



# **South Somerset District Council**

**Martock Parish Neighbourhood Plan  
2018 - 2034**

**Strategic Environmental Assessment and  
Habitats Regulations Screening Report**

**May 2019**

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

## Contents

1.	Introduction	4
2.	Legislative Background	7
3.	An Overview of the Screening Assessment	9
4.	Carrying out the Assessment of Martock Parish Neighbourhood Plan	12
5.	Screening Outcome	19
Appendix 1	Draft Policies and Maps Showing Constraints	22
Appendix 2	South Somerset Local Plan 2006-2028 – Inset Map and key	39
Appendix 3	Comparison of Proposed Bower Hinton/Martock Settlement Area Boundary and Local Plan Development Area	41

## 1. Introduction

- 1.1 One of the basic conditions is that a Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations. These obligations include the SEA Directive and Habitats Directive. The Habitats Directive requires that plans do not have significant effects on European sites (Special Areas of Conservation, Special Protection Areas and Ramsar sites).
- 1.2 A Strategic Environmental Assessment (SEA) is required under European legislation for all plans which may have a significant effect on the environment. This particularly relates to plans which designate sites for development such as the District Council's Local Plan and Neighbourhood Plans produced by parish councils.
- 1.3 A Habitats Regulations Assessment (HRA) is a process which looks at the potential impact of proposals within a plan on European sites.
- 1.4 South Somerset District Council is required to determine whether or not the contents of the Martock Parish Neighbourhood Plan require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC<sup>1</sup> and associated Environmental Assessment of Plans and Programmes Regulations 2004. If it is concluded that an SEA is required, the Martock Neighbourhood Plan Steering Group are responsible for its production and it must form part of the material that is consulted on once the formal consultation stage is reached.
- 1.5 The draft neighbourhood plan of January 2019, includes 32 individual policies but does not allocate any land for housing or employment use. Appendix 1 includes the draft policies and accompanying maps. The aims and objectives of the Neighbourhood Plan are set out below:

Natural Environment	
<i>Aims</i>	<i>Objectives</i>
<i>Protect and enhance our natural environment</i>	<ul style="list-style-type: none"> <li>• Protect and enhance sensitive areas and habitats</li> <li>• Further the creation of a network of wildlife corridors</li> <li>• Prevent harm from development</li> </ul>
<i>Improve flood resilience</i>	<ul style="list-style-type: none"> <li>• Support flood prevention measures</li> <li>• Prevent development on land liable to flooding or development that might increase flood risk elsewhere</li> </ul>
<i>Support responsible change in the countryside</i>	<ul style="list-style-type: none"> <li>• Extend and enhance public access to the countryside</li> <li>• Enable necessary farm diversification</li> <li>• Responsible stewardship of the countryside</li> <li>• Protect valued landscapes and views</li> </ul>
Built Environment and Heritage	

<sup>1</sup> 'SEA Directive'

<i>Aims</i>	<i>Objectives</i>
<i>Respect the heritage and character of the area</i>	<ul style="list-style-type: none"> <li>• Protect and enhance historic buildings and their settings</li> <li>• Protect historical and archaeological sites</li> <li>• Safeguard valuable green spaces within the settlements</li> <li>• Retain the sense of villages and rurality</li> </ul>
<i>Ensure new development has a positive impact</i>	<ul style="list-style-type: none"> <li>• Establish the limits of development</li> <li>• Influence the design of new development</li> <li>• Support sustainable development practices</li> <li>• Ensure adequate infrastructure is in place</li> </ul>
<i>Support wider use of renewable energy</i>	<ul style="list-style-type: none"> <li>• Support small-scale renewable energy generation</li> <li>• Encourage low carbon development</li> </ul>

Housing	
<i>Aims</i>	<i>Objectives</i>
<i>Ensure housing meets local needs</i>	<ul style="list-style-type: none"> <li>• Establish a sustainable level of housing development</li> <li>• Ensure new housing development is suitably mixed and reflects local needs</li> <li>• Ensure housing offers realistic affordable options for local people</li> </ul>
<i>Encourage innovative housing solutions</i>	<ul style="list-style-type: none"> <li>• Support locally-based housing initiatives</li> <li>• Support self-build projects</li> <li>• Support energy-efficient housing design</li> </ul>

Local Economy	
<i>Aims</i>	<i>Objectives</i>
<i>Facilitate the growth of local employment opportunities</i>	<ul style="list-style-type: none"> <li>• Protect and enhance existing business and commercial areas</li> <li>• Support a wide variety of new business development</li> <li>• Facilitate high-speed electronic communication</li> </ul>

Transport and Travel	
<i>Aims</i>	<i>Objectives</i>
<i>Reduce the impact of</i>	<ul style="list-style-type: none"> <li>• Increase safe cycling and walking</li> </ul>

<i>the motor vehicle</i>	routes <ul style="list-style-type: none"> <li>• Support public transport initiatives</li> <li>• Increase off-road parking opportunities</li> </ul>
<i>Improve safety and accessibility</i>	<ul style="list-style-type: none"> <li>• Improve pedestrian routes</li> <li>• Support traffic management initiatives</li> <li>• Improve accessibility to services and facilities</li> </ul>

Community Wellbeing	
<i>Aims</i>	<i>Objectives</i>
<i>Ensure community infrastructure meets local needs</i>	<ul style="list-style-type: none"> <li>• Protect existing community facilities</li> <li>• Ensure community infrastructure is commensurate with changing needs and demands</li> <li>• Facilitate the local delivery of services</li> </ul>
<i>Encourage healthy leisure and recreation activities</i>	<ul style="list-style-type: none"> <li>• Protect and enhance existing sport recreational and cultural facilities</li> <li>• Support the provision of new facilities that meet local demands</li> <li>• Ensure the needs and demands of all age groups are considered</li> </ul>

- 1.6 The legislative background in the following section 2 outlines the regulations that determine the need for this screening exercise. Section 3 gives an overview of the screening process, whilst section 4 provides a screening assessment of the likely significant environmental effects of the emerging Martock Parish Neighbourhood Plan and considers the need for a full SEA. The outcome of the screening assessment is set out in section 5.

## 2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC as transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations 2004 (from here on referred to as “the Regulations”). Detailed Guidance of these regulations can be found in the Government publication ‘A Practical Guide to the Strategic Environmental Assessment Directive’ (ODPM 2005).
- 2.2 Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Habitats Directive. The Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an Appropriate Assessment, part of the Habitats Regulations Assessment process. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site. Paragraphs 2 to 5 of Schedule 2 amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood plans. In particular, paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site.
- 2.3 The Planning and Compulsory Purchase Act 2004 (as amended) requires Sustainability Appraisal, incorporating SEA, to be carried out for Local Plans. The governments Planning Practice Guidance (PPG)<sup>2</sup> explains that there is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A sustainability appraisal (SA) may be a useful approach for doing this and the guidance on sustainability appraisal of Local Plans should be referred to.
- 2.4 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may fall within the scope of the Regulations and so require a strategic environmental assessment. One of the basic conditions that will be tested by the independent examiner is whether the making of the neighbourhood plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).<sup>3</sup>
- 2.5 Whether a neighbourhood plan requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:
- a neighbourhood plan allocates sites for development
  - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
  - the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.<sup>4</sup>

---

<sup>2</sup> PPG Paragraph: 026 Reference ID: 11-026-20140306

<sup>3</sup> PPG Paragraph: 027 Reference ID: 11-027-20140306

<sup>4</sup> PPG Paragraph: 046 Reference ID: 11-046-20150209

- 2.6 To decide whether an emerging neighbourhood plan might have significant environmental effects, its potential scope should be screened at an early stage against the criteria set out in Schedule 1 the Regulations.<sup>5</sup>
- 2.7 This report focuses on screening the Martock Parish Neighbourhood Plan for SEA and HRA.

