

Martock Parish Neighbourhood Plan Consultation Statement

**Martock Parish Council
January 2020**

Consultation Statement - Martock Parish Neighbourhood Plan

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Preface

This Consultation Statement has been prepared by the Martock Parish Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted
- d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

Part 1 of this Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community in developing the Martock Neighbourhood Development Plan.

The aims of the Martock Parish Neighbourhood Plan consultation process were to:

- 'front-load' the consultation, so that the Plan could be informed by the views of local people and other stakeholders from the earliest stage
- ensure that consultation events and drop-in sessions enabled people 'have their say' and get feedback on the emerging plan at key points in the process and when decisions were required
- engage with as wide a range of people as possible, using a variety of events and communication techniques
- ensure that the results of consultation and updates on the neighbourhood plan were provided for local people as soon as possible after consultation events through the most appropriate and widely read media

Part 2 of this Consultation Statement (from page 74) summarises all statutory and non-statutory consultation undertaken with those bodies we have identified as statutory or strategic consultees in developing the Martock Neighbourhood Development Plan.

Our purpose was to:

- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14

Part 1: Community Consultation Statement

Introduction

Martock Parish Council has been keen to ensure that the Martock Parish Neighbourhood Plan is a community-led document. The Martock Parish Neighbourhood Plan Steering Group was established from community volunteers along with Parish Council representation.

The brief for the Martock Parish Neighbourhood Plan Steering Group, in preparing the Plan, included reaching all parts of the Parish and engaging with the widest range of people and group as possible.

Consultation was undertaken by the Steering Group following an agreed programme that was incorporated in a project plan for the development of the Martock Parish Neighbourhood Plan.

The key consultation events and surveys that took place were at the following stages in the neighbourhood planning process:

Martock Parish Neighbourhood Plan – Consultation Events		
Event	Dates	Purpose
Plan Area Designation	Jan 2016	Formal notice of intention to prepare a NP
Community Questionnaire	Mar 2016	Initial community survey
Launch	Apr 2016	Public notice of formation of Steering Group
Community Event (Aims and Obj.)	Oct 2017	Community views on aims and objectives
1st Draft Plan Consultation	Sep 2018	Community and local stakeholder views on 1 st Version
Regulation 14 Consultation	Jul-Sep 2019	Comments on Pre-submission Version

1. Background to Consultation on Neighbourhood Plan

Martock Parish Council agreed to undertake a Neighbourhood Plan in December 2015. After an initial survey and launch event to establish the scope and issues that the Plan might address, a Neighbourhood Plan Steering Group was established by the Parish Council. It comprised members of the Parish Council along with members of the community. The community volunteers were recruited from amongst those that expressed an interest in helping, either in person by attending a drop-in event held in March 2016 or by responding to an invitation on the website¹, the Facebook page or in the Leveller, the parish newsletter.

The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation. The Parish Council and its Steering Group has sought continuously to keep the local community aware and actively interested to ensure the Plan reflects their views and wishes. We have worked closely with South Somerset District Council and appreciated their advice, support and encouragement in this regard.

In preparing the Martock Parish Neighbourhood Plan the Steering Group has sought to ensure that residents and other stakeholders including local authorities, interest groups, land owners, businesses, service agencies and statutory bodies have been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved. To make available information, minutes and notices, and update residents and stakeholders on the progress of the Plan an early decision was taken to make documents available on the Parish Council website and publish regular up-dates in the Parish newsletter, the Leveller.

¹ Martockplan website was established in February 2016. <http://www.martockplan.org.uk/>

2. Summary of Consultation Approach to Engaging the Community

Several key community consultation stages were identified during the early stages of getting organised. They were set as key milestones in the Project Plan. The Steering Group was keen to ensure that:

- each consultation stage would be properly planned for
- the community at large understood when and why they were being consulted

Having recognised the importance of good communication, the Steering Group agreed its approach to community consultation and engagement, which was founded on some important principles:

- Publicising as widely as possible
- Utilising a variety of methods
- Applying the right method to the task and the required outcomes
- Providing appropriate levels of assistance, explanation and interpretation
- Maximising access and opportunity
- Encouraging reaction and feedback
- Reporting back on what was said and how it has been interpreted

Aside from the highly programmed and organised consultation ‘events’ at key stages in the process, the Steering Group has been keen to facilitate a continuous two-way dialogue between the planning group and the community at large. This has been achieved by:

Communication Methods:
Public exhibitions, meetings and events
Regular articles in the Leveller, the parish magazine
Website
Social Media
Local newspapers and noticeboards
Monthly Farmers Market displays and consultation
Regular, monthly, E-News Letter
Steering group sessions and open meetings
Survey and discussion with local businesses
Directly contacting wider-than-local organisations and agencies
Word of mouth by parish councillors
Consultation ‘windows’
Written Correspondence

3. Equality and Inclusivity

We understood that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, sexual orientation or trade union affiliation. We made efforts to reach those that others have traditionally found hard to reach and hard to hear. We followed a structured and inclusive approach and endeavoured to monitor its effectiveness throughout the process.

4. Initial Launch

It was decided to 'launch' the neighbourhood plan process with a community questionnaire and a drop-in event organised for the 12th March 2016. The event was organised by the Martock Parish Neighbourhood Plan Steering Group around the 5 core pillars agreed for the Plan:

- Facilities
- Local Character
- Housing
- Getting Around
- Jobs

The event had the following key aims:

- To inform the community of the Parish about Neighbourhood Planning; about the purpose and process of these plans.
- To recruit more volunteers for the Plan to undertake various roles.
- To start a list of interested parties who wish to be kept informed of the Plan's progress.
- To collect the community's views on life in the village based around, though not restricted to, the 5 core pillars.

Martock Parish Neighbourhood Plan NP Questionnaire and Consultation Event	
Date(s)	12 th March 2016
Deliver Method(s)	Drop-in event and mini questionnaire
Publicity	Website, Facebook, hand-delivered flyers and posters in the Parish
No. of questionnaires distributed	Circa 200
No. of completed questionnaires returned	87 51 at the Consultation Event 36 returned between 12 th and 19 th March 2016
Return Options	At the event and to the Post Office

4.1 Who was consulted?

The parishioners of Martock were invited to attend the drop-in event to find out more about the intended Neighbourhood Plan (see Appendix 3). The Mini-Questionnaire was available at the Consultation. Some were completed at the event; some were taken away and returned to the Post Office; some were printed off from the website, completed and returned to the Post Office; and some were available in the Post Office, Market House and Library and were then completed and returned to the Post Office. The Mini-Questionnaire was available for a total of 10 days following the Consultation.

4.2 What they said

A full report of the survey is available on the website². The headlines from the survey are as follows:

What people most like about Martock: friendly people, amenities, shops, location, ambience

What people dislike about Martock: traffic, development, lorries, public transport, shops, untidy

- 56% think the Parish needs more affordable housing
- 47% think the Parish needs more affordable housing
- 55% rate their broadband connection as good

The questionnaire also provided information on the frequency of use of local facilities and an opportunity to rate aspects of transport provision and facets of the environment and how they contribute to local character. A copy of the questionnaire can be found at Appendix 5.

² <http://www.martockplan.org.uk/Consultation/ConsultDocs/Questreport.pdf>

4.3 How the issues and concerns were responded to

The response from the community helped us to form a Steering Group of interested people and provide a base of understanding of what local people feel about their home environment, the current issues related to it and how they feel about future development.

5. Aims and Objectives

Following a process of analysing the messages from the Local Evidence that had been gathered for the Plan, the Steering Group, at its meeting on the 9th October 2017, approved a set of draft aims and objectives for the Neighbourhood Plan to be shared with the community of the Parish for comment. It was agreed to carry out this consultation at a public event and exhibition on Saturday 14th October 2017 (to coincide with the monthly farmers' market in Martock) and via the website. The consultation period was set as two weeks up until the 30th October 2017.

Martock Parish Neighbourhood Plan NP Vision, Aims and Objectives	
Date	14th October 2017
Method	Drop-in Event
Publicity	Newsletter, email, social media, posters
Location	Market House
Event Attendance (Nos.)	circa 70

5.1 Who was consulted?

To ensure that everyone was aware of the consultation event, the event was publicised by using the usual means of disseminating information about the Neighbourhood Plan i.e. by email to the NP Focus Group (circa 130 members at October 2017) and Facebook. An article was placed in the village magazine, the Leveller. Notices were placed around the villages in various places in the week preceding the event. A-frames to promote the event and identify its location were used on the day (see Appendix 12).

5.2 What they said

A set of exhibition boards comprising the draft aims and objectives, on a topic by topic basis was the focus of the exhibition. Members of the Steering Group were on hand to encourage members of the public to express support by using the coloured dots available, or opposition by writing a 'cross' against anything they disagreed with, and to contribute their own thoughts on the objectives of the Neighbourhood Plan and any other comments by using 'post-it' notes. A full report of the event and consultation can be found on the website³.

How the issues and concerns were responded to

The count of dots in favour or against the draft aims and objectives was reported to the Steering Group along with the many comments that were received during and in the period after the event. Based on the response to the consultation, the Steering Group considered a series of modifications and refinements to the Neighbourhood Plan's draft aims and objectives. A revised set of aims and objectives were agreed at the Steering Group's meeting on 6th November 2017.

³ <http://martockplan.org.uk/Planpages/Documents/ConsultationReport.pdf>

6. Call for Sites

6.1 Who was consulted?

As part of the exploration of the policy options for future development, the Steering Group decided to make a call for sites so as to gauge the availability of development land. In April 2018, notice was put in the local press, including the Leveller, on social media and via email, intended to catch the attention of all landowners who wish to put forward any sites that have not previously been submitted, to the district council's latest HELAA⁴. A copy of the notice can be found at Appendix 14.

6.2 What they said

The number of 'new' sites were few. Only two owners put forward areas of land and provided:

1. A clear statement of which types of development you wish your land to be considered for
2. The area of the land in hectares
3. A plan which shows the extent of the land that you wish to be considered
4. An understanding of how the site would be accessed by vehicle and opportunities for linking it with existing drainage, footpath, pavement and cycle routes.

6.3 How the issues and concerns were responded to

The response was reported to the Steering Group and used by the appointed task group as part of their consideration of the development options and policy consequences. A paper with recommendations on these matters was put to the Steering Group at its meeting in September 2018. On the basis of the task group's recommendations, the policy-approach for future development to be included in the 1st Version of the Neighbourhood Plan was agreed.

7. 1st Version of the Plan Consultation

Martock Parish Council agreed that an informal consultation on a first draft version of the Neighbourhood Plan should be carried out, prior to the formal Regulation 14 Pre-Submission consultation stage. We wanted to ensure that having converted the aims and objectives into draft policies, we were on right lines as far as the community was concerned.

Martock Parish Neighbourhood Plan Draft NP Informal Consultation	
Date(s)	September – November 2018
Method(s)	Website and hard copies at key locations
Publicity	Newsletter, email, social media, posters
Response Method	In writing or verbal at the Farmers Market
Respondents (Nos.)	16 individual written responses Many verbal comments from Farmers Market 3 submissions from task group spokespersons

7.1 Who was consulted?

The purpose of the consultation at this stage was to ensure that the community had an opportunity to comment on the draft policies and a first version of the Plan. The 1st Consultation Version of the Martock Parish Neighbourhood Plan was up-loaded to the Neighbourhood Plan website along with other key documents such as:

- Martock Parish Flood Guide for Developers
- Local Green Space Assessment Report
- Public Space Hierarchy Report
- Views and Vistas Assessment Report
- Settlement Boundary Criteria

⁴ HELAA = Housing and Employment Land Availability Assessment

A link to the Plan was included in an article in the Autumn edition of the Leveller (see Appendix 15), that goes to every dwelling in the Parish. The initial written response from parishioners was generally supportive but limited. A significant number of comments however were made to representatives of the Steering Group at the monthly Farmers Market in October 2018. These were transcribed and collated by a member of the Steering Group and include in the Response Report that was presented to the Steering Group at the end of November 2018. The various topic and task groups also took the opportunity to consider in detail the implications of the 1st Version of the Plan on their particular area of interest.

7.2 What they said

A schedule of community-based responses can be found in Appendix 17. When the submissions were broken down into topic and policy areas, we were faced with 182 points to consider. Policies relating to character, infrastructure and growth attracted the most comments, although relatively few were hostile to approach proposed. Most of the response was positive or constructive in its criticism.

7.3 How the issues and concerns were responded to

As a result of the written comments received and the response at the Farmers' Market event, several changes were made to the draft policies. The response also provided us with the opportunity to include additional evidence, reflecting the community's expressed views, in the supporting text of the revised Pre-Submission Version of the Martock Parish Neighbourhood Plan.

8. Landowners

8.1 Who was consulted?

Owners of land and sites that were proposed to be 'designated' in the Neighbourhood Plan were sent a letter informing them of the proposal and inviting their views on the proposed designation (see Appendix 19).

8.2 What they said

Regarding the proposal to designate areas of land as Local Green Space, the proposed list was consulted upon at several stages of the Plan's preparation. Following the Regulation 14 consultation a final list of proposed sites was agreed by the Steering Group. The owners of these sites were each written to and given the opportunity to comment upon the proposed designation and policy. Representations regarding the status of three sites were received. These were reported to the Steering Group in a Landowners' Consultation Report.

After considerable efforts to identify the owners of land that was the subject of the proposed policy Mart14 Local Green Gap, a letter was sent to all those persons and businesses that were thought may have an ownership interest in land affected. Nine representations from landowners were received. Most expressed opposition to their land being included within the Local Green Gap rather than opposed to the policy itself. Their views and the reasons they gave were reported to the Steering Group in a Landowners' Consultation Report.

8.3 How the issues and concerns were responded to

The response received from landowners was discussed at the Steering Group meeting on the 6th January 2020 and the views they expressed taken into account whilst agreeing the Submission Version of the Martock Parish Neighbourhood Plan (see Appendix 19).

9. Regulation 14 (Pre-submission Stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the Local Planning Authority in advance of their statutory Regulation 16 consultation. The Regulation 14 consultation on the Martock Parish Neighbourhood Plan ran from the 13th July 2019 to 4:00pm, on the 13th September 2019.

9.1 Who was Consulted?

Regulation 14, of the Neighbourhood Planning (General) Regulations 2012, is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood plan
- send a copy of the proposals for a neighbourhood development plan to the local planning authority

It was our aim that all the residents and businesses within the parish area would be consulted together with a range of statutory bodies. The list of local organisations and businesses that were sent notice of the consultation can be found in Appendix 23. A copy of the Plan was also sent to the local planning authority, South Somerset District Council, for consultation purposes.

9.2 How were they Consulted?

The Steering Group publicised the publication of the Pre-Submission Version of the Plan. This directed people to an online copy of the Plan, or to a hard copy version that could be viewed at various locations in the parish area, or an individual copy could be requested. An article promoting the consultation was published in the *Leveller* and delivered to all postal addresses in the neighbourhood area. The Martock Plan website also directed people to the Pre-Submission Version of the Plan from its home page. The publicity indicated how to respond and stated the deadline by which representations needed to be returned. All comments and representations were directed to the Parish Clerk. They could be emailed, posted or dropped-off at the Market House.

9.3 What did the Consultees say?

A total of 57 relevant comments were made by members of the general public and businesses which included 3 returns from agents of landowners or developers resulted in a further 14 comments to be considered. A summary of the responses is set out at Appendix 24. The Schedule of comments includes the decisions that were taken by the NP Steering Group at its meeting on 7th October 2019. Several of the points made by consultees were referred back to task groups for fuller consideration, before the Submission Version of the Martock Parish Neighbourhood Plan, which included changes as a result of the Regulation 14 consultation, was agreed by the Steering Group on 11th November 2019.

10. Conclusions

The level of community consultation and engagement undertaken during the production of the Martock Parish Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population especially through a variety of methods and mediums. A wide variety of groups and different sections of the community have participated or commented on the emerging draft Neighbourhood Plan.

The comments received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it is truly reflective of what local people wish to see happen for their village.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix 1 of Part 1

Application for Neighbourhood Area Designation 2016 - Martock Parish Neighbourhood Plan



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 of Part 1

South Somerset District Council Neighbourhood Area Designation April 2016



Council Offices, ~~Brympton~~ 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 6JL

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

A handwritten signature in black ink that reads "P. Wheatley".

Paul Wheatley
Principal Spatial Planner



**MARTOCK
NEIGHBOURHOOD
PLAN**

our village, our future

Find us on Facebook

martockplan.org.uk

This is the first public consultation event to find out what YOU want Martock to look like in the Future.

- **JOBS**
- **LOCAL CHARACTER**
- **FACILITIES**
- **HOUSING**
- **GETTING AROUND**

Your Chance to influence the future development of Martock



**Saturday 12th March
10am to 3pm
The Market House**

Refreshments provided

MARTOCK NEIGHBOURHOOD PLAN A CHANCE TO HAVE YOUR SAY IN OUR FUTURE



Many of you will be well aware of the proliferation of new housing developments now being planned or, indeed, approved in the areas surrounding Martock. This is primarily the result of changes in national planning guidelines that are detailed in a Government document called the National Planning Policy Framework (NPPF). In effect, these new rules are very much in the favour of developers and land that would, hitherto, be considered as a “no go area” for housing is now deemed to be fair game provided that the applicant can prove that the proposed development is “sustainable”. Exactly what sustainable means is open to interpretation as this is not well defined in the NPPF document. The overall result is that the green fields are now subject to predatory land grabs by developers who may not have the best interests of local residents at heart.

Although we will probably be faced with a barrage of housing applications around our village, we do have an opportunity to have a say in what we want and where we would like it. This is by the construction of a Neighbourhood Plan (NP). NPs form an integral part of the Government’s planning policy and they were first introduced in the Localism Act of 2011. Whilst the NP is not a solution for all issues, it does provide the opportunity for a community to define how they want their settlement to grow and, in some way, influence the nature and character of their neighbourhood in the future. In effect, we have a choice, either, we can keep the status quo and simply allow the developers to continue building where and when they want and accept the adverse consequences this may have on village life; or, we can formulate a plan for the whole community that will help to temper the rate, size and location of future developments. Once drafted, the NP would be subject to a neighbourhood wide referendum and, if accepted, it will have statutory powers.



I should point out that a NP will have no effect on existing development applications; it only applies to the future because the plan will take circa 18 months to be accepted. Additionally, the NP is not a “no development” document. We must accept that any community will have a certain amount of expansion and this is healthy because all communities must be allowed to thrive and grow. The importance of the NP is that we, the people of Martock, have a say in what is allowed. It is also worth stating that the NP must comply with the requirements of national policy (the NPPF) and the South Somerset Local Plan.

Martock Parish Council have decided that it is in the best interests of our community to formulate a NP and,

as such, they have established a working group to achieve this important objective. The NP will cover the entire Parish area and its primary objective will be to provide a sustainable and controlled development of our community into the future. This includes the protection of our green spaces, identification of suitable housing areas and hopefully addressing some of the current infrastructure issues. Before you ask, no, this will not solve the traffic problems in North Street and Bower Hinton. Unfortunately, these issues are beyond the remit of the NP. We have only just formed our steering group and the task in hand is quite involved. With this in mind, I would be very grateful if anyone would be interested in joining the group. All local people would be welcome, in particular, those with a knowledge of rural/urban planning, flood control and drainage, urban design, energy conservation, environmental conservation and land use would be of huge value. If you feel that you might not have the time for a full commitment to the group, we would still be very happy to invite you to attend on an ad-hoc basis.

National guidelines indicate that any NP must be constructed by canvassing opinion of the people affected by its implementation and community involvement is an absolute priority. With this in mind, we intend to hold an open day on Saturday 12th March 2016 from 10am to 3 pm. We will be delighted if you would come along to the Market House where a team of volunteers will be on hand to explain what the NP is all about and also to ask you what you would like to be included. We are very keen to hear your views on all issues including:



Do you want the character of Martock to be preserved in the future? What is it that makes Martock unique? What rate and type of expansion would preserve Martock’s identity?

Should we concentrate more on business development to provide better employment opportunities? What do you like about living in Martock and what would you like to change? The above list is not exhaustive, and it is very important that we gather a full understanding of the needs and aspirations of the community. Without this sort of information, it would be impossible to draft a document that meets the majority viewpoint. With this in mind, please consider attending our initial open day. This is your first opportunity to have a say in our future.

In order to facilitate community involvement in our NP, we will be using Social Media (Facebook) and also a link to a dedicated web page will soon be in place on the existing Martock Online site. All of you can access these sites where we will do our best to keep you up to speed on what is happening. Additionally, leaflets and questionnaires will be available in the Post Office and Library for ten days after the first public event on 12th March.

Facebook page: Martock Neighbourhood Plan (we need friends!!)

Martock Parish Neighbourhood Plan Mini Questionnaire

1. The things I like about living in Martock are:

-
-
-

2. The things I dislike about living in Martock are:

-
-
-

3. How often do you use village facilities such as the Village Hall, the Library or the Recreation Ground on average? (Circle one.)

- Every day
- Every week
- Every month
- Seldom/never

4. How often do you shop in the village on average? (Circle one.)

- Every day
- Every week
- Every month
- Seldom/never

5. Rate the following transport provision from 1 – 5.

(1 = excellent; 2 = good; 3 = fair; 4 = need improvement; 5 = poor.)

- Roads
- Public transport
- Car parking
- Footpaths and cycle paths

6. Housing need. Circle the statement you most agree with:

- The village does not need any more houses
- The village needs affordable homes for local people
- The village needs more open market housing

7. What type of new housing do we most need in the village? (You may circle more than one option.)
- Flats
 - Bungalows
 - 1 – 2 bedroom houses
 - 3 – 4 bedroom houses
 - Self Build
 - Other

8. Martock needs more employment land:
- Yes
 - No

9. How would you rate the quality of your broadband connection?
- Good
 - Poor

10. How important are the following aspect of Martock's local character to you? (Rank them in order – 1 being the most valued and 4 the least.)

- Green space
- Architecture & heritage
- The Natural Environment
- Village feel

11 I live in the village and am:

- 0 – 15 years old
- 16 – 24
- 25 – 44
- 45 – 64
- 65 – 74
- 75 +

12 Other comments:

.....
.....
.....
.....
.....
.....

Thank you very much for your time.

Martock Neighbourhood Plan



our village, our future

Initial Public Consultation Day

The first public consultation event for the Neighbourhood Plan in Martock, held on Saturday 12th March, was a resounding success!

Over 145 people visited the Market House and were invited to give their opinions on the future development of Martock Parish. It is vital that we identify what villagers actually think about their green spaces, the best places for future development, sustainability and employment. Without community involvement, the Neighbourhood Plan could not be created, so everyone's voice is important.

There were five separate but interlinked themes set out for the day with a map of Martock stationed at each. Additionally, each theme had a member of the Steering Group at hand to explain the subject in more detail and encourage people to write their opinions and thoughts on sticky notes and then attach them on the relevant map.

There were also questionnaires to be filled in and a white board asking what people loved, saddened and annoyed them about Martock. The questionnaires were also available at the Post Office and handed out at the Farmers' Market, for those who could not get to the event. (The closing date is now past for handing these in).

50 questionnaires and many sticky notes were collected on the day and are being collated by the Steering Committee. There were 36 collected by the Post Office making a grand total of 86 with many detailed additions in the form of handwritten sheets of paper.

The five themes chosen by the Steering Committee are below, but these may change in the future as opinions become clearer.

