that connect them</i>	Policy Mart2 seeks to protect those areas of landscape and wildlife corridors that are important to the wellbeing of the natural environment of the area.
Policy Mart3 Flood Management	NPPF para.149 <i>support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts</i>	Policy Mart3 supports development that is essential to minimise flood risk.
Policy Mart4 Flood Risk	NPPF para.155 <i>Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk... Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere</i>	Policy Mart4 requires developers to demonstrate that proposal for development do not increase local flood risk and robust flood mitigation measure are included.
Policy Mart5 Public Rights of Way	NPPF para.98 <i>policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users</i>	Policy Mart5 supports improvements to the PROW network as long as the character of the locality is enhanced rather than harmed.
Policy Mart6 Development in the Countryside	NPPF para.170 <i>protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services</i>	Policy Mart6 supports responsible and necessary development in the countryside that does not harm the rural character of the Parish.

¹² See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Policy Mart7 Farm Diversification	NPPF para.83 <i>enable the development and diversification of agricultural and other land-based rural businesses</i>	Policy Mart7 supports but sets limits to development on farms to enable the diversification of the business in the interests of ensuring its continue viability.
Policy Mart8 Views and Vistas	NPPF para.170 <i>protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside</i>	Policy Mart8 recognises that there are several views and vistas that are essential to the character of the area that should not be impaired by development.
Policy Mart9 Heritage Assets	NPPF para.185 <i>set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats</i>	Policy Mart9 seeks to protect local heritage assets from harmful and/or insensitive development.
Policy Mart10 Local Green Space	NPPF para.99 <i>identify for special protection green areas of particular importance to the community</i>	Policy Mart10 identifies local green areas in accordance with the criteria of the NPPF and protects them from development.
Policy Mart11 Local Character and Design	NPPF para.124 <i>good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities</i>	Policy Mart11 places emphasis on design and the need to ensure development recognises the essential elements of high quality design in a local context.
Policy Mart12 Infrastructure	NPPF para.122 <i>Planning policies and decisions should support development that makes efficient use of land, taking into account... the availability and capacity of infrastructure and services – both existing and proposed</i>	Policy Mart12 emphasises the need to ensure infrastructure has adequate capacity to cope with new development.
Policy Mart13 Accommodating Growth	NPPF para.78 <i>to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.</i>	Policy Mart13 defines a settlement area boundary to ensure development is focussed on the area where it will be most sustainable and have least impact on the countryside.
Policy Mart14 Local Green Gap	NPPF para. 117 <i>Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment ...</i>	Policy Mart14 designates an area between local settlements as a local green gap that will protect the integrity of settlements and avoid harming the character of the area.
Policy Mart15 Renewable Energy	NPPF para.151 <i>provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily</i>	Policy Mart15 supports micro renewable energy installations as long as harm to the built, natural or historical environments can be minimised.
Policy Mart16 Sustainable Design	NPPF para.148 <i>support the transition to a low carbon future</i>	Policy Mart16 emphasises the need for sustainable design and construction practices.
Policy Mart17 Housing Development	NPPF para.59 <i>important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed</i>	Policy Mart17 support new housing development as long as it meets an identifiable local need.
Policy Mart18 Housing Mix	NPPF para.61 <i>the size, type and tenure of housing needed for different groups</i>	Policy Mart18 requires new housing development to address the local deficit