---

<sup>5</sup> NPPG Paragraph: 029 Reference ID: 11-029-20140306

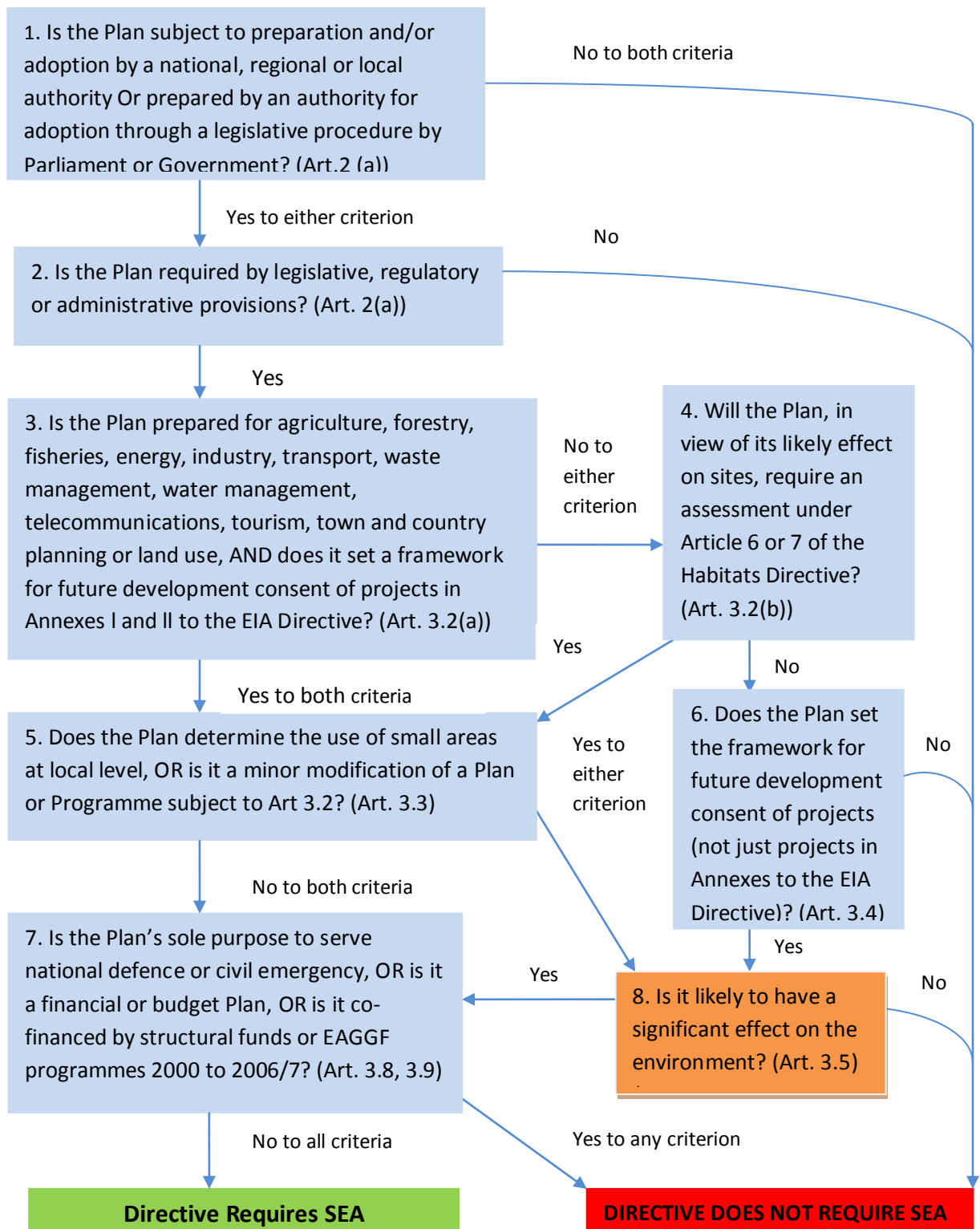
### **3. An Overview of the Screening Assessment**

- 3.1 Figure 1 below reflects 'A practical guide to the Strategic Environmental Assessment Directive' and illustrates the process for screening a Neighbourhood Plan to ascertain whether a full SEA is required (Article numbers relate to European Directive 2001/42/EC).
- 3.2 In order to carry out the screening process it is necessary to consider each of the criteria set out in Figure 1 - this is done in Table 1. Table 2 explicitly addresses criterion 8 (coloured orange) by considering if the Neighbourhood Plan is likely to have a significant effect on the environment. This is done by considering the Plan against the criteria for determining the likely significance of effects referred to in the Directive<sup>6</sup> - these criteria are listed in Figure 2.
- 3.3 Once the process set out in Figure 1 has been completed a screening outcome can be reached and the conclusion can be found in section 5.

---

<sup>6</sup> Article 3.5 of European Directive 2001/42/EC

**Figure 1: Application of the SEA Directive to Neighbourhood Plans**



\*The Directive requires Member states to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

- 3.4 The criteria for determining the likely significance of effects referred to in the Directive<sup>7</sup> are set out in Figure 2.

**Figure 2: Criteria for Determining Likely Significance of Effects**

1. The characteristics of plans and programmes, having regard, in particular, to
  - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
  - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
  - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
  - environmental problems relevant to the plan or programme,
  - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
  - the probability, duration, frequency and reversibility of the effects,
  - the cumulative nature of the effects,
  - the transboundary nature of the effects,
  - the risks to human health or the environment (e.g. due to accidents),
  - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
  - the value and vulnerability of the area likely to be affected due to:
    - special natural characteristics or cultural heritage,
    - exceeded environmental quality standards or limit values,
    - intensive land-use,
    - the effects on areas or landscapes which have a recognised national, Community or international protection status.

---

<sup>7</sup> Article 3.5 of European Directive 2001/42/EC (these criteria are replicated in Schedule 1 of the Regulations)

#### 4. Carrying out the Assessment of Martock Parish Neighbourhood Plan

- 4.1 Martock Parish Neighbourhood Plan Steering Group have drafted a range of policies that support the aims and objectives of the Neighbourhood Plan as set out in paragraph 1.5 of this document. Policies have been drafted which protect the environment and heritage assets, support new housing and business development; support the retention of community assets, preserve Local Green Spaces and seek to improve infrastructure provision.
- 4.2 The only European site within South Somerset is the Somerset Levels and Moors Special Protection Area/Ramsar. One other European site<sup>8</sup> is in close proximity to the district boundary. These sites have been addressed in the Habitats Regulations Assessment which has been carried out alongside the South Somerset Local Plan.
- 4.3 Table 1 assesses whether the Martock Parish Neighbourhood Plan will require a full SEA. The criteria within Table 1 are drawn from Figure 1, which sets out how the SEA Directive should be applied. The maps in Appendix 1 show the environmental constraints within the Martock Parish Neighbourhood Area.

**Table 1: Assessment of the Need for SEA**

Assessment Criteria	Assessment	
1. Is the Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	<b>Yes</b>	Neighbourhood Plans are prepared by parish/town councils (as the “qualifying body”) under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011. Once the Plan has been prepared, and subject to examination and referendum, it will be “made” by South Somerset District Council as the Local Planning Authority.  <b>GO TO ASSESSMENT CRITERION 2</b>
2. Is the Plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	<b>Yes</b>	Whilst producing a Neighbourhood Plan is not a requirement and is optional, it will if ‘made’, form part of the statutory Development Plan for the District and will be used when making decisions on planning applications. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.  <b>GO TO ASSESSMENT CRITERION 3</b>

<sup>8</sup> Bracket’s Coppice Special Area of Conservation, located south east of Crewkerne in Dorset.

<p>3. Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))</p>	<p><b>Yes</b></p>	<p>Martock Parish Neighbourhood Plan is prepared for town and country planning and land use purposes and does set out a framework for future development in Martock Parish. The draft policies protect the environment and heritage assets, support new housing and business development; introduce a Settlement Area Boundary</p> <p>which amends the Local Plan Development Area, support the retention of community assets, identify Local Green Spaces and seek to improve infrastructure provision. Therefore this may fall under 10 (a &amp; b) of Annex II of the EIA Directive.</p> <p><b>GO TO ASSESSMENT CRITERION 5</b></p>
<p>4. Will the Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))</p>		<p><b>NOT APPLICABLE (refer to Figure 1)</b></p>
<p>5. Does the Plan determine the use of small areas at local level, OR is it a minor modification of a Plan or Programme subject to Art. 3.2? (Art. 3.3)</p>	<p><b>Yes</b></p>	<p>Martock Parish Neighbourhood Plan draft policies protect the environment and heritage assets, support new housing and business development; introduce a Settlement Area Boundary which amends the Local Plan Development Area, support the retention of community assets, identify Local Green Spaces and seek to improve infrastructure provision.</p> <p><b>GO TO ASSESSMENT CRITERION 8</b></p>
<p>6. Does the Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)</p>		<p><b>NOT APPLICABLE (refer to Figure 1)</b></p>
<p>7. Is the Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)</p>		<p><b>NOT APPLICABLE (refer to Figure 1)</b></p>

**As a result of the response to assessment criterion 5 it is necessary to consider the Neighbourhood Plan under assessment criterion 8. Table 2: Determining the Likely Significant Effects of the Martock Parish Neighbourhood Plan on the Environment does this by using the criteria set out in Figure 2 of this document.**

**Table 2: Determining the Likely Significant Effects of the Martock Parish Neighbourhood Plan on the Environment**

Significant effect criteria	Assessment	Likely Significant Environmental effect
<b>The characteristics of the plans, having regard to:</b>		
<p>The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>	<p>Martock Parish Neighbourhood Plan draft policies protect the environment and heritage assets, support new housing and business development; introduce a Settlement Area Boundary, which amends the Local Plan Development Area, support the retention of community assets, identify Local Green Spaces and seek to improve infrastructure provision.</p> <p>The draft neighbourhood plan identifies 13 areas of Local Green Space (Policy Mart10) and introduces a Settlement Area Boundary (Policy Mart13) which significantly amends the Development Area identified in the Local Plan.</p> <p>The Neighbourhood Plan sits within the wider framework of the National Planning Policy Framework (NPPF), and the South Somerset Local Plan 2006-2028, and will help to set the framework for projects that are localised in nature and are likely to have limited resource implications.</p> <p>Policy Mart13 which whilst not formally allocating land for development does identify new areas of land not identified in the adopted Local Plan where the principle of development would be accepted. Some of these areas are in the Conservation Area and Flood Zone 3. Any proposals that come forward within this revised boundary would need to be in line with the NPPF and adopted Local Plan policies. The existing policy framework provides sufficient protection/mitigation so that significant effects are unlikely.</p>	<p>No</p>