Housing:

- managing the level of growth
- a housing mix for all ages
- suitable locations
- influencing new developments (e.g. size, design etc.)

Facilities:

- encouraging a buoyant village centre
- getting a good mix of retail facilities
- leisure facilities
- facilities for the entire village (including the ends)

Getting Around:

- Traffic management (e.g. signage, limits etc.)
- pedestrian and cyclist safety for all ages (including pavement and footpath improvements)
- convenient parking
- public transport
- bridleways and public rights of way

Jobs:

- identifying employment land
- new initiatives (e.g. Parrett works)
- facilitating self-employment and business start-ups

Local Character:

- protecting Martock's heritage
- establishing a Village Design Guide
- minimising impact on the landscape
- preserving natural habitats



As a taster for some of the data gathered at our initial consultation event, below is the feedback gained from our "Glad, Sad and Mad" board: A flipchart was available for the duration of the Consultation and was taken down at the end of the afternoon. What follows are the transcribed comments from this activity

Glad – What makes you GLAD to be living in Martock?

Friendly village!

It's sustainable – everything one needs. Facilities include – doctor, shops, Recreation Ground, library, Post Office with banking facilities Beautiful church, and Farmers Market.
Very supportive and innovative Parish Council.
Very active Youth Centre, Job Club, etc.
Having Paull's and not Mr Tesco.
Beautiful buildings and history.
Hamstone.
Voluntary organisations.

Sad – What makes you SAD about living in Martock?

Glove factories closing.

Closing pubs – not enough tea shops/cafes!
Wheel chair access to some establishments.
Closing of Bower Hinton Post Office.
Need community place to gather for crafts, coffee, etc.
Nothing to do if you're older than 16 or younger than 10.
Signposts – not painted/old.
Bower Hinton signs are terrible.
No swimming pool.
Footpaths not cleared.
Few bus stops near Asda end of Yeovil – all go direct to the centre.
Litter at south end of village (towards A303).
No buses in evenings or at weekends.

Mad – What makes you MAD about living in Martock?

Traffic – HGVs, speeding, traffic volume, congestion (especially Bower Hinton & North Street) & volume! 20 mph speed limits
On-street parking does create some traffic calming (editor).
No more development on Foldhill land and Ringwell.
Too many cars through Ash.
Bring The George back as a pub!
No cycle paths and bike parking facilities.
Lack of transparent democracy.
No control over ever increasing development.

We will be taking all of these comments into consideration as we develop the Neighbourhood Plan document. There is a website at martockplan.org.uk and also a dedicated Facebook page called Martock Neighbourhood Plan! Martock-on-line will also have information on the Plan.

Look out for forthcoming events as we would be delighted to meet as many of you as possible in order to give you the chance to have a say in our future. We will be presenting the findings from the first information-gathering event just as soon as we have completed our analysis. So look out on Facebook and on our website.

Finally, please remember that, without the involvement of Martock residents, the Neighbourhood Plan may not represent your views and it is absolutely vital that we capture these if our final document is to be a true reflection of our communities' wishes and aspirations. Remember, **MARTOCK NEIGHBOURHOOD PLAN NEEDS YOU!**

Appendix 7 of Part 1

Launch Website Feature April 2016

Martock Parish Neighbourhood Plan

Many of you will be well aware of the proliferation of new housing developments now being planned or indeed approved in the areas surrounding Martock. This is primarily the result of changes in national planning guidelines that are detailed in a Government document called the National Planning Policy Framework (NPPF). In effect, these new rules are very much in the favour of developers and land that would hitherto be considered as a 'no go area' for housing is now deemed to be fair game provided that the applicant can prove that the proposed development is 'sustainable'. Exactly what sustainable means is open to interpretation as this is not well defined in the NPPF document. The overall result is that green fields are now subject to predatory land grabs by developers who may not have the best interests of local residents at heart.



Although we will probably be faced with a barrage of housing applications around our village, we do have an opportunity to have a say in what we want and where we would like it. This is by the construction of a Neighbourhood Plan (NP). NPs form an integral part of the Government's planning policy and they were first introduced in the Localism Act of 2011. Whilst the NP is not a solution for all issues, it does provide the opportunity for a community to define how they want their settlement to grow and, in some way, influence the nature and character of their neighbourhood in the future. In effect, we have a choice, either we can keep the status quo, simply allow developers to continue building where and when they want to and accept the adverse consequences this may have on village life, or we can formulate a plan for the whole community that will help to temper the rate, size and location of future developments. Once drafted, the NP will be subject to a neighbourhood-wide referendum and, if accepted, it will have statutory powers. However, please note that a NP will have no effect on existing development applications; it only applies to the future because the plan will take circa 18 months to be accepted. Additionally, the NP is not a 'no development' document. We must accept that any community will have a certain amount of expansion and this is healthy because all communities must be allowed to thrive and grow. The importance of the NP is that we, the people of Martock, have a say in what is allowed. It is also worth stating that the NP must comply with the requirements of national policy (the NPPF) and the South Somerset Local Plan.

Martock Parish Council has decided that it is in the best interests of our community to formulate a NP and, as such, they have established a working group to achieve this important objective. The NP will cover the entire Parish area and its primary objective will be to provide sustainable and controlled development of our community into the future. This includes the protection of our green spaces, identification of suitable housing areas and hopefully addressing some of the current infrastructure issues. Before you ask, no this will not solve the traffic problems in North Street and Bower Hinton. Unfortunately, these issues are beyond the remit of the NP.

We have only just formed our steering group and the task in hand is quite involved. With this in mind, we would welcome anyone interested in joining this group, in particular those with a knowledge of rural/urban planning, flood control and drainage, urban design, energy conservation, environmental conservation or land use would be of huge value. If you feel that you might not have the time for a full commitment to the group, we would still be very happy to invite you to attend on an ad-hoc basis.

National guidelines indicate that any NP must be constructed by canvassing opinion of the people affected by its implementation, hence community involvement is an absolute priority. With this in mind, we held our first public consultation event on Saturday 12th March 2016. More consultation and events are planned.

In order to facilitate community involvement in our NP, we will also be using a dedicated website and social media (Facebook).

Martock Neighbourhood Plan

HOME ECONOMIC ENVIRONMENT SOCIAL HOUSING GETTING AROUND ABOUT

Home - Newsletters

Paper newsletters

From time to time we publish newsletters. Please tell us what you think of what we are doing (and what you think we ought to be doing) Click the covers below to download the Newsletter

1, February 2017



This issue describes the pressure that the village has been under in the last two years from large-scale developers, as well as information from several planning applications that have been refused by the Planning Inspectorate

2, March 2017



This issue focuses on the traffic problem in Martock and also provides some information on footpaths

3, May 2017



This issue looks at the natural environment around Martock and how we can map it for the Neighbourhood Plan. The landscape sensitivity map produced by SSDC is shown and how it can be used to suggest places where development is preferred is discussed

4, June 2017



This issue looks at the issue of flooding in Martock. It documents notable past floods and provides an explanation of 'sustainable drainage', the rules which all new developments have to follow.

5, July 2017



This issue looks at our important historic environment. It asks if the Conservation Area boundaries should be changed. It suggests making a list of important buildings that should be conserved but are not on the national list.

6, November 2017



This issue contains the approved first draft of the Plan Aims and Objectives

Electronic newsletters

This is an electronic bulletin sent out each month to everyone who has given their email address to receive it. To get on the list email a request to info@martockplan.org.uk. This has now replaced the paper Newsletter. Click on the title.

March 2017

Farmers market stall. Housing numbers

May 2017

Natural environment. Landscape SDC Housing policy for Martock

June 2017

Floods. Habitat management. Foldhill Lane planning application

July 2017

Buildings. The great flood of 1979. Cartgate Nature Area. Modifying the Conservation Area Boundaries

August 2017

Advance notice of consultation meeting 14 October. Mobility. Local research on floods.

October 2017

Notice of consultation meeting 14 October. Draft Aims and Objectives for discussion at the meeting

November 2017

Revised Aims and Objectives. News on development at Coat Road, Lyndhurst Grove Foldhill Lane and Long Orchard. Somerset Local Plan Review

December 2017

Request for photographs of important walks and places

January 2018

Conservation Area Review. Development boundary. Martock Community Plan

February 2018

Conservation Area revision. Help with task groups. Non-designated heritage assets. Garden development applications. Full and outline permissions.

March 2018

Conservation Area revision. Revised NPPF consultation document. Planning applications, Brooks Garage and Orchard Way

May 2018

Wildlife in and around the village. Footpaths. Links to wildlife websites. Hills to Levels scheme. Long Orchard way Planning decision. Neighbourhood Plan development strategy

June 2018

Building a Parish Geographical Informations System. Landscapes and views. Habitats and wildlife corridors. Call for development sites. Martock Community Plan. Cartgate Nature Reserve.

Martock Neighbourhood Plan



our village, our future

The Martock Neighbourhood Plan will help the Parish influence what kind of new houses we need, what they should look like and where they should (and should not) be built. It will be the parish-level document of the new planning system and the SSDC planners must consult it when making their recommendations on any application.

We had an initial meeting in 2016 and intend to make progress with the plan this year. Now we need help.

- We need people to comment on what we are doing using Facebook and the Martock Plan Website.

- We need people to join an email list to look over what we produce and give us advice on how we could improve it.
- We need people to join the team that is producing the plan. We need people with good clear ideas on how the village should develop over the next decade. And we need help with the events we hope to be running this year.

To find out more and to get in contact:

- We are on Facebook. Martock Neighbourhood Plan
- We have a website where you can comment. www.martockplan.org.uk
- Or phone or email Andrew Clegg; 01935 823439, 07866 390824, ac@asclegg.co.uk

The Leveller • ISSUE 64 • MARCH 2017



The Martock Farmers' Market



Saturdays 9th September 14th October 11th November
10am - 1pm in the shopping precinct, North Street.

The range of stalls is excellent and will feed you well. Whitelake Cheese won Supreme Champion at this year's Bath and West Show, and Duncan's vegetables would win a prize at any show if he had time to enter! As the County Council are selling the Crabbe's farm, we are busy securing a new porky stall.

We have been entertained this year by Ed Taylor, a fun and extrovert potter who throws pots at the market and dries them out in the sun. His wares are pretty, dishwasher proof and incredibly cheap. He takes commissions too.

The Neighbourhood Plan also has a stall, come and tell us how you would like Martock to look in the future. Or perhaps, drive down to the market for a moan about traffic.



Martock 2030 Martock Neighbourhood Plan



our village, our future

DROP-IN MEETING AT THE MARKET HOUSE

**Saturday 14th October
(Farmers' Market Day)
from 9.30 to 12.30**

We have spent most of this year collecting information and ideas about how everyone would like to see the village develop over the next decade or so. These ideas will be organised and displayed in the Market House and we would like thoughts and comments on them. Please drop into the Market House sometime during the Farmers' Market and tell us (over tea and a cake). We can then make a start drafting the Plan.

More information:

Our usual Farmers' Market stall will be back on September 12th, our website is MartockPlan.org.uk (where you can comment), Our email is info@martockplan.org.uk.

If you would like monthly email updates on the Neighbourhood Plan, please write to Andrew Clegg at ac@asclegg.co.uk.

Be part of improving Martock



A big thanks to all of you who filled in the 2017 Residents Survey in September. The results of this are being analysed and are feeding into a draft Community Plan and into the Neighbourhood Plan. The Martock Community Plan prioritises the improvement of our facilities and services provided in Martock over the next 5 years.

The current Martock Community Plan was created from the last residents' survey in 2010. Improvements that have been made in the last 6 years because of that survey include:

- The refurbishment of the precinct
- New signage for the business park
- A new speed indicator for use on approach roads to the village
- Martock Film Nights in the Parish Hall
- The new roundabout at the Water Street / Stoke Road junction
- Martock Job club (Tuesday & Friday mornings in the Youth Centre)
- More community events – fireworks, street parties

Public meeting in January

The December issue of The Leveller will have more details about the next Community Plan and ways to get involved.

The Martock Neighbourhood Plan is a plan for how future housing development and infrastructure for the village should be planned over the next 10 years. When complete this will have a legal standing, together with the South Somerset Local Plan, to guide the direction and type of development allowed under planning law.



MARTOCK COMMUNITY PLAN

HOUSEHOLD SURVEY 2017

Conducted by

The Community Council for Somerset

5 May 2017



Telephone | 01823 331222
Email | info@somersetcc.org.uk
Web | www.somersetcc.org.uk



Community Council for Somerset, Victoria House, Victoria Street, Taunton TA1 3JZ

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⁵ <http://www.martockonline.co.uk/UserFiles/File/1528.pdf>

Appendix 11 of Part 1

Consultation Publicity via E-Netter Letter

E-Newsletter 6, October 2017.

Dear Everyone

Neighbourhood Plan October update - Plan Aims and Objectives

We have now reached the stage where we are starting to put the plan together after a year or so of data gathering and talking to people.

We need your help. This note contains the first draft of the aims and objectives of the plan and we would like comments on them. Please comment even if you are completely happy with them as we have to provide evidence to the planning authority that you have been consulted.

You can comment in two ways, either by replying to this letter or (preferably) come along and talk to us in the Market House this Saturday morning (14th Oct) from 9.30. Any time.

The Draft Aims and Objectives for each aim are set out below. They have been prepared by an independent adviser based on the data we have gathered. Our task is to add, subtract and modify them develop them and take them over as a community.

You can download the Objectives on the Martock Plan website [here](#). You can also download the local evidence report on which the objectives are based.

Come to the meeting on Saturday to share your views.

Open Morning
for **YOUR**
NEIGHBOURHOOD PLAN

A chance for everyone to air their views on how to try and build a better future for Martock.
It's your chance to have a say on:

- Where and how to build industrial estates
- Where and how to build new houses
- Suggest new road layouts
- Look after our wildlife and countryside
- etc

Saturday 14 October
9.30 am to 12.30 pm
in the
Market House

In due course there will be a full referendum to bring the NP into force, but it will be at least a year and several thousand hours of work for us to build it.
Now is the time to have your say – or not!

Phone Andrew Clegg 01935 823439 or
info@martockplan.org.uk

Martock 2030
Martock Neighbourhood Plan



DROP-IN MEETING AT THE MARKET HOUSE

Saturday 14th October
(Farmers' Market Day)
from 9.30 to 12.30

our village, our future

We have spent most of this year collecting information and ideas about how everyone would like to see the village develop over the next decade or so. These ideas will be organised and displayed in the Market House and we would like thoughts and comments on them. Please drop into the Market House sometime during the Farmers' Market and tell us (over tea and a cake). We can then make a start drafting the Plan.

More information:
Our usual Farmers' Market stall will be back on September 12th, our website is MartockPlan.org.uk (where you can comment), Our email is info@martockplan.org.uk.

If you would like monthly email updates on the Neighbourhood Plan, please write to Andrew Clegg at ac@asclegg.co.uk.

Appendix 13 of Part 1

Aims and Objectives Consultation Report⁶ (Cover)



Martock Neighbourhood Plan Community Consultation October 2017

Paul Weston, Community Consultant



⁶ <http://www.martockplan.org.uk/Planpages/Documents/ConsultationReport.pdf>

Appendix 14 of Part 1

Call for Sites Notice April 2018

MARTOCK PARISH NEIGHBOURHOOD PLAN: FOCUSED CALL FOR SITES

As part of the Neighbourhood Plan, it is important for us to consider the merits of making site allocations for development in and around Martock and Bower Hinton in order to address local needs.

This is a call to all landowners for any sites that have not previously been submitted but who have an interest in promoting their land for development.

If you are a landowner and wish your land to be considered for allocation in the Neighbourhood Plan, we are primarily looking for sites for a mix of affordable and open market residential use.

However, if you have aspirations for alternative uses then we would also like to hear from you. In particular, we would welcome details of land that you may wish to see taken forward to provide wider community benefit. For example, this could be as space for children's play areas, an allotment, or an area to be planted for purposes such as community woodland.

If you have potential sites that are in and around Martock and Bower Hinton then please could you provide us with the following details:

1. A clear statement of which types of development you wish your land to be considered for, e.g. residential, business, etc.
2. The area of the land in hectares.
3. A plan which shows the extent of the land that you wish to be considered.
4. An understanding of how the site would be accessed by vehicle and opportunities for linking it with existing drainage, footpath, pavement and cycle routes.

Why is it important that you submit your sites as part of the Neighbourhood Plan process?

The answer is that an allocation in the finalised Plan will establish the principle of development of the land in question for that particular use (subject to normal planning requirements). Without an allocation in the approved Plan it is unlikely that planning approval for development will be granted.

We require all submissions to be made in writing including all information requested in this letter by 20th July 2018.

Submissions must be made to:

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

Appendix 15 of Part 1

Call for Sites the Leveller and E-Newsletters May and June 2018

E-newsletter May 2018

The Neighbourhood Plan Development Strategy Martock must grow by about 10-12 new houses per year (National and South Somerset policy). We have been pretty well on track for the last decade and we need about 80-100 more before 2028. We could leave it to the market and to South Somerset to decide where to build these. But if we do, they will probably not be where we would like them, they would probably not be what the village needs, and we may not have much control over the numbers.

We will therefore be calling for possible housing sites in the June Leveller. Owners of land, small or large tracts, are encouraged to submit possible housing sites to us (via the Parish Office). The land must be next to (or inside) the village boundary. We hope we will then have more than will be needed and this will allow a choice to be made, based on transparent and objective criteria, of where the houses should be built, how many, and what kind.

More on this important action at the Farmers' Market tomorrow. Hope to see you there

E-newsletter June 2018

Call for Development Sites

We put an article in the June Leveller asking for landowners interested in selling land for development to let us know.

We are required to build about 10-12 houses per year as our bit to satisfy the national need and it is better that we, in the village, have some say in where they should be, who they should be for and what they should look like, than have these decisions made for us by developers. So, we need a list of available sites. Being on this availability list will not necessarily mean they are suitable; they will have to satisfy the usual planning conditions, including Neighbourhood Planning conditions.

For more details please look at page 5 of the June Leveller

The Leveller June 2018

Martock Neighbourhood Plan: Focused Call for Development Sites

As part of the Neighbourhood Plan, it is important for us to consider the merits of making site allocations for development in and around Martock and Bower Hinton to address local needs.



This is a call to all landowners of any sites that have not previously been submitted and who have an interest in promoting their land for development.

If you are a landowner and wish your land to be considered for allocation in the Neighbourhood Plan, we are primarily looking for sites for a mix of affordable and open market residential use. However, if you have aspirations for alternative uses then we would also like to hear from you. In particular, we would welcome details of land that you may wish to see taken forward to provide wider community benefit. For example, this could be as space for children's play areas, an allotment, or an area to be planted for purposes such as community woodland.

If you have potential sites that are in and around Martock and Bower Hinton, then please could you provide us with the following details:

- A clear statement of which types of development you wish your land to be considered for, e.g. residential, business, etc.
- The area of the land in hectares.
- A plan which shows the extent of the land that you wish to be considered.
- An understanding of how the site would be accessed by vehicle and opportunities for linking it with existing drainage, footpath, pavement and cycle routes.

Why is it important that you submit your sites as part of the Neighbourhood Plan process?

The answer is that an allocation in the finalised Plan will establish the principle of development of the land in question for that use (subject to normal planning requirements). Without an allocation in the approved Plan it is unlikely that planning approval for development will be granted.

We require all submissions to be made in writing including all information requested in this letter by 20th July 2018. Submissions must be made to: The Parish Clerk, Martock Parish Council, The Market House, Church Street, Martock, Somerset TA12 6JL

Martock Neighbourhood Plan

The first draft of the Plan will be available around the end of September. We will then ask everyone to comment on it

To see a copy please do any of the following:-

Go to the Martock Plan website; www.martockplan.org.uk and follow the links to the first draft of the plan. Email me at ac@asclegg.org.uk

Phone me at 01935 823439 or 07774 044908.

Better still, to stay informed, email me to add your address to the Neighbourhood Plan consultation group (currently about 160 people). A short progress report is sent to everyone on the list about once a month. (Your email address will not be seen by anyone else on the list). We have a stall at every Farmers' Market - please visit us.

Andrew Clegg

Appendix 17 of Part 1

Written Response to 1st Consultation Version – November 2018

	Aspect	Comment	Steering Group Decisions
	General		
1	Resident	<i>I have been a resident of Martock for almost 40 years now and have read with interest the Neighbourhood Plan. My thoughts are that whilst we obviously have to move forward with such matters as housing and transport, it is pleasing and reassuring to see that in all areas of the plan, so much consideration has been taken in terms of retaining the “village” feel, our historic buildings, our open plan spaces, the community and the needs of the local people in general, to make Martock a good place to live.</i>	No change necessary
2	Resident	<i>It is essential for the area that the Neighbourhood Plan to be given very serious thought and in the most part be adopted. We will be very interested to see if action is taken on the points that it brings forward. We are not optimistic about the outcome.</i>	No change necessary
	Section 1	Introduction	
	Section 2	Martock Parish	
3	Clegg et al ⁷	<i>2.1 Madey Mill Brook 2.2 Also mention Hurst (See 1.2). The settlement is often referred to by SSDC as Martock/Bower Hinton, but it is actually three, once separate, villages. Hurst begins at the Hurst Bow bridge and ends at junction just north of the Rose and Crown pub.</i>	Amend to read: <i>‘Madey Mill Stream’</i>
4	Resident	<i>2.2 ‘Martock and the adjoining settlements of Hurst and Bower Hinton have’</i>	Amend para. 2.2
5	Clegg	<i>2.3 This is, I believe, a net figure as some in-commute. It is the ratio of jobs/workers in the village.</i>	No change necessary
	Section 3	Strategic Context	
6	Clegg	<i>3.2 Do we need a reminder somewhere of the meaning of ‘sustainable’ in this context.</i>	No change necessary
7	Resident	<i>I am concerned that the neighbourhood plan needs to “conform to SS Local Plan”, as it does feel that no matter what residents think SS will do what they want. We live in a beautiful part of the world which is being ruined by mass expensive housing not affordable housing for local people. You only have to look at Bathpool in Taunton which is horrendous, or the houses in Somerton or Wells which are crammed together on the edges of these lovely villages. The Foldhill site will become another of these if it goes ahead.</i>	No change necessary
8	Residents	<i>3.8 There are definite traffic pinch points, particularly in the Bower Hinton and Ringwell Hill locations. HGV’s regularly use the B3165 as a Southern access road despite signage on the A303 directing them via an alternative route. It is a laudable aim to try to increase cycle use but in reality, further housing development is only going to increase vehicular traffic and negatively impact even further on residential areas such as Bower Hinton where there is already unavoidable on street parking. 3.8/9 Like many rural areas, the lack of adequate GP/Health personnel and resources will only be exacerbated by further housing</i>	

⁷ It should be noted that the comments attribute to “Clegg” throughout this table – incorporate in many instances the views expressed by member of the community that have discussed the 1st Version of the Martock Parish Neighbourhood Plan with Andrew Clegg at community events such as the Farmers Market.

