

Martock Neighbourhood Plan

Local Evidence Report

Topics:	page:
Natural Environment	2
Built Environment and Heritage	13
Housing	21
Local Economy	31
Transport and Travel	40
Community Wellbeing	46
Leisure and Recreation	55

Compiled by:

Andrew Clegg
Fergus Dowding
Kathryn Pearce
Neil Bloomfield
Patrick Palmer
Paul Harding

© Martock Parish Council, June 2017

Introduction

Neighbourhood planning policy and proposals need to be based on a proper understanding of the place they relate to, if it they are to be relevant, realistic and to address local issues effectively. It is important that our Neighbourhood Plan is based on robust information and analysis of the local area; this is called the evidence base. Unless policy is based on firm evidence and proper community engagement, then it is more likely to reflect the assumptions and prejudices of those writing it than to reflect the needs of the wider area and community.

This report endeavours to bring together recent information and informed opinion about the Parish that may have some relevance in preparing a Martock Neighbourhood Plan. Together with its companion document, which sets out the Strategic Context¹ in which we must prepare the Neighbourhood Plan, it provides us with a shared base of knowledge and understanding about Colyton parish on which we can build.

This Report contains all that we have unearthed that we consider to be relevant to the task ahead. If you, the reader, know of additional facts and information that may help us understand the Parish of Martock today or how the community would like to see Martock and its settlements develop in future please get in touch with the Martock Neighbourhood Plan Steering Group. You can do so by email to:

Insert email address

Or contact the Parish Clerk:

Address: The Market House, Church Street, Martock, TA12 6JL

Telephone: 01935 822891

Email: clerk@martock-pc.gov.uk

¹ [Link to SC report on the website](#)

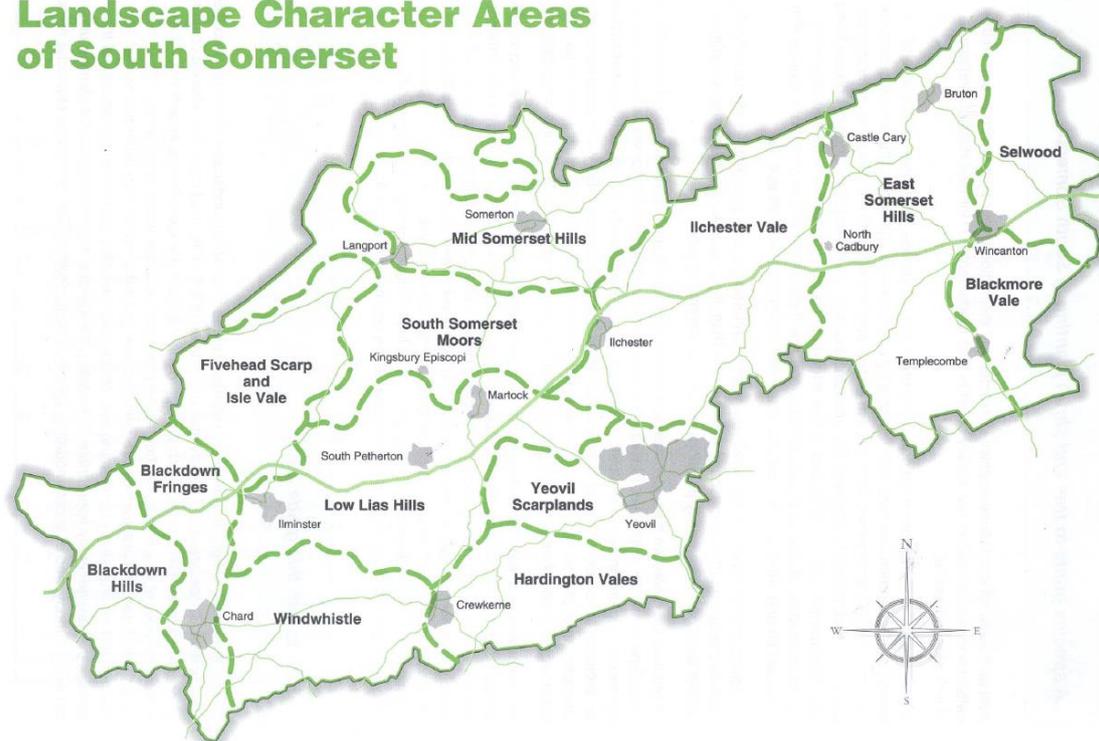
Natural Environment

Introduction

The Parish of Martock is a large rural area with a substantial urban core. The original village of Martock has now coalesced with the smaller settlements of Hurst and Bower Hinton to the south, to form a single ribbon of growth running south-north along the line of the B3165, extending from Ringwell Hill in the south, a distance of about 2.75km to Martock's north edge, below Stapleton Cross. The village's core is concentrated to the immediate north of its medieval market place, expanding from this core in the twentieth century with residential growth toward the disused rail line, and with a steady outward spread to either side of the main (B3165) street. The Parish of Martock includes the settlements of Coat and Stapleton.

The immediate landscape setting of the settlement is a valley defined by a series of low hills both north and south of the village. To the north, a low shoulder of land rises from Stapleton Cross extending east to the village of Ash before swinging south toward Foldhill Farms, to broadly contain the village and its rural surround to the northeast. South of the village, Cripple, Halletts, Ringwell and Percombe Hills run west to east to link with Ham Hill's foothills around Stoke Sub Hamdon to form a raised rim of ground to thus create Martock's valley setting. To the east, the setting is less defined, with the village tapering out above the Madey Mill Stream, whilst land to the west of the settlement lays opens to the wider Parrett Vale.