	A copy of the adopted Local Plan Inset Map and key are provided in Appendix 2, there are also links to the online versions. In addition, a comparative map showing the proposed Martock Settlement Area Boundary and the Local Plan Development Area is shown in Appendix 3.	
The degree to which the plan influences other plans and programmes including those in a hierarchy.	The Neighbourhood Plan will be in general conformity with the NPPF and with the strategic policies of the South Somerset Local Plan 2006-2028. The Neighbourhood Plan should not significantly influence other plans and programmes.	No
The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	A Neighbourhood Plan is required to contribute to the achievement of sustainable development and covers a parish wide geographical area. Therefore, the likely significant effects on the environment are minimised as the Neighbourhood Plan should integrate environmental considerations and promote sustainable development.	No
Environmental problems relevant to the plan.	<p>The environmental impacts of the proposals within the Martock Parish Neighbourhood Plan are unlikely to be significant.</p> <p>Whilst part of the parish is located within Flood Zones 2 &amp; 3 - most notably through the middle of the parish where Martock and Bower Hinton meet, any future proposals within the flood zone would be subject to a Sequential/Exception Test and site-specific flood risk assessment in accordance with the NPPF.</p> <p>The NA also has a number of heritage assets, it has a large number of listed buildings including the Grade 1 listed Church of all Saints; a Conservation Area covering the southern part of Martock and extending south through Bower Hinton, there are also areas of high Archaeological Potential.</p> <p>Madey Mill in East Street, a Grade II* listed building is on Historic England's risk register.<sup>9</sup></p> <p>The hamlet of Coat lies to the north-west of</p>	No

<sup>9</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?searchType=HAR&search=Madey+Mill>

	<p>Martock within the parish and has its own Conservation Area and a number of listed buildings.</p> <p>The Neighbourhood Plan intends to protect these assets.</p>	
<p>The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).</p>	<p>The Neighbourhood Plan has to be in general conformity with the Local Plan. The Local Plan has had regard to European Community legislation on the environment and therefore the NP is not directly relevant to the implementation of other European legislation. Waste management issues are addressed in the Somerset Waste Core Strategy.</p>	<p>No</p>
<p><b>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</b></p>		
<p>The probability, duration, frequency and reversibility of the effects.</p>	<p>The draft neighbourhood plan allows for development to take place in Martock therefore some element of environmental change will take place. The overall impacts will be broadly in accordance with the adopted Local Plan and unlikely to have significant effect.</p>	<p>No</p>
<p>The cumulative nature of the effects.</p>	<p>The draft neighbourhood plan should not lead to significant cumulative impacts. The level of housing proposed seeks to accord with the emerging Local Plan Review (Regulation 18 consultation on the Preferred Options will take place in the summer of 2019) and the NP policies seek to protect the historic environment.</p>	<p>No</p>
<p>The transboundary nature of the effects.</p>	<p>There are no transboundary effects resulting from the draft Martock Parish Neighbourhood Plan.</p>	<p>No</p>
<p>The risks to human health or the environment (e.g. due to accidents).</p>	<p>There is limited risk to human health or the environment as result of the draft Martock Parish Neighbourhood Plan.</p>	<p>No</p>
<p>The magnitude</p>	<p>The Neighbourhood Area (NA) covers the civil</p>	<p>No</p>

<p>and spatial extent of the effects (geographical area and size of the population likely to be affected) by the Plan.</p>	<p>parish of Martock which has a resident population of 4,188 people (ONS 2016 mid-year estimate) and covers a geographical area of around 1,539 ha.</p>	
<p>The value and vulnerability of the area likely to be affected by the Plan due to:</p> <ul style="list-style-type: none"> <li>- Special natural characteristics or cultural heritage,</li> <li>- Exceeded environmental quality standards or limit values,</li> <li>- Intensive land-use,</li> <li>- The effects on areas or landscapes which have a recognised national, Community or international protection status.</li> </ul>	<p>Martock Parish NA has no sites of national wildlife/geological significance. The NA does have a couple of Local Wildlife/Geology sites, a small one in the very south-west corner of the parish and another larger one to the north west (Local Plan Policies EQ2, EQ4 and EQ5).</p> <p>A significant proportion of the existing built up area of the settlement is within Areas of High Archaeological Potential (Local Plan Policy EQ3).</p> <p>A Conservation Area covers a large proportion of the existing built settlement of Martock and Bower Hinton as well as the hamlet of Coat (Local Plan Policy EQ3). Parts of the Martock Parish NA are designated as Flood Zones 2 and 3 (medium – high flood risk), including an area that runs through the centre of the village (Local Plan Policy EQ1). Areas within the Conservation Area and Flood Zones are proposed for inclusion in the Settlement Area Boundary – Neighbourhood Plan Policy Mart13.</p> <p>There are no landscapes which have a recognised national, Community or international protection status in the Martock Parish NA.</p> <p>There are areas of best and most versatile agricultural land around the settlement with an area of Grade 1 land to the south east of Martock and two other parcels on the western side.</p> <p>An area of Mineral Safeguarding is located to the south of the built settlement (Somerset County Council Minerals Plan Policy SMP9).</p> <p>The Neighbourhood Plan intends to protect these valued areas. The policies within the NPPF and Local Plan (identified in brackets) should ensure that any significant negative effects are adequately mitigated.</p>	<p>No</p>

<b>Criterion 8 Conclusion</b>	<b>The Martock Parish Neighbourhood Plan is unlikely to have a significant effect on the environment.</b>
-----------------------------------	---

## 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 7<sup>th</sup> March 2019 to determine if they agreed with the screening outcomes of the draft screening report. The draft screening report concluded that SEA was required as a consequence of draft neighbourhood plan Policy MART13 which includes areas of land within the settlement boundary not previously included. However, the consultation responses from Historic England and Natural England suggested otherwise leading the Council to re-visit the draft conclusion.
- 5.5 The Council's position is as set out in this report. The responses from the statutory consultees are summarised in Table 3 below:

**Table 3: Summary of Consultation Responses from Statutory Bodies**

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

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

	regarding this matter.
--	------------------------

- 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.

## **Appendix 1: Draft Policies and Maps**

### **Martock Parish Neighbourhood Plan 2018-2034**

#### **Pre-Submission Draft January 2019**

##### **Policy No. Mart1** **Protecting and Enhancing Biodiversity**

Development proposals will be required to demonstrate how the design has taken into account its potential impact on local wildlife habitats and species and realises opportunities to enhance biodiversity and important habitats.

Development proposals that would result in either the loss of or unacceptable harm to an existing area of natural habitat will not be permitted unless proposed mitigation measures would result in an effective solution to ensure that the integrity of the habitat continues after the implementation of the development.

##### **Policy No. Mart2** **Landscape and Wildlife Corridors**

Landscape and Wildlife Corridors will be protected from development, other than that required to maintain, enhance or interpret their landscape or wildlife purposes.

Where appropriate, development proposals should demonstrate they take the opportunity to enhance and extend the network of Landscape and Wildlife Corridors as a means of mitigating development impact with a focus on increasing biodiversity, wildlife value and general amenity value of these corridors.

Where Landscape or Wildlife Corridors are disrupted as an unavoidable consequence of adjacent or nearby development, developers will be required to minimise the impact and to carry out remedial action in accordance with a scheme that shall be secured by way of planning condition or planning obligation as appropriate.

##### **Policy No. Mart3** **Flood Management**

Proposals to improve the management of water courses and construct new defences to minimise flooding will generally be supported.

In improving flood defences, opportunities shall be taken to enhance biodiversity.

##### **Policy No. Mart4** **Flood Risk**

Where appropriate, development proposals shall demonstrate that they do not increase local flood risk, with particular regard to locations of known surface, fluvial and reservoir flooding, identified on up-to-date flood risk maps; or heighten flood risk further downstream.

Wherever practicable and appropriate, development proposals should incorporate a Sustainable Drainage System (SUDS) to minimise flood risk. Where sustainable drainage systems are introduced, a satisfactory management plan must be put in place for future maintenance of the system.

##### **Policy No. Mart5** **Public Rights of Way**

Development proposals to improve accessibility and extend local footpaths, bridleways and cycle paths and help connect them to the wider networks will be supported.

The construction and appearance of new paths, tracks or links must be appropriate and sensitive to the character of the locality and enhance the green infrastructure network wherever possible.

**Policy No. Mart6**

**Development in the Countryside**

Development proposals in the countryside will usually be supported if they are necessary for the purposes of agriculture, or farm diversification or outdoor recreation. Such development proposals should be shown to be making a positive contribution to the preservation of the countryside and its biodiversity and enhancing its setting, or its responsible use and enjoyment by the public.

Development proposals will not be supported that result in the loss of or cause demonstrable harm to:

- i i. publicly accessible open space, footpaths or bridleways;
- ii ii. important views from the settlement areas;
- iii iii. biodiversity or landscape features;
- iv iv. the best and most versatile agricultural land;
- v v. Scheduled Monuments and other sites of archaeological interest, including ridge and furrow; or
- vi vi. the essential character beauty and tranquillity of the countryside.

**Policy No. Mart7**

**Farm Diversification**

The conversion of existing agricultural buildings for business or business-related purposes, where the benefits of such development outweigh any harm to local character, residential amenity or highway safety, will be supported, subject to the conversion not requiring substantial rebuilding, or resulting in a disproportionate extension.

Converted business space permitted by this policy must remain as its approved use unless it has been actively marketed for two years and it can be demonstrated that no demand exists for its continuation for employment purposes. In such cases, the redundant space should revert to its former use.