		<i>development as will the current situation of only a limited selection of retail outlets in the village/Rural Centre of Martock.</i>	
9	Clegg	<i>3.11 historic, built and natural</i>	Add "historic, built and natural"
	Section 4	Purpose of the NP	
10	Resident	<i>"The Neighbourhood Plan, once made, will be a statutory development plan..... its policies will have significant influence when being used by the local planning authority to help determine proposals for development submitted through planning applications." I feel that this needs to be highlighted to our residents perhaps, for example, by displaying large posters in the library window, in the noticeboard by the newsagent, in the Information Centre window etc. If people are made aware that they can, at this point, really influence things then they may be more likely to contribute.</i>	No change necessary
11	Clegg	<i>4.7 Pages on the Parish website, the Parish Facebook Page and on a dedicated Neighbourhood Plan website</i>	Amend list for accuracy
	Section 5	Structure of Plan	
12	Clegg	<i>5.4 Under the SSDC Settlement Policy we are strictly a 'Rural Centre', a centre with some of the services of a market town but not all. We are in fact larger than some market towns, but we don't have the qualifying infrastructure. I worry about using the phrase 'Market Town' as we are under some pressure to become a market town with greatly increased population and annual building.</i>	Amend phrase to say "rural centre"
13	Clegg	<i>5.6 Monitoring and review not yet well developed. Do we need a few key indicators and targets?</i>	Add more detailed and relevant regime to section 13
	Section 6	Aims & Objectives	
14	Resident	<i>6.5 I agree with the Aims & Objectives for the Natural Environment. 'Protect and enhance our natural environment' We are often being told how people are becoming increasingly removed from nature, even though it gives us such precious relief from the stresses of modern life. 'Protect valued landscapes and views' I am shocked and saddened by the sight of South Petherton advancing towards the River Parrett when looking across from Bower Hinton - it has a similar impact to the Duchy development, Poundbury, on the skyline in Dorchester. 'Protect and enhance historic buildings' 'Protect historical and archaeological sites' ... these buildings and sites could be highlighted more by plaques, talks etc to educate our residents, young and old, so that they value them, and also to be an attraction for visitors and enhance their time spent in our village. Perhaps produce a booklet?</i>	No change necessary Refer to PC
15	Residents	<i>6.5 The retention of valuable green spaces and views both within and outside the boundaries of the settlement is vital for the wellbeing and heritage preservation of the village/Rural Centre.</i>	No change necessary
	Section 7	Natural Environment - General	
16	Resident	<i>7.1 'substantial urban core' ... perhaps 'dense residential core'?</i>	Re-word para.7.1
17	Resident	<i>Our main concern is the high risk of flooding The consultation document version Sept. 2018 para 7.7 identifies four pinch points and as far as we know nothing has been done to mitigate the risk of flooding at these points. It seems to us that when farmers used to drain their land using field drains the run-off problem from fields was contained. We note the concerns about the drainage at Martock Leat and noted a little while ago that the debris grills were getting blocked. Who is responsible for the regular maintenance of the installed system?</i>	Refer to Flood Group for reference in Flood Guide
18	Clegg	<i>7.3 built rather than urban</i>	Re-word para. 7.3

		<i>.....notable and provides a mechanism for evaluating the environmental impact of development proposals.</i>	
19	Clegg	<p>7.4 Expand a bit to mention other landscape elements of wildlife significance</p> <p><i>.....it is an area of diverse wildlife habitats straddling, as it does, the edge of the wetlands associated with the Parrett vale to the west and the higher land to the east beset with a variety of habitats that have evolved from the traditional land use patterns such as ridge and furrow fields, old orchards, old droves with their ditches and hedgerows and remnants of ancient woodland</i></p> <p><i>Cartgate Nature Area - the pond is only part of it</i></p>	<p>Add to and amend para. 7.4 including:</p> <p>Add 'Coathay Common' to the 'such as' list</p> <p>Change 'Cartgate Pond' to 'Cartgate Nature Area'</p>
20	Clegg	<p>7.5 Rewrite in terms of species categories and species-rich habitats mentioning individual species of species of conservation concern as examples.</p> <p><i>Insert paragraph here on gardens and other habitats of importance within the development boundary. This is important because it is something we want to promote by policy.</i></p>	<p>Amend para. as suggested below:</p> <p><i>"The Parish is a very biodiverse area, straddling, as it does, the edge of the wetlands associated with the Parrett to the west and the higher land to the east. The Somerset Environmental Records list many EU-protected species and many of conservation concern, both plants and animals. Examples of protected species are the nightingale, long-eared bat, yellowhammer, brown hairstreak butterfly and, in our streams, otter and water vole, all indicating a rich diversity of important habitats that the Parish is actively engaged in identifying, conserving and developing."</i></p>
21	Resident	<p><i>We live at Water Street and have a good length of Hurst Brook running through our garden up to Frickers Bridge.</i></p> <p><i>Not sure how much detail you want but for the record here follows a list of some of the species we've seen in the garden:</i></p> <p><i>Birds: Kingfisher, Grey wagtail, Pied wagtail, Little Egret, Heron, Moorhen, Mistle Thrush, Redwings, Owls as well as the usual garden birds.</i></p> <p><i>Animals: Hedgehogs, Shrews, Field Voles, Moles, Slow Worms.</i></p> <p><i>Other: on a couple of occasions we've seen crayfish in the river but not been able to distinguish the species; Otters have been reported just upstream from us but not ventured here as far as we know: Mallards use our section of the river as a nursery during spring and summer due to its accessible banks.</i></p>	Amend para.7.5
22	Resident	7.6 <i>'especially by dog walkers'.... not just dog walkers, plenty of folk walk just to enjoy our local natural environment.</i>	Amend para.7.6 by deleting <i>"especially by dog walkers"</i>
23	Resident	7.6 ref. to not having <i>"many bridleways"</i> – <i>we have only one as far as I'm aware and it's East St Drove/Venn Lane.</i>	No change necessary
24	Clegg	7.6 <i>We suggest instead A number of the popular paths are farm tracks that over time have become used by the public and many landowners have instituted permissive paths linking different parts of the network. (i.e. praising cooperative landowners) many old droves which just happen not to be classified as bridleways.</i>	No change necessary
25	Clegg	7.7 suggest omit 'too'	Omit "too" from para. 7.7
	Mart1	Protecting and Enhancing Natural Habitats	

26	Clegg	<i>Biodiversity (wider concept that goes beyond just habitats) . the design of both buildings, housing estates and infrastructureharm to, the biodiversity of the area will not.....</i>	Change title of Mart1 to "Protecting and Enhancing Biodiversity"
27	Env Group	<i>Can we add at this policy statement level - Development should not be permitted in areas of important biodiversity such as the examples shown in Map 3 (should not tie us down to specific areas as these change over time and we may have missed some)</i>	Complete survey and Map 3 'Wildlife Habitats and Corridors' Relate policy to map and add reference to supporting survey documents
28	Clegg	<i>7.9 Add to the examples list either here or to the bullets below, registered common land and ancient orchards (we have one large area of common land and quite a lot of ancient orchards all registered with Natural England.</i>	Complete survey and Map 3 'Wildlife Habitats and Corridors' Relate policy to map and add reference to supporting survey documents
29	Env Group	<i>7.9 Revise this after Map 3 is completed. Ensure that this list is not exclusive (Map 3 should include woodland areas and the common land to the north west near the railway line. It should include not just important hedgerows but also fields systems that provide connectivity for example the north west side of the parish with its mature hedges including those of the railway line Bulleated list should also reflect invertebrate and amphibia refuges and areas for small mammals, particularly hedgehogs. Either build into existing list or add a new bullet</i>	Complete survey and Map 3 'Wildlife Habitats and Corridors' Relate policy to map and add reference to supporting survey documents
30	Resident	<i>7.10 Can we refer to streetlighting as part of any development, that is, the need to maintain a dark sky or avoid light pollution? Bat and owl boxes can be built in or attached to something such as a tree. We need longevity, for example, a wooden box outdoors soon deteriorates and falls down and who would replace it? Is there potential with SUDS to increase biodiversity?</i>	Amend para. 7.10 by adding the word "robust" in front of swift bricks etc.
31	Clegg	<i>7.10 Add a reference to streetlighting. Add a reference to garden corridors. Developers these days do not seem to like the concept of contiguous gardens which are very valuable in creating natural corridors. This pattern of gardens is traditional here and will be mentioned in the VDS. Add managed sustainable drainage retention ponds to the list</i>	Add, in front of swift bricks, a phrase such as "appropriate streetlighting that does not adversely affect wildlife"
Mart2		Landscape and Wildlife Corridors	
32	Resident	<i>7.11 As they are corridors, should water courses be referred to?</i>	Re-word 7.11 to read; "Wildlife corridors are habitat that also connect wildlife populations which facilitate their movement. There are many different kinds within the parish, the more important ones are the rivers and rhyes, the old droves, important hedgerows and the disused railway line. The most significant ones are shown in map 3 and analysed in the Martock Biodiversity Resource Manual. "
33	Clegg	<i>Give an exampleremedial action such as the creation of an alternative corridor, guided by professional advice, of appropriate dimensions with suitable planting. This should have its own explanatory paragraph below (or it could be part of such a paragraph)</i>	No change necessary
34	Clegg	<i>7.11 Strengthen the above by adding in an appropriate place: - references to the wildlife map</i>	Re-word para. 7.11 as suggested above (at 32)

		<p>- a note that corridors should be identified in any planning application</p> <p>- a note requiring developers to show how they will conserve corridors both in the plan and during the building process</p> <p>- a note on how developers of more than one house will design the conservation and the promotion of wildlife corridors into the overall scheme.</p>	
35	Clegg	7.14 Refer to Map as providing this network	Refer to map 3 in para.7.14
36	Env Group	<p>More thinking needed here</p> <p>I don't think that these two matters fall easily under the same heading as they are two rather distinct issues. Suggest modifying this policy and move the Landscape issues to Mart8</p> <p>This would become a dedicated corridor policy - maintaining and enhancing wildlife corridors which are crucial elements in maintaining healthy biodiversity. They are its transport infrastructure. This could be done simply by removing the Landscape element from the policy</p>	No change necessary
37	Env Group	7.11 Give some typical local examples: Examples of corridors within the parish are the old railway line, the rivers, rhynes, the many old droves flanked with hedges, now often overgrown, and ditches and ponds, old field systems and also the traditional pattern of contiguous gardens	Re-word para. 7.11 as suggested above (at 32)
38	Env Group	7.12 Add a note somewhere on the conservation of corridors by residents after construction. Residents have the right to remove or restrict field or important hedges when they become part of their garden and something along the lines of a planning condition or a covenant with the sale if feasible would be needed to ameliorate this likelihood. Need to find out perhaps what can be done or not.	No change necessary
39	Env Group	7.14 Somewhere, perhaps in policy itself, Development proposals should avoid wildlife corridors if alternative sites are available	No change necessary
40	Mart3	Flood Management	
41	Resident	The comments made in 7.15 should be investigated as it seems to us that a problem has been identified and action is needed to rectify the problems as a matter of urgency.	Refer to Flood Group for inclusion on 'Martock on-line'
42	Resident	<p>In 7.16 there is a list of maintenance and we are concerned that this will not be carried out. Indeed, a section of bank has slipped to the west of Hurst bridge and is partially blocking the flow; nothing has been done.</p> <p>We wonder what action is being taken to encourage farmers and landowners to reduce run off.</p> <p>What steps can be taken to ensure that controls are enforced? This is a major issue as the drainage system is overloaded. Obtaining insurance for property in Water Street is not easy. New developments will make things worse.</p>	Refer to Flood Group for reference in Flood Guide
43	Clegg	7.15 I suggest a bit extra describing in broad terms the flow of water through and around the village. We have learnt through experience that applicants often do not have this understanding and make rather stupid mitigating suggestions as a result	Refer to Flood Group for reference in Flood Guide
44	Clegg	7.15 The parish soils are a complex pattern of clays with greatly varying depth and permeability (insert soil map xxx). Because clay soils can hold exceptionally large volumes of water the natural streams in the parish are few and small; most of the run-off taking place slowly through the soil. Centuries of agriculture have resulted in a network of ditches (rhynes or fosses) where drainage of land and tracks was needed. The flow through these, and through the soils, is broadly east to west. The 'main river' (an environment agency designation) through the village is Hurst Brook and parallel (and linked) to it a little to the north is Madey Mill Stream, the old	Refer to Flood Group for reference in Flood Guide

		<i>Mill race. At times when the soils are saturated or when rainfall is too heavy to be absorbed effectively by the clay, the village, and its downstream neighbours, experience significant, and often quite sudden, flooding events.</i>	
45	Resident	<i>7.15 suggested amendment: There is only one river in the Parish which flows south to north, whereas 'main river', (Hurst Brook and Hinton Meads Brook), flows east to west and then in to the River Parrett..There are numerous streams, brooks, rhyes and other water courses which impact on flooding in the Parish.</i>	Amend para. 7.15 as suggested
46	Clegg	<i>7.16 Add to beginning Martock has always suffered from periodic flooding and steps are being taken continually to reduce this risk. Climate change has, however, increased both the amount of rainfall and the frequency of heavy storms. In consequence the Parish has developed robust strategies for addressing the issue and minimising flood damage. Add an additional paragraph on maintaining, managing and operating flood control mechanisms for the benefit not only of the village but also communities downstream. This would include issues such as easy access to rhyes for dredging, avoidance of culverts and associated screens, identification and creation of deliberately flooded zones, retention and detention ponds that are not under automatic control. Mention Hills to Levels etc</i>	Revise para. 7.16 to read....." the frequency and intensity of heavy storms"
47	Resident	<i>7.16 suggested amendment: It is part of a comprehensive local strategy to reduce floods and the risk of flooding. Martock Parish Council will seek to ensure that existing flood prevention measures are adequately maintained. This will involve the Flood Wardens liaising with landowners and tenant farmers in the Martock rainfall catchment area consisting of the Parishes of Stoke sub Hamdon, Montacute, Odcombe, Yeovil without, Brympton, Tintinhull and Ash, thus benefitting all the communities downstream, which includes Martock and all the villages, hamlets and settlements to The Levels. The work will include monitoring, sustainable drainage systems (SuDS), penstocks, weirs, dams, trash screens, attenuation ponds etc.,</i>	Refer to Flood Group for reference in Flood Guide
	Mart4	Flood Risk	
48	Clegg	<i>Mart4 Beef up. All development on greenfield land and on brownfield land where the development will alter the existing drainage patterns should incorporate proposals such a sustainable drainage system that will ensure that surface run-off is not increased by the proposal and where possible, decreased. All proposals that are likely to change the existing run-off pattern of a development site should be accompanied by a flood risk assessment based on local fieldwork.</i>	Review policy wording
49	Resident	<i>It is vital that the measures contained in 7.19 are progressed as soon as possible as is the case with 7.20</i>	No change necessary
50	Resident	<i>Any development has an impact on surface and ground water. The current infrastructure is at or very close to capacity, and, the community is adversely affected by issues of ongoing maintenance. Clarity of accountability and long-term responsibility is essential from the outset.</i>	No change necessary
51	Clegg	<i>7.19 Some changes to this clause where I have highlighted and numbered (1) Replace with. Flooding has always been commonplace in the village and is likely to worsen in the future. 2)Sustainable drainage systems (SuDS) should be developed that will ensure that surface run-off is not increased by development proposals and, where possible, decreased. The success of SuDS is very.....</i>	Revise supporting text of para. 7.19 to include reference to matters mentioned

		<i>3 (which can vary..).... can vary seasonally and varies very considerably throughout the village. For this reason flood risk assessors will be expected to carry out on-site assessments of permeability (ref to Wallingford maybe?) rather than using online data which, for this area, is insufficiently well-defined. (see below)</i> <i>4 (management plan) Add a sentence. The use of automatic mechanisms for releasing flood water from sustainable drainage retention ponds will not be supported as they tend to release water downstream at the moment when downstream flood risk is greatest.</i>	
52	Clegg	<i>7.20 including the downstream flood risk which, on the Levels, is frequently severe.</i>	Refer to Flood Group for reference in Flood Guide
	Mart5	Public Rights of Way	
53	Clegg	<i>Add an additional clause to the policy. Add supported, making them, wherever possible, accessible to child pushchairs and mobility scooters should be a high priority.</i>	No change necessary
54	Clegg	<i>7.22 Include perhaps a short historical introduction at the beginning of 7.22 or maybe at the beginning of this section</i> <i>As an historic market centre for the surrounding rural community Martock is well-endowed with old droves, footways and footbridges. It is linked by many tracks with the Roman Fosse Way and it is also the main old coaching centre on the road linking the two coasts. The community has therefore long enjoyed good access....</i>	Refer to two bridleways, two restricted byways and the long-distance footpath, the Parrett Trail, in para.7.22 or para.7.23
55	Clegg	<i>7.23 Delete the note on bridleways which is a technical issue - its because we have not applied for any designation changes</i> <i>Mention the Parrett Trail, a popular modern cross-country path which goes through the village.</i>	No change necessary
56	Resident	<i>7.25 I agree 'more seats along popular routes' would be good.</i>	No change necessary
57	Clegg	<i>7.25 An important bit missing - possibly after 7.25 but maybe best in the Transport section where I have added a similar note</i> <i>A significant matter of concern in the village is the lack of safe walking and cycling routes to the village centre, and most particularly the school, from the edges of the village. Footpaths exist that have the potential to alleviate this difficulty and proposals to support their development and upgrading will be supported.</i>	Amend para.7.25 to ensure the limitations and priorities are understood
58	Env Group	<i>We need a definition here of what are rights of way. These are on the Somerset Definitive map, a digital version of which is at https://roam.somerset.gov.uk/roam/map#.</i> <i>We should perhaps note that these are distinct from what we should call pavements (incorrectly) which are the paths along the village roadside which are covered in Policy Mart27. Cross reference needed. Or combine the two policies and place under the transport section. The distinction to be made somehow.</i> <i>This section, and Mart27 require developing using guidance in 'Streets for All' (Hist Eng). Section in VDS.</i>	No change necessary
	Mart6	Development in the Countryside	
59	Resident	<i>Doesn't list heritage assets. Are not non-designated heritage assets already vulnerable to new PD rights, for example, allowing farm buildings to be converted to say holiday lets and so forth?</i>	Review and amend policy criteria
60	Clegg	<i>Mart6 (iii) should we give examples, rhynes, droves, old hedges, footbridges, ponds?</i> <i>(iv) Suggest - best and most versatile - which I believe is the technical description. Most of the land around here is 2 and 3A, 2 in the valleys and 3A on the hills</i> <i>(iv) of historical, or archeol..... ridge and furrow fields and important hedgerows...</i>	Review and amend policy criteria
61	Env Group	<i>Rephrase list so that it is not exclusive - the six points are examples</i>	Add 'biodiversity' to policy list iii

			Amplify iii in supporting text to include harm to features important for maintaining biodiversity such as wildlife corridors, rhynes and ponds, important hedges, unimproved grassland. Amplify iv in supporting text to include rural heritage assets such as old orchards, ridge and furrow fields, footbridges, and similar locally important historic structures such as milestones, boundary stones, fingerposts, old railway features,
62	Env Group	Delete “demonstrable”	No change necessary
63	Resident	Not sure if this comes under the Plan but we wondered what is being done about the 'camp site', which appears to be coming established off Foldhill Lane (on the right going towards Tintinhull).	Refer to Parish Council
64	Clegg	7.27 ...such as equestrian and farming-related activities and outdoor....	Add “equestrian” to para. 7.27
65	Env Group	7.29 ‘Outdoor recreation’ opens a pandoras box as many examples of outdoor recreation are environmentally destructive. Need to rephrase second bit to oppose development that will harm biodiversity.	Set limits to ‘outdoor recreation’ in the supporting text
	Mart7	Farm Diversification	
66	Clegg	also subject to the usual planning constrains and other policies in the Plan	No change necessary
67	Env Group	Can we have an additional clause to ensure that once the approved development is constructed it cannot subsequently be changed to something that will leave a negative legacy	Consider adding additional clause to the policy
	Mart8	Views and Vistas	
68	Resident	There are likely to be more important views.	Re-write policy
69	Clegg	...compromise the characteristic landscape features exemplified (but not confined to) in the following panoramas..... This list is not exclusive More examples may be added that illustrate different landscape characteristics – e.g. view of Hurst Brook Vale north from Stoke road showing the setting of the listed Madey Mill.	Re-write policy
70	Env Group	Rethink this policy. Don’t include specific views at the policy level as this excludes views not included. Give this list as examples of views listing aspects of the village environment Make general reference to characteristic views across the village typically including the near horizon of the low hills around the village and the distant horizon formed by the higher upland of the Blackdowns, Quantocks etc. Include the need to protect the nearby higher land and its typical natural and historical features from development Need to consider important views around Coat and Parrett Works and the astonishing number of landmark views – some outside the parish – from the registered common? A lean policy followed by expanded paragraphs which are still phrased in general terms, but which could use a reference to the view map and data as examples. This should be expanded. A separate policy on the view from Ham Hill noting that the whole parish is visible and also how recent developments have regrettably undermined its integrity	Re-write policy

71	Resident	<i>7.33 – The text refers to views in the partnership area, but the map only shows views close to and towards or over Martock. Surely, there would be views out from Martock and also in the wider partnership, taking into consideration other settlement such as Coat and Parrett Works. Ham Hill plays a much bigger role in terms of its visibility than the text suggests. The Hill is a near neighbour to Martock</i>	Re-write policy
Section 8		Built Environment & Heritage - General	
72	Resident	<i>8.3 – The Martock bean is not mentioned. Didn't it play a major part in the village's wealth?</i>	Add reference to 'Martock Bean'
73	Clegg	<i>8.4 Small addition. Suggest adding that the establishment of the railway allowed coal mined nearby to be brought into the village to fuel a local gasworks which provided lighting for streets and houses.</i>	No change necessary
74	Clegg	<i>8.5/8.6 We could include that within the Martock village conservation area there are 163 listed structures of which 130 are buildings, the remainder being monuments and significant gates, walls and milestones.</i>	No change necessary
Mart9		Heritage Assets	
75	Clegg	<i>Mention also design. Refer to the VDS which will address the small but very important design issues such as plastic windows, glass types, rainwater goods, doors, etc</i>	Include cross-reference to VDS
76	Clegg	<i>8.12 add bridges, walls,</i>	Add "bridges and walls" to the list
77	Clegg	<i>Some overlap between 8.12 and 8.13. Should we combine?</i>	No change necessary
78	Clegg	<i>8.13 Issue for decision. Historic England only lists individual buildings, not groups. I think our list should include groups of buildings such as significant terraces and collections of houses. It could be inserted here as local heritage assets or groups of assets nominated by.....</i>	No change necessary
Mart10		Local Green Space	
79	Clegg	<i>8.19 Should this list be included here? it is not an essential element of the main story and is not intended to be exclusive.</i>	This must be a finite list by the time the Plan is submitted consider any additions to the list now
80	Resident	<i>8.23 Old Orchard, adj. Bracey Road Rec' has (not some) wildlife and habitat value that residents enjoy.</i>	Add reference to the site's wildlife status
81	Resident	<i>I note that the field with the TPOs that keeps Stapleton separate from Martock and provides an attractive entry into the village is not mentioned. How else is the significance of this green space going to be offered some protection in the NP?</i>	No change necessary to LGS list consider implications of other policies on this area
82	Resident	<i>What about the parish churchyard, is it not an eminent space, viewed and visited extensively?</i>	Churchyard should be reviewed as potential LGS
83	Resident	<i>Local green spaces - those listed are all vital, as they are few in number and not extensive. The corner by La Fontana and the green area with trees in Church Close, which leads through to the churchyard could be added.</i>	Church Close should be reviewed as potential LGS
84	Clegg	<i>8.29 Missing from here is a mention of non-designated green space. Such spaces are important to the village but do not conform to all NPPF criteria for officially recognised space. This issue is currently being discussed with SSDC who are developing a green space strategy and database which will, we are told, have a category of open spaces which do not meet criteria for registered space or other spaces such as nature reserves</i>	No change necessary consider in context of other policies on this area
Mart11		Local Character and Design	
85	Resident	<i>Under Heritage there is no mention of the intention to produce a Conservation Area Appraisal. As conservation areas are designated heritage assets, why? The reference to such an appraisal in 8.34 is somewhat hidden for such an important document.</i>	Make reference in the overview