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
	<i>in the community should be assessed and reflected in planning policies</i>	of small dwellings and the preference for mixed development.
Policy Mart19 Affordable Housing	NPPF para.62 <i>where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site</i>	Policy Mart19 support the provision of affordable housing in new developments that gives priority to local households in need.
Policy Mart20 Community Housing	NPPF para.77 <i>opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs</i>	Policy Mart20 support community housing provision on an exception site basis.
Policy Mart21 Self-Build Housing	NPPF para. 61 <i>the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including people wishing to commission or build their own homes</i>	Policy Mart21 supports the provision of self-build plots on larger housing schemes if there is an established local need that meets the criteria of the LPA.
Policy Mart22 Energy Efficiency	NPPF para.150 <i>help to reduce greenhouse gas emissions, such as through its location, orientation and design</i>	Policy Mart22 encourages layout and design that makes the most efficient use of renewable energy sources.
Policy Mart23 Business Areas	NPPF para.83 <i>enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings</i>	Policy Mart23 supports development at identified local business areas as long as they meet criteria that seeks to protect neighbouring uses and the surrounding rural area.
Policy Mart24 Business Development	NPPF para.83 <i>enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings</i>	Policy Mart24 supports new business development on brownfield sites.
Policy Mart25 Communications Infrastructure	NPPF para.112 <i>enable “the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings</i>	Policy Mart25 supports the provision of a first class communication infrastructure as long as it is sensitively sited and sympathetically designed.
Policy Mart26 Public Transport	NPPF para.84 <i>exploit any opportunities to make a location more sustainable (by improving the scope for access on foot, by cycling or by public transport)</i>	Policy Mart26 supports development that provide for sustainable transport modes
Policy Mart27 Off-Road Parking	NPPF para.102 <i>patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places</i>	Policy Mart27 encourages the provision of off-road parking spaces if it can be done without harm to the character of the area.
Policy Mart28 Footpaths and Cycleways	NPPF para.110 <i>give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas</i>	Policy Mart28 supports improvements to the pedestrian and cycle network.
Policy Mart29 Traffic Management	NPPF para.102 <i>Transport issues should be considered from the earliest stages of plan-making and development proposals, so that the potential impacts of development on transport networks can be addressed</i>	Policy Mart29 recognises the need to take local traffic issues into account and supports necessary improvements.

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Policy Mart30 Disabled Access	NPPF para.110 <i>address the needs of people with disabilities and reduced mobility</i>	Policy Mart30 supports development to remove barriers to proper disabled access to public buildings.
Policy Mart31 Existing Community Facilities	NPPF para.92 <i>guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs</i>	Policy Mart31 seeks to protect existing local community facilities against loss from development unless they are replaced with better or the community acknowledges they are no longer required.
Policy Mart32 New Community Facilities	NPPF para.92 <i>plan positively for the provision and use of shared space, community facilities</i>	Policy Mart32 supports the provision of new community facilities that meet a local need.
Policy Mart33 Sports and Recreation Facilities	NPPF para.97 <i>existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless they are proven to be surplus to requirements or they are being replaced by something equivalent or better provision in terms of quantity and quality in a suitable location</i>	Policy Mart33 protects existing sports and recreation facilities and pitches and the provision of new facilities that meet an identified local need.

B. The Making of the Plan Contributes to the Achievement of Sustainable Development

The Neighbourhood Plan has been developed within the context of the definition of sustainable development in the National Planning Policy Framework and that in the South Somerset Local Plan. The tables below set out how we feel that our Neighbourhood Plan has dealt with the achievement of sustainable development against the key relevant parts of the NPPF and South Somerset Local Plan.

National Planning Policy Framework Paragraph	How our Plan contributes towards this
<p>NPPF para. 8 <i>Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):</i></p> <p><i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p> <p><i>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i></p>	<p>The Neighbourhood Plan has embraced all three dimensions to sustainable development.</p> <p>The following policies of our Plan address the economic dimension of sustainable development by supporting employment development in the appropriate locations:</p> <ul style="list-style-type: none"> Policy Mart23 Business Areas Policy Mart24 Business Development Policy Mart25 Communications Infrastructure Policy Mart12 Infrastructure Policy Mart07 Farm Diversification <p>The following policies of our Plan address the social dimension of sustainable development:</p> <ul style="list-style-type: none"> Policy Mart17 Housing Development Policy Mart18 Housing Mix Policy Mart19 Affordable Housing Policy Mart20 Community Housing Policy Mart21 Self-Build Housing Policy Mart31 Existing Community Facilities Policy Mart32 New Community Facilities Policy Mart33 Sports and Recreation Facilities