**Policy No. Mart8**

**Views and Vistas**

Key panoramas, views and vistas should not be compromised. Development proposals that would detract from the visual qualities of the rural landscape and setting of the Parish will be resisted.

**Policy No. Mart9**

**Heritage Assets**

Development proposals will be supported that maintain or enhance the character and setting of a heritage asset.

Development proposals that affect a heritage asset must demonstrate how they protect or enhance the said building or structure.

Any renovations or alterations of buildings or structures identified as heritage assets requiring planning permission should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.

Development proposals in the setting of a heritage asset should provide a clear assessment of the significance and impact of the proposal on the asset and its setting and justify the design approach taken.

**Policy No. Mart10**

**Local Green Space**

The areas listed below and identified on Maps 5a and 5b are designated as Local Green Spaces and will be protected from development due to their particular local significance and community value:

- A. Bracey Road Recreation Ground
- B. Church Close Amenity Area
- C. Higher Orchard
- D. Hills Lane Park
- E. Martock Churchyard
- F. Old Methodist Churchyard
- G. Old Orchard, adj. Bracey Road Rec.
- H. Pair Trees
- I. Paulls Close/Vincent Way
- J. Play Park, Lavers Oak
- K. Stapleton Road/Stapleton Close
- L. Steppes Crescent
- M. The Village Green

Development proposals which lead to the loss of, damage to or adverse impact on these local green spaces will not be supported.

**Policy No. Mart11**

**Local Character and Design**

Development proposals should, where appropriate, provide an assessment of the character of the site and its context (including landscape character) and show how the development fits in with these specific characteristics.

Development proposals within the confines of existing settlement areas will usually be supported provided they:

- i i. are of a scale, massing, density and design in keeping with the local character of neighbouring buildings;
- ii ii. have access and parking arrangements that do not result in an unacceptable impact on road and pedestrian safety;
- iii iii. do not have an adverse effect on residential amenity;
- iv iv. will not cause nuisance to neighbouring uses; and
- v v. will not have any other unacceptable environmental impact.

Wherever appropriate, development proposals should demonstrate how they have followed the guidance of the Martock Design Statement.

Development proposals should be of a high-quality design which:

- i i. uses locally appropriate materials and colours;
- ii ii. complements, and enhances where appropriate, existing development in the vicinity;
- iii iii. relates to the existing character of the locality; and
- iv iv. provides an appropriate level of landscaping, which complements and enhances the character of the local area.

**Policy No. Mart12**

**Infrastructure**

Development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth.

**Policy No. Mart13**

**Accommodating Growth**

The Settlement Area Boundary of Bower Hinton/Martock is shown on Map 6.

A. Development proposals within the Settlement Area Boundary will be supported provided that the proposal:

- i. makes an appropriate use of a brownfield site; or
- ii. is infill and surrounded by existing development; and
- iii. in other ways complies with the policies in the development plan.

B. The inappropriate development of residential gardens, where such development would harm local character, will not be supported.

C. Small-scale development on land adjoining the Settlement Area Boundary will be supported if:

- i. there is a demonstrable local need for the development; and
- ii. it forms a logical extension to the existing built-up area; and
- iii. it is appropriate to a village setting in terms of scale, height and massing; and
- iv. it does not constitute ribbon development or lead to the coalescence of

Martock/Bower Hinton with other settlements; and

v. it does not compromise the special landscape character and setting of Martock/Bower Hinton; and

- vi. there is no adverse impact on the Conservation Area and Listed Buildings; and
- vii. in other ways it complies with policies in the development plan.

**Policy No. Mart14**

**Renewable Energy**

Proposals for micro-generation within settlement areas that require planning permission will be supported where:

- i i. any negative impacts on the built, natural or historical environments can be acceptably mitigated; and
- ii ii. there are no unacceptable impacts on neighbouring properties.

**Policy No. Mart15**

**Sustainable Design**

Wherever appropriate, new development should seek to achieve high standards of sustainable development, and demonstrate in proposals how design, construction and operation will:

- i i. reduce the use of fossil fuels;
- ii ii. promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy;
- iii iii. promote water efficiency and the use of natural SuDs systems and features;
- iv iv. adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies; and
- v v. where possible, link the provision of low and zero carbon energy infrastructure in new developments to existing buildings.

**Policy No. Mart16**

**Housing Development**

Development proposals for residential developments will be supported provided they:

- i i. contribute to meeting an objectively assessed housing need;
- ii ii. contribute positively to the built environment in the vicinity of the site;
- iii iii. incorporate separate and satisfactory access and parking provision;
- iv iv. provide adequate external amenity space, refuse and recycling storage;
- v v. incorporate measures to minimise water consumption and an appropriate sustainable drainage scheme; and
- vi vi. conforms to other relevant policies in the Neighbourhood Plan.

**Policy No. Mart17**

**Housing Mix**

New residential development should favour small dwellings.

Development proposals on sites for 10 or more dwellings must contain an appropriate mixture of house types and sizes and show how they contribute to meeting current local housing needs of the neighbourhood area by referring to an up-to-date assessment of local housing need.

**Policy No. Mart18**

**Affordable Housing**

Where the threshold for affordable housing requirements applies, development proposals will be supported where:

- i i. They contribute to meeting the local housing needs of Martock as defined in the most up-to-date Housing Needs Assessment in terms of type, size and tenure; and,
- ii ii. Are provided principally for occupancy by a person or persons (household) with a local connection who:
  - iii a) do not have access to open market housing;
  - iv b) is a resident of Martock Parish, or has a local connection with the Parish because of family ties or a need to be near their work-place.

In the event that an occupier who fulfils both (or either) of criterion (a) or (b) cannot be found within a reasonable period of time, then (b) will be widened:

- 1) firstly, to a person(s) with a local connection to the neighbouring parishes of Long Sutton, Tintinhull, Stoke Sub Hamdon, South Petherton, Kingsbury Episcopi and Muchelney because of family ties or a need to be near their workplace;
- 2) secondly, to a person(s) with a connection to Ilminster, Crewkerne, Ilchester, Yeovil and their neighbouring parishes because of family ties or a need to be near their workplace; and,
- 3) thirdly, to a person(s) with a connection to the wider South Somerset District.

Affordable housing should be provided in perpetuity, (in accordance with the most up-to-date Government policy), for example, through a Community Land Trust or other community housing scheme which retains stock for the benefit of the local community at an accessible cost.

**Policy No. Mart19**

**Community Housing**

Community Housing<sup>1</sup> schemes may be supported outside the settlement area boundary of Martock/Bower Hinton on sites where housing would not otherwise be permitted, providing the development:

- i i. provides an appropriate mix of dwelling types and sizes reflecting identified local need and meets demand based on the current Local Housing Needs Assessment or evidence from local community housing groups and the Parish Council;
- ii ii. contributes to a wider mix of housing tenures, types and sizes in the area;
- iii iii. meets the allocation and occupancy requirements of policy Mart18;
- iv iv. preserves or enhances the character and appearance of the area;
- v v. does not result in the development of isolated homes in the countryside;
- vi vi. does not have a significant negative impact the geodiversity, biodiversity, landscape and character of the area; and
- vii vii. the land is held in trust as a community asset in perpetuity.

Footnote

<sup>1</sup> Community Housing is defined as residential development by a group who build on land that is held in common ownership or trust for the benefit of the residents.

**Policy No. Mart20**

**Self-Build Housing**

The provision of plots on larger housing developments for local self-builders registered on

the South Somerset list is supported.

**Policy No. Mart21**

**Energy Efficiency**

The principles of passive solar design and the use of renewable energy technologies and low energy systems should be encouraged for all new housing developments.

Dwellings should be built whenever possible with the orientation of the principal habitable rooms taking account of passive solar gain and energy efficiency maximised whilst ensuring that the site layout provides acceptable standards of privacy and amenity to all residents.

Roof-mounted solar panels and photovoltaic panels should be designed to minimise visual impact.

**Policy No. Mart22**

**Business Areas**

Business development in the following business areas (identified on Map 7), including a proportionate outward expansion of the sites:

- A. Martock Business Park
- B. Parrett Works
- C. Sparrows Works
- D. Stoke Road

will be supported provided the development:

- i i. is in keeping with those uses and business activity already on the site;
- ii ii. respects the character of its surroundings by way of its scale and design;
- iii iii. does not have an adverse effect on its neighbours;
- iv iv. does not have an adverse impact on the natural environment (landscape, biodiversity and habitats) or that negative impacts will be satisfactorily mitigated;
- v v. does not have an unacceptable adverse impact on the transport network and parking; and
- vi vi. safeguards residential amenity and road safety.

**Policy No. Mart23**

**Business Development**

The development of new businesses and the expansion of existing businesses on brownfield sites or through the sympathetic conversion of redundant buildings will generally be supported subject to such development respecting local character and residential amenity, and the residual cumulative impacts on highway safety and the local transport network not being unacceptable.

**Policy No. Mart24**

**Communications Infrastructure**

The development of a super-fast communication infrastructure to serve the area will be supported where it is sensitively sited and sympathetically designed.

All new residential, educational and business premises development should endeavour to make adequate, appropriate and effective provision for high speed broadband and other communication networks.

**Policy No. Mart25**

**Public Transport**

Development proposals to help maintain and enhance existing public transport provision or further sustainable transport modes will be supported.