86	Clegg	<i>Not sure what 'confines' means in practice. Should it be 'within or contiguous with' or some such? It should include all development proposals in and immediately next to the settlements</i>	No change necessary
87	Resident	<i>8.11 Policy Mart9 is intended to recognise both statutory and non-statutory heritage assets' ... 'and ensure that they are provided with an appropriate level of protection'.... Good!</i>	No change necessary
88	Resident	<i>It is important to preserve the 'village' nature. Not only by caring for listed buildings but making sure any new developments and infilling are not overcrowded (as Fubers at Stapleton for example) and do provide adequate off-street parking to prevent even more cars being parked on the main road through.</i>	Refer to VDS and CA Appraisal task groups
89	Residents	<i>8.32 Despite "expecting very high standards of design for new development", in our view this is rarely achieved in practice, partly because developers try to cut costs and submit amended plans once an application has been approved.</i>	Emphasise concern in supporting text
90	Residents	<i>You have covered every aspect of life here, but I feel the damage has already been done. The vast amount of development that has already been allowed here is in no way complimentary to the old Ham Stone village houses and has swamped them. What we need are terraces of 2-bedroom affordable hamstone houses with little gardens. Instead the council let a developer build 2 bungalows [on the market for nearly £400,000 each!!] behind a house in East Street. I really don't see this situation changing any time soon. That does not mean we don't think it is worth trying.</i>	Refer to VDS task group
91	Clegg	<i>...and show that the proposal conforms with the assessment of the context of the site detailed in the Village Design Statement (in other words, show that developers have taken note of it) beef up. Development proposals will not be supported unless they can clearly demonstrate that they conform to the spirit and the recommendations of the Village Design Statement. This could be point i of the list. Delete iii</i>	Re-consider wording to achieve objective
92	Clegg	<i>Insert a statement that describes the VDS and how it should be used. ..character and setting of. 8.33 Need to look in detail at this section and split into several sections,</i>	Include a reference and summary statement. Something like: <i>"The Village Design Statement considers the detailed design references, materials, finishes, street scenes, and landscapes that collectively define the Martock sense of place, and also how these may be reflected in new developments"</i>
93	Clegg	<i>8.34 The Parish has two conservation areas, in Coat and in Martock. The appraisal document for Martock is online(ref). The areas were established in ??? and are currently under review. The appraisal documents provide an additional source of guidance and cont....</i>	Replace "additional" with "important"
	Mart12	Infrastructure	
94	Resident	<i>School, Doctors and shops are already stretched. Public transport is inadequate.</i>	Include reference to concern expressed by several people in the recent consultation
95	Resident	<i>As it is, we get less shops and a problem getting to see the doctor, especially if it is at South Petherton surgery or hospital.</i>	Include reference to concern expressed by several people in the recent consultation
96	Resident	<i>The waiting times to see a named health professional are unacceptable. Locally the health and social services are at breaking point. Extra housing will bring more pressure on the services. This is not in anyone's best interest. If we become designated as a small town the entire infrastructure will require significant investment</i>	Include reference to concern expressed by several people in the recent consultation

		<i>which inevitably lags significantly behind, by which time the developers will be long gone. The whole ambiance of the environment will change, almost certainly not for the better.</i>	
97	Resident	<i>I wish to point out that whether Martock is or is not classified as a market town makes no difference to the fact that the village currently has enough problems serving the community at its present size. There are frequent long queues at the Post Office and the few shops. Most significantly however, it is virtually impossible to make an appointment at the surgery. Any increase in size of population would put even more stress on the village's facilities, including the local schools. Common sense (not developers' interests) must surely prevail?</i>	Include reference to concern expressed by several people in the recent consultation
98	Resident	<i>Amenities - already very busy, constant queues in local shops, doctors and dentist under pressure. Even the local park is much busier.</i>	Include reference to concern expressed by several people in the recent consultation
99	Clegg	<i>.... Any infrastructure developed should conform to other policies in this Plan and reflect the overall character of the village as set out in the Village Design Statement and the Conservation Area Appraisal.</i>	No change necessary
100	Clegg	<i>8.35 New para here on design of infrastructure something like: The design of infrastructure is an important consideration as apparently small and simple errors of design can have a significant and lasting impact. The design guidelines set out in the Village Design Statement and the Conservation Area Appraisal should be followed. Visible walls, for example, should be made of appropriate materials (usually hamstone) and finished in a manner that reflects the character of the village. Unsightly infrastructure elements, such as service supply boxes and satellite dishes should be out of view or camouflaged</i>	Include reference in supporting text to the fact that infrastructure design is important, and cross-reference to the village design statement and the conservation area appraisal.
	Mart13	Accommodating Growth	
101	Summerfield	<i>Draft policy supports the development of sites within the settlement boundary as shown on Map 7, and small-scale development outside of the settlement boundary where it meets specific criteria. However, the proposed settlement boundary excludes the southern part of the Summerfield site, which departs from the settlement boundary defined within the adopted South Somerset Local Plan, without any explanation. The Planning Practice Guidance states that NP's should be in general conformity with the development plan. Where there is a conflict there should be clear rationale for the approach taken in the draft NP and the evidence to justify that approach. We have reviewed the criteria used for defining the settlement area and whilst we note that the site does not currently have planning permission, the recent discussions with SSDC and the associated benefits that the development of the site will deliver i.e. the redevelopment of PDL and facilitating the employment development to the north, we cannot see how the exclusion of southern part of the site can be justified. The previous appeal decision is clear that there would be no adverse visual impacts from the development of this site. On this basis we object to this part of the site being removed from the settlement boundary.</i>	Review BUAB and consider whether the Sparrow land should be included within the BUAB
102	Resident	<i>Ref small-scale development on land adjoining the Settlement Area Boundary may be supported if "it avoids areas of higher landscape sensitivity"; Can this point be worded to allow a broader approach to landscape sensitivity? For example, the landscape sensitivity map, fig 2, shows areas as having moderate sensitivity, whereas development in these moderate areas could have an adverse impact on the countryside approach to Martock and the setting of the conservation area. In</i>	Review BUAB and the impact of the criteria used

		<i>fact, I'm concerned that the map isn't necessarily recognizing the landscape and conservation area setting overlap, which is something Historic England recognizes.</i>	
103	Resident	<i>8.39 I disagree that the growth of Martock/Bower Hinton has been a gradual, incremental process over a long period of time. In my experience, growth has been excessive almost year upon year and harmful to the character and well-being of the village. The aim to have a more gradual and sustainable approach is of course correct.</i>	Consider re-phrasing of para.
104	Clegg	<i>8.41 The issue of minimum number was analysed in depth by two Planning Inspectors. I suggest we call it here an 'indicative number' until we see what SSDC will call it under NPPF2. We should note that it is derived from the proportion of the overall housing growth number that should be shouldered by the Rural centre settlements (7% - needs checking). I suggest that in a footnote we refer to and quote the PI inspectors view and note their concerns that a significant excess would risk undermining the SSDC Settlement Policy. This argument noted that a 40% (need to check) excess was deemed unacceptable.</i>	Include reference to the latest working target for 2016 to 2036 of 210 additional houses. (This could change if any changes are proposed in the settlement policy, but we have been assured that significant changes are unlikely.)
105	Summerfield	<i>Para. 8.42 of the draft NP states that at the time of writing it, it is unclear what the housing target for Martock will be and that it is anticipated that it is likely to reduce over the plan period due to an overall reduction throughout the District as part of the Local Plan Review (LPR). Together with the level of completions and extant planning permissions with the NP area, the revised target is therefore likely to be exceeded. The LPR is at a relatively early stage and it is considered likely that the housing requirement will be revised in light of national guidance on the standardised methodology to be used when calculating housing need.</i>	As 104 above
106	Resident	<i>8.43 I agree ... "There is little support for large scale development and growth"</i>	No change necessary
107	Resident	<i>8.43 – I shall be interested to know SSDC Policy's comment on this.</i>	No change necessary
108	Resident	<i>8.45 Ref "Land that is recognised as an area of high landscape sensitivity by the Martock Peripheral Landscape Study (see Map 2) should be avoided". Please see my comment for Policy Mart 13.</i>	Review BUAB and the impact of the criteria used
109	Resident	<i>We have some concerns, despite assurance that the Sparrow Land has been considered within this plan we can see by the Settlement Boundary that the Ringwell Hill part of the Sparrow land has been excluded. This Sparrow land had previously been included in the South Somerset Local Plan 2006 - 2028 (Adopted in 2015) therefore we feel that it should be also included in the Neighbourhood Plan. We are also concerned that this same land may be removed as a potential building site from the Neighbourhood Plan as in Para. 10.13 stating "The Local Plan allocates a site of 2.8ha for employment purposes on land to the West of Ringwell Hill. This site was originally allocated in the 1991 Local Plan and it has still not come forward for development. The Local Plan Review will consider whether it is appropriate to continue with this allocation. The allocation of large employment/business sites is a matter for the Local Plan." As you are aware that we are still in the process of gaining planning permission for the Sparrow Land and we do not want this new Settlement Boundary or Neighbourhood Plan to jeopardise this.</i>	Review BUAB and the impact of the criteria used
110	Resident	<i>There should be no large developments beyond the present limits of the village. It already sprawls out. Any development on the Yeovil side would become a suburb of Yeovil stuck on the side of the village. Not only would it alter the character of the village, but there</i>	No change necessary

		<i>are no adequate amenities to encourage people to become part of the community. The drainage could affect existing properties. Growth should be through small in-filling, but not all large gardens should be developed. This is short-sighted, as there is still a demand for property with a good-sized garden.</i>	
111	Resident	<i>Any further housing development should be of a small nature, in keeping with the area and avoiding locations where there is high landscape sensitivity.</i>	No change necessary
112	Resident	<i>Environment - I left Yeovil many years ago for village life. If I wanted to live in a town, I'd have done exactly that. It would ruin the nature of what most people who live here want and pay a premium to do so. It would certainly make it a less attractive place to live and could it also potentially affect house prices in the area? The village would "lose" what makes it special. I am very against any future large developments.</i>	No change necessary
113	Clegg	<i>.....Martock, Hurst and Bower Hinton is shown on Map 7. It is a single continuous area. development.... Add additional clause perhaps after iii. does not encroach on land essential to maintain a separation with neighbouring settlements such as Ash, Stapleton and Coat; and..</i>	Make the point in the supporting text
	Mart14	Renewable Energy	
	Mart15	Sustainable Development	
114	Clegg	<i>8.50 VDS should refer to energy design codes Although we cannot insist on the application of any particular level from the code for sustainable homes I hope we can put in a clause encouraging developers to meet Level 6 requirements and maybe offer some kind of carrot if they do.</i>	Consider revising the wording of the policy or adding emphasis in the supporting text
115	Clegg	<i>VDS should also have something on energy efficient estate design Suggest a para here also on the contribution of good estate design to sustainable design, including orientation optimising solar gain, fenestration to improve solar gain, the value of terraces in reducing heat loss and the avoidance of building houses in the shade cast by neighbouring ones.</i>	Review Mart 15 and Mart 21 to consider and, if appropriate, remove, any overlap
	Section 9	Housing - General	
116	Clegg	<i>There is some overlap between this section and the previous one. Should we consider combining them or perhaps removing from section 8 all the policies that are not related to design, either of houses or the village – i.e. Mart 12 to 15</i>	No change necessary
117	Clegg	<i>9.2 Should we note that this contradicts our own research which suggests that the waiting list for social housing within the village is seldom more than two or three.</i>	No change necessary
118	Clegg	<i>9.3 Revise using 2018 figures</i>	Up-date figures to 2018
119	Clegg	<i>9.5 Beef up a bit maybe with a quote on small developments from NPPF2?</i>	Include quote from NPPF
120	Clegg	<i>... In order to ensure a growth rate that the village can absorb we favour a gradual expansion of around 10-12 houses per year rather than the development of large estates.</i>	No change necessary
	Mart16	Housing Development	
121	Clegg	<i>Despite this last catch-all clause I suggest insert; vi do not harm areas of significant biodiversity either permanently or during construction. Followed by the catch-all clause as vii</i>	No change necessary
122	Clegg	<i>9.9 I suggest something like The planned rate of building is 10-12 houses per year. We are currently ahead of this target and the current building rate exceeds the expansion of local employment opportunities. We are consequently seeing a year-on-year decrease in the already low</i>	Review para. and purpose in the light of latest targets

		<i>employment density (around 0.4, ref) and an increase in unsustainable out-commuting. Substantial increases in housing numbers will therefore only be supported if it is shown that they meet the needs of, and support, local economic development Look at possible overlap between this policy and Mart 13</i>	
	Mart17	Housing Mix	
123	Clegg	<i>Omission here How do we encourage small entry level and affordable houses when they are built in small numbers below the level where developers are obliged to include small ones? I suggest we have a paragraph to state that the village will not support developments of more than x houses unless around 30% at least fall in this category. It probably will not make the slightest difference but at least we have done our bit</i>	Consider what the evidence shows and how it can be best used to ensure housing mix is appropriate
124	Clegg	<i>9.14 Suggest beef up. Proposals not meeting the objectively assessed local need for different housing types will not be supported.</i>	Revise para. in light of the evidence
	Mart18	Affordable Housing	
125	Clegg	<i>9.16 Beef up as for Mart17. Can we develop a stronger form of words that says that developments of under 10 that do not offer some small units will not have the support of the village?</i>	Consider re-wording policy
126	Residents	<i>9.18 We particularly like the point that "Martock Parish Council will be liaising with adjoining parish councils regarding local housing need".</i>	No change necessary
127	Resident	<i>Affordable housing should be built first - before the builder goes bankrupt!</i>	No change necessary
128	Clegg	<i>This is taken from The Petherton Plan. Is it overly complex? Can we simplify it by referring to 'neighbouring rural parishes' I worry, for example, about including Yeovil and other more urban parishes as one of our main aims is to reduce out-commuting to Yeovil on sustainability grounds.</i>	Consider whether policy can be simplified or streamlined
	Mart19	Community Housing	
129	Clegg	<i>9.20 Can this stipulation be made a requirement in perpetuity. How can misuse be prevented – e.g. a local buyer then offering the house at a high rent to anyone. There seems to be a hint in NPPF that this is possible but how?</i>	No change necessary
130	Resident	<i>9.21 Ref "Development proposals within areas of high landscape sensitivity, as shown on Map 2, are unlikely to be supported". Please see my comment for Policy Mart 13.</i>	Ensure landscape quality is a key criterion in the development policies
	Mart20	Self-Build Housing	
131	Clegg	<i>9.25 Do we need a clause that stipulates that self-build house must meet all other criteria laid down in this Plan.</i>	No change necessary
	Mart21	Energy Efficiency	
132	Resident	<i>9.26 Ref "and where necessary, complies with Conservation Area Management Plan". The CA Management Plan needs to be explained, including its relevancy to a Conservation Area Appraisal, especially as it follows on from an appraisal.</i>	Up-date reference in 9.26
133	Clegg	<i>Mart21 Look at possible overlap between this policy and Mart15. Should we move the whole of Mart15 to here?</i>	Refer to Mart 15 in supporting text
	Section 10	Local Economy - General	
134	Clegg	<i>10.5 Correctionnotes the current development of a new industrial site initially of 1.6 hectares south of Stoke Road. A plot of 2.8 hectares of land to the west of Ringwell Hill was granted outline industrial planning permission in 2006 but has never been developed</i>	Amend to ensure it is correct
135	Clegg	<i>10.6 Is the focus correct here? Alternative might be Martock has two convenience stores, a Post Office (now the only bank) and a substantial hardware as well as a variety of smaller specialist shops.</i>	Add a couple of additional sentences about development of SMEs

		<i>Most are centred Library. Shopping beyond daily needs involves a trip to a larger settlement, usually Yeovil some 8 miles distant. Many parishioners....</i>	
136	Clegg	<i>New para on tourism. How about: Martock has a long history of providing travel and tourist accommodation. The B3165 is the old carriageway connecting the two coasts and Martock is a traditional coaching stage around halfway along it with many inns. Two hotels remain (White Hart and Hollies - check?) along with a number of houses offering bed and breakfast catering for an expanding local business and tourist trade.</i>	Include reference to hospitality industry
	Mart22	Business Areas	
137	Summerfield	<i>Draft Policy 22 supports business development in the identified business areas shown on Map 8. Site D includes part of the land which is controlled by Summerfield. Whilst any future residential development proposals would not directly conflict with this policy, the appeal decision concluded that the market and viability evidence submitted by the appellant sufficiently demonstrated that the proposals would not result in the undesirable loss of employment land. We therefore suggest that the boundary for Site D should be updated to reflect this appeal decision and this part of the site should be removed from it.</i>	Check site D boundary
138	Resident	<i>I'm all for business premises on Stoke Road, but could they not do something about their roadside image?</i>	Refer to Parish Council
139	Boon Brown on behalf of Paulls of Martock.	<i>Whilst Paulls are generally supportive of a policy promoting economic growth in Martock (especially at Stoke Road) they wish to object to policy Mart22 in its current form. Their main concern lies with the limiting nature of the policy restricting potential growth of the identified business areas (as identified on Map 8). The Stoke Road (incorrectly labelled C) identified 'Business Area' includes the recently approved and currently under construction Martock Workspace as well as the adjacent chicken sheds. Permission was granted for the conversion of the existing agricultural buildings under application 15/05167/FUL and amended under application 16/05479/S73 which forms the eastern side of Business Area C. Land and buildings at the South Somerset Poultry Farm on the western half of the identified area did not form part of this application and are in separate ownership. Several businesses currently operate out of the former poultry farm although the full extent is unclear as there is not a full planning history available nevertheless it would appear that the access point to the site is poor thus a likely need to link through the Martock Workspace to fully utilise this area. Paulls are concerned that Policy Mart22 is overly restrictive and does not allow for potential expansion of the Stoke Road site. As identified in paragraph 10.5 of the Draft Neighbourhood Plan the Ringwell Hill allocation has remained undeveloped since 1991 therefore to ensure there is a long-term strategic approach to employment land other options should be explored. The neighbourhood plan also states that 'self-containment' is an issue with 50% of employed residents out-commuting. To assist in encouraging more self-containment (thus reducing travel through the village) appropriate land needs to be identified with policy support for sensible and proportionate growth of existing business areas. South Somerset's Employment Land Review highlights there has been no increase in commercial floorspace in Martock since the start of the plan period however this was released prior to the commencement of the Stoke Road site. The new Martock Workspace has received considerable interest. The site is well located to the main village core and has excellent links to</i>	Correct the labelling on map Amend policy Mart 22 to include proportionate outward expansion of site subject to.....

		<p><i>the A303, its location to the south east of the village means that any traffic from the A303 does not have to travel through the village. Whilst there are no immediate plans to expand the site, long term strategic expansion of the identified business areas should not be constrained especially given the number of recent residential approvals in the village.</i></p> <p><i>The current iteration of policy Mart22 does not fully comply with the revised Framework which states that employment land may have to be found outside or adjacent to existing settlements. Paragraph 80 of the Framework states that policy should help create the conditions in which businesses can invest, expand and adapt and that significant weight should be placed on economic growth. The current wording of the policy does not allow outward expansion of the existing business areas which would likely limit their growth. On the other hand, policy Mart23 appears to support the creation and/or expansion of new businesses outside of the identified Business Areas which appears contrary to policy Mart22 which currently does not allow the outward expansion of existing businesses beyond the defined boundaries.</i></p> <p><i>Therefore, Paulls would request the following amendments to Draft Policy Mart22.</i></p> <ol style="list-style-type: none"> <i>1. Amend the boundary of the identified Business Areas on Martock NP Map 8 to include the land shown below (in red).</i> <i>2. Rewording of Draft Policy No. Mart22 to allow for appropriate and proportionate outward expansion of the identified business areas. Suggested rewording (in red):</i> <p><i>Business development in the following business areas (and identified on Map 8):</i></p> <ol style="list-style-type: none"> <i>A. Martock Business Park</i> <i>B. Parrett Works</i> <i>C. Sparrow Works</i> <i>D. Stoke Road</i> <p><i>will be supported provided it is in keeping with those uses and business activity already on the site and does not lead to the outward expansion of the site including proportionate outward expansion of existing business areas. All business/commercial development should:</i></p> <ol style="list-style-type: none"> <i>i. respect the character of its surroundings by way of its scale and design;</i> <i>ii. not harm the surrounding landscape;</i> <i>iii. not have an adverse effect on its neighbours;</i> <i>iv. not have an unacceptable adverse impact on the transport network and parking; and</i> <i>v. safeguard residential amenity and road safety.</i> <p><i>Paragraph 10.4 of the draft Neighbourhood Plan states that there is an essential need for the continued supply of small business units and the suggested change will allow for established business areas to meet this identified need.</i></p> <p><i>As set out above Paulls are generally supportive of the Neighbourhoods Plans objectives for economic growth and expansion however as a local business investing in new commercial floorspace they are concerned that the current policy Mart22 is overly restrictive thus will hinder economic growth.</i></p> 	
140	Clegg	<p><i>Correct the letters in map 8 or correct this list (C and D in wrong places)</i></p> <p><i>Replace with: Some outward expansion could be envisaged for some sites subject to the conditions below</i></p> <p><i>This could apply to all the sites as all have adjacent undeveloped space.</i></p>	<p>Correct the labelling on map</p> <p>Consider an additional clause (as per 139 above) that would allow outward growth subject</p>