National Planning Policy Framework Paragraph	How our Plan contributes towards this
<p><i>c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p>	<p>The following policies of our Plan address the environmental dimension of sustainable development: Policy Mart01 Protecting and Enhancing Biodiversity Policy Mart02 Landscape and Wildlife Corridors Policy Mart03 Flood Management Policy Mart04 Flood Risk Policy Mart05 Public Rights of Way Policy Mart06 Development in the Countryside Policy Mart08 Views and Vistas Policy Mart15 Renewable Energy Policy Mart16 Sustainable Design</p>
<p>NPPF para. 11 <i>Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change; b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.</i></p>	<p>The Martock Parish Neighbourhood Plan has been mindful of the need to promote sustainable development within the context of a sensitive and characterful rural environment. Plan-making has attempted to achieve a balance between achieving the strategic requirements and targets of the Local Plan whilst safeguarding local assets and interests are taken fully into account.</p>
<p>NPPF para. 29 <i>Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies</i></p>	<p>The neighbourhood planning process has brought the community closer together and enabled a positive dialogue to take place about what development is required and how it can be best accommodated and facilitated. Part of the process has been to agree what is important to us and how this can be protected and enhanced by development to realise our vision for a sustainable future.</p>
<p>NPPF para.72 <i>identify suitable locations for such development where this can help to meet identified needs in a sustainable way</i></p>	<p>The Martock Parish Neighbourhood Plan focusses development in and on the edge of the main settlement area of Martock /Bower Hinton where the physical and community infrastructure can be provided to ensure new development will be provided in a sustainable manner.</p>
<p>NPPF para. 81 <i>Planning policies should: set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration</i></p>	<p>The Martock Parish Neighbourhood Plan’s approach to growth and development in the interests of a healthier local economy has been endorsed by South Somerset District Council as assisting “<i>one of the Local Plan’s objectives for the area which is to provide further employment opportunities as a means of securing greater self-containment</i>”.</p>
<p>NPPF para. 83</p>	<p>Policies in the Martock Parish Neighbourhood Plan support appropriate new development in the</p>

National Planning Policy Framework Paragraph	How our Plan contributes towards this
<i>Planning policies and decisions should enable: sustainable rural tourism and leisure developments which respect the character of the countryside;</i>	<p>countryside to provide for sustainable recreation and leisure activity as long they respect the character of the area.</p> <p>Policy Mart05 Public Rights of Way Policy Mart06 Development in the Countryside Policy Mart07 Farm Diversification</p>
NPPF para. 84 <i>.... ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).</i>	<p>Protecting the character of the area and encouraging more sustainable modes of transport are key themes in the Martock Parish Neighbourhood Plan.</p> <p>Policy Mart26 Public Transport Policy Mart27 Off-Road Parking Policy Mart28 Footpaths and Cycleways Policy Mart29 Traffic Management</p>
NPPF para. 103 <i>Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes</i>	<p>A focus on development within the Martock/Bower Hinton settlement area is the way we have chosen to limit the need to travel and encourage a genuine choice of transport modes.</p> <p>Policy Mart13 Accommodating Growth</p>
NPPF para. 124 <i>Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities</i>	<p>The Martock Parish Neighbourhood Plan includes policies to encourage high quality design and protect and enhance the special character of the area.</p> <p>Policy Mart11 Local Character and Design Policy Mart16 Sustainable Design</p>
NPPF para. 192 <i>take account of...</i> <i>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality</i>	<p>The are is steeped in heritage. The Martock Parish Neighbourhood Plan places emphasis on the need to protect and enhance heritage assets whilst recognising the opportunities for re-use; and ensure change is done sensitively and for good reason.</p> <p>Policy Mart07 Farm Diversification Policy Mart09 Heritage Assets Policy Mart24 Business Development Policy Mart30 Disabled Access</p>

South Somerset Local Plan Policy	How our Plan contributes towards this
Policy SS1: Settlement Strategy	<p>The Martock Parish Neighbourhood Plan sets out a vision, aims and objectives that accords with the Local plan development strategy for rural centres, which Martock/Bower Hinton is designated by the Local Plan, and other rural settlements.</p>
Policy SS2: Development in Rural Settlements	<p>The Martock Parish Neighbourhood Plan includes policies that limit development in the rural settlements to that which accords with Policy SS2 in the Local Plan.</p> <p>Policy Mart06 Development in the Countryside Policy Mart13 Accommodating Growth Policy Mart14 Local Green Gap</p>
Policy SS3: Delivering New Employment Land	<p>The Martock Parish Neighbourhood Plan includes policies that enable new employment land to be developed in the interests providing further employment opportunities as a means of securing greater self-containment.</p> <p>Policy Mart23 Business Areas Policy Mart24 Business Development</p>