Landscape Character Areas of South Somerset



the built settlement is on low lying land on the edge of the Somerset Levels, with the River Parrett to the west, and rising ground to north, east and south. The centre of the village is bisected by almost completely level ground through which a critically slow-moving brook (Hurst Brook) takes water from a 5,000-acre catchment, including the western edge of Yeovil's conurbation.

Landscape character assessment is an approach that aids recognition and understanding of the differences between landscapes, and states what constitutes local distinctiveness. In terms of 'landscape character', the South Somerset Landscape Character Assessment, of 1993, determines the Parish comprises three landscape character areas:

- i. Silts and Marls Low Hill Country
- ii. Northern escarpments, Dipslopes and Foothills
- iii. River corridor

The Silts and Marls Low Hill Country LCA, covers most of the village's area, along with the gently rising ground to the north and shallow vale to the east of the settlement. It is broadly described thus:

The land use is mixed with large areas of arable on the ridges and 'islands' giving way to permanent grassland in the river corridor floodplain and moors. This land use was established when villages such as Martock, Kingsbury and Tintihull expanded greatly, particularly in the 14th century. This growth was based on the reclamation of land from the 'waste' - enlarging the open fields and increasing productivity.

This character zone is a continuation of the rolling arable landscape that lies between the Vale of Ilchester and the Yeovil sands hill country, encompassing the parishes of Ash, Martock, Long Load and Kingsbury Episcopi. It is a feature of low hills and weak escarpments fringing the moors and river corridors. Fields and roadsides are confined by elm hedges of some age and many fields down to permanent grass are often yellow with spring buttercups. Hurst and Madey Mills stream are pleasantly lined with willow and alder. There are centres of arable production, particularly south and west of Martock. Fields are large and some hedges weak and gappy, with a few struggling trees.

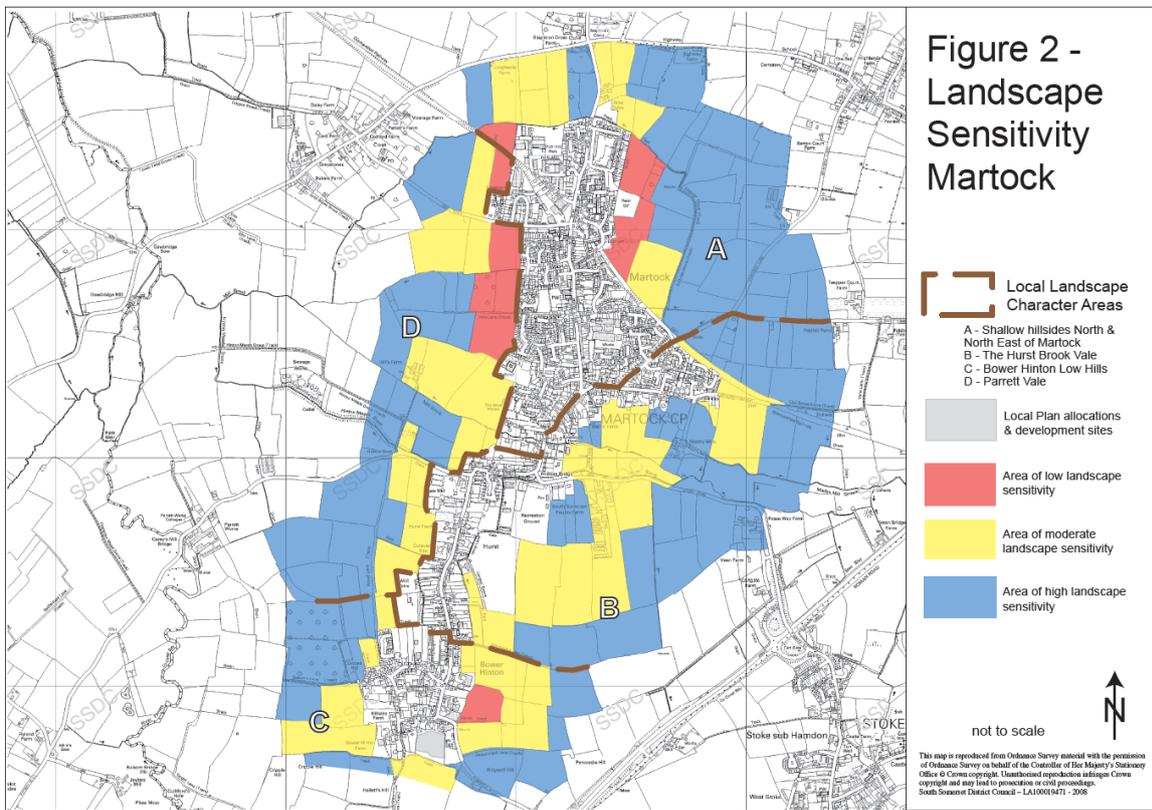
The Northern escarpments, Dipslopes and Foothills LCA broadly covers the rising ground around Bower Hinton in the southern quadrant of the study area, which for the purposes of this assessment is re-titled 'Bower Hinton low hills'. The Assessment identifies and describes the area thus;

"Approached from the Vale of Ilchester to the north, the escarpment is an important landmark identifying the location of Yeovil. In places buildings are silhouetted on the ridge; in others woodland and trees provide an important screen. Gradients are not severe and cultivation or improved pasture reaches high up the slope. Lanes and roads spill over into the plain below cutting deep hollowways characteristic of the more sandy rock formations. To the west, the landscape is rolling mixed farmland. Hedges, usually of elm are generally intact but kept low. Remaining hedge trees are few, usually ash and suffering die-back. The most significant landscape features are the alder and willow-lined streams such as Ball's Water and Welham Brook; the latter having some fine willow pollards and traditional waterside buttercup meadows."