		<p><i>Additional item - Some mention of softening the impact by landscaping, planting indigenous trees, low profile buildings. This is important for Sparrows and Stoke as both are on, or next to, land of moderate to high landscape value</i></p> <p><i>Undefined business areas - the village has a lot of small industrial and commercial entrepreneurs who are based at home or who use outbuildings on their plots that have traditionally been used in such a way or for agriculture. I suggest there should be some planning guidance for expansion. What should this be? Is this covered by Mart 23?</i></p>	to strict criteria and the other policies in the NP
141	Clegg	<p><i>10.10 Allow boundaries to expand as long as all planning requirements are met as set out in Mart 23. This has always been the case with Sparrows where there has been a long enduring permission to expand south and we have received a similar suggestion from Paulls for Stoke Road.</i></p>	Re-phrase para. 10.10 to reflect any change in the policy wording
	Mart23	Business Development	
142	Residents	<p><i>10.13 We feel that the land the west of Ringwell Hill should no longer be allocated for employment purposes or indeed for residential development. We understand that the decision within the 1991 Local Plan was made with minimal consultation and that such an allocation does not stand up to current planning ideals and requirements, not least in terms of it being beyond the village settlement and would severely impact on Landscape Sensitivity. This viewpoint was upheld by the latest planning application and dismissed Appeal (for residential development on the specified land).</i></p>	No change necessary
143	Clegg	<p><i>10.13 Is this so? Exclusively? Can we not take this upon ourselves to initiate or support a proposal to initiate?</i></p>	Discuss with the LPA
144	Clegg	<p><i>10.14 Should we be more specific or are we covered? Light night skies are an issue as well as noise and other forms of pollution.</i></p>	Consider adding additional clauses to the policy
145	Clegg	<p><i>10.15 A few more things that could be considered for this section. Are these covered? If they are in the generic clauses, is there benefit for them to be mentioned specifically. In particularly hospitality. The use and possible extension of domestic premises for business purposes - this is common already. How working from home might be encouraged. A view on mixed developments - like Stoke sub Hamdon A view on the development of additional retail premises A policy on encouraging hospitality and tourism</i></p>	Review scope and purpose of the policy, and ensure supporting paragraphs facilitate what is intended
	Mart24	Communications Infrastructure	
146	Clegg	<p><i>Now that we have it (or are supposed to have it) into the village centre cannot we make this a black and white stipulation – ... premises must have access to high speed broadband.... where is available in the Parish</i></p>	No change necessary
147	Clegg	<p><i>10.19 Some additional items to consider: Fibre to the door for new developments, particularly industrial and commercial developments. Removal of above-ground telephone wires; a long aim of the CA Appraisal dating from the eighties, never fulfilled</i></p>	Consider adding further community aspirations to the para.
	Section 11	Transport & Travel - General	
148	Resident	<p><i>The volume of traffic has increased substantially and in particular the very heavy lorries coming through Bower Hinton. Our roads are not designed for these vehicles and they are causing damage to the substrate of the carriageways hence the recurring problems with water and gas main fractures.</i></p>	Add additional examples i.e. damage to road, footpaths, bollards and garden walls, to the list of unacceptable traffic consequences in 11.2
149	Clegg	<p><i>11.5 Extend last sentencedisabilities, particularly relating to the narrow pavement and the absence of dropped curbs. Add somewhere? - Many of the pavements are narrow putting walkers in danger from passing cars negotiating the narrow</i></p>	Add paragraph regarding accessibility and lack of suitable pavements, dropped curbs, strategic seats,

		<i>carriageway. The walk from the Centre to Bower Hinton involves the frequent crossing of the main road at unmarked crossing places where the view of pedestrians, particularly children, is obscured by parked cars. Frequent topic - generates a lot of traffic for the school run.</i>	dedicated for paths, negotiable chicanes, etc. Consider impact on policy Mart29
150	Clegg	<i>11.6 Add two cycling issues, lack of places to secure cycles in the village centre and the particular danger experienced by many cyclists is that posed by oncoming vehicles forced onto the wrong side of the road by parked cars. These have been frequent topics at the FM.</i>	Mention lack of places to secure cycles in para. 11.6
	Mart25	Public Transport	
151	Resident	<i>Really reliable buses at more frequent intervals might enable some people to manage without a car.</i>	Refer to Parish Council
152	Resident	<i>What about more buses, perhaps smaller ones from the top of Hinton to Martock</i>	Refer to Parish Council
	Mart26	Off-Road Parking	
153	Resident	<i>11.11 Ref "Policy Mart26 recognises that it would be good to reduce on-road parking and provides support for development proposals that create off-road parking spaces as long as it can be done in an acceptable manner, which includes respecting the integrity of the historic environment". Is this for new development or for all? Already existing street boundaries are being lost as are front gardens to off-road parking and this is not only affecting village amenity but the character and appearance of the conservation area. Would this policy unintentionally encourage this?</i>	Refer to VDS in para. 11.11
154	Resident	<i>On-road parking is getting worse and will continue to do so if not enough provision is made for adequate parking in new development. A good example being Brooks Garage. This development will cause a nightmare in the area of the mini-roundabout, as the parking provision will not meet the needs of the occupants.</i>	No change necessary
155	Resident	<i>To improve bottlenecks, there should be more off-street parking.</i>	No change necessary
156	Clegg	<i>11.11 Need to beef this up. Reference the SCC minimum parking standards which are the ones quoted by developers and which are based on Manual for Streets. We have examples where these minimum standards have been rejected in favour of increasing the numbers of houses on a space using SCC get-out clause that applies to urban areas. The reason given was that the development was within walking distance of the centre. We need to note that our centre only supplies the daily requirements necessitating a greater need for cars than in urban areas. We should not support developments that do not meet minimum parking standards for unallocated parking and that we would prefer the higher of the several standards. Need a discussion on the efficient use of space within development proposals leading the preference of carports and parking spaces over garages (2015 survey in Bower Hinton suggested only 5% garage use, leading to on-street parking). I note that this is now happening, albeit driven by the economic benefits to the builder able to squeeze more houses into a tight site. Electric car charging points in new builds. The SSDC policy on this is being ignored where allocated parking is not next to houses.</i>	Include reference to parking standards in supporting text for Mart16
157	Clegg	<i>Need a para somewhere discussing environmental standards for parking areas, particularly within the CA, on both existing and new builds. Tarmacking of gardens, removal of natural corridors, obscuring good design by cars, blocking views, etc</i>	Refer to VDS and CA in para. 11.11
	Mart27	Footpaths	
158	Clegg	<i>Is there overlap between this policy and Mart 5?</i>	No change necessary

159	Clegg	<i>Expand to include wheelchair, mobility scooter, pushchair and cycle routes 11.12 Separate para on cycle routes. In particular to promote the development of safe cycle routes from the village periphery to the centre, particularly the school. The routes should also be passable by wheelchairs and mobility scooters</i>	Add reference to safe cycling routes to the supporting text
160	Resident	<i>11.13 Hopefully the old raised pavements in Bower Hinton will not be altered.</i>	Include para. regarding safeguarding of historic pavements
161	Clegg	<i>11.13 Additional paragraph - Note on supporting infrastructure development resulting from house building that improves access for the sight and mobility impaired and provide increased seating at strategic points to allow the elderly to take better advantage of footpaths and pavements. This includes issues like dropped curbs at junctions and knobbled pavements.</i>	Add reference in the supporting text to the need to cater for the less mobile or disabled
162	Resident	<i>11.14 Make the main road through the village 20mph so that safety is hugely improved for everyone, young and old. Then far fewer other methods of traffic management would be needed. Simple!</i>	Refer to Parish Council
163	Resident	<i>Maybe some seats part way down the road and even "our end" of the Recreation Field?</i>	Refer to Parish Council
164	Resident	<i>Martock Hurst and Bower Hinton are already adversely affected by the volume and noise of motorised transport. Some pavements are hazardous for pedestrians who are at risk of being clipped by wing mirrors of vehicles passing close to the pavement, especially Water Street and Church Street. We want to reduce the number of motorised vehicles on our streets. As things stand, if most homes have just 2 cars, 1 home will produce 4 journey per day. Therefore 100 homes will produce 400 journeys per day. The impact on the wider community must be considered, walking and cycling must not be compromised any further.</i>	No change necessary
	Mart28	Traffic Management	
165	Resident	<i>Policy Mart28 Ref i. "of a design that is in keeping with the character of the area with regards to scale, layout and materials; and" In order to beef up protection, can we say instead "of a design that is in keeping with the character and appearance of the area with regards to scale, layout, design and materials"?</i>	Add "and appearance" to the policy Include cross-reference to VDS
166	Resident	<i>The added concern is traffic as the roads in Martock and BH are not designed to take the volume of traffic already let alone adding more houses with at least 2 cars each. Parking is a big problem particularly in BH as is the speed and volume of traffic and the size of trucks using this route. I have lived here for almost 6 years and the traffic is getting worse day and night, there is no let up and despite the many times residents complain and ask for traffic calming, restrictions etc nothing has been done. We live with the noise, damage, pollution every day. This does not inspire any confidence when we have the two housing plots yet to be built on in Water Street which is going to make village life feel like you are living on a motorway.</i>	Ensure that community concern is reflected properly in the introduction to the topic and traffic management is referred to the PC
167	Resident	<i>TRAFFIC through the village is a big one. I live on Bower Hinton and it's already pretty busy in volume and artic vehicles coming through when they shouldn't be. It makes the houses dirty inside and out if you have windows open and makes it pretty noisy. Considering we are supposed to be in a quaint village this is already a major issue.</i>	Ensure that community concern is reflected properly in the introduction to the topic and traffic management is referred to the PC
168	Clegg	<i>This is the most frequently discussed issue in the Plan. Can we do better? How far can we take this? Can we welcome speed and weight restrictions?</i>	Ensure that community concern is reflected properly in the introduction to the topic and traffic management is referred to the PC

	Mart29	Disabled Access	
	Section 12	Community Wellbeing - General	
169	Resident	<i>12.1 This rather proves the point in 8.39 about excessive growth.</i>	No change necessary
170	Resident	<i>12.2 Seems to imply that Martock regrets not being a town in the fullest sense. I think it's meant, and 12.4, to explain the pickle we are in because of over expansion but we are obviously not living in say Yeovil but in rural Martock. Is not the Co-op a supermarket albeit a small one in keeping with character and amenity? The ever-important PO is providing some banking facility.</i>	Re-word para. 12.2 add "large" to supermarket
171	Clegg	<i>12.1 and Parrett Works? 12.2 Should we add that these are the reasons why the Local Plan Settlement Policy defines Martock as a large village ('Rural centre') based on comparative research throughout the District by Baker Associates in 2009 (I can give ref). Or should this be mentioned earlier, perhaps in the Introduction. It is important that this be included somewhere as there is very strong pressure to 'upgrade' Martock to the status of a market Town by adding 1000 house plus associated infrastructure and commercial areas between East St and Cartgate. 12.3 Rephrase as more positive e.g. because the old centre of the village has physically impaired the growth of urban structures, the settlement has retained and enjoyed its village character, able to meet the primary requirements of the villagers while relying on nearby towns for anything more. 12.7 Should these 'existing community facilities' be mentioned? Toddlers playgrounds? Not sure how many; I know of two but there may be more. Who services them? Should there be something on the gradual loss of community services and facilities over time? We now have only one post office and no banks except the Post Office, only one bakery, butcher and fresh local vegetable show, no dairy, etc, when just a generation ago there were several. Bower Hinton now has no retail outlets with the recent closure of the last two. The library now and then comes under threat (it has just escaped the latest). The cause is the ease of access for most to Yeovil, which makes life very difficult for those who have not got transport. This is an important issue with considerable planning implications but I'm not sure we want to advertise it as gaining these structures will endanger our village status. Mention monthly Farmers' Market somewhere - promoting local producers and businesses Allotments. Two, privately owned and leased to the PC. Both, date back to shortly after the 1908 Act. One is owned by the Church, the other has recently been sold and we await a note from the new owner.</i>	Add Parrett Works to list of parish settlement areas in para. 12.1 Rephrase para. 12.3 to make it more positive as suggested?
	Mart30	Existing Community Facilities	
172	Resident	<i>12.8 Is the library not a community facility?</i>	Add Library to list in 12.8
173	Resident	<i>Measures to keep the library and encourage more shops would be good.</i>	No change necessary
174	Clegg	<i>Add an additional clause (iv) that will address the main cause of the decline in viability of the village centre. To oppose development proposals that are likely to lead to the decline or loss of the vibrancy of the community centre such as the establishment of large housing estates on the village edge with their own facilities that will draw trade for the old centre. (See below and LP Policy EP14)</i>	Consider additional policy if the SG agree
175	Clegg	<i>12.10 Suggest split this clause into two, one of which promotes village centre growth and diversification by actions such as opposing</i>	Consider additional policy if the SG agree

		<i>the development of 'out-of-village' facilities that will lead to the degeneration of the centre. (Local Plan EP14 - Development of Neighbourhood Centres shall be of a scale and type to meet the local needs of the area within which they will be located and must not adversely affect the vitality and viability of any town centres identified by the local authority.)</i>	
	Mart31	New Community Facilities	
176	Clegg	<i>Add a clause iv) they do not undermine the viability or vitality of existing facilities in the village centre</i>	Add additional criterion to policy Mart31
177	Clegg	<i>Does this policy apply to both free and open services and those limited by subscription or by cost? Should this distinction be made?</i>	No change necessary
178	Resident	<i>The 'Our Place' project is mentioned, and that the project continues to support etc. The 'Our Place' name and logo has been dropped, and this work continues under the more general heading of 'Community Services' The reason for this was largely because many of the people who were being helped by the 'Our Place' team, and indeed the public at large were unaware that Martock Parish Council had initiated and were/ are funding his project. A small point, but I think worth clarifying.</i>	Add footnote to up-date situation regarding project and name
	Mart32	Sports and Recreational Facilities	
179	Clegg	<i>Add a clause extending this policy to other areas that currently exist or may exist in the future such as the two allotments and Cartgate nature area (we are actively pursuing registering this with Natural England)</i>	No change necessary
180	Clegg	<i>12.20 What about other recreational activities that may have planning implications. Main ones are probably equestrian, dog walking, cycling and allotments?</i>	No change necessary
	Monitoring		
181	Resident	<i>Does the NPPF 2018 not require a review every two years and the same for the Local Plan? If so, how will this demanding monitoring be met?</i>	Consider what is required and what can be committed to
	Glossary		
182	Resident	<i>The GPDO 1995 has likely been superseded by the GPDO 2015</i>	Amend reference in glossary



Martock Parish Neighbourhood Plan

The Neighbourhood Plan will allow the Parish to keep a much greater control on housing development in the village.

WHERE WE ARE NOW

The 1st Consultation Draft of the Neighbourhood Plan was published last September. Many suggestions were received. All these have been reviewed by the steering committee and we have made many changes. A draft of the next version,

called the 'Pre-Submission version' has been produced and can be found at <http://martockplan.org.uk/Drafts/Downloads/FullPlanSEAversion.pdf>

WHAT WE HAVE TO DO NOW

This draft of the Plan has been sent to the South Somerset Planners who have been asked to consider whether it needs to be subjected to a 'Strategic Environmental Assessment' (SEA). If it does, this will be carried out by an environmental expert who will advise on any modifications required to ensure the Plan's environmental impact is positive

WHAT WILL HAPPEN NEXT

The 'Pre-Submission Version' will be published together with the findings of the environmental reports once they have been received and considered. We are required by the Neighbourhood Planning Regulations to make the Plan available for final comments for a period of at least 6 weeks.

During the springtime, we shall invite both individual people and community groups to comment; and please don't just tell us what is wrong - if you like it, tell us that also. We need to show it has approval across the parish.

WHAT YOU CAN DO NOW

You can see the latest version of the Plan now, by looking at it online, or downloading it. However, we shall not be calling for comments until it has passed the environmental assessment. Immediately after that we shall publish notice of the formal consultation period and provided a comment form (available online) for you to use. Please hold your comments until the consultation period begins and the consultation version of the Plan has been put on the website. Look out for the Notice of the consultation period.


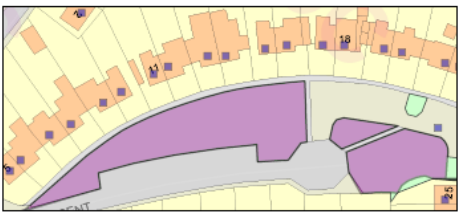
If you would like regular monthly information by email, let us know at info@martockplan.org.uk

Appendix 19 of Part 1

Landowners Consulted on Proposed Designations

Local Green Space (Policy Mart10)	Landowners
Bracey Road Recreation Ground	South Somerset District Council
Church Close Amenity Area	South Somerset District Council
Higher Orchard	Yarlington Housing Group
Hills Lane Park	South Somerset District Council
Martock Churchyard	Martock Parish Church
Old Methodist Churchyard	Kingsbury Episcopi Methodist Church
Old Orchard, adj. Bracey Road Rec.	K. Vickery
Pair Trees	Martock Parish Council
Paulls Close/Vincent Way	Management Company
Play Park, Lavers Oak	South Somerset District Council
Stapleton Road/Stapleton Close	South Somerset District Council
Steppes Crescent	South Somerset District Council
The Village Green	Martock Parish Council
Middle Street Field	F. de Pelet. R Fleming, A Fleming
Local Green Gap (Policy Mart14)	Landowners
	W. J. Pearce,
	V. E. Cornelius
	Steel Fabrications (Martock) Ltd
	D. Carlisle
	Talbot Bros.
	R. Burnett
	S. Pullen
	R. J. House
	Diocese of Bath and Wells
	M. Furber
	I. Callow
	C. Atkins

Martock Parish Neighbourhood Plan – Landowners' Consultation December 2019

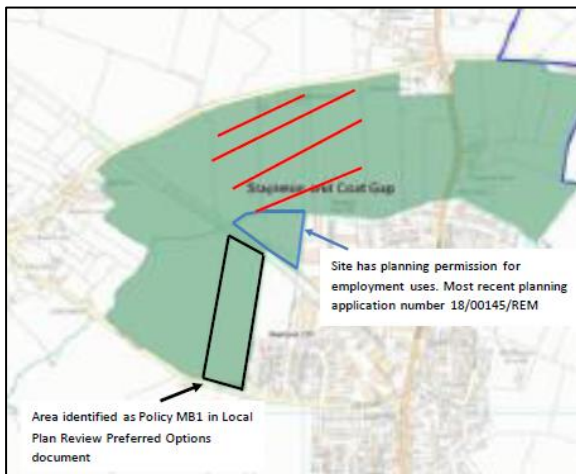
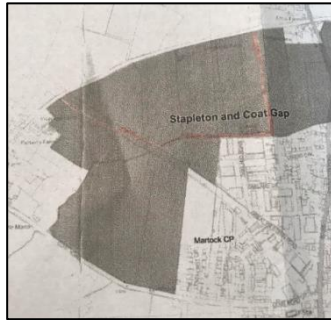
Policy Mart10 Landowners' Response			
	Site	Owner's Comment/Representation	SG Decisions 6 January 2020
A	Bracey Road Recreation Area	<p>The Council object to the designation of the verge facing Bracey Road as designated local green space, and request that it is not included in the Neighbourhood Plan. A plan identifying the area of land that we object to being included is shown below. (South Somerset DC)</p> 	<p>It was agreed that the area concerned is an integral part of the local green space in the neighbourhood and significant to the local community because of its recreation and amenity value. Discussions with local residents have highlighted its value for informal play by young children, because of its proximity to the dwellings, and for community gatherings. It helps green an otherwise developed neighbourhood and brings the countryside into the town.</p> <p>SG Decision: uphold designation as a Local Green Space</p>
B	Church Close Amenity Area	No objection (South Somerset DC)	No objection to designation SG Decision: Owner's position noted
D	Hills Lane Park	No objection (South Somerset DC)	No objection to designation SG Decision: Owner's position noted
J	Play Park, Lavers Oak	No objection (South Somerset DC)	No objection to designation SG Decision: Owner's position noted
K	Stapleton Road/Stapleton Close	No objection (South Somerset DC)	No objection to designation SG Decision: Owner's position noted
L	Steppes Crescent Green	<p>The District Council object to the inclusion of this land for the following reasons 1) The plan supplied does not correctly identify land within Council ownership. 2) The land identified predominantly includes hard surfaced car parking areas and vehicular access ways. A plan of SSDC ownerships is shown below. (South Somerset DC)</p> 	<p>The ownership of the land was considered not relevant. The area is considered a valuable piece of green space that provides amenity value and enhances the character of the area and the setting of the 'historic' crescent of dwellings.</p> <p>SG Decision: amend boundary of green area on the LGS map to omit hard surfaces but uphold designation as a Local Green Space</p>
N	Middle Street Field	<p>As you recognise in your appendix, the NPPF para. 100b requires the land to be demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.</p> <p>The area being proposed does not meet this requirement. A dwelling house formerly stood on the site; it is private land with no public right of access. It is also not a designated wildlife site.</p> <p>As you mention in your letter, designating areas of local green space is a way of ensuring that those important areas of amenity or informal recreation spaces within or close to the settlement areas of the Parish are not at risk from development. As the land is private land as well as being fenced off to the public, it is not used for amenity or recreation.</p>	<p>It was considered that the representations made by the community and the conclusions of the dismissed planning appeal were sufficient evidence that the site in question is demonstrably special to the local community for its amenity value and its contribution to the setting of the listed buildings and character and appearance of the conservation area.</p> <p>SG Decision: uphold designation as a Local Green Space</p>

Local Green Gap Owners' Responses		
	Landowners' Representations	SG Decisions 6 January 2020
A	<p><i>I'm not good at map-reading but I don't think anything on it is owned by me.</i></p> <p><i>I do however own a field on the road travelling to Ash. Also, we recently sold our field on Milton Corner. So, I don't think I can be of help.</i></p>	<p>The respondent has no direct interest in land proposed as designate as LGG.</p> <p>SG Decision: comment noted</p>
B	<p><i>On reviewing your proposal, I am writing to confirm my agreement and support for this. I have no further comments to make on the outlined plan.</i></p>	<p>The proposal to designate an area of land to the north and north west of Martock as a Local Green Gap is supported by this owner.</p> <p>SG Decision: support noted</p>
C	<p><i>Greenslade Taylor Hunt has been appointed as the planning agent representing Martock LVA LLP (LVA) who have an interest in the land referred to above.....</i></p> <p><i>While the importance of preventing coalescence of Martock and Coat is recognised, it is considered that there is strong potential for development of part of the land you describe on Map 7. I refer you to the attached map which identifies two areas of land, outlined in red and blue.</i></p> <p><i>As I am sure you will be aware, the land outlined in red has been included within the Local Plan Review (LPR) Preferred Options document as a site allocated for housing development (reference MB1). To allocate all of the area you suggest as Local Green Gap would clearly be in conflict with the direction in which the LPR is moving, as set out in the Preferred Options document. The MNP should generally conform with the new Local Plan and its emerging policies.</i></p> <p><i>I refer to the comments made by South Somerset District Council (SSDC) Planning in relation to your Pre-Submission Version of the MNP, which confirm that Martock is to be identified as a Rural Centre in the settlement hierarchy. This is intended to enable the settlement to grow and expand its identified role by allowing, amongst other things, modest housing growth.</i></p> <p><i>SSDC go on to encourage the Steering Group to better reflect the housing requirement for Martock and Bower Hinton within the MNP, to align more closely with the Preferred Options document. SSDC suggests that in order to provide a more positive contribution towards meeting acknowledged housing shortages (including affordable housing shortages) and to provide greater certainty for the local community and stakeholder, the MNP should consider making housing allocations at suitable locations within or adjacent to the settlement boundary.</i></p> <p><i>The site outlined in red would meet the necessary criteria set out by SSDC in terms of suitability for housing allocation, and it is felt the MNP should reflect this. This would ensure that the MNP meets the basic conditions in respect of having regard to national policies and national guidance specifically in relation to significantly boosting the supply of housing, contributing to the achievement of sustainable development and being in general conformity with the strategic policies of the development plan.</i></p> <p><i>Turning to the area outlined in blue on the attached plan, as already mentioned, it is appreciated that there is a reluctance for Martock and Coat to coalesce. Accordingly, LVA would welcome the allocation of this land as a Local Green Gap. LVA would wish to reserve the right to use this land for drainage measures, public open space and landscaping necessary to serve the needs of any future development located within the area outlined in red, however it is felt there is an opportunity to significantly improve public access upon this land and also provide a defensible buffer between Martock and Coat. . (GTH on behalf of Martock LVA)</i></p>	<p>GTH argues that the site delineated in red on its map should be excluded from the LGG, because it has been included within the Local Plan Review Preferred Options document as a site for future housing development.</p> <p>GTH does appreciate that there is a reluctance for Martock and Coat to coalesce and welcomes the allocation of land further west (delineated in blue on its map) as part of the LGG.</p> <p>SG Decision: the Parish Council has opposed the allocation of the red site for housing development in the Local Plan Review. The areas indicated in red and blue on the respondents map should remain as part of the proposed LGG.</p>