South Somerset Local Plan Policy	How our Plan contributes towards this
Policy SS4: District-Wide Housing Provision Policy SS5: Delivering New Housing Growth	The Martock Parish Neighbourhood Plan seeks to accommodate, as a minimum, the strategic housing target of the Local Plan and facilitate the requirements of the emerging Local Plan Review as we understand them. Policy Mart17 Housing Development Policy Mart18 Housing Mix
Policy SS6: Infrastructure Delivery	The Martock Parish Neighbourhood Plan identifies the crucial infrastructure needs of the area. Policy Mart12 Infrastructure
Policy SS7: Phasing of Previously Developed Land	The Martock Parish Neighbourhood Plan encourages development within the built-up area and, in particular, the re-use of brownfield land. Policy Mart13 Accommodating Growth Policy Mart24 Business Development
Policy EP3: Safeguarding Employment Land	The Martock Parish Neighbourhood Plan identifies key business areas and seeks to facilitate their further development and vitality. Policy Mart23 Business Areas Policy Mart24 Business Development
Policy EP4: Expansion of Existing Businesses in the Countryside	The Martock Parish Neighbourhood Plan promotes business development in the countryside as long as the character of the area is not harmed. Policy Mart07 Farm Diversification Policy Mart24 Business Development
Policy EP8: New and Enhanced Tourist Facilities	The Martock Parish Neighbourhood Plan supports development in the countryside that increases public access and use as long as the character is to the environment and heritage assets. Policy Mart05 Public Rights of Way Policy Mart06 Development in the Countryside Policy Mart28 Footpaths and Cycleways
Policy EP9: Retail Hierarchy	The Martock Parish Neighbourhood Plan seeks to protect and enhance the retail function of Martock to ensure it continues to serve as a local centre. Policy Mart31 Existing Community Facilities Policy Mart32 New Community Facilities
Policy EP15: Protection and Provision of Local Shops, Community Facilities and Services	The Martock Parish Neighbourhood Plan has policies to protect existing community facilities and services and support additional facilities to meet local need. Policy Mart31 Existing Community Facilities
Policy HG2: The Use of Previously Developed Land for New Housing Development	The Martock Parish Neighbourhood Plan encourages the redevelopment of land within the defined settlement area of Martock/Bower Hinton. Policy Mart13 Accommodating Growth
Policy HG3: Provision of Affordable Housing	The Martock Parish Neighbourhood Plan includes a policy that seeks to ensure local people in need of affordable housing can be accommodated. Policy Mart19 Affordable Housing Policy Mart20 Community Housing
Policy HG5: Achieving A Mix of Market Housing	The Martock Parish Neighbourhood Plan advocates mixed development that meets the diverse range of recognised local housing needs. Policy Mart17 Housing Development Policy Mart18 Housing Mix

South Somerset Local Plan Policy	How our Plan contributes towards this
Policy TA1: Low Carbon Travel	The Martock Parish Neighbourhood Plan encourages the provision of facilities for low carbon travel. Policy Mart26 Public Transport Policy Mart28 Footpaths and Cycleways
Policy TA5: Transport Impact of New Development	The Martock Parish Neighbourhood Plan requires major development proposals to take account of the transport impact. Policy Mart27 Off-Road Parking Policy Mart29 Traffic Management
Policy EQ1: Addressing Climate Change in South Somerset	The Martock Parish Neighbourhood Plan includes policies that seek to minimise the harmful impact of climate change on the area natural and built environment. Policy Mart03 Flood Management Policy Mart04 Flood Risk Policy Mart15 Renewable Energy
Policy EQ2: General Development	The Martock Parish Neighbourhood Plan encourages high quality sustainable design and construction. Policy Mart11 Local Character and Design Policy Mart16 Sustainable Design
Policy EQ3: Historic Environment	The Martock Parish Neighbourhood Plan recognises the value of local heritage assets and seeks to ensure they are suitably protected and enhanced. Policy Mart09 Heritage Assets Policy Mart11 Local Character and Design
Policy EQ4: Biodiversity	The Martock Parish Neighbourhood Plan places emphasis on the need to protect and enhance local biodiversity. Policy Mart01 Protecting and Enhancing Biodiversity Policy Mart02 Landscape and Wildlife Corridors
Policy EQ5: Green Infrastructure	The Martock Parish Neighbourhood Plan promotes the protection and provision of green infrastructure in the area. Policy Mart02 Landscape and Wildlife Corridors Policy Mart10 Local Green Space Policy Mart14 Local Green Gap
Policy EQ6: Woodland and Forests	The Martock Parish Neighbourhood Plan seeks to prevent the loss of woodlands in the area. Policy Mart02 Landscape and Wildlife Corridors

Our Plan has not been required to undertake a Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA). The explanation is set out in greater detail in Section D of this Report.