Laying outside and to the west of the village is the '(Parrett) river corridor' LCA. The district assessment describes the landscapes of the general river corridors thus:

"The Rivers Yeo, Parrett and their tributaries make an important contribution to the diversity of the scenery as they cut through the Yeovil Sands. The Yeo occupies a gorge-like feature which was taken advantage of by the railway. The Parrett is a more juvenile river. Near its source at North Perrott, the river is a most natural water course, thickly coated with alders and willows and with most of its flood plain remaining as traditional grazing pasture."

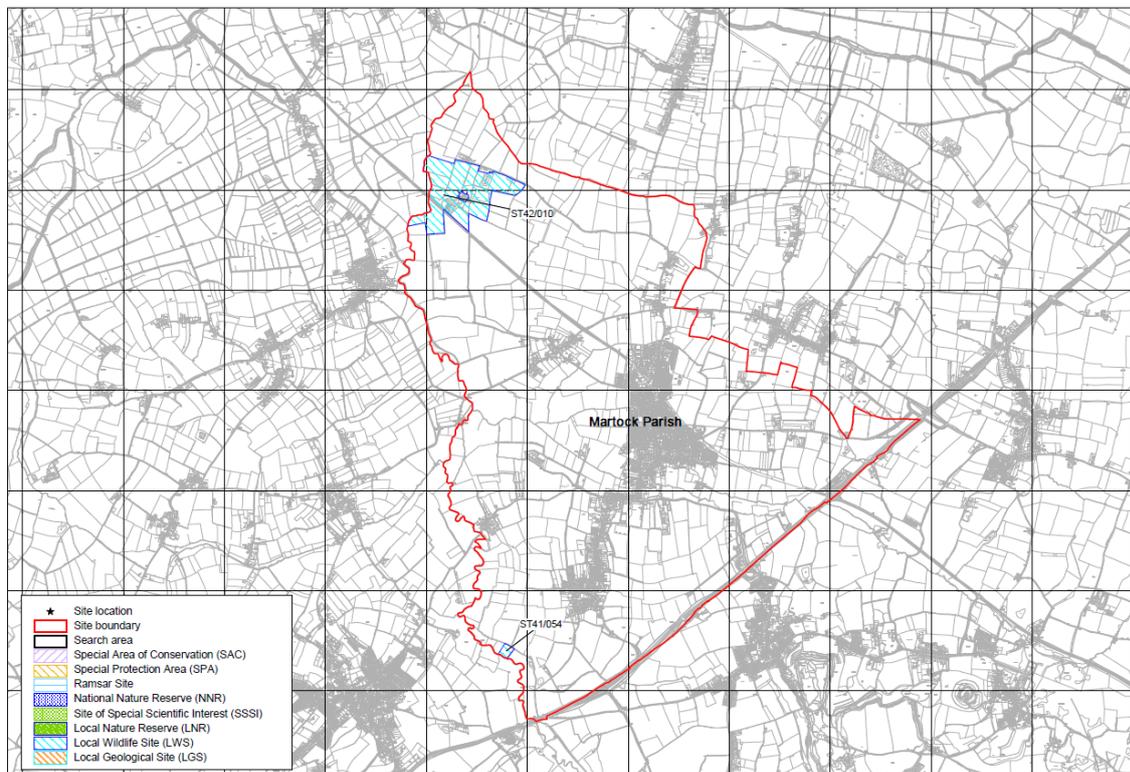
The three landscape character areas are delineated on the map below, which also shows the landscape sensitivity assessment made by South Somerset District Council in 2008. Its purpose was to provide a landscape study to assess the capacity of the settlement fringe to accommodate new development in a landscape-sympathetic manner. The Assessment indicates the study area could be divided into 5 broad categorisations of landscape capacity to accommodate built development, graded from high to low. Those areas categorised as high and moderate-high capacity, and in a credible relationship with the village, it was recommended should be investigated as potential development sites during the preparation of the (now superseded) Local Development Framework.



Wildlife and Ecology

Whilst the Parish has no internationally or nationally designated sites it is not without areas of ecological or historical interest, such as ridge and furrow fields, old orchards, ancient woodland and important hedgerows.

Two areas of the Parish are designated as Local Wildlife Sites (see map below).



Search area: Martock Parish Boundary
Requested Sites: Statutory designated sites
Non-statutory designated sites

For: Martock Parish Council

Job no: 3671

Date: May 2017

© Crown copyright and database rights: 2015 Ordnance Survey licence number 100038382 Use of this data is subject to terms and conditions as specified on our Data Search Request Form at www.somerc.com

The Parish's designated 'Local Wildlife Sites'² are:

File Code	ST41/054
Name	Bulsom Bridge Fields
Description	Semi-improved and marshy grassland adjacent to River Parrett

File Code	ST42/010
Name	Town Tree Farm
Description	Ponds, unimproved and semi-improved grassland with important bird and invertebrate populations, being converted into Nature Reserve

There are other areas of the Parish that have been identified by local interests as important wildlife sites, such as the Parrett riverside and Cartgate Pond – their ecological significance and value is still to be fully established. The Martock Natural Environment Task Group is in the process (June 2017), with ecologists from Highways England/Skanska, to establish procedures to allow the Parish Council to take over the everyday management of the Cartgate Natural Site. The objective is *“to restore it to what it was before it became overgrown and polluted in recent years”*³.

Town Tree Farm is the location of a notable and unique nature reserve. 'Town Tree Nature Gardens' are set in the peaceful grounds of the Farm, a 1.5-mile pathway provides access to a unique 22-acre garden, which includes a 7-acre lake, a mock-Tudor tower, and a mix of wild and cultivated plants and ponds. It has been landscaped with nature conservation in mind. Recycling plays a major role in creating one-of-a-kind features along the walk. It is noted for visiting wildfowl and ever-changing surroundings. The gardens were created by resident Chris Burnett during the 1970's. The gardens opened to the public in 1987 after much persuasion from many people. Admission charges apply.