**Policy No. Mart26**

**Off-Road Parking**

Development proposals to provide additional off-road parking spaces will be supported where they do not have an adverse impact on:

- i i. the character of the local built environment
- ii ii. the quality of the surrounding natural environment
- iii iii. the visual amenity of the area
- iv iv. the safety of pedestrians and other road users
- v v. flood risk (including local surface water flooding)

Permeable materials for surface parking areas should be used where practicable.

**Policy No. Mart27**

**Footpaths and Cycleways**

Measures to provide wider and safer footpaths and improved pedestrian and cycling routes within and between local settlement areas will be supported provided they do not result in unacceptable harm to local character.

**Policy No. Mart28**

**Traffic Management**

Where appropriate, development specifically to implement traffic management measures that will improve highway safety will be supported providing the measures are:

- i i. of a design that is in keeping with the character and appearance of the area with regards to scale, layout and materials; and
- ii ii. demonstrated to have the backing of the community.

**Policy No. Mart29**

**Disabled Access**

The provision of improved disabled access arrangements to public buildings will be strongly supported.

**Policy No. Mart30**

**Existing Community Facilities**

Development proposals to ensure that locally valued community facilities remain viable and suitable for community use will usually be supported.

Proposals for the redevelopment or change of use of community facilities will only be supported where:

- i i. there is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community;
- ii ii. they have been subject to consultation with the local community; and,
- iii iii. it will provide an alternative use for which there is local support.

**Policy No. Mart31**

**New Community Facilities**

Development proposals to facilitate new or additional community services and facilities within the area will be supported where they meet a need identified by the community, or by a body with statutory responsibility for a particular service, providing:

- i. they do not undermine the viability or vitality of existing facilities;
- ii. they do not create unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;
- iii. they do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads; and
- iv. access and off-street parking can be satisfactorily provided without harming existing

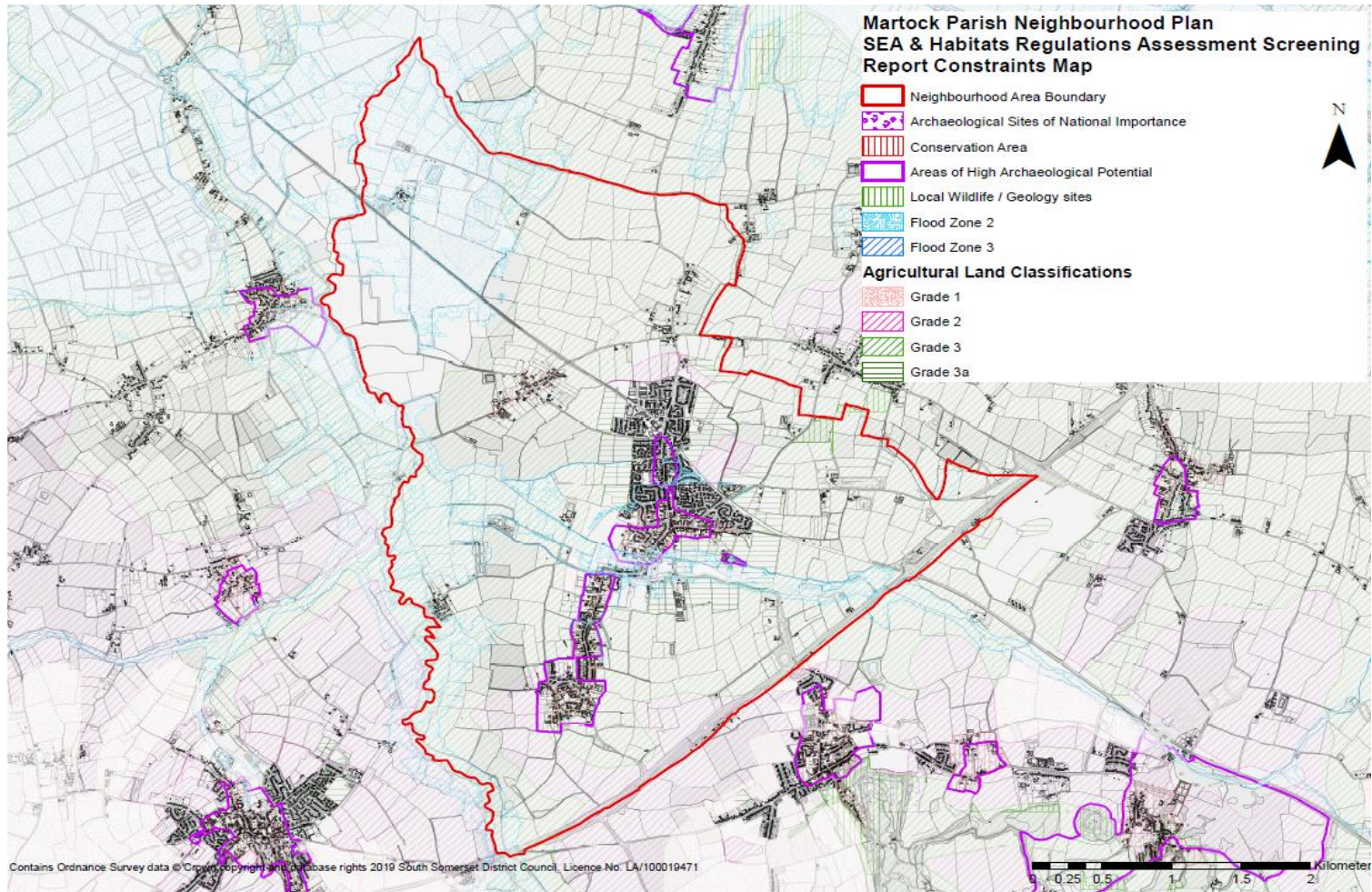
residential and other uses.

**Policy No. Mart32**

**Sports and Recreational Facilities**

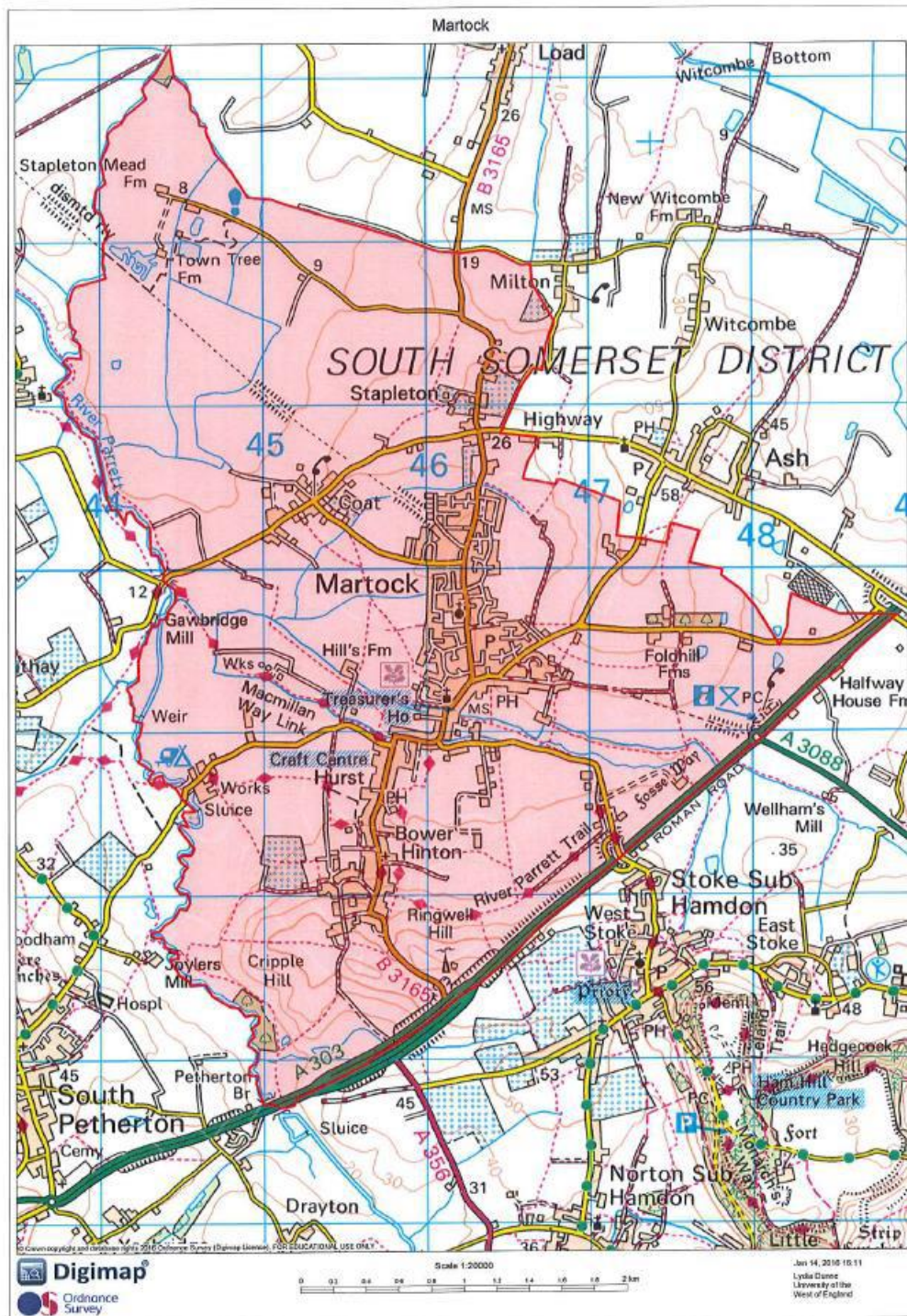
1. Sports and recreation facilities and pitches at Martock Recreation Ground will be safeguarded. Proposals which result in a loss of sports and recreation facilities and pitches and/or their capacity and/or their availability for community use at the site (shown on Map 8) will only be supported where the development is for alternative sports and recreational provision, the need for which clearly outweighs the loss. Proposals which replace existing facilities and pitches should demonstrate that they benefit the community and there is secured community access.
2. Proposals to provide additional outdoor sports and recreational facilities that meet identified local needs and broaden recreation opportunities are supported where they comply with other policies of this Plan.