D	<p><i>I confirm that I own some of the land designated on your plan as "Stapleton and Coat Gap" and would like to register my objection to this proposed and purely arbitrary piece of local planning. Your statement "The need for such a policy has come through clearly from the community in the comments received during recent consultations" relates purely to the minority of people who have objected to recently proposed developments, completely ignoring those who support and have chosen to remain silent or who have had no opinion on those developments. Neither Coat nor Stapleton have any actual need to be buffered from Martock. Neither have any particular architectural, cultural or social reasons for an artificial separation. Highway Road, Coat is already a notorious "rat run" with commuter traffic invariably exceeding the 30MPH speed limit. Any future development in this area would naturally include traffic control measures which would improve the safety and quality of life in both Coat and Stapleton. There is currently a desperate need for a safe walking route from Coat and Stapleton to Ash and from Coat and Stapleton to Martock as school children currently have to be driven, this again could be provided as part of a future development of this area.</i></p> <p><i>The land in question has no inherent reason to be designated as a "Local Green Gap". It has no special characteristics that demand this space be protected. In fact, Martock will need to expand as population growth increases the need for additional land for building. Restricting the opportunities for growth here will artificially increase the price of other unrestricted local land, making house prices even more unaffordable for the children of local residents to buy, forcing them to move away from the area. This will eventually turn Martock into a town with a population growing ever older, less vibrant and less viable as a community. The most significant factor in having affordable housing is the price of land and the price of land is driven higher by restricting the supply by artificial planning regulations.</i></p> <p><i>When looking at the local map the land designated as "Stapleton and Coat Gap" is one of the most logical places to expand the boundaries of Martock, as expanding in any other direction would be expanding into open countryside rather than infilling. In particular that part of the "Stapleton and Coat Gap" bounded by Coat Road, Highway Road and the B3165 with the existing old railway line through the centre potentially linking the B3165 with Highway Road makes this piece of land particularly suitable for development and any restriction on this land would be an artificial constriction devoid of reason and logic.</i></p> <p><i>Far from restricting development in this area development here should be encouraged, as it would protect more important countryside areas surrounding Martock and would stop a generalised creep in all directions from Martock. It would be much more logical to make Highway Road the absolute northern limit of expansion for Martock.</i></p>	<p>The respondent objects in principle to the LGG policy and sees no reason for Coat or Stapleton "to be buffered from Martock". This is the only objection in principle to the designation of a LGG received.</p> <p>SG Decision: the LGG is a response to the community's views expressed during recent consultations. Policy Mart14 should remain in the NP.</p>
E	<p><i>We object to the inclusion of our land in this plan for a local green gap. We would appreciate to be updated on this matter.</i></p>	<p>The respondent has not offered any planning reasons why their land should not be designated as part of the LGG.</p> <p>SG Decision: objection noted, but no change should be made to the LGG boundary as a result of this objection.</p>
F	<p><i>I object to my land marked on map being included in Mart14 Local Green Gap plan as I wish to retain decisions over this land in future.</i></p>	<p>The respondent has not offered any planning reasons why their land should not be designated as part of the LGG.</p> <p>SG Decision: objection noted, but no change should be made to the LGG boundary as a result of this objection.</p>
G	<p><i>We are against our land being included in the Mart14 Local Green Gap plan as we wish to retain control over our land for the foreseeable future.</i></p>	<p>The respondent has not offered any planning reasons why their land should not be designated as part of the LGG.</p> <p>SG Decision: objection noted, but no change should be made to the LGG boundary as a result of this objection.</p>

<p>H</p>	<p>I can confirm that we are the owners of the land which is highlighted in red.</p> <p>Having read your letter and your proposal to introduce a local green gap I can confirm that I strongly object to the inclusion of my land in the plan as I wish to retain the decision making over its future. The introduction of this policy will greatly reduce what I am able to build on my land without proving it is for essential agricultural use and I believe as a land owner I should have the right to make an application to the Council and for them to make a decision based on their own planning policies. The land in question is not of significance natural beauty given that it borders Martock industrial estate and I feel the placing of this local green gap is an unnecessary restriction on what I am able to build on my land.</p>	<p>The LGG is not intended to protect land from development because of its beauty. The purpose of the LGG is to prevent the coalescence of settlements and to protect the integrity and character of Coat and Stapleton, which are separate villages/hamlets and not regarded by the Local Plan as part of the rural centre of Martock.</p> <p>SG Decision: objection noted, but no change should be made to the LGG boundary as a result of this objection.</p>
<p>I</p>	<p>With regards to proposed Policy Mart14 Local Green Gap, I have attached a plan showing the areas SSDC would suggest you remove from the Local Green Gap on the basis of the emerging Local Plan Review and an extant planning permission. Also identified is an area (red lines) which you may also wish to consider removing in order to ensure that any future potential expansion of the existing employment area is not compromised. (South Somerset DC)</p>	<p>SSDC identifies two areas of land that it contends should be excluded from the designated Local Green Gap either because of an extant planning approval or because the land has been identified as a development site in the Local Plan Review.</p> <p>SG Decision: the area of land with planning approval for employment uses should not be included in the designated LGG area</p> <p>SG Decision: the land identified in the Local Plan Review is land the Parish Council has opposed for future residential development. Therefore it should remain as part of the proposed LGG</p> <p>SSDC also suggests that the SG may wish to exclude land hatched red to ensure that any future potential expansion of the existing employment area is not compromised. This would conflict with the purpose of the LGG and undermine the employment-development policies in the NP.</p> <p>SG Decision: suggestion noted, but no change should be made to the LGG boundary as a result of this suggestion.</p>



Appendix 20 of Part 1

Formal Notice and Publicity for Draft Neighbourhood Plan (Regulation 14 Consultation)

Reg. 14 Notice

Martock Parish Neighbourhood Plan

Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a) – (c), notice is hereby given that a formal Pre-Submission consultation on the Martock Parish Neighbourhood Plan will commence at 9am on 22nd July 2019 ending 5pm on 13th September 2019.

About the Plan

The Martock Parish Neighbourhood Plan (the Plan) has been created through listening to the views of the residents and businesses of the Parish. It has evolved to help deliver the local community's aspirations and requirements for future development up to 2028. The Plan will provide a means of guiding, promoting and enabling balanced, sustainable change and growth within the designated neighbourhood area (the parish area of Martock).

Martock Parish Council hereby invites comments on the Pre-Submission Version of the Neighbourhood Plan. All responses received will be considered by the Neighbourhood Plan Steering Group and the Parish Council to produce a revised version of the Plan, which will then be submitted to South Somerset District Council, as the local planning authority, for examination by an independent examiner.

Viewing the Draft Plan and Commenting on it

The Martock Parish Neighbourhood Plan, various supporting evidence-base documents and a Comments Form can be found at <http://www.martockplan.org.uk/>

Paper copies of the Plan may be viewed at the Martock House and Martock Library. Comment forms will also be available at these venues.

A copy of the Neighbourhood Plan and the Comments Form can be emailed to you on request by contacting the Parish Clerk on 01935 822891 or via email: clerk@martock-pc.gov.uk

You may comment on the Neighbourhood Plan by:

- going to <http://www.martockplan.org.uk/> and downloading the Comments Form and emailing it to clerk@martock-pc.gov.uk
- completing the paper Comments Form and returning it to the address below
- writing or emailing your comment, along with your name and address, to the Parish Clerk (we cannot accept anonymous comments)

Returning the Comments Form

Comments forms may be returned by:

- posting to, or putting in the letter box of, the Parish Clerk at The Market House, Church Street, Martock, Somerset, TA12 6JL
- Scanned and emailed to clerk@martock-pc.gov.uk

All comments must be received by 5:00pm on Friday 13th September 2019

Martock Neighbourhood Plan

Pre-Submission Consultation - How to comment

We have to show the South Somerset District that the village supports the Neighbourhood Plan that we have developed. This consultation allows you to make comments on the Plan that has been produced.

Where to see the Neighbourhood Plan

The Pre-Submission version of the plan is available to view in the library and the Parish Information centre. It is also online at xxxxxxxx

Where to get a comment form

Paper comment forms are available in the Library and the Parish Office. An online version is available at xxxxxx. It can be downloaded and printed or it can be filled in online and emailed.

Where to send completed forms

Paper forms can be sent to the Parish Office (Parish Clerk at The Market House, Church Street, Martock, Somerset, TA12 6JL). They can be dropped off at the Parish Office or the Library.

Completed online forms can be emailed to clerk@martock-pc.gov.uk

All comments will be publicly available and identifiable by name or organisation.

Dates to Comment

Between 9am 13th July 2019 and 5pm on Friday 13th September 2019

Appendix 22 of Part 1

Letter regarding Neighbourhood Plan (Regulation 14 Consultation) sent to Local Groups and Organisations

Dear Sir or Madam

Martock Neighbourhood Plan - Regulation 14 Pre-Submission Consultation

I am writing to inform you that the Pre-Submission Consultation on Martock Neighbourhood Plan is now taking place and will end at 5pm on Friday 13th September 2019.

You are invited to comment on the Martock Neighbourhood Plan which can be [viewed, together with associated documents and comment form, here](#).

The formal notice of the Regulation 14 Pre-Submission Consultation, which contains full details of how to comment, is below.

Martock Parish Neighbourhood Plan - Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a) – (c), notice is hereby given that a formal Pre-Submission consultation on the Martock Parish Neighbourhood Plan will commence at 9am on 13th July 2019 ending 5pm on 13th September 2019.

About the Plan

The Martock Parish Neighbourhood Plan (the Plan) has been created through listening to the views of the residents and businesses of the Parish. It has evolved to help deliver the local community's aspirations and requirements for future development up to 2028. The Plan will provide a means of guiding, promoting and enabling balanced, sustainable change and growth within the designated neighbourhood area (the parish area of Martock).

Martock Parish Council hereby invites comments on the Pre-Submission Version of the Neighbourhood Plan. All responses received will be considered by the Neighbourhood Plan Steering Group and the Parish Council to produce a revised version of the Plan, which will then be submitted to South Somerset District Council, as the local planning authority, for examination by an independent examiner.

Viewing the Draft Plan and Commenting on it

The Martock Parish Neighbourhood Plan, various supporting evidence-base documents and a Comments Form can be found at <http://www.martockplan.org.uk/Drafts/PresubDraft.html>

Paper copies of the Plan may be viewed at the Martock House and Martock Library. Comment forms will also be available at these venues.

A copy of the Neighbourhood Plan and the Comments Form can be emailed to you on request by contacting the Parish Clerk on 01935 822891 or via email: clerk@martock-pc.gov.uk

You may comment on the Neighbourhood Plan by:

- going to <http://www.martockplan.org.uk/Drafts/PresubDraft.html> and downloading the Comments Form and emailing the completed form to clerk@martock-pc.gov.uk
- completing the paper Comments Form and returning it to the address below
- writing or emailing your comment, along with your name and address, to the Parish Clerk (we cannot accept anonymous comments)

Returning the Comments Form

Comments forms may be returned by:

- posting to, or putting in the letter box of, the Parish Clerk at The Market House, Church Street, Martock, Somerset, TA12 6JL
- email to clerk@martock-pc.gov.uk

All comments must be received by 5:00pm on Friday 13th September 2019

Appendix 23 of Part 1

List of Local Groups, Organisations and Businesses Consulted under Regulation 14

Local Groups
Martock Cricket Club
Martock Rugby Club
Martock Tennis Club
Martock United Football Club
Martock Rovers FC
Martock and District Gardening Society
Martock and Ash Mothers' Union
Martock Carer Support Group
Martock Friends Active Living Group
Martock Community Group
Martock Local History Society
Martock Players and Pantomime Society
Martock Tiddlers
Royal British Legion Martock Branch
Martock Women's Institute
Martock Christian Fellowship
Boys Brigade
Martock Army Cadet Force
Martock Girl Guides
Bower Hinton, Ash and Martock Running Group
Boccia
Martock U3A
Martock Community Support
Song bus
Sunbeams
Evergreens
Guardians of Martock Church
Martock Film Night
Wayfarers
Bellringers
Children's Art and Crafts Club
M3
Local Facilities
Martock Fitness Centre
Martock Youth Centre
All Saints Church
Martock Christian fellowship
United Reform Church
Local landowners and developers (and agents)
Persimmon

Local Businesses	
A Class Plastering Limited	Marta Baker
A2B Mobility	Martock Charity Shop
Acorns Pre-School	Martock Chippery
Adamson-Fry Building Concepts Ltd	Martock Coffee Pot
AJS Painting &Decorating	Martock Commercials Ltd
Alan Wensley Service & Repairs Ltd	Martock Dental Practice
Amberley	Martock Fitness Centre
Andy Rogers Ltd	Martock Gallery
Approach Driver Training	Martock Kebab and Pizza House
Ash Roofing Contractors	Martock Minibuses
Ashwell Services	Martock News
ASRS Limited	Martock Opticians
Associated Ideas Ltd	Martock Panelcraft Ltd
Autocraft Equipment Ltd	Martock Post Office
Automobile Crash Repairs	Martock Snooker Centre
Aysha's Indian Takeaway	Martock Watermans Ltd
Bakers Arms	Metrics Engineering Co Ltd
Bakers Farm Feeds	Mobile Facial Massage
Bakery Roy-Al	MPH Telecom & Data
Balance UK	Mrs Spencer's Magic Maths
BC Building Maintenance Ltd	Nags Head Inn
BeeSigns	Natural Beauty
Bell Inn	Neal's Coatings Ltd
Bluebell Antique Furniture Restoration	NH Domestic Cleaning
Bower Bakery	No 10 Beauty
Bower Hinton Farm	Notaro Homes - la Fontana
Bower Hinton Bears and Workshops	Oxenford Farm
Bradford's Building Supplies	P A Higgins Electrical
Brighter Energy Ltd	Palmer Snell Estate Agents
Bunny Construction	Parrett Motors
Bunty Masters Gardening	Parrett Storage
Byzantec Ltd	Paul Cox Property Services Ltd
C&L Studios	Paul Day Architectural Designs Ltd
C Gaylard - Builder	Paull & Co.Ltd
Carole Melbourne	Peter Becky Landscaping Ltd
Castle Reclamation	Peter Watts Independent Financial Adviser
Chirpy Cottage	Philip Glencross Ltd
Claire's Café & Sandwich Bar	Phoenix Ford
Clean Sweep	Phoenix Pet & Wildlife Sanctuary
Clive Watts Joinery	Phoenix Trading
CMC Roofing	Pinnacle Accountancy
Co-operative Food Group	PJ Fire Safety Consultants
Country Build SW Ltd	Powder Coating Co.
Country Style Furniture	Preserving Pan
Craftbuild	Luke Penketh: Personal tutor
Creative Concrete	Proto-col
DG Carpentry & Maintenance Ltd	R H Building Services (South West) Ltd
Daniel Kempf - Stone Conservator	Rachel Webber Childminder
Dave Chard Potatoes	R&R Decorating Company
DF Auto Repairs	Reach Youth
Distinctive Country Furniture Ltd	Read & Co

DJ Edmunds Loft Conversions	Read's Coffee Roasters
DJ Morris	Reed Restoration
DJA Painting & Decorating	RG Travel
Drapes Direct	Richard P. Kemp, B.A. Solicitor
DR Smith Building Contractors	Richard Pring - Plumbing
E W Clarke & Son	Rose & Crown
Elba Business Improvement Services	Ryban Electrical
Elevation Marquees	SAJ Electrical
Fergus Dowding	S & W Polytunnels
Flower Loft	Sarah Murdie Painter and Decorator
Four Winds Cider	Samantha Chatfield - Slimming World Consultant
Freeway Taxis	Scott Gosney Plastering
Garden House	SCS Ltd
G.E.M. Home Computing	SFM Technology LTD
George James Properties	Sharan James Stained Glass
Glasswood (UK) Ltd	Sheet Metalwork Co. Ltd.
Green Garden Design	Silver Cake, The
GRP Mouldings	Skillbuild Ltd
Hair 'n' Di	Skill4life Driving School
Hairtique	Somerset Blinds and Awnings
Hallworth Ltd	Somerset Hog Roast
Headrush	Somerset Restoration
Helliard & Childs	Southcombe Brothers Ltd
Hillview Garden Maintenance	Southfork Caravan Park
Hoistway	Sparkworld Ltd.
Home Support Solutions	Squeegee Clean Windows
Horwoods Electrical	St. Margarets Hospice shop
Hurst Manor Care Home	Steel Fabrications (Martock) Ltd
IJH Executive Cars	Steve Rock Mechanical Services Ltd
J H & PJ Lloyd Builders Ltd	Steve's Windscreens
James Whiting - Stonemason	Steven Pearce - TV and Aerials
Jill Love - Slimming World Consultant	Stone Farm
Blooming Social Media	Stone's the Monumental Masons
JJS Roofings	Systemica Ltd
JLS Heating and Electrical	Talbot Bros
John Cox Master Thatcher	TDC Automotive Limited
John Knight - Briteknight Electrical	Thoroughbred Design, Print & Marketing
Joinery Shop	Tom Clark Stone Carving
Kathleen Caddick	Town Tree Nature Gardens
K.R.T. Decorators	Tracey Taylor
Kate Coward Childminder	Trade Frames (SW) Ltd
K.S. Electrics (SW) Ltd	True Tree Care
Katrina's Cuts 'n' Curls	Turner's Groundworks
Kay's Kitchen	Ufit Rubber Flooring
Kevin McAdam Butchers	Unwin Safety Systems
Kingfisher Carpets	Vickery's Auctions
Kingfisher Veterinary Practice	Vicki Helyar Cleaning
KJ Hall Surveyors Ltd	Viridor Management Ltd
Knits For You	Wake's Plumbing Services
L & H Coombes	Waterstreet Construction
L. Gould & Sons	Webber Precision Engineers Ltd
L.J. Payne Plumbing & Heating	Wedding Car Collection
Langdon Flooring	Well Pharmacy

Lesley Jenkins - Acupuncture	Wheel House Bed & Breakfast
Leveller Magazine	White Hart Hotel
Link Parking Ltd	Will Clean
Little Poppet Parties	William Sparrow - Agricultural Machinery
Little Wings	Willow Interiors
Lotus House Chinese Takeaway	Winslow Retreat
Lucy Shard Childminding	Wizard IT Training Ltd
M&G Harding Developments Ltd	Yandle and Son
Mechanical & Electrical Services	Yandles Service Centre
Maria Barnes Vision Services	Yeovil Windows & Conservatories Ltd
Marks and Peel	You First Support Services CIC

Appendix 24 of Part 1

Summary of Community Response to Regulation 14 Consultation

	Respondent	Substance of Comment	Interpretation	SG Decisions
General				
7	Resident	<i>Excellent detailed plan. I wish to see that our village remains a village and whilst I am sympathetic to small sensitive developments and ones with 'affordable' homes we do not wish to see 'carte blanche' huge developments for which the current infrastructure and services cannot and will not be able to support.</i>	This comment is an endorsement of the scale of growth facilitated by the NP.	No change necessary as a result of this comment.
8	Resident	<i>The Martock Neighbourhood Plan is a substantial and complex document.... would it help to include a succinct summary of the major issues?</i>	The Plan is not intended to be read from front to back by the lay person. Its structure and content it is based on what required. SSDC has complimented the NPSG on the document. A summary of the issues and policies could be published for local consumption. As long as it simplifies and clarifies not mystifies. This summary would not become part of the development plan documents.	Consider producing a summary document in advance of the Referendum.
10	Resident	<i>The plan would benefit from the inclusion of a succinct summary of the village's main concerns and challenges. I would suggest the following are listed as current concerns:</i> <ol style="list-style-type: none"> 1. The chronic and acute shortfalls in the number of GPs 2. The level of traffic congestion through both the villages of Martock and Bower Hinton 3. The scarcity of off-road parking 4. The availability of primary school places to support local children 5. The adequacy of drainage and flood prevention measures 6. The quantity and quality of local employment opportunities 7. The availability of affordable housing to support local needs 8. The adequacy of local policing 9. Identification of opportunities to meet the SSDC Local Plan requirement for further dwellings. 	The respondent suggests that it would help justify the policies if a list of the village's main concerns and challenges was presented in summary form somewhere in the Plan.	A list of problems and issues is present in the current para. 3.8. No change necessary as a result of this comment.
11	Gladman Developments	<i>South Somerset District Council has commenced work on a Local Plan Review and the Council is currently consulting on its preferred options. The Local Plan Review is still in the early stages of plan preparation and as such, Gladman recommends that the MNP is flexibly worded to reduce any potential conflicts as the Local Plan Review develops and takes shape. This degree of flexibility is required to ensure that the MNP is capable of being effective over the</i>	The respondent urges that the NP and its policies are flexible enough to ensure the NP is not in conflict with the new Local plan when it is adopted.	The Submission Version of the Plan must conform with the adopted Local Plan. Discussions will be held with the LPA to ensure the NP also takes account of the LP Review.