Wildlife Species

The Parish is rich in wildlife species. The recent report from Somerset Environmental Records Centre lists many EU protected wildlife species seen in the Parish over the part 10-15 years including; the common otter, tawny owl, hazel dormouse, wheatear, wigeon, teal, mallard, swallow, meadow pipit, gadwell, shoveller, lapwing, yellowhammer, yellow wagtail, reed bunting, spotted flycatcher and the common pipistrelle.

Other more common species are notably present. The area has many badger setts. They are proliferating in many parts and there is evidence of poisoning. There are examples of badger runs in recent new developments but little feedback is available on how successful they are. 10 out of 15 native species of bat, have been noted in south Martock.

Wildlife Issues for New Development and Infrastructure

- Green corridors - build into new estate planning
- Bat and bird sensitive building design
- Reptiles and amphibia; network of breeding ponds, accessible garden dividing fences, green space network and management.
- The natural environment around Martock is well-known but much less is understood about the more far-flung parts of the Parish.
- Damage to watercourses during construction occurs. Need an inventory of important rhynes, leats, ponds and rivers plus a code of practice when they become part of developments
- Recent revision of planning law has removed the requirement to produce an ecology report as a pre-requisite for prospective developers

² Martock NP Report (3671), Somerset Environmental Records Centre, May 2017

³ Martock Neighbourhood Plan Natural Environment Task Group Report, 16th June 2017

- New buildings often create sustainable drainage ponds, the management of which is never clearly defined
- No local wildlife/green space management policy or strategy exists
- Protecting old orchards and tree groups

Public Access to the Countryside

The community generally enjoys good access to the countryside via a ubiquitous and excellent footpath network which is well mapped and regularly maintained (stiles, signposting, etc). The recent M3 survey has identified the paths around the recreation ground as the most popular. Many popular paths are not public but are farm tracks. Some are permissive paths. Unfortunately, we do not have many bridleways.

Access for elderly and those requiring assisted mobility is not good and there is a shortage of seats along popular routes. Paths generally are inadequate for those with mobility problems.

Cycleways do not exist and cycling in the village can be hazardous. Nearest national cycleways are at Stoke and Kingsbury. Creating cycleways is not seen as a parish priority in 2017 survey. Some footpaths could offer alternative routes from the village periphery to the centre - by foot, scooter or bicycle. This is a vexatious issue complicated by multiple ownership of the paths, the need for stock-proof, self-closing gates etc. The conversion of footpaths to cycleways generally is not a parish priority but creating alternative safe traffic-free roads from the north and south to the village centre (school) is seen as desirable.

Flood Risk and Drainage Issues

During the winter of 2013/2014 many homes in Somerset were flooded. Martock was very fortunate in this respect as no properties were flooded. But between 19th December 2013 and 6th January 2014 Stoke Road, the entrance to Martock from the A303, was closed three times due to flooding and Parrett Works (Martock to South Petherton road) five times. These road closures are part of the Martock Parish Council Flood Warden Management Scheme. Following major problems in 2012, the Parish Council now has authority from the Police to close both roads when, in the opinion of the flood wardens, safety is a concern.

The flood risk situation around the village is complex and not well documented. Data is often old and planning decisions tend to be made based on modelling rather than measurement.

The key element is the pinch point in Water Street where all the surface water from the hills to the east flows under the road via a bridge at one end and a culvert at the other. Both flow into the Parrett a few kilometres downstream. This flow can be impaired when the Parrett level rises and water backs up these courses.

Water Street and East Street flood regularly. Houses on Water Street have threshold protection. The issue of flood risk and protection is currently in hand and the village is part of the 'Hills to Levels' scheme aimed at holding floodwater upstream to reduce risk on the Levels.

The sub-street drainage system in the village is complex and much is old, undocumented and unexamined.

