
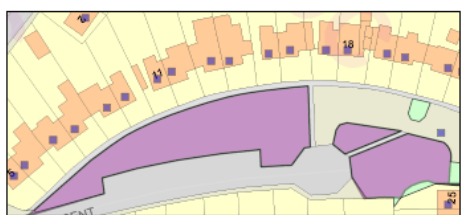

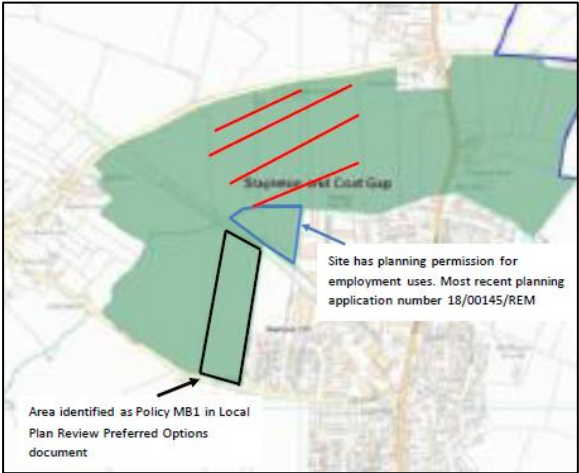


Policy Mart10 Landowners’ Response			
	Site	Owner’s Comment/Representation	SG Decisions 6 January 2020
A	Bracey Road Recreation Area	<p>The Council object to the designation of the verge facing Bracey Road as designated local green space, and request that it is not included in the Neighbourhood Plan. 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>