		<p><i>duration of its plan period and not ultimately superseded by s38(5) of the Planning and Compulsory Purchase Act 2004, which states that: 'if to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approached, or published (as the case may be).'</i></p> <p><i>Conclusions</i></p> <p><i>Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the MNP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area. Gladman consider that further modifications to the Plan and additional housing allocations are required to ensure that it allows for sufficient flexibility and so that it is conformity with basic conditions</i></p>		
12	Collier for Summerfield	<p><i>We recommend that the relevant policies should be updated to reflect the need for larger scale housing development to come forward in Martock/ Bower Hinton, which will include sites outside of the Settlement Area Boundary. This is required to ensure that the NP meets the basic conditions in respect of having regard to national policies and national guidance specifically in relation to significantly boosting the supply of housing, contributing to the achievement of sustainable development and being in general conformity with the strategic policies of the development plan.</i></p>	The respondent says that policies should be updated to take account of the Local Plan Review and its strategic policies.	The Submission Version of the Plan must conform with the adopted Local Plan. Discussions will be held with the LPA to ensure the NP also takes account of the LP Review.
Introduction				
13	Resident	<p><i>Para. 2.1</i></p> <p><i>The junctions of Stoke Road and Foldhill Lane onto A303 are not adequate to support raising these roads to B-Roads. The B-road through Bower Hinton to the junction onto the A303 supports single lane traffic only through the village. Suggest changing text to read "... has reasonable connections to Yeovil ..."</i></p>	It is suggested that the road links to Yeovil are less than satisfactory and this should be reflected in the phraseology used in para. 2.1. The matter of road capacity is considered to an extent in the introduction to Section 11 Transport and Travel.	Amend para. 2.1 to better reflect community about the capacity of local roads.
14	Resident	<p><i>Para. 2.2</i></p> <p><i>Although outside the parish itself, should this also mention that Long Load and the area to the North of the Parish are subject to extensive flooding?</i></p>	It is suggested that the Plan should refer to flooding being an issue that is wider than just the Parish.	Point noted but no change necessary as a result of this comment.
15	Resident	<p><i>Para. 2.3</i></p> <p><i>Are the population and out-commuting figures current? I have vague recollections of having heard these as >4700 and 80% respectively.</i></p>	The figures used in para. 4.3 are questioned.	Up-date figures in accordance with those used by the LPA.
16	Resident	<p><i>Would it be useful to include a further paragraph identifying the perceived concerns and challenges</i></p>	The suggestion here is that the capacity of	Point noted but no change necessary

		<i>facing the parish? I would expect these to cover such issues as: GP Provision; availability of school places; congestion on main road through the village; sufficiency of parking spaces; drainage and flood prevention; adequacy of policing; sufficiency and quality of local employment; adequacy of public transport; sufficiency of affordable and/or social housing</i>	some of these vital facilities and services is a limiting factor. If it is agreed, and there is clear evidence, that this is the case, then this point is better made in Section 8 and/or section 12.	in the Introductory part of the NP as a result of this comment.
Martock Parish Today				
22	Resident	<i>Para. 3.6 ... the Martock Sustainable Development Plan was produced in 2013. Elements of this plan need to be updated. In particular, the statement regarding the Martock Surgery at paragraph 4.4.1 "The partners were informed, and they have all agreed that they are more than capable of coping with future demand ..." has turned out to be wildly optimistic.</i>	The respondent suggests that some of the content of the Sustainable Development Plan is out-of-date. Para. 3.6 – 3.8 only identifies the value of the document in highlighting the community's environmental-awareness credentials and those sustainability 'issues' that remain important to local people.	Amend para. 3.6 to recognise that the Sustainable Development Plan is a six-year-old document.
23	Resident	<i>Para. 3.8 Given the abject failure of the Martock and South Petherton Practice to retain and/or recruit sufficient GPs to fulfil the needs of the Martock Surgery, would it be appropriate to include a point within this paragraph relating to both the acute and chronic shortages of GPs serving Martock (over and above the National and Regional shortfalls)</i>	The respondent wants the NP to emphasise the lack of capacity at the GP Practice. This would be more appropriate in the Introduction to section 12.	Include a reference, with evidence, in para. 3.6 to the current capacity problems at the local GP Surgery.
Purpose of the Neighbourhood Plan				
24	Resident	<i>Para. 4.6 This seeks redefine the English words "out-of-date" in a way designed to EITHER 1) give the false impression that the local community has failed in their duty to maintain this plan OR 2) undermine any confidence not being totally ignored.</i>	This comment relates to para. 4.6. of the Local Plan Review document not the NP.	No change necessary as a result of this comment.
Vision, Aims and Objectives				
26	Resident	<i>Para. 6.5 For the Aim: "Ensure community infrastructure meets local needs", would it be appropriate to include an objective to limit development within the Parish beyond the level which can be supported by existing healthcare and education provisions: whilst it may be argued that the provision of sufficient doctors and teachers is outside the scope of the Neighbourhood Plan, surely it would be a dereliction of duty to permit unrestricted growth of the Parish population in the face of the provision of doctors and school places already failing to meet current demand – we may not be able to fix the problem, but at least we can stop making it worse.</i>	The respondent seeks to amend objectives that have been adopted by the community to further emphasise local concern about the capacity of vital facilities and underpin policies that are intended to be capacity constrained.	Carry out a review of the aims and objectives in the light of changes to the policy content of the Plan.
Policy Mart1 - Protecting and Enhancing Biodiversity				

27	Resident	<i>In July 2019 the government published planning policy guidance on what it termed 'Biodiversity net gain' (https://www.gov.uk/guidance/natural-environment#biodiversity). I would like to see a reference to this incorporated in Mart 1 backed up by a short explanation of the principle and how we would expect it to be realised either as part of 7.8 or as an additional paragraph. The details should then go in the Environment Manual.</i>	The Respondent wishes to see a stronger reference to 'biodiversity net gain' in the policy and its supporting statement based on the recent changes to the PPG	Environment Task Group to consider how best to refer to 'biodiversity net gain' in the supporting statement to the policy.
28	Gladman Developments	<i>The policy states "development proposals that would result in either loss of or unacceptable harm to an existing area of natural habitat will not be permitted...". In this regard, the Parish Council is not the decision-making authority and the District Council is solely responsible for the determination of planning applications. As such, Gladman suggest that 'permitted' is deleted from the policy wording and is instead replaced with 'supported'.</i>	The respondent is right in asserting that the District Council is solely responsible for the determination of planning applications and questions the validity of the se of the expression "permitted" in a NP.	Agreed to use the word "supported" to ensure consistency throughout the NP.
Policy Mart2 - Landscape and Wildlife Corridors				
29	Gladman Developments	<i>Gladman raise concerns that the policy seeks to protect landscape and wildlife corridors from development other than that required to maintain, enhance or interpret their landscape or wildlife purposes. As currently worded, Gladman consider that the above policy is too onerous and would result in preventing the delivery of any sustainable development opportunities from coming forward. The policy then goes on to state what development proposals should demonstrate to enhance and extend the network of landscape and wildlife corridors. As such, the policy does not provide a clear indication of how a developer is expected to react to a development proposal and is therefore inconsistent with the requirements of paragraph 16(d) of the Framework. Gladman recommend that the first paragraph of the policy is deleted.</i>	The respondent requests the deletion of the first paragraph of the policy as it could be taken to imply a blanket protection on 'landscape and wildlife corridors', which is not the purpose of the policy.	Agreed to consider a small amendment to the policy text. Referred to Environment Task Group.
Policy Mart3 - Flood Management				
30	Resident	<i>Although outside the scope of the Martock Parish Neighbourhood Plan, would it be appropriate to make some mention of the flood issues to the North of the Parish (i.e. recent flooding of Thorney, Muchelney and Long Load) – presumably developments within Martock could impact on flood prevention measures to the North of the Parish. Could changes to flood prevention measures on the Levels have an impact on Martock?</i>	The respondent suggests that it might help to acknowledge flooding issues outside the parish area and plan to ensure that these are not exacerbated by NP policies.	Point noted but no change necessary as a result of this comment.
Policy Mart6 - Development in the Countryside				
32	Gladman Developments	<i>The policy states that development proposals in the countryside will usually be supported if they are necessary for the purposes of agriculture, farm diversification or outdoor recreation. Gladman would be opposed to the use of a countryside policy if this were to preclude the delivery of otherwise sustainable development opportunities from coming forward on the edge of Martock. Indeed, the approach taken by the above policy mirrors that of previous national planning policy contained in PPS7 which sought to protect the countryside for its own sake. Indeed, Policy No. Mart13 allows for the delivery of</i>	The respondent suggests that effect of policy Mart6 would be to preclude the delivery of sustainable development on the edge of the built-up area purely because it is regarded as countryside. This, it suggests is in conflict with policy Mart13 by ruling out development	Consider minor amendment to supporting text to make clear that there is no overlap between policies.

	<p><i>residential development either within or adjacent to the built form of the settlement. As discussed above, there is currently uncertainty over the level of future development needed within the District and how the Council will seek to accommodate its housing needs in full. Until such time that the District Council has confirmed its future level of development that will need to be delivered in Martock there can be no assurances that the MNP's policies can positively plan for a suitable level of growth to meet identified needs without ensuring that development proposals that are well related to the existing built form should be supported. Indeed, the criteria listed would prevent any development from coming forward if any 'loss' occurred on views considered to be important, biodiversity or landscape features or best and most versatile agricultural land. In this regard, the Framework is clear that development which is sustainable should go ahead without delay in accordance with the presumption in favour of sustainable development. Furthermore, certain elements of the criteria listed would not be in accordance with the requirements of national policy. For instance, this policy would not support any development on BMV land regardless of its agricultural quality. In light of the above, Gladman consider that the Plan needs to provide a flexible solution to ensure future sustainable growth opportunities are able to come forward within and adjoining the edge of the settlement. The following wording is put forward for the Parish Council's consideration:</i></p> <p><i>"When considering development proposals, the Neighbourhood Plan will take a positive approach to new development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Applications that accord with the policies of the Development Plan and the Neighbourhood Plan will be supported particularly where:</i></p> <ul style="list-style-type: none"> <i>- Provide new homes including market and affordable housing; or</i> <i>- Opportunities for new business facilities through new or expanded premises; or</i> <i>- Infrastructure to ensure the continued vitality and viability of the neighbourhood area.</i> <p><i>Development adjacent to the existing settlement will be permitted provided that any adverse impacts do not significantly and demonstrably outweigh the benefits of development."</i></p> <p><i>Indeed, this approach was taken in the examination of the Godmanchester Neighbourhood Plan. Paragraph 4.12 of the Examiner's Report states:</i></p> <p><i>"...Policy GMC1 should be modified to state that "Development ...shall be focused within or adjoining the settlement boundary as identified in the plan." It should be made clear that any new development should be either infill or of a minor or moderate scale, so that the local distinctiveness of the settlement is not compromised. PM2 should be made to achieve</i></p>	<p>that does not meet the criteria of the policy.</p>	
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		<i>this flexibility and ensure regard is had to the NPPF and the promotion of sustainable development. PM2 is also needed to ensure that the GNP will be in general conformity with the aims for new housing development in the Core Strategy and align with similar aims in the emerging Local Plan."</i>		
Policy Mart8 - Views and Vistas				
34	Gladman Developments	<i>The policy states that key panoramas, views and vistas should not be compromised. Development proposals that detract from the visual qualities of the rural landscape and setting of the Parish will be resisted. As set out in case law, for a view to be identified for protection there should be a demonstrable physical attribute that elevates its importance out of the ordinary, rather than seeking to protect views of the open countryside due its pleasant sense of place. Gladman are concerned that the proposed policy will seek to prejudice the delivery of potential sustainable development opportunities from coming forward. The emphasis of this policy is very much on the 'protection' of the landscape/views identified rather than seeking to integrate new sustainable development opportunities within the existing landscape and character of the local area. Opinions on landscape are highly subjective and without robust evidence to demonstrate why these areas are considered beyond the fact that they are considered valued by local community members will likely lead to conflicting decisions through the development management process contrary to paragraph 16(d) of the Framework. As such, this policy as currently worded is therefore contrary to basic conditions (a) and (d).</i>	The respondent questions the legitimacy of the policy by giving protection to key panoramas, views and vistas that are highly regarded by the local community – in doing so the respondent seems to be questioning the value judgment of local people. It is suggested that the policy places too much emphasis on protection, which could prevent the bringing forward of a sustainable development that would make good use of the views and vistas within the development.	Point noted but no change necessary as a result of this comment.
Built Environment and Heritage - General and Introduction				
36	Resident	<i>Noting that the SSDC Local Plan identifies specific sites, which it states "can deliver additional dwellings within the lifetime of the new Plan", would it be appropriate for the Martock Neighbourhood Plan to discuss issues associated with these and other potential sites for major development in and around the village? e.g. North of Martock: in-fill between Martock and Stapleton; North-west of Martock (i.e. Coat Road/Hills Lane)? East of Martock (i.e. Foldhill Lane), etc to cover all compass points with potential development areas. Aim would be to show what would need to be done to facilitate any further major developments within the village (potentially arguing that further development in Martock is not feasible).</i>	The respondent suggest that the NP includes a discourse on the developability and merits or otherwise of various sites in the parish.	Point referred to Development and Growth Task Group.
Policy Mart9 - Heritage Assets				
37	Gladman Developments	<i>As currently worded the policy would apply the same level of weight to all heritage assets within the neighbourhood area regardless of the significance of the heritage asset. Gladman are concerned that this policy does not have full regard to the requirements of national policy. The policy must be reworded to reflect the guidance set out within paragraph 197 of the Framework in respect of the two separate balancing exercises in</i>	The respondent suggests the policy Mart9 does not meet one of the basic conditions (a. having regard to national policies...) by seemingly placing the same level of weight to all heritage	Agreed to amend supporting text to better reflect NPPF para. 197.

		<i>relation to designated and non-designated assets. It states: "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset." Policy Mart9 is inconsistent with basic condition (a) in its current form.</i>	assets irrespective of their significance.	
Policy Mart10 - Local Green Space				
39	Resident	<i>I welcome this policy but would like to see it extended in some manner to give some protection from development to other green areas that are important to the village, but do not necessarily satisfy all the criteria of a formal Local Green Space, in particular with regard to public access. Examples are: Coat Hay Common, our only remaining area of common grazing land. The fields that separate Martock from Stapleton and Martock from Coat. The field west of the Church which is an important element of the setting of the church (and which contains the remains of the old moated Manor) The field south of Middle Street, Bower Hinton, which is an important element in the character of the old centre of Bower Hinton. Cartgate Nature Area, which is a valuable and diverse natural area. I should like this list to be open-ended, to allow the Parish to add additional areas.</i>	The respondent identifies areas of green space in the Parish that need to be protected from development	Support noted. Green areas nominated referred to Green Spaces Task Group.
Policy Mart11 - Local Character and Design				
40	Resident	<i>Would it be appropriate to include something about the character of estates and new developments? High density developments with narrow roads, small gardens, and little in the way of parking provisions do not fit within my concept of a 'rural village'.</i>	The respondent refers to design and layout matters that should be addressed by the Design Statement.	Refer the comment to the Task Group that is preparing the Design Statement.
Policy Mart13 - Accommodating Growth				
42	Resident	<i>Whilst acknowledging that the SSDC Local Plan sets a requirement for Martock of 230 dwellings over the plan period (2006 – 2028), does the parish support this or accept it as feasible? Many of the presentations made to the SSDC opposing the Coat Road development of 120 houses would appear to indicate an increase of 230 dwellings anywhere in the parish would not represent sustainable development (at least until the provision of sufficient GPs, school places, relief roads, local jobs, parking spaces, etc. have been adequately addressed). I would suggest that the Neighbourhood Plan should caveat its support for the SSDC Local Plan's allocation of additional dwellings to Martock.</i>	The respondent suggests that the supporting statement for the policy needs to be up-to-date and reflect community representations made regarding the Coat Road development.	Point referred to Development and Growth Task Group.
43	Resident	<i>Para 8.44 The Local Plan requires the Parish of Martock to provide for a share of the district's strategic growth in housing and employment land. Regarding new housing, the Local Plan sets a minimum requirement of 230 dwellings over the plan period (2006 - 2028). The Neighbourhood Plan must accommodate this scale of growth as a minimum.</i>	The respondent wants it main plain that the strategic target is set by the LP and not the NP. Also, that the target may not be in the best interests of the village of Martock.	Point referred to Development and Growth Task Group.

		<i>I believe that the Neighbourhood plan should state that this requirement to create further new dwellings is an external requirement: it does not originate from within the village; it does not address existing village needs; and it exacerbates existing village concerns and challenges.</i>		
44	Gladman Developments	<i>The policy defines the Settlement Area Boundary (SAB) of Bower Hinton and Martock as illustrated on Map 6. Gladman note that small scale development on land adjoining the SAB will be supported provided that it meets the criteria listed. In principle, Gladman welcome the acknowledgment that development proposals can come forward on land adjoining the SAB but would suggest that reference to small-scale development is removed as it is currently uncertain what level of development Martock may be required to accommodate to meet future housing needs. The criteria listed should also include the caveat 'where necessary' in the policy wording as not all of the proposed criteria may be relevant to individual development proposals. In addition, Gladman reiterate our submissions in response to Policy Mart6 and the need for clarity of the approach taken to accommodating growth adjacent to the existing settlement. The policy will also need to recognise that where any potential adverse impacts are identified against the listed criteria then development proposals will be supported provided that appropriate mitigation can be achieved.</i>	Whilst welcoming the policy in principle, the respondent asks for the term "small-scale" to be removed from the policy so as to ensure sufficient development can come forward to meet future targets. The respondent suggests adding "where necessary" to the preamble to the criteria as not all criteria will apply to all development proposals. It also suggests that the policy should be supportive of development if the potential adverse impacts cited in the policy can be appropriately mitigated. It calls too for synergy between this policy and policy Mart6.	Point referred to Development and Growth Task Group.
45	Collier for Summerfield	<i>Paragraph 8.48 of the NP refers to existing Local Plan Policy SS2 however, this policy is not relevant to Martock/Bower Hinton as the policy applies to Rural Settlements only. Rural Settlements are considered as being in the open countryside which are subject to more stringent policies over the scale of future development and are expected to accommodate less development. The Preferred Options version of the LPR expects Martock/ Bower Hinton to deliver at least 210 dwellings (excluding existing commitments and completions) over the Plan period 2016 – 2036, reflecting its role as a Rural Centre. To meet the basic conditions referred to above, the NP policies must support an appropriate level of development to deliver this housing requirement.</i>	The respondent rightly points out that LP Policy applies to rural settlements not to Martock/Bower Hinton itself. It is suggested that the policy context is updated to reflect the preferred options version of the Local Plan Review.	Point referred to Development and Growth Task Group.
46	Collier for Summerfield	<i>Part C of draft Policy Mart 13 states small-scale development on land adjoining the Settlement Area Boundary will be supported subject to a number of conditions. Paragraph 8.50 explains that for the purpose of interpreting Policy Mart13, schemes of more than 10 dwellings should not normally be seen as small scale, and a development of more than 10 dwellings will only be acceptable if it provides an appropriate proportion of dwellings that meet a demonstrable local need for affordable housing based on an up-to-date assessment of need and comprises an</i>	The respondent points out that policy Mart 13 is in conflict with the site allocations in the preferred options version of the Local Plan Review.	Point referred to Development and Growth Task Group.

		<p><i>appropriate mix of dwellings to respond to the need for specific tenures .</i></p> <p><i>The sites currently proposed to be allocated for housing in the LPR are for 55, 95 and 65 dwellings respectively. Given that these sites are outside of the proposed Settlement Area Boundary and would not represent small scale development they would conflict with Part C of Policy Mart 13. Paragraph 29 of the NPPF states that Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. We therefore consider that this part of the policy does not currently meet the basic conditions.</i></p>		
47	Collier for Summerfield	<p><i>We are disappointed to see that the NP Settlement Area Boundary has not been updated to include the land at Ringwell Hill, Bower Hinton following our previous representations which set out the reasons why it should be amended to include the site.</i></p> <p><i>As you are aware, South Somerset District Council's Local Plan Review (LPR) is currently being prepared. The LPR proposes to allocate three sites for housing development. We have made representations to the LPR proposing that the site at Ringwell Hill also be allocated for residential development as outlined in our previous representations.</i></p>	The respondent expresses disappointment that the case it made previously for land at Ringwell Hill to be included in the settlement area boundary was not accepted. The respondent asks once again for the land to be include in the settlement area because of the site's history and pre-application discussions.	Point referred to Development and Growth Task Group.
Policy Mart16 - Housing Development				
49	Resident	<p><i>Mart 16 requires that new developments should "incorporate separate and satisfactory .. parking provision" but does not define what we mean by satisfactory. I suggest an additional paragraph which indicates an expectation that developments should normally conform to SSC standards unless there is good reason not to.</i></p>	Respondent thinks it prudent to emphasise that parking provision should normally meet the current standards expected by the LPA.	Add additional text to supporting statement to help define what is meant by satisfactory parking provision.
50	Collier for Summerfield	<p><i>It is not clear how this policy relates to the Settlement Area Boundary or the allocations which will be made in the LPR to deliver the minimum housing requirement for the settlement. To meet the basic conditions, the NP policies must reflect the LPR aspirations for growth in the Rural Centres such as Martock/Bower Hinton and the policy which sets a residual housing requirement for at least 210 dwellings over the Plan Period to 2036.</i></p>	The respondent suggests that the policy should relate more directly to the local Plan Review and updated targets.	Point referred to Development and Growth Task Group.
Policy Mart18 - Affordable Housing				
51	Gladman Developments	<p><i>In principle, Gladman support the general thrust of the above policy which seeks to improve community members access to affordable housing. However, this is not a land use policy and is instead a statement of intent. As such, it should be removed from the main body of the MNP and included as an appendix to the Plan which contained non-land use policies.</i></p>	The respondent supports the policy in principle but suggests it is, as written, merely a statement of intent rather than a land use policy.	Point noted but no change necessary as a result of this comment.
Policy Mart19 - Community Housing				
52	Gladman Developments	<p><i>The policy states that community housing schemes may be supported outside the SAB of Martock/Bower Hinton on sites where housing would not otherwise be permitted provided that the development meets the criteria attached to</i></p>	The respondent uses the example of this policy to highlight what it considers is a lack of clarity about	Point referred to Development and Growth Task Group.

		<i>the policy. Gladman reiterate our previous concerns regarding the use of a tightly drawn SAB and would question how the Plan would enable the delivery of sites adjacent to the SAB as outlined in Policy No. Mart13. Gladman recommend that these policies are reconsidered and make clear that all forms of development will be acceptable beyond the settlement boundary in accordance with the presumption in favour of sustainable development.</i>	development outside of the settlement area.	
Local Economy - General and Introduction				
53	Braunability	<i>As one of the larger businesses in the area I am not aware of consultations that have happened with businesses. Is there a forum I should be a part of in order to be able to contribute?</i>	This is a matter that needs to be referred to the Parish Council. The respondent is clearly keen to engage further and better in local affairs.	Comment and interest have been referred to the Parish Council.
54	Braunability	<i>The specific issue relates to transport to and from the factory. This has been and continues to be an issue both in the immediate neighbourhood and the sounding feeder roads. There appears to be little in the document that addresses this issue.</i>	The respondent seems to be referring to local road capacity and management, which is generally beyond the scope of the NP.	Point noted but no change necessary as a result of this comment.
55	Braunability	<i>There is also little provision for further business development in the area. This is a concern because with the increase in housing and no additional local work opportunities, the only option is to commute which promotes the use of cars over and above other sustainable transport options. This of course will put a greater load on the road network as it currently is.</i>	The respondent does not seem to agree that policies Mart22 and Mart23 facilitate sufficient business development in the Parish.	Point noted but no change necessary as a result of this comment.
Transport and Travel - General and Introduction				
57	Resident	<i>Despite the B3165 connecting directly to the A303 trunk road it does not make the Village "well connected". The B3165 runs through the centre of Martock village and Bower Hinton village both of which contain numerous pinch points and stretches of road which are effectively single file due to the routine and extensive street parking. The majority of the traffic exiting Martock is via Foldhill Lane, Stoke Road or through the neighbouring parish of Ash. None of these routes provide a B-road standard junction onto the A303. To avoid exacerbating the existing traffic and congestion problems in Martock and Ash, any further major developments within Martock need to be supported by enhancements to the Foldhill Lane and Stoke Road junctions with the A303 or the provision of a relief road to connect Martock to the Cartgate Roundabout on the A303.</i>	The respondent questions the use of the term "well-connected" and identifies road network improvements that would be necessary to facilitate major developments.	Minor amendment to be made to para. 11.2
58	Resident	<i>Para 11.4 needs to be more specific and go further. To my knowledge, there is currently only one bus route through Martock and the timing of the first and last buses effectively preclude its use to support commuting to work outside the village. Given the vast majority of the village residents in employment work outside of the village then car ownership and use in the village is a necessity not an option.</i>	The respondent emphasises the need and value of the motor vehicle to local people.	Point noted but no change necessary as a result of this comment.
Community Wellbeing - General and Introduction				

60	Resident	<p><i>Para 12.5</i></p> <p><i>The Neighbourhood plan should make clear that the combined Martock and South Petherton Practice has been unable to recruit sufficient GPs to meet its needs. This goes beyond, but is exacerbated by, the national and regional shortage of GPs.</i></p> <p><i>The Neighbourhood plan should make clear that the dentist does not take on NHS patients (although this should be checked since the change of ownership).</i></p>	<p>The respondent wishes to see the NP make clear that there is a lack of capacity in the local health service provision.</p>	<p>Point noted but no change necessary as a result of this comment.</p>
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Martock Parish Neighbourhood Plan

Part 2: Consultation Statement – Statutory and Strategic Consultees

1. Introduction

This Consultation Statement has been prepared by the Martock Parish Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15(2) of Part 5 of the Regulations.

Part 2 of this Consultation Statement summarises the statutory and non-statutory consultation undertaken with relevant statutory bodies and stakeholders, other than those that could be described as being a part of our community, in developing the Martock Neighbourhood Development Plan.