**Martock Constraints Map** (produced by SSDC and not part of the neighbourhood Plan)



## Maps within the Martock Neighbourhood Plan

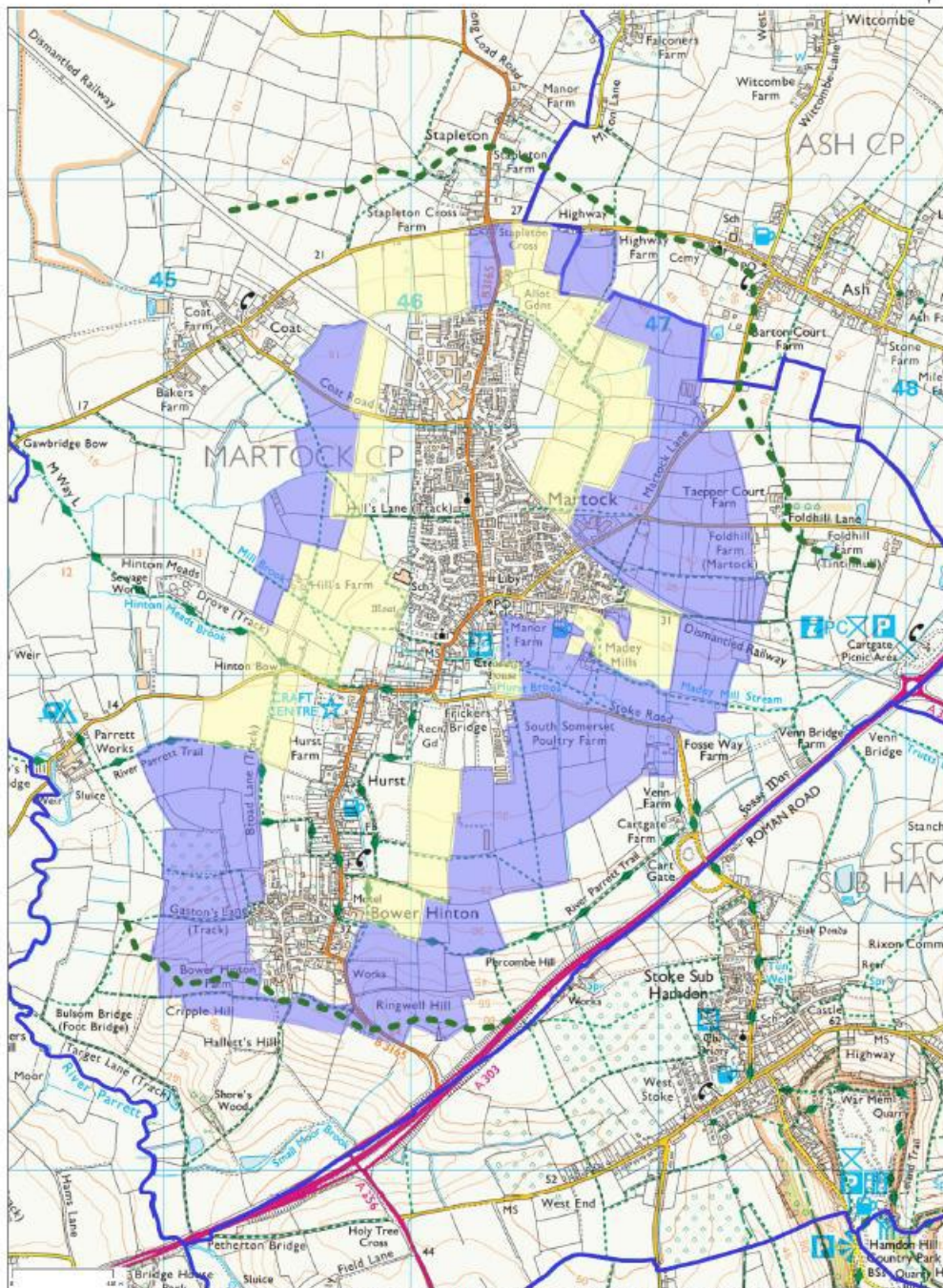
Map 1 – Neighbourhood Area



Map 2 – Landscape Sensitivity Assessment



Martock CP



Date Created: 14.1.2019 | Map Centre (Easting/Northing): 346269 / 119099 | Scale: 1:20000 | © Crown copyright and database right. All rights reserved (100054346) 2019 © Contains Ordnance Survey Data : Crown copyright and database right 2019