C. The Making of the Plan is in General Conformity with the Strategic Policies Contained in the Development Plan for the Area of the Authority (Or Any Part of That Area)

Neighbourhood Plan Paragraphs and/or Policies	South Somerset Local Plan Strategic Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?
Policy Mart1 Protecting and Enhancing Biodiversity	Policy EQ4: Biodiversity	Policy Mart1 recognises the important biodiversity areas and requires development proposals to minimise harm and, if possible, to achieve a net biodiversity gain.
Policy Mart2 Landscape and Wildlife Corridors	Policy EQ5: Green Infrastructure	Policy Mart2 recognises the value of wildlife corridors and seeks to ensure they are protected and, if possible, enhanced.
Policy Mart3 Flood Management	Policy EQ1: Addressing Climate Change in South Somerset	Policy Mart3 supports development that reduces and manage the impact of flood risk
Policy Mart4 Flood Risk	Policy EQ1: Addressing Climate Change in South Somerset	Policy Mart4 requires development to mitigate any flood risk and incorporate sustainable drainage systems if possible.
Policy Mart5 Public Rights of Way	Policy HW1: Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development	Policy Mart5 recognises the value of public rights of way and supports their improvements in the interests of accessibility.
Policy Mart6 Development in the Countryside	Policy SS2: Development in Rural Settlements	Policy Mart6 limits development to that which is acceptable and appropriate in the countryside.
Policy Mart7 Farm Diversification	Policy EP5: Farm Diversification	Policy Mart7 establishes acceptable local constraints to farm diversification.
Policy Mart8 Views and Vistas	Policy EQ2: General Development	Policy Mart8 seeks to ensure new development conserves and enhances the landscape character of the area.
Policy Mart9 Heritage Assets	Policy EQ3: Historic Environment	Policy Mart9 Safeguards the significance, character, setting and distinctiveness of local heritage assets.
Policy Mart10 Local Green Space	Policy EQ5: Green Infrastructure	Policy Mart10 seeks to ensure an accessible network of green spaces is maintained.
Policy Mart11 Local Character and Design	Policy EQ2: General Development	Policy Mart11 promotes high quality design and ensure that it is appropriate to its location and setting.
Policy Mart12 Infrastructure	Policy SS6: Infrastructure Delivery	Policy Mart12 identifies significant local infrastructure requirements and the need to ensure they are addressed before major development takes place.
Policy Mart13 Accommodating Growth	Policy SS5: Delivering New Housing Growth	Policy Mart13 ensures that the strategic housing requirements for the area can be met.
Policy Mart14 Local Green Gap	Policy SS2: Development in Rural Settlements	Policy Mart14 ensures that local rural settlements retain their separate identity and character.
Policy Mart15 Renewable Energy	Policy EQ2: General Development	Policy Mart15 Ensures alterations for energy efficiency and renewable energy, are balanced alongside the need to retain the integrity of the historic environment.
Policy Mart16 Sustainable Design	Policy EQ2: General Development	Policy Mart16 promotes sustainable design and development.
Policy Mart17 Housing Development	Policy SS5: Delivering New Housing Growth	Policy Mart17 supports sustainable housing development that meets local needs and meets the required development criteria.