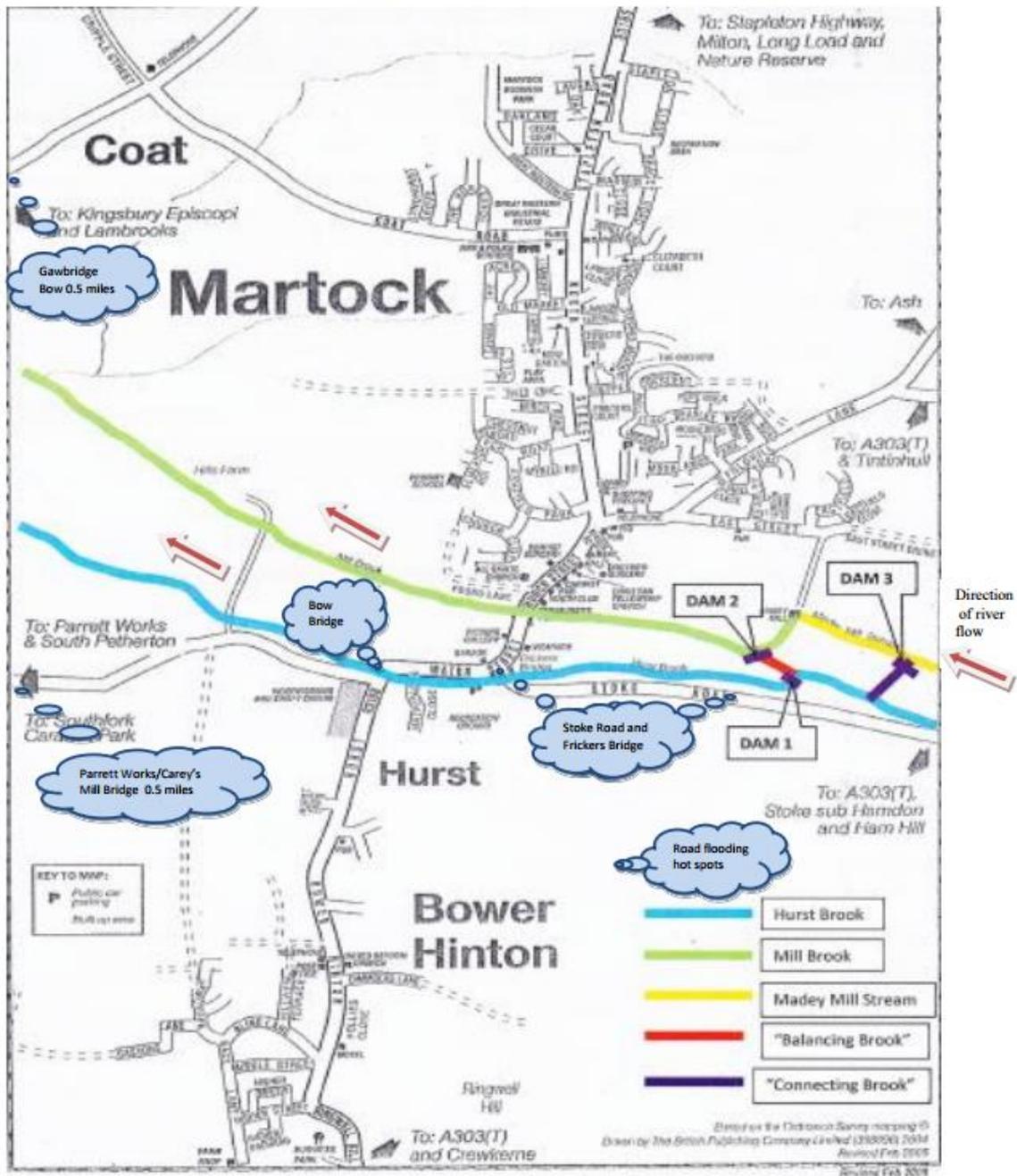
The Martock Emergency Plan confirms that the following locations have been designated flooding hot spots in Martock Parish (also shown on the map below):

- Parrett Works (Carey's Mill Bridge area - River Parrett)
- Stoke Road from Frickers Bridge eastwards along road by Hurst Brook)

- Hurst Bow Bridge (B 3165 - Hurst Brook)
- Gawbridge Bow

Some recent flood mitigation measures have been put in place but have not yet been tested.

Street map of Martock showing streams, brooks and road flooding hot spots



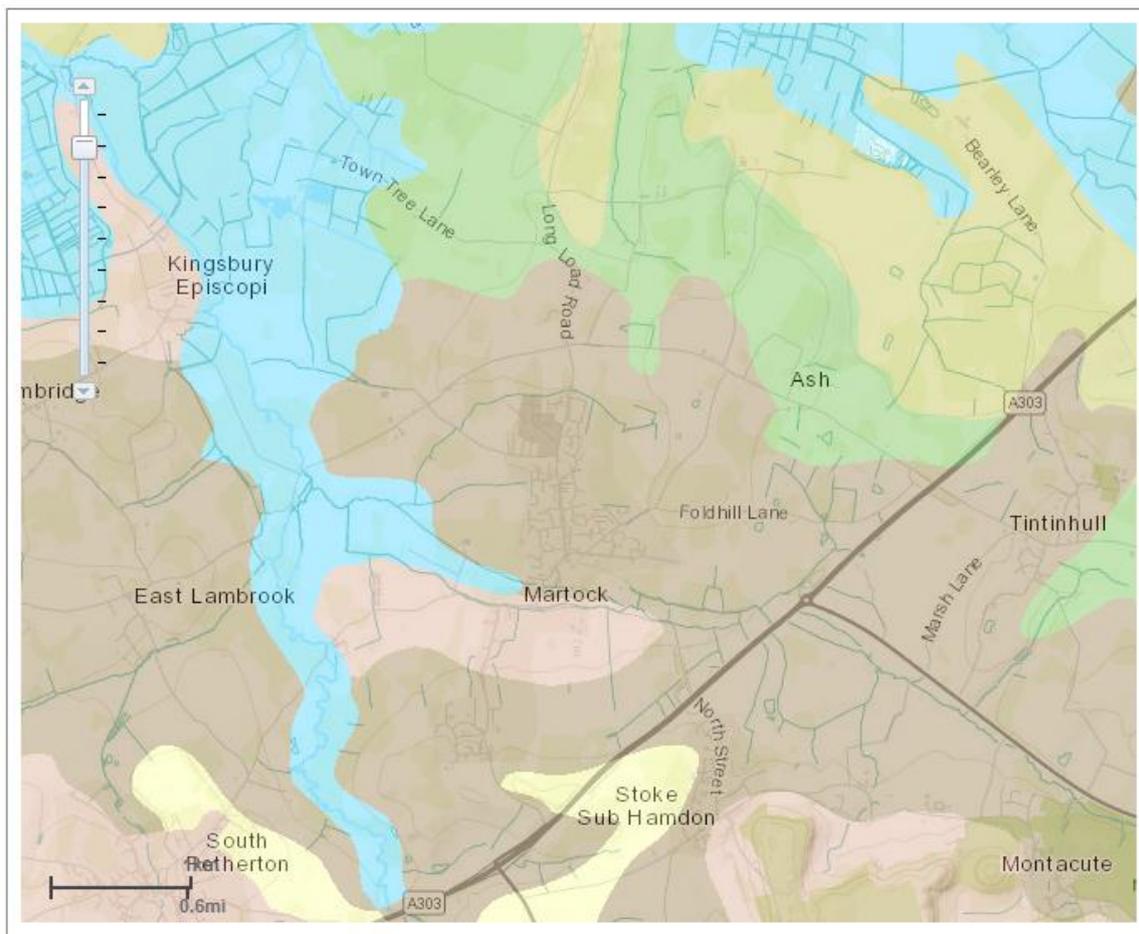
Flash flooding caused by drainage from agricultural land is common and not easy to predict. On occasions the village can become isolated to normal traffic. Good farming techniques would greatly mitigate this and we see a variation in this between farms. The Parish's flood risk areas can be seen on the map below. However, flooding does not always confine itself to these areas.