Legend

Line of visual containment

Landscape visual sensitivity

High

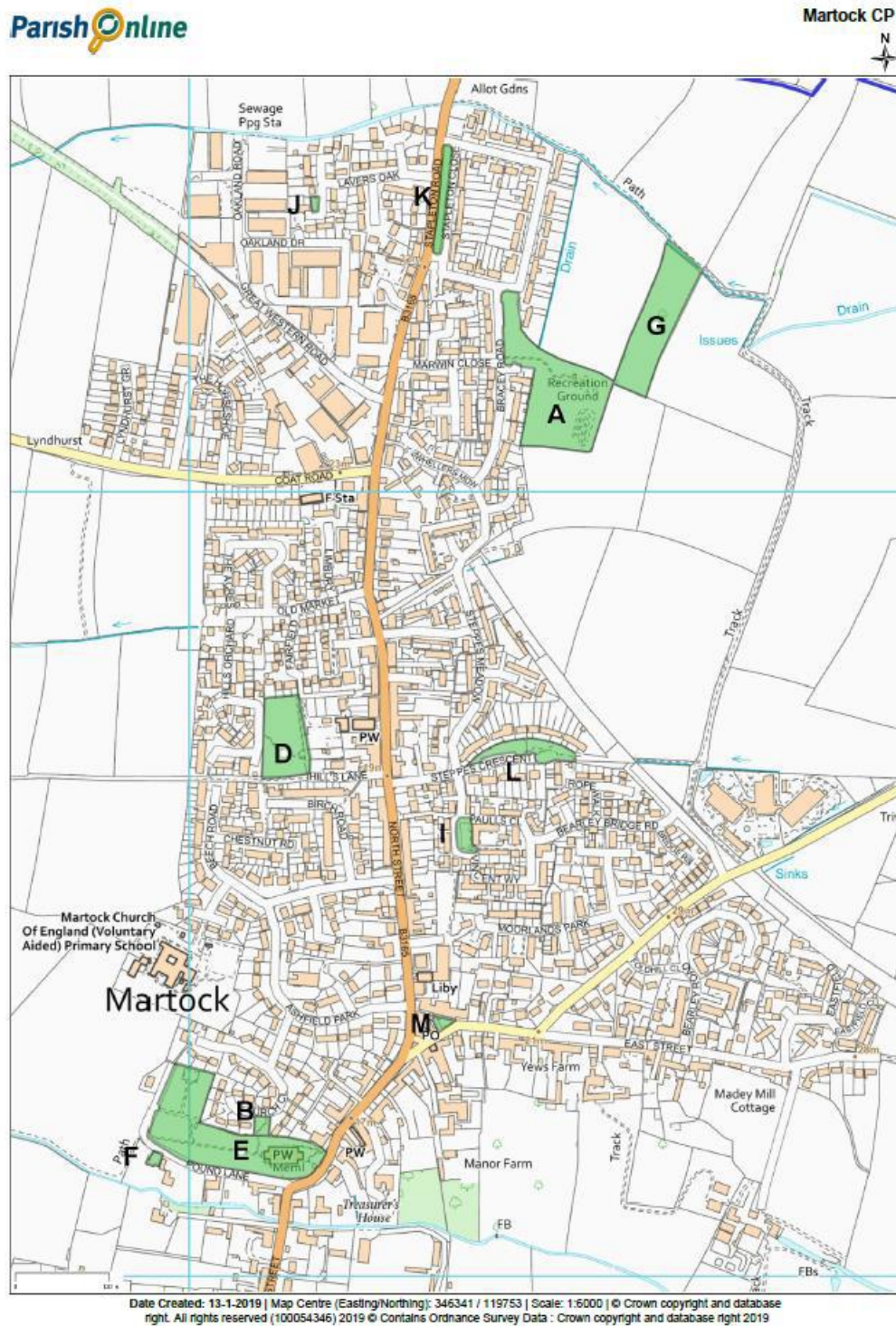
Moderate



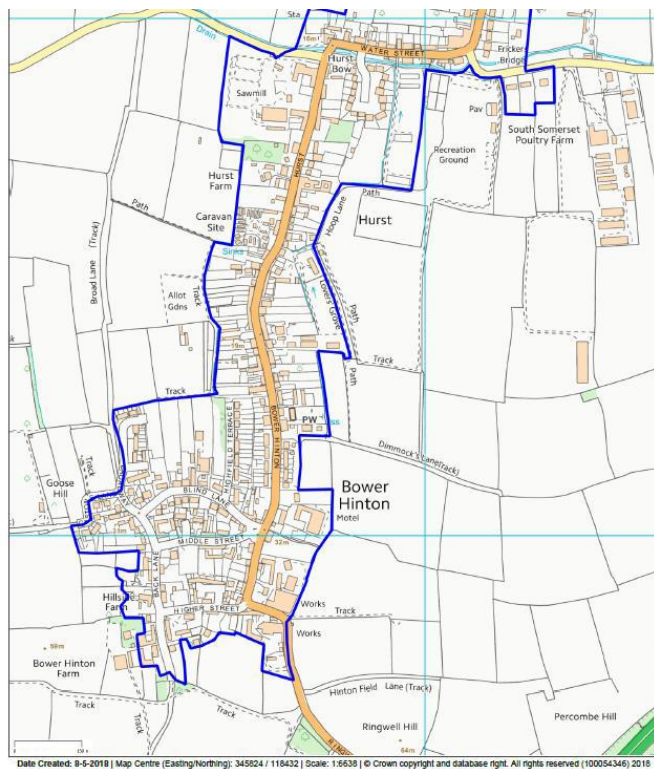
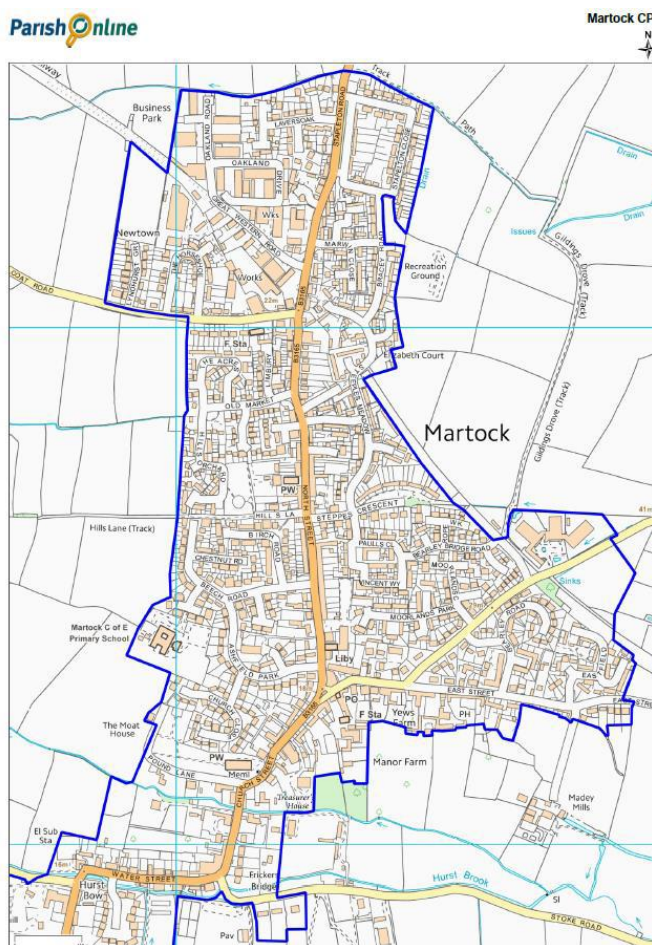
Map 4 – Important Views and Vistas



Map 5a – Local Green Spaces Bower Hinton



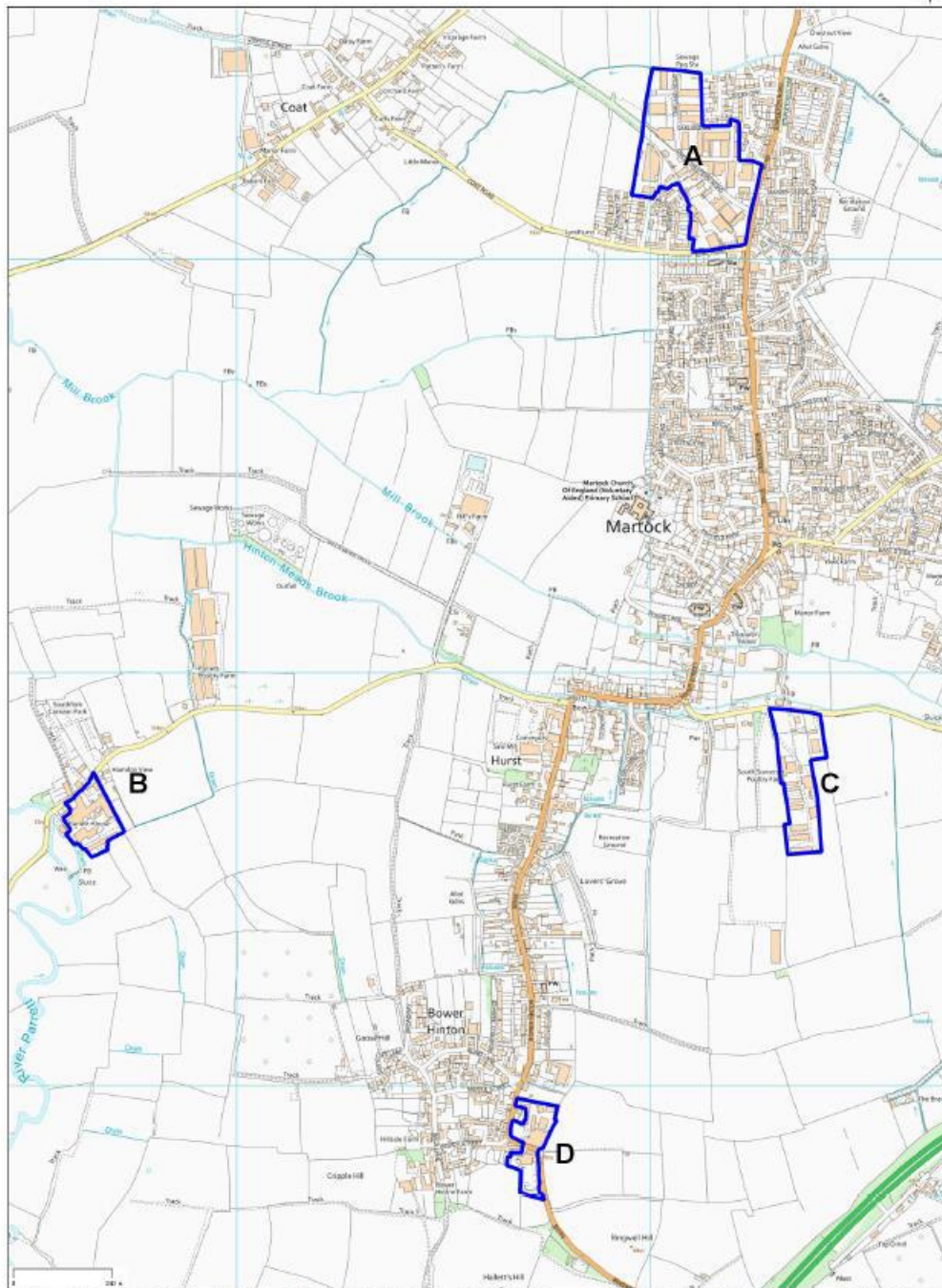
**Map 6 – Martock/Bower Hinton Settlement Area Boundary**