Policy Mart18 Housing Mix	Policy HG5: Achieving a Mix of Market Housing	Policy Mart18 requires a mix of housing types and sizes that meet the market housing needs of local people.
Policy Mart19 Affordable Housing	Policy HG3: Provision of Affordable Housing	Policy Mart19 establishes the priorities for affordable housing in the area.
Policy Mart20 Community Housing	Policy HG6: Care Homes and Specialist Accommodation	Policy Mart20 supports specialist housing in the countryside in exceptional circumstances.
Policy Mart21 Self-Build Housing	Policy HG5: Achieving a Mix of Market Housing	Policy Mart21 promotes self-build housing by local people in the interests of meeting needs.
Policy Mart22 Energy Efficiency	Policy EQ1: Addressing Climate Change in South Somerset	Policy Mart22 encourages the provision of renewable and low carbon energy technologies in the interests of minimising the carbon footprint of new development.
Policy Mart23 Business Areas	Policy EP3: Safeguarding Employment Land	Policy Mart23 safeguards the main employment sites in the area.
Policy Mart24 Business Development	Policy EP4: Expansion of Existing Businesses in the Countryside	Policy Mart24 supports the expansion of existing businesses in the countryside in accordance with set criteria.
Policy Mart25 Communications Infrastructure	Policy EQ2: General Development	Policy Mart25 encourages the provision of high quality and efficient infrastructure and service availability in new developments.
Policy Mart26 Public Transport	Policy TA1: Low Carbon Travel	Policy Mart26 supports facilities that promote public transport use.
Policy Mart27 Off-Road Parking	Policy TA6: Parking Standards	Policy Mart27 supports the provision of car parking in accordance with the standards within the Somerset County Council Parking Strategy.
Policy Mart28 Footpaths and Cycleways	Policy TA1: Low Carbon Travel	Policy Mart28 supports the provision of better footpaths and cycle links.
Policy Mart29 Traffic Management	Policy TA5: Transport Impact of New Development	Policy Mart29 supports traffic management schemes to minimise the impact of traffic generated by new development.
Policy Mart30 Disabled Access	Policy EP15: Protection and Provision of Local Shops, Community Facilities and Services	Policy Mart30 facilitates improved access to local community facilities.
Policy Mart31 Existing Community Facilities	Policy EP15: Protection and Provision of Local Shops, Community Facilities and Services	Policy Mart31 protects community facilities from loss unless they are no longer needed or are replaced by better facilities.
Policy Mart32 New Community Facilities	Policy EP15: Protection and Provision of Local Shops, Community Facilities and Services	Policy Mart32 supports the provision of new community facilities and services.
Policy Mart33 Sports and Recreation Facilities	Policy HW3: Protection of Play Spaces and Youth Provision	Policy Mart33 protects existing recreation and play space from loss.

D. The Making of the Plan Does Not Breach, and is Otherwise Compatible with, EU Obligations

A screening process was carried out by South Somerset District Council to determine whether a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and/or a Habitats Regulation Assessment (HRA) in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). Through consultation with the statutory environmental agencies, South Somerset District Council has advised that the Martock Parish Neighbourhood Plan

Therefore, neither a SEA nor HRA was required for our Neighbourhood Plan and the basic conditions concerning Habits and Environmental Impact Assessment as described in Schedules 2 and 3 of the Regulations have been accounted for. An extract from the formal written Screening Opinion of South Somerset District Council¹³, issued in May 2019, is appended to this Statement as Appendix 3. The Opinion was based on the Pre-submission Version of the Plan. It followed consultation with the Environment Agency, Natural England and Historic England (see Appendix 3). This opinion was re-affirmed for the Submission Version of the Plan by email on 10th December 2019.

Neighbourhood Plans are also required to take account of European Human rights requirements. The Martock Parish Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and comply with the Human Rights Act 1998.

The principal parts of the European Convention on Human Rights that can be relevant to neighbourhood plans are: Article 8 (privacy); Article 14 (discrimination); and Article 1 of the first Protocol (property). In preparing the draft Neighbourhood Plan, Martock Parish Council, through its Steering Group, has acted in an open way, but always respecting the privacy of those participating. The interests of all sectors of the community have been taken into account, especially in ensuring that the Plan would take account of the needs and aspirations of the more vulnerable members of our community including the elderly and disabled, and younger people – thus ensuring no unfair discrimination.

The consultation process included all locally resident people in these groups as well as some organisations outside the plan area but with responsibilities or interests extending over some or all of the area of the draft Plan. The Parish Council also believes that its policies will not affect property rights beyond the legitimate role of the town and country planning system in operation where policies are properly explained and justified.