SuD^s has not been implemented yet because of the delay in building on sites where it is required. The planning of SuD^s techniques is an issue that tends to be addressed with very limited site research and infiltration techniques are seldom proposed. The soils around Martock are an

⁴ SuDs = Sustainable Drainage Systems

interesting mix that vary very considerably in their permeability. This has a considerable impact on the SuDS programmes proposed for new developments. Developers are under pressure to persuade everyone that natural run-off is high and that therefore SuDs programmes need not be very sophisticated to match greenfield runoff.

The map below is taken from the 'Soilscapes' website of Cranfield University⁵. The permeability of the brown shaded area is 'soilscape 8' and its characteristics are described as "*lightly acid loamy and clayey soils with impeded drainage*". The 'grena' area north of it around Ash is only "slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils" and the blue area is flood risk high water table where permeability is very weather dependent. There are three areas of freely draining soils, the centre of Martock and the two areas of shallow soils over limestone to the south and east.



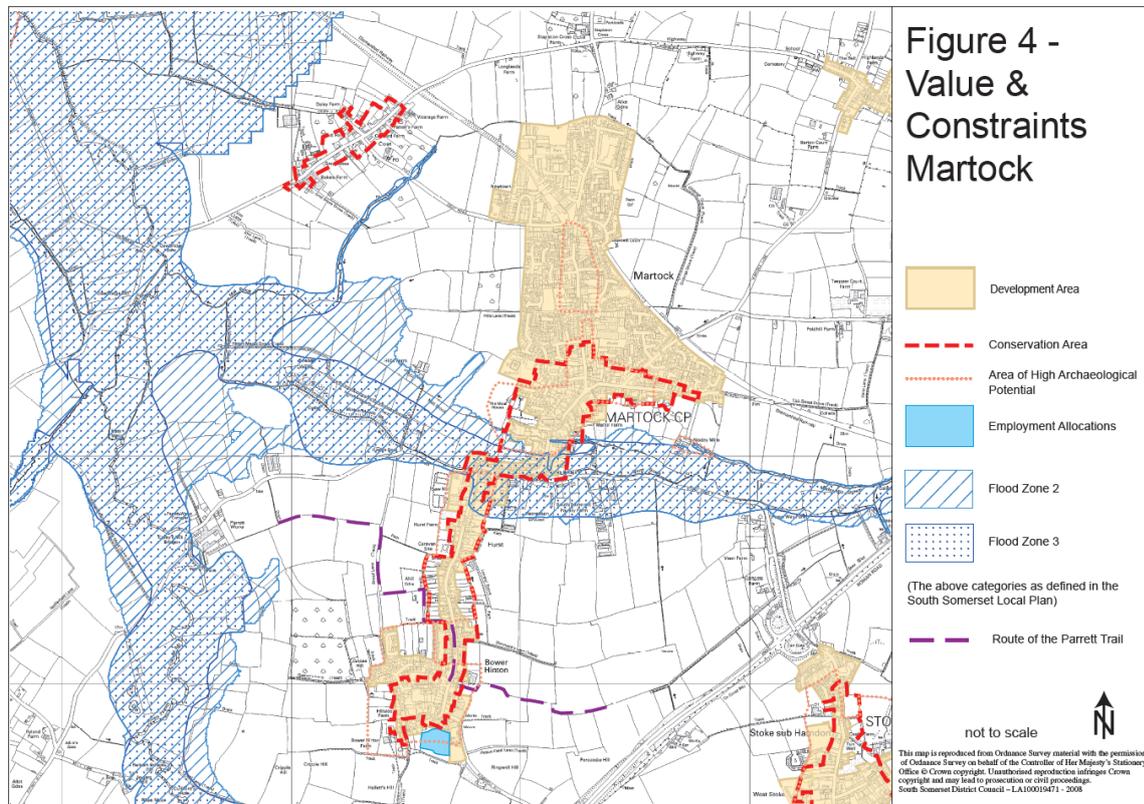
The conclusion to be drawn from this data is that the soils all around the village, except in the flood plain, are all naturally highly permeable and hence SuDs schemes should have very significant retention or detention systems. What is not shown in the Soilscapes picture is what happens when the clayey soils are impacted as can often happen towards the end of the agricultural year which frequently coincides with high rainfall. Impacted clay can become very impermeable and hence can become a significant cause of flash flooding.

The dredging of rhyes⁶ is a planning issue. Little seems to be included in planning applications to improve habitats around the rhyes and there is a tendency for them to be culverted, often by post-decision negotiations with planners and engineers at meetings where the village is not represented.

⁵ <http://www.landis.org.uk/soilscapes>

⁶ Rhyne is a drainage ditch, or canal, used to turn areas of wetland into useful pasture

(There seems to exist, a perverse incentive to agree to culverting, because flood risk consultees also manage non-culverted drainage ditches.)



We now have a little more detailed information on the complex causes of floods - particularly lessons learned from the major flood events of 1979 and 2013 - and also the considerable variation in the permeability on soils around the village, something that is important as developers tend to search for evidence of low permeability so that SuDs need only detail relatively small volumes of water.

The village is under the management of the 'Hills to Levels' scheme which provides limited funding for small scale improvements in flood resilience such as the installation of small 'leaky dams', the proper maintenance of existing flood control measures, and the design and development of detention and retention schemes to slow the flow into the lower reaches of the Parrett.