2. Summary of Consultation Approach to Statutory Consultees

The aims of the Martock Parish Neighbourhood Plan consultation process included:

- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14

3. Evidence Gathering

Whilst preparing our evidence base, we wrote to several agencies that we thought had an interest in the Parish and may hold information that could help us in our neighbourhood planning.

We received useful information and/or guidance from:

- Somerset Environmental Records Centre
- South Somerset District Council
- Somerset County Council
- Environment Agency
- Devon and Somerset Fire and Rescue Service

We are grateful for the help we received.

4. Sustainability

5.1 Screening Opinions for Strategic Environmental Assessment and Habitats Regulation Assessment

Two screening exercises were undertaken to ensure that the emerging plan would not have significant environmental impacts or likely significant effects on the protected characteristics of the Neighbourhood Plan area.

A screening opinion for Strategic Environmental Assessment⁸ was issued by South Somerset District Council in May 2019 and consultation was undertaken with the appropriate statutory bodies⁹ by them. An email letter was issued by South Somerset District Council on 31st May 2019, following this consultation, with an accompanying report concluding that a formal Strategic Environmental Assessment would not be required for the Plan. A screening opinion for an Appropriate Assessment under the Habitats Regulations was also issued by South Somerset District Council within the same report. The screening Outcome can be found in Appendix B.

The local planning authority reported that, based on the Pre-Submission Version, *“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 (Pre-Submission Version). This conclusion should be revisited as necessary at future stages, as SSDC 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.”*

Following amendments to the Plan made after the Regulation 14 consultation a further opinion was sought from the local planning authority. An email response was received on the 10th December 2019. It confirmed the opinion that the Submission Version of the Martock Parish Neighbourhood Plan *“does not alter the conclusion of the Martock Neighbourhood Plan SEA/HRA Screening Report dated May 2019”*.

5. Regulation 14 (Pre-submission stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the responsible body on the final draft plan prior to its submission to the Local Authority in advance of their statutory Regulation 16 consultation.

a. Drafting the Neighbourhood Plan

The Neighbourhood Plan policies were drafted in close collaboration with South Somerset District Council, to ensure that the emerging policies were not in conflict with the National Planning Policy Framework, were aligned to the Local Development Plan and that they were usable in a Development Management context; the Council was also a key statutory consultee under Regulation 14.

b. Who else was Consulted?

The Regulation 14 consultation is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the plan to the local planning authority the qualifying body must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

⁸ <http://www.Martockparishcouncil.co.uk/MartockPC/UserFiles/Files/SEA%20HRA%20Assessment.pdf>

⁹ Natural England, Historic England, Environment Agency

- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All of the statutory bodies listed in Appendix A were consulted on the draft Neighbourhood Plan for Martock thus ensuring we adhered to the requirements of Schedule 1 of the 2012 Regulations.

c. How were they Consulted?

The Martock Parish Neighbourhood Plan was sent by email to all bodies and organisations on our consultation list, with explanation of what was required for the consultation and the date when responses were required by. All consultation responses which received an invalid response message via email were followed up and alternative respondents were obtained. During the course of the consultation the key consultation stakeholders were contacted to enquire whether a response would be made.

d. What did the Consultees say?

A summary of the responses and the Neighbourhood Plan Steering Group's decisions, at its meeting on 7th October 2019, relating to them are set out in a Schedule in Appendix D. Several of the points made by consultees were referred to task groups for fuller consideration, before the Submission Version of the Martock Parish Neighbourhood Plan, which included changes as a result of the Regulation 14 consultation, was agreed by the Steering Group on 11th November 2019.

Further discussions were held with South Somerset District Council regarding the proposed changes to the Neighbourhood Plan following Reg.14 consultation. A meeting with representatives of the Local planning authority took place on 27th November 2019 and an exchange of correspondence followed regarding land to be included and excluded from the Local Green Gap. South Somerset District Council was also consulted in November 2019 as an owner of land to be designated as Local Green Space.

6. Conclusions

In preparing the Martock Parish Neighbourhood Plan we have made strenuous efforts to establish and maintain a dialogue with those bodies and organisations covered by Schedule 1 of the Regulations and those other bodies and organisations we have identified as having an interest in our area.

The views, comments and suggestions received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it not only reflects what local people wish to see happen for their area but takes account of how we can share future planning and delivery with outside bodies and organisations so as to realise our aims and objectives.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix A of Part 2

List of Strategic Stakeholders Consulted 2019

National Organisations	Neighbouring Parishes
The Coal Authority	Kingsbury Episcopi
The Homes and Communities Agency	Stoke Sub Hamdon
Network Rail Infrastructure Ltd	Long Sutton
The Marine Management Organisation	Tintinhull
Natural England	South Petherton
Historic England	Muchelney Parish Meeting
Environment Agency	Ash
Highways England	Yeovil Town Council
Campaign to Protect Rural England	
Forestry Commission	Service Providers
National Trust	Wessex Water
RSPB	Western Power
Woodland Trust	Wales and West Utilities - gas
Civil Aviation Authority	South West Water
Ancient Monuments Society	Somerset Partnership NHS Foundation Trust
Sustrans	South Petherton Community Hospital
Road Haulage Association	National Grid
The Gypsy Council	Avon and Somerset Police
Royal Mail	Devon and Somerset Fire Service
	Amec
Regional Organisations	BT
Heart of South West Local Enterprise Partnership	Virgin
NFU	Talk Talk
Sport England	Sky
County-wide Organisations	Three Mobile
Somerset County Council	O2 Vodafone
Somerset Waste Partnership	Vodacom
Somerset Wildlife Trust	EE Mobile
Churches Together in Somerset	OfCom
Somerset Racial Equality	Scottish and Southern Energy
	Western Power Distribution
District wide Organisations	
South Somerset District Council	Affordable Housing Providers
Age UK	Aster Communities
Yeovil Chamber of Commerce	Magna Housing Association
	Stonewater
Neighbouring Local Authorities	Yarlington Housing Group
Somerset West and Taunton	
Mendip	
Sedgemoor	

Appendix B of Part 2

SEA and Habitat Regulations Screening Opinions

Summary, March 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.... below:

Statutory Consultee Summary of Comments:

Historic England – email 17/04/19

We note that the [draft] 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.

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.

Natural England – email 16/04/19

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.

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:

- *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*

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.

Habitats Regulations Assessment Screening

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.

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.

Environment Agency – emails 12/03/19 and 14/05/19

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.

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 regarding this matter.

- 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 SSDC 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.

Re-Screening Opinion

From South Somerset District Council 10th December 2019

Further to our meeting on 28th December 2019, I can confirm that the version of the Neighbourhood Plan you emailed to me on 21/11/19 (Version 3.3) does not alter the conclusion of the Martock Neighbourhood Plan SEA/HRA Screening Report dated May 2019.

Appendix C of Part 2

Comments Received on Pre-Submission Version of the Plan (Regulation 14 version)

	Respondent	Substance of Comment	Interpretation	SG Decisions
General				
1	Police Designing Out Crime Officer	<i>I have forwarded your email to my colleague.</i>	Awaiting comments from Yeovil	No change necessary as a result of this comment.
2	Highways England	<i>We are satisfied that the Plan's proposed policies are unlikely to result in development which will adversely impact on the SRN.</i>	Highways England confirms that the NP does not impact negatively on the Strategic Road Network	No change necessary as a result of this comment.
3	Natural England	<i>Natural England does not have any specific comments on this draft neighbourhood plan</i>	NE is satisfied with the current version of the NP	No change necessary as a result of this comment
4	SSDC Planning	<i>It is considered the Plan is in general conformity with the development plan for the area.</i>	The LPA has confirmed that the current version of the NP is in general conformity with the development plan. (This is one of the basic conditions required by law.)	No change necessary as a result of this comment.
5	SSDC Planning	<i>The Council is also pleased to note that the format and structure of the Plan is largely in accord with that expected by national legislation and guidance. Furthermore, that the document is both succinct and clear as to what it proposes through its Vision, Aims, and Policies in helping to shape the parish in future.</i>	Complimentary about the NP document.	No change necessary as a result of this comment.
6	SSDC Planning	<i>Many other references within the document suggest that it was first drafted in 2018 and updates should therefore be provided where necessary and appropriate.</i>	Dates and other references in the Submission Version of the Plan will need to be up-dated as appropriate.	Ensure all dates and references are reviewed and updated as necessary before Submission Version of the Plan is published.
9	Historic England	<i>I can confirm that there are no issues associated with the Plan upon which we wish to comment.</i>	HE is satisfied with the current version of the NP	No change necessary as a result of this comment.
LC1	Environment Agency	<i>The Environment Agency aim to reduce flood risk, whilst protecting and enhancing the water environment. Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: Planning for the Environment at the Neighbourhood Level.</i>	EA refers the SG to joint advice on neighbourhood planning.	No change necessary as a result of this comment.
Martock Parish Today				
17	SSDC Planning	<i>Para. 3.2 It is considered the Plan pays due regard to national policy as set out in the NPPF 2019. In some instances, it is recognised the Plan has needed to</i>	The LPA has confirmed that the current version of the NP is generally in accordance with the NPPF. (This is one of the	Noted that SSDC has confirmed that the current version of the NP is generally in

		<i>assess and balance competing national policy objectives so that the proposals being advanced are the best available in ensuring sustainable development and compliance with the expectations of the local community. With one exception, it is considered this balancing exercise has been concluded successfully.</i>	basic conditions required by law.) It suggests that the Plan has one flaw, which the NPSG needs to take heed of.	accordance with the NPPF. No direct change necessary as a result of this comment.
18	SSDC Planning	<i>Para. 3.2 ... refers to the 2018 incarnation of the NPPF. This reference should be updated to reflect the latest version of the document (February 2019) and corresponding checks made to any NPPF paragraph references throughout the Neighbourhood Plan to ensure these are still correct.</i>	A slightly revised version of the NPPF was published in February 2019. This requires an amendment to para. 3.2 and all references to the NPPF in the NP need to be checked.	Ensure all references to the NPPF in the Submission Version of the Plan relate to the latest published version.
19	SSDC Planning	<i>Para. 3.3 It is considered the Plan is in general conformity with the development plan for the area which comprises the adopted South Somerset Local Plan 2006-2028 (adopted March 2015), the Somerset County Minerals Plan up to 2030 (adopted February 2015), and the Somerset Waste Core Strategy up to 2028 (adopted February 2013).</i>	The LPA has confirmed that the current version of the NP is in general conformity with the development plan for the area. (This is one of the basic conditions required by law.)	No change necessary as a result of this comment.
20	SSDC Planning	<i>Para. 3.3 Local Plan Review – Commencement of Preferred Options Consultation References to the adopted South Somerset Local Plan are included as necessary in Section 3.3 and at subsequent locations throughout the document where appropriate. SSDC can confirm that public consultation on the South Somerset Local Plan Review (2016-2036) Preferred Options document is taking place between the 28th June and the 18th September 2019.</i>	The LPA has confirmed that current references in the NP to the Local Plan Review are correct. All such references will need to be checked and corrected as necessary at the time of publishing the submission Version of the NP.	Ensure all dates and references are reviewed and updated as necessary before Submission Version of the Plan is published.
21	SSDC Planning	<i>Para. 3.5 The Neighbourhood Plan recognises progress being made by SSDC in reviewing the Local Plan. The District Council welcomes the fact that the Neighbourhood Plan has endeavoured to ensure general conformity with the new Local Plan and its emerging strategic policies. Also, that parallel plan-making and consultation will likely lead to mutual benefits. The preparation timetable for the Local Plan Review is clearly set out within the Preferred Options document and will aid the Parish Council in setting future consultation milestones. However, the Parish should be mindful of the fact that local plan preparation and review can often be a lengthy process and there</i>	The LPA has welcomed the fact that the NP has endeavoured to ensure general conformity with the new Local Plan and its emerging strategic policies. It issues a gentle warning that the on-going LP review could result in changes to the proposed LP that could have implications for the NP.	A meeting with the LPA will be arranged, to discuss the intended policy content of the NP in the light of the Reg. 14 consultation.

		<i>may sometimes be unforeseen circumstances which have implications on the content and timing of emerging policy and proposals. If such instances arise, it will be for the Parish to decide whether it would wish to adjust preparation of the Neighbourhood Plan accordingly or whether it would wish to proceed on a potentially quicker route to referendum</i>		
The Structure of Our Plan				
25	SSDC Planning	<i>Para. 5.4 Martock continues to be identified as a "Rural Centre" in the Local Plan Preferred Options settlement hierarchy (Policy SS1). This is intended to enable the settlement to grow and expand its identified role by allowing for additional employment growth, the provision of additional retail premises, and modest housing growth, all of which will encourage greater self-containment. There are 5 rural centres identified in the Preferred Options document with a combined proposed growth equating to around 8% of the district's total proposed growth over the plan period. When taken individually, each settlement needs to provide approximately 1.6% of the total proposed growth across the district up to 2036.</i>	The LPA has confirmed that Martock will continue to be viewed and treated in the Local Plan as one of five rural centres in the district.	Point noted but no change necessary as a result of this comment.
Natural Environment – General and Introduction				
LC2	Environment Agency	<i>National and Local Plan Policy approach is to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas, and other areas affected by flooding. We note that flooding and the risk of flooding is a matter of major concern within the Parish and that a Flood Risk Guide for Planning Applicants has been drafted to accompany this neighbourhood Plan.</i>	EA acknowledges the NP takes flood risk seriously and has produced a Flood Risk Guide.	Point noted but no change necessary as a result of this comment.
Policy Mart1				
LC3	Environment Agency	<i>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Similarly, the Government's 25 Year Environment Plan (February 2018) has policy for embedding an 'environmental net gain' principle for development, including housing and infrastructure. We note that your</i>	The respondent acknowledges that the NP seeks opportunities to enhance biodiversity and contribute to wildlife and habitat connectivity. EA expresses its support for policy Mart1.	Include a reference to EA's support for the policy and reasons why in the supporting text.

		<i>Neighbourhood Plan policy's, linking with South Somerset's Local Plan Policies, are looking to seek opportunities to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area. We are supportive of these policies particularly Policy Number Mart 1, Protecting and Enhancing Biodiversity, and Policy Number Mart 6, Development in the Countryside. Biodiversity enhancement in and around development should be led by a local understanding of ecological networks.</i>		
Policy Mart3				
LC4	Environment Agency	<i>paragraph 7.15, The Environment Agency would welcome clarification regarding the reference to "critical drainage problems" as this statement could be misleading. The Environment Agency does not have any areas in Wessex that have been formally designated a 'critical drainage area'.</i>	EA asks for clarification on the phrase "critical drainage problems" as it could be misinterpreted as meaning a 'critical drainage area', none of which have been formally designated in the area.	Re-word para. 7.15 to avoid any misinterpretation.
Policy Mart4				
LC5	Environment Agency	<i>paragraph 7.22, please note, areas that are within close proximity to flood zones 2 and 3 may be for other authorities to provide comment on. The Environment Agency would only be a statutory consultee if the proposed development was actually within the publish flood map for planning (Flood Zone 2 and 3). We would remind you the Local planning authorities' Strategic Flood Risk Assessments (SFRAs) should be the primary source of flood risk information in considering whether particular neighbourhood planning areas may be appropriate for development.</i>	EA seeks to clarify its involvement and the role of others including the LPA's SFRA's	Point noted but no change necessary as a result of this comment. This is dealt with adequately in the Flood Guide.
Policy Mart6 - Development in the Countryside				
31	SSDC Planning	<i>Policy Mart6 supports appropriate development in the countryside according to a number of criteria being met. However, it is considered the policy is disjointed and somewhat repetitive and could be simplified to help clarify what types of development will be supported and what types of development will not. A potential simplification might be as follows: "Development in the countryside will be supported where: • It is necessary for the purposes of agriculture, farm diversification or outdoor recreation; • It demonstrates a positive contribution to the preservation and enhancement of the countryside, its landscape and its biodiversity;</i>	The LPA suggests that policy Mart 6 could be made clearer by a revised application of bullet points.	Agreed to accept policy re-wording with "if" instead of "where".

		<ul style="list-style-type: none"> • It facilitates responsible use and enjoyment of the countryside by the public; • It does not cause harm to publicly accessible open space, footpaths or bridleways; • It does not impact negatively on important views and vistas to/from settlements; • It does not cause harm to scheduled ancient monuments and other sites of archaeological interest, including ridge and furrow; • It does not impact negatively on the best and most versatile agricultural land, or the integral character, beauty and tranquillity of the countryside.” 		
LC6	Environment Agency	<p>We note that your Neighbourhood Plan policy's, linking with South Somerset's Local Plan Policies, are looking to seek opportunities to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area. We are supportive of these policies particularly Policy Number Mart 1, Protecting and Enhancing Biodiversity, and Policy Number Mart 6, Development in the Countryside.</p>	EA expresses its support for policy Mart6.	Include reference to EA's support for the policy and reasons why in the supporting text.
Policy Mart7 - Farm Diversification				
33	SSDC Planning	<p>Whilst the principles of farm diversification are supported by both the NPPF and the Local Plan, SSDC wonders if Mart7 contains a drafting error as the statement runs completely contrary to a variety of national and local policy, standards, advice and guidance designed to maintain / protect character, amenity and safety. Redrafting is necessary to avoid continued conflict.</p>	The LPA is mainly concerned about the phrase “where the benefits of such development outweigh any harm to local character, residential amenity or highway safety, will be supported...”	Re-word policy.
Built Environment and Heritage - General and Introduction				
35	Wood E&I Solutions on behalf of National Grid	<p>High-pressure gas transmission pipeline does not interact with any of the proposed development sites. There may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites.</p>	The consultant responding on behalf of the National Grid has confirmed that the NP does not impact on the gas transmission pipeline network. They provide a map to refer to if policy changes are to be considered.	No change necessary as a result of this comment.
Policy Mart10 - Local Green Space				
38	SSDC Planning	<p>In relation to Local Green Space, the NPPF is clear that policy should only allow development in exceptional circumstances. Indeed, the NPPF awards parity between policies for the protection of Local Green Space and those for managing Green Belts. The Neighbourhood Plan and its supporting evidence base is clear that the 13 areas identified through Policy</p>	The LPA wonders whether there are non-qualifying areas of green space that may also need protection that are not adequately covered by policies in the development plan. It does not nominate any specific sites/areas.	Point referred to Green Spaces Task Group.

		<i>Mart10 as being suitable for this designation have been subject to assessment against NPPF criteria. Given this widespread use of an enhanced level of protection, are there any remaining green areas that might be worthy of protection through a secondary / alternative policy mechanism?</i>		
Policy Mart13 - Accommodating Growth				
41	SSDC Planning	<i>The housing requirement for Martock and Bower Hinton is therefore around 330 dwellings over the plan period (Policy SS2) with a residual requirement of around 210 dwellings after existing commitments and completions are discounted. 3 allocations are made in the Preferred Options (Policies MB1, MB2 & MB3), each with a requirement for 29% affordable housing to be provided. It is suggested the Neighbourhood Plan could better reflect this scenario. Whilst the plan includes a policy to support appropriate housing development, subject to six different criteria, and notes the importance of local plan policy in assessing development proposals in rural settlements, no specific housing allocations are made. Instead, the settlement boundary is more widely drawn than is currently the case with a view to accommodating growth subject to criteria-based assessments in accord with the Local Plan* (Policy SS2 / Local Plan Review Preferred Options Policy SS4) and Neighbourhood Plan Policy Mart16. SSDC suggests that in order to provide a more positive contribution towards meeting acknowledged housing shortages (including affordable housing shortages) and to provide greater certainty for the local community and stakeholders, the Neighbourhood Plan considers making a housing allocation (or allocations) at a suitable location within or adjacent to the settlement boundary. Such an allocation could contribute towards medium or longer-term housing needs and assist in raising funds to help meet the infrastructure requirements of the area whilst providing ancillary benefits to the community in accord with the adopted CIL framework.</i>	The LPA asks that the NP better reflect the housing proposals in the LP Preferred Options, which proposes allocation of sites at: MB1 N. of Coat Road 55 MB2 S. of Coat Road 95 MB3 South Hills Lane 60 (each with 28% affordable) It suggests that the NP would make a more positive contribution and provide greater certainty if it was to allocate sites for future housing development.	Point referred to Development and Growth Task Group.
Policy Mart15				
LC7	Environment Agency	<i>Adequate water and wastewater infrastructure are needed to support sustainable development. A healthy water environment will also deliver multiple benefits, such as helping to</i>	EA expresses support for the sustainability and water efficiency aspects of policy Mart15 and the Environment Manual.	Include reference to EA's support for the policy in the supporting text.

		<i>enhance the natural environment generally and adapting to climate change. We would promote that water efficiency measures should be incorporated into development as this conserves water for the natural environment and allows cost savings for future housing occupants. We are therefore supportive of Policy number Mart15 Sustainable Design and that you have highlighted that “new development should seek to achieve high standards of sustainable development, and demonstrate in proposals how design, construction and operation will promote water efficiency. We are also supportive of your environmental manual</i>		
Housing - General and Introduction				
48	SSDC Planning	<i>Attention is drawn to the fact that the affordable housing requirement on qualifying sites* outlined throughout the Preferred Options document is now changed to 29% (rather than 35% as included in the adopted Local Plan). This proposed reduction is considered more realistic and reflects the fact that the current Local Plan target is subject to viability and, more often than not, the affordable housing contribution within developments is reduced following an ‘open book’ viability testing process. *: Qualifying sites are those providing 10 or more dwellings or having a site area of 0.5 ha or more.</i>	LPA makes the point that para 9.2 should reflect the latest position being taken by the LP on affordable housing requirements.	Amend para. 9.2 to ensure it reflects the latest position at the time of publication of the Submission Version of the NP.
Policy Mart22 - Business Areas				
56	SSDC Planning	<i>It is noted that the Neighbourhood Plan is supporting an appropriate scale of business development and expansion at four well-established key sites...This will assist 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>	The LPA appears to endorse policy Mart22 (and Mart 23)	Include reference to the Local Plan’s objectives for the area in support of the policy.
Community Wellbeing - General and Introduction				
59	Sport England	<i>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that</i>	This is the standard Sport England response to all NPs. It is a pity it does not comment specifically on policy Mart32 and other relevant policies. It is left to the SG to decide whether the policies are in line with Sport England’s aims and priorities. Nb. Reference to NPPF para. 97 is made in	No change necessary as a result of this comment.

		<i>positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important. It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</i>	relation to policy Mart32.	
Policy Mart30 - Existing Community Facilities				
61	SSDC Planning	<i>SSDC is pleased to note recognition of retail and service functions as significant facets of the local economy. The stance towards maintaining and enhancing community facilities through Policy Mart30 and Policy Mart31 is welcomed and is in accord with Policy EP15 of the adopted Local Plan (now renumbered to Policy TC9 in the Local Plan Review Preferred Options).</i>	The LPA endorses policy Mart30.	Include reference to LPA's comment in support of the policy.
Policy Mart31 - New Community Facilities				
62	SSDC Planning	<i>The stance towards maintaining and enhancing community facilities through Policy Mart30 and Policy Mart31 is welcomed and is in accord with Policy EP15 of the adopted Local Plan (now renumbered to Policy TC9 in the Local Plan Review Preferred Options). The Local Plan aim of increasing the range of comparison goods outlets (which is currently only half the UK town centre average) may also be well served by Mart31.</i>	The LPA endorses policy Mart31.	Include reference to LPA's comment in support of the policy.