¹³ <http://www.Martockparishcouncil.co.uk/MartockPC/UserFiles/Files/SEA%20HRA%20Assessment.pdf>

E. The Prescribed Conditions are met in Relation to the Plan and Prescribed Matters complied with in Connection with the Proposal for the Plan

Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹⁴ sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State.

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out one basic condition in addition to those set out in the primary legislation. This is:

- *the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects)*

The following European Designated Sites are within 10km of Martock:

is the Somerset Levels and Moors Special Protection Area/Ramsar Area. It is the only European site within South Somerset One other European site, Bracket’s Coppice Special Area of Conservation, located south east of Crewkerne in Dorset, is in proximity to the district boundary.

It is the view of South Somerset District Council that *“these sites have been addressed in the Habitats Regulations Assessment which has been carried out alongside the South Somerset Local Plan”* and *“given the lack of European Sites in the vicinity of the neighbourhood area, and the limited wider impacts likely from the plan itself, this screening also concludes that Martock Parish Neighbourhood Plan will not have significant effects upon the integrity of European sites”*.

Natural England was consulted as part of the SEA screening process.

¹⁴ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

Appendix 1.

Neighbourhood Area Application – 22nd January 2016



Ack: RS (26.1.16)

Martock Parish Council
The Market House
Church Street
Martock
Somerset
TA12 6JL

Telephone: 01935 822891
07506 286382
Email: clerk@martock.org.uk

Mrs Rina Singh
Acting Chief Executive
South Somerset District Council
Brympton Way
Yeovil
BA20 2HT

22 January 2016

Dear Mrs Singh,

Neighbourhood Planning (General) Regulations Part 2(5)

On behalf of Martock Parish Council, I would like to confirm that the Council wishes to make an application under the Neighbourhood Planning Regulations 2012 for the designation of the Parish of Martock as a Neighbourhood Area for the Martock Neighbourhood Plan.

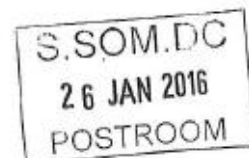
Please find attached a map showing the extent of the Parish, which constitutes the entire Parish of Martock. The Parish is considered to be the appropriate designated area because it is a well recognised and properly constituted area, entirely within the remit of the Parish Council. This was also the area used for Martock's Local Community Plan 2012, which was accepted and referenced by the District Council.

Martock Parish Council is a 'relevant body' for the purposes of section 61G of the 1990 Town and County Planning Act.

Martock Parish Council hopes that by undertaking a Neighbourhood Plan, they will gain a better understanding of the needs and wishes of the community and that by establishing Martock's Community Rights, as detailed in the Localism Act 2011, they will play a significant role in decision making about the future development of the Parish.

Kind regards,

Tanya Cant
Parish Clerk



Appendix 2.

Neighbourhood Area Designation Letter – 7th April 2016



Council Offices, Brompton Way, Yeovil, BA20 2HT
Telephone: (01935) 462462 Fax: (01935) 462503
Website: www.southsomerset.gov.uk
Email: ssdc@southsomerset.gov.uk

Paul Wheatley, *Principal Spatial Planner*



Ms T Cant
Clerk to Martock PC
The Market House
Church Street
Martock
Somerset
TA12 8JL

Date: 7 April 2016
Your Ref:
Our Ref:
Ask For: Paul Wheatley
Telephone: (01935) 462462
Email: planningpolicy@southsomerset.gov.uk

Dear Ms Cant

Application to Designate Martock Parish as a Neighbourhood Area

Further to your request of 22 January 2016 for the formal designation of Martock Parish as a Neighbourhood Area; I am writing to inform you that the request was reported to the Council's District Executive on 7 April 2016.

I am pleased to inform you that the Executive has agreed to designate the parish of Martock as a Neighbourhood Area as advertised on the District Council's web site for a 4 week period of consultation ending on 17 March 2016.

May I take this opportunity to wish you every success with this endeavour.

Yours faithfully

Paul Wheatley
Principal Spatial Planner

Appendix 3.