Farming

Farming is mixed arable in the more level areas with improved grass uplands. There is some fruit and vegetable growing. In general hedges have been maintained and good wildlife corridors exist. Some ponds and small woodlands have been created often to control water flow and provide irrigation. A feature of Martock is the number of small farms, made up of even smaller land ownerships. In the wake of the pressure for cheap food, there is an inevitable increase in the number of extra-parochial farming companies working the arable land.

Agricultural land is mostly classified as grade 3b, with some 3a; several valley bottoms are grade 2. Soils around Martock are better mapped by Defra than most surrounding villages.

Planning Inspectors have consistently dismissed the disappearance of even grade 2 land as a significant planning issue (Foldhill Lane, Lavers Oak, Ringwell Hill).

Current farming issues include:

- Flash flooding, due to sub-optimal farming practices happens on some farms
- Some farmers (only a few) do not welcome footpaths or their users. Others have agreed to or promoted permissive paths across their land
- The issue of footpath ownership is a complex one and has long prevented developments like all-weather surfaces.
- Many, perhaps most, farms maintain a good headland width in their fields. Some do not and we have experienced consequences such as possible poisoning of water courses.

Development Constraints

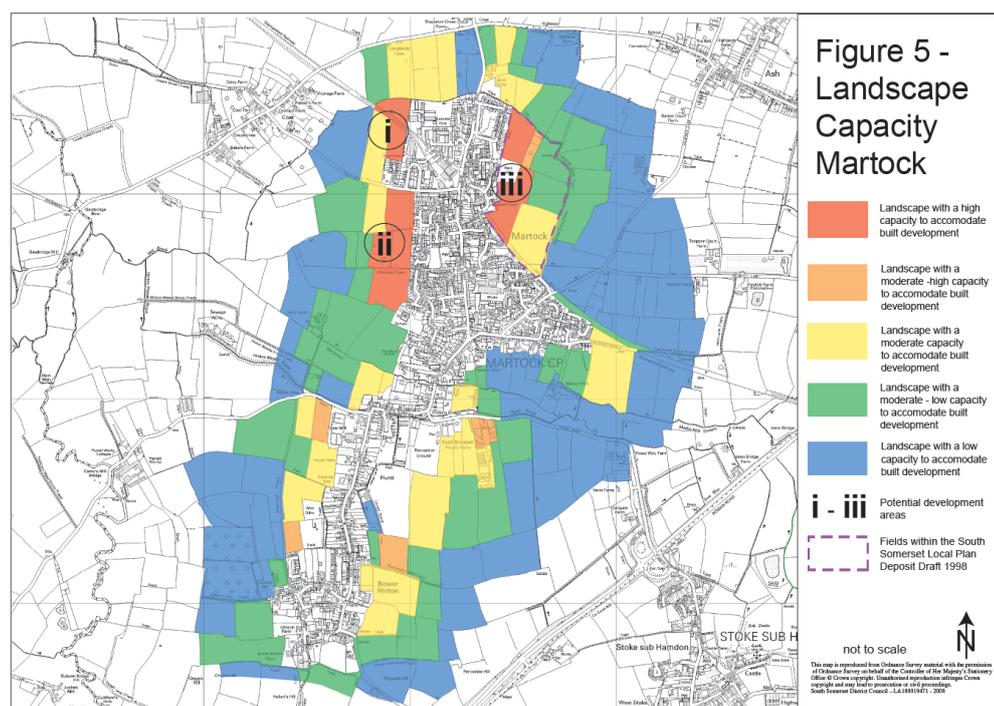
There are many good reasons why development should not take place in the countryside and our precious natural environment should be protected. Most vulnerable is that countryside closest to the existing built-up area. The 2008 Peripheral Landscape Study for Martock⁷ explored this and produced the capacity map below. It indicates those areas of countryside that were computed to have capacity to accommodate development. This was based on a consideration of both landscape character and visual sensitivities. A landscape's capacity to accommodate built development, according to the Study, is the direct converse of the overall sensitivity judgement, unless specific landscape values or development constraints are significant enough to reduce capacity one grade lower.

We would also offer the following reasons why our countryside is not an appropriate search area for major development:

- The road infrastructure was created for the horse-drawn era. No alternative off-road network has evolved.
- The current settlement is a linear one resulting from the coalescence of three villages in a north-south alignment. This makes much development, and housebuilding in particular, at the extreme ends unsustainably far from facilities.
- The linear nature of the settlement also makes for traffic congestion at peak times.

⁷ 2008 Peripheral Landscape Study for Martock Conservation and Design Unit, South Somerset District Council, Jun 2008

- Coat, Stapleton and Ash are close by to the north. There have been moves to close the green gap between Martock and these villages. This has so far been successfully resisted.



Renewable Energy

The Parish has adopted a Sustainable Development Plan⁸. As part of the appraisal process it contributed to climate change and our vulnerability to its effects i.e. does it...

- promote energy efficiency?
- encourage renewable energy?
- Reduce carbon dioxide emissions?
- incorporate the principles of sustainable construction?
- make efficient use of water?
- consider the need to adapt to climate change?

On a commercial scale, there has been limited interest in solar- or wind-farm development in the past few years. A proposal to develop a major solar farm at nearby Tintinhull, covering 60 acres, was recommended for approval by the officers but refused planning permission by South Somerset District Council. A decision that was upheld on appeal the proposed development would have a considerable and significant adverse impact on the setting of ancient monuments, listed buildings and would also impact on the wider landscape to the detriment of its character and appearance.