Map 7 – Business Areas



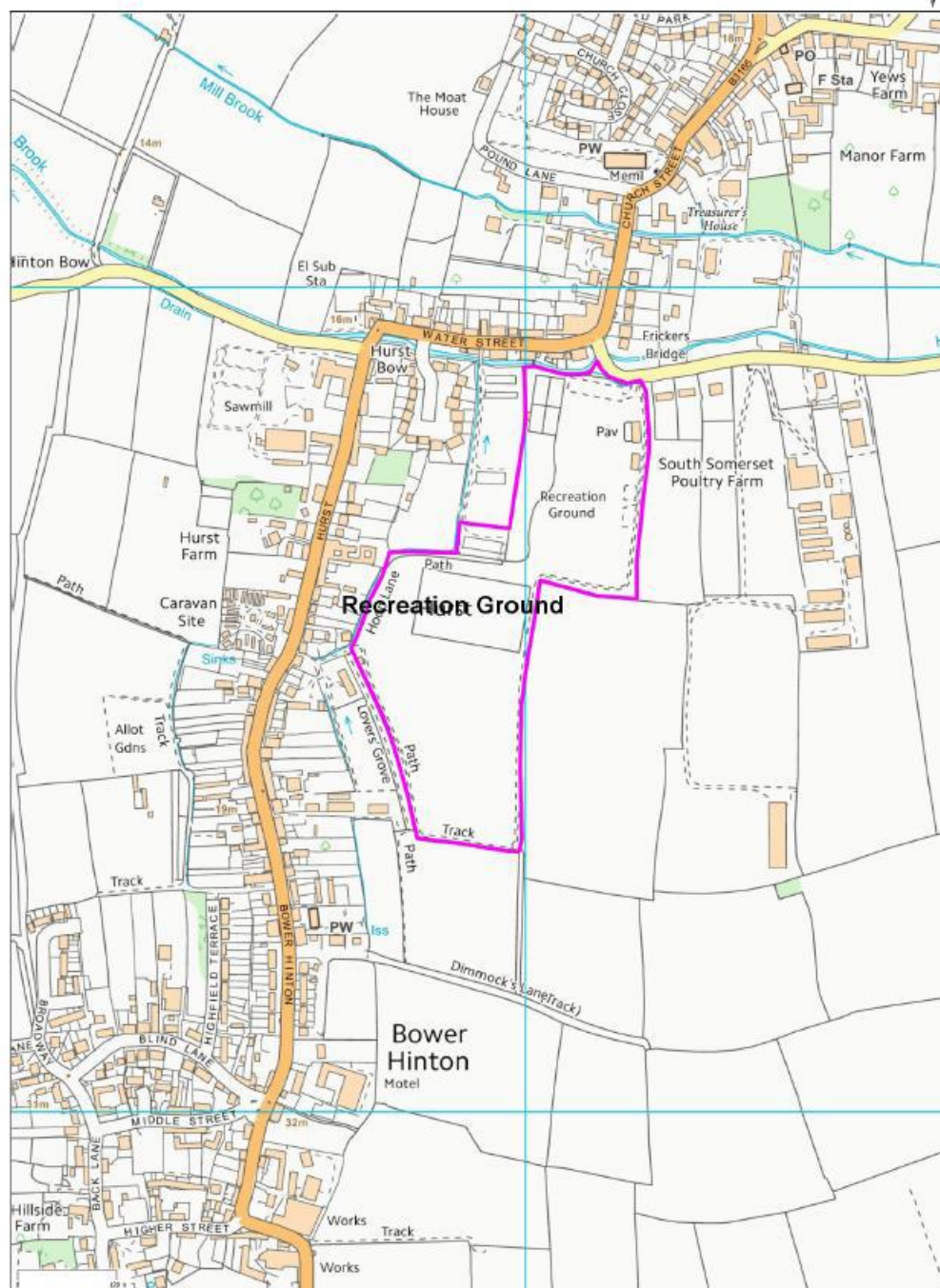
Martock CP



### Map 8 – Martock Recreation Ground



Martock CP



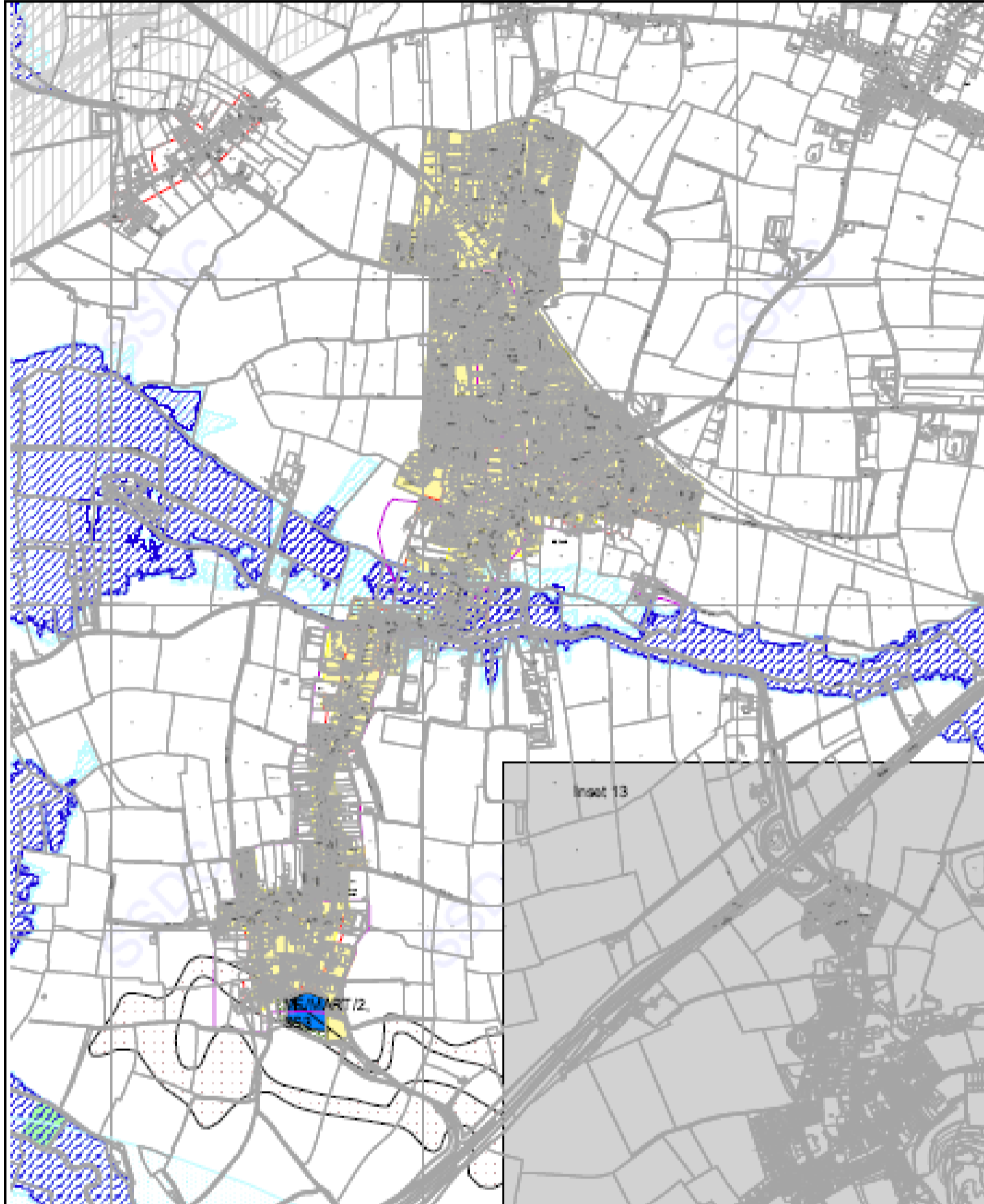
Date Created: 27-7-2018 | Map Centre (Easting/Northing): 345946 / 118556 | Scale: 1:5000 | © Crown copyright and database right. All rights reserved (100054346) 2018

**Appendix 2**

**South Somerset Local Plan 2006-2028, adopted March 2015**

**Martock Inset Map – please note that the plan does not cover the whole parish**

Link to online version: [https://www.southsomerset.gov.uk/media/1281/martock\\_inset\\_9\\_.pdf](https://www.southsomerset.gov.uk/media/1281/martock_inset_9_.pdf)



**South Somerset Local Plan 2006 - 2028  
Martock - Inset Map 9 (Adopted 2015)**

1:11,000












































This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction in any form is prohibited and may lead to prosecution or civil proceedings. South Somerset District Council (13) Local Plan No. LA 2006/2015/2015

South Somerset Local Plan 2006-2028, adopted March 2015

Key (link to online version): <https://www.southsomerset.gov.uk/media/1280/key.pdf>

South Somerset Local Plan 2006 – 2028 Key (Adopted 2015)

	Plan Area Boundary		Flood Zone 2, EQ1	<b>Historic and Built Environment</b>	
	Inset Boundary (Area Wide Map)		Flood Zone 3, EQ1		Conservation Areas, EQ3
	Not SSDC Area		Flood Zone 3a, EQ1		Historic Parks & Gardens Listed Battlefields, EQ3
	<b>Local Plan Strategy</b>		Source Protection Zones EQ7		Archaeological Sites of National Importance, EQ3
	Development Area, §§1, §§3, §§5		Hazardous Installations, ME9		Area of High Archaeological Potential, EQ3
	Direction of Growth, §§3, §§5, YV2, PMT1, PMT2, PMT3, PMT4, LMT1, LMT2, LMT3		Henstridge Airfield Masterplan Boundary, EP6		
	<b>Countryside and Environment</b>		<b>Town Centres</b>	<b>Yeovil</b>	
	Area of Outstanding Natural Beauty, EQ2, EQ4		Town Centres, EP2, EP9, EP11, EP12		Yeovil Airfield Flight Safety Zone YV4
	Wildlife / Geology – Local, EQ2, EQ4, EQ5		Primary Shopping Area, EP11		Indicative location Of Urban Village, YV3
	Wildlife / Geology – National, EQ2, EQ4, EQ5		Primary Shopping Frontage, EP13		Air Quality Management Area, EQ7
	Wildlife / Geology – International, EQ2, EQ4, EQ5		Town Centre Inset	<b>Transport</b>	
	Mineral Safeguarding Area, Somerset Minerals Plan, SMP9				Road (Crewkerne)
					A358/A30 Convert Signals
					Transport Interchange Yeovil / Chard, TAS
					<b>Chard</b>
					High Street (Chard), PMT1, PMT2
					Back Plots (Chard), PMT1, PMT2
					East End (Chard), PMT1, PMT2
					Green Heart (Chard), PMT1, PMT2
					Indicative Road Links between development areas
					<b>Site Allocations</b>
					Formal / Informal Recreation
					Housing – Development Site (Carried forward saved proposals and strategic growth allocation for Chard), §§5, PMT1, PMT2
					Employment – Development Sites (Carried forward saved proposals) §§3
					Buffer Zones
					Education
					Community Facilities

### Appendix 3

#### Comparison of Proposed Martock Settlement Area Boundary and Local Plan Development Area