Strategic Environmental Assessment / Habitats Regulation Assessment Screening Opinion (Extract) – May 2019

Martock Parish Neighbourhood Plan 2018 - 2034
Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

5. Screening Outcome
- 5.1 As a result of the findings set out in Table 1: Assessment of the Need for SEA and Table 2: Determining the Likely Significant Effects of the Martock Parish Neighbourhood Plan on the Environment, it is concluded that the draft Martock Parish Neighbourhood Plan is unlikely to have significant environmental effects; consequently a full SEA is not required.
- 5.2 The Martock Parish Neighbourhood Plan policies are particularly supported by South Somerset Local Plan 2006-2028 Policies SS5: Delivering New Housing Growth, EQ1: Addressing Climate Change, EQ2: Design & General Development and EQ3: Historic Environment, all of which have been prepared in accordance with the SEA Directive by being subject to Sustainability Appraisal.
- 5.3 Given the lack of European Sites in the vicinity of the neighbourhood area, and the limited wider impacts likely from the plan itself, this screening also concludes that Martock Parish Neighbourhood Plan will not have significant effects upon the integrity of European sites.
- 5.4 The three statutory consultation bodies, Historic England, Natural England and the Environment Agency were consulted on 7th March 2019 to determine if they agreed with the screening outcomes of the draft screening report. The draft screening report concluded that SEA was required as a consequence of draft neighbourhood plan Policy MART13 which includes areas of land within the settlement boundary not previously included. However, the consultation responses from Historic England and Natural England suggested otherwise leading the Council to re-visit the draft conclusion.
- 5.5 The Council's position is as set out in this report. The responses from the statutory consultees are summarised in Table 3 below:

Table 3: Summary of Consultation Responses from Statutory Bodies

Statutory Consultee	Summary of Comments
Historic England – email 17/04/19	<p>We note that the SEA Screening Opinion concludes with your authority's view that Policy Mart13 is likely to generate significant environmental effects on heritage assets and that consequently a full SEA is required. We have no objection to this conclusion but would observe that had the Screening Opinion concluded that a full EA was not required we would not have raised an objection to that either.</p> <p>We note that the policy advocates a new settlement boundary and acknowledge that this could lead to such a level of environmental effects. However, we also note that the policy is heavily qualified from a heritage (and other) perspective as to the criteria that any development will need satisfy before being deemed acceptable. We would therefore be happy on that basis that sufficient provision existed within the Plan and in complementary policy to prevent significant harm from occurring.</p>

<p>Natural England – email 16/04/19</p>	<p><i>Strategic Environmental Assessment Screening</i> It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), that there are unlikely to be significant environmental effects from the proposed plan.</p> <p>We have checked our records and based on the information provided, we can confirm that in terms of the following sites the development plan proposals will not be in, adjacent to, or in close proximity so as to give rise to significant adverse effects:</p> <ul style="list-style-type: none"> • Wet Moor Site of Special Scientific Interest (SSSI), West Moor Site of Special Scientific Interest (SSSI) • Somerset Levels & Moors Special Protection Area (SPA) and Ramsar <p>We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.</p> <p><i>Habitats Regulations Assessment Screening</i> In relation to the Habitats Regulations Assessment (HRA), Natural England agrees with the conclusion of the screening report that the Martock Neighbourhood Plan will not have significant effects on European sites and therefore does not require an HRA.</p> <p>Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/HRA screening stage, should the responsible authority seek our views on the scoping or environmental report stages.</p>
<p>Environment Agency – emails 12/03/19 and 14/05/19</p>	<p>The Environment Agency’s response dated 12 March 2019 concurred with the submitted documentation, primarily on the grounds the proposed extended settlement boundary could potentially impact on the natural environment. Under such circumstances, the Environment Agency did not consider a strategic level of assessment inappropriate.</p> <p>Following a further assessment of the submission, the Environment Agency can advise that it does not consider a strategic assessment to be essential and is therefore, prepared to accept the Council’s decision</p>

	regarding this matter.
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- 5.6 In the light of the District Council's findings and the responses from the statutory consultees it is concluded that there is no requirement for a full SEA or HRA to be undertaken. This conclusion is based upon the current draft policies of the Martock Parish Neighbourhood Plan.
- 5.7 This conclusion should be revisited as necessary at future stages, as SSSC must decide whether the neighbourhood plan proposal is compatible with EU obligations when it takes the decision on whether the neighbourhood plan should proceed to referendum, and when it takes the decision on whether or not to make the neighbourhood plan.