Whilst it was recognised that the National Planning Policy Framework supports renewable energy in principle as a means of meeting the imperative of combating climate change the Inspector said that this should not be regardless of the need to protect the environment and heritage assets. *“The benefits of the provision of an albeit substantial contribution of renewable energy does not outweigh the harm that would be introduced”*.⁹

Solar gain through housing design and roof-top solar panels has also been relatively insignificant. The conservation Area is a constraint. There has been little evidence of developers seeking to

⁸ <http://www.martockonline.co.uk/UserFiles/File/260.pdf>

⁹ Inspector’s Report, Feb 2014,

https://www.southsomerset.gov.uk/media/673150/tintinhull_forts_appeal_decision.pdf

maximise solar gain through housing design and orientation, despite consistent advice from the Climate Change Officer of South Somerset District Council.

Local energy crops are grown to feed a nearby bio-gas plant.

Natural Environment- What the Community Says in 2017

- Martock is surrounded by beautiful countryside
- The rural setting is much appreciated
- Dog fouling, litter and fly-tipping do not engender civic pride in many, and are a recurring source of complaint
- 1 in 3 Survey respondents regularly walk the footpaths in and around the village. Other popular locations include walks centred around the Playing Field, Ham Hill and Montacute
- 33% of Survey respondents want to see some footpaths made into cycleways

(from Martock Community Plan Household Survey 2017 Conducted by the Community Council for Somerset, 5 May 2017)

Natural Environment - - Key Messages/Issues:

- We need to identify those paths that need upgrading and candidate paths for multi-use
- Can we increase responsible access to the countryside?
- We must ensure our environment is adequately protected
- We must reduce the risk of flooding
- How can we ensure farming remains viable without impacting on the character of the countryside?
- Drainage ponds in new development require a management policy
- Green corridors – should be included in new estate planning
- Should we protect the green gap between Martock and these villages?
- Wildlife nodes and corridors - advice needed
- Bat-friendly building techniques important
- How can we ensure that local reptiles and amphibians are adequately protected from development?
- The design of new buildings should incorporate elements to encourage bats and birds to nest

Neighbourhood Plan – Additional Information Needs (June 2017)

'Important' hedgerows and orchards - advice needed on historic orchards

Significant trees groups outside the conservation area

Water courses and ponds – a mapping exercise needed, particularly with a view to protecting reptiles and amphibians. (The Great Crested Newt is found in the village)

What is the local interest and commitment to renewable energy?

Built Environment and Heritage

“Martock is a small market town that lays at the southern fringe of the Somerset Levels, situated close by the point at which the River Parrett leaves the outlying hills of the Yeovil Scarplands to cross the wider context of the moors. It is a town of Saxon origins, settled around the church of All Saints to the north of the Mill Stream, and made prosperous through the middle ages by agriculture and cloth manufacture. The town has seen steady growth over the last hundred years, now having a population of around 4,500 residents.”¹⁰

History

The Parish of Martock is bounded to the south by the Fosse Way. Very little is known of the area in the prehistoric or Roman periods. The Domesday book records Martock as having been a royal estate, owned by Queen Edith until the conquest which probably also included Mulchelney and part of Tintinhull (Bush 1978:76). Martock is a split-off from the larger Romano-British estate bordering the Yeo, the rivers Parrett, and Yeo together with the Fosse Way (A303) forming convenient boundaries. As such it is likely to have had a minster church which administered to the population of the nine settlements in Martock Hundred (Martock, Hurst, Bower- Hinton, Milton, Witcombe, Ash, Coat, Stapleton and Load and Newton). The church is first mentioned in 1156 when it was in the possession of the Abbey of Mont St. Michel. A rectory house and a dovecot are recorded in 1226, this building survives as the Treasurer’s House. In addition, a chantry chapel is mentioned in the early 14th century, as is the George, which likely originated as a victualling house for visitors to the church before the building of the Church House (now known as the Court House)

After the Conquest, the manor was granted to Eustace Count of Boulougne who conferred it on his daughter Maud, wife of Stephen who was made king of England in 1135. In 1302 the manor house, dovecot and garden are recorded as lying within a moated area but by 1633 it was described as “almost all let to ruin” and it is likely that the moated site was abandoned from this time. Today’s Manor House, next to the Market House, is the result of the then Lords of the Manor, the Gooddens, re-naming their central land holding at Manor Farm.

The Martock area was at its zenith of prosperity in the 16th century, which has provided it with a wealth of fine buildings of that period, constructed to a high standard using local hamstone¹¹, and which create a strong impression of quality, beauty and delight in both visitor and inhabitant today.

There are 3 main factors which gave rise to this substantial built heritage: freehold ownership good economy and good building stone.

The feudal manor of Martock began to dissolve from early mediaeval times, partly by gift and also by sale. By 1650 much of the Parish was owned by freeholders. Most parts of the village are approximately two, downhill, miles from the quarries of Ham Hill, and the freeholders all worked industrially and accumulated large amounts of money. Martock, “*by virtue of its native industriousness*”, had a high population, which in 1801 was 2,102 - three quarters of that in Yeovil. (In 2011 the population of the ‘reduced’ Parish was 4,776.)

When the industrial and agricultural revolutions came, the large population was already there to ‘feed’ them. In the 18th century, the wealthiest were the big clothiers making cloth and linen from wool and flax. The soil, geology and climate in the Parish leant itself to growing flax and hemp.

¹⁰ Martock Peripheral Landscape Study, South Somerset District Council, June 2008

https://www.southsomerset.gov.uk/media/321265/peripheral%20landscape%20study_martock.pdf

¹¹ Hamstone is the name given to stone from Ham Hill, Somerset, England. Ham Hill stone is a Jurassic limestone from the Toarcian, or Upper Lias, stage. It is a well cemented medium to coarse grained limestone characterised by its honey-gold colour and marked bedding planes.

Twine, rope and canvas manufacture, together with gloves made from the skin of the sheep, became dominant industries in the 18th and 19th centuries. In addition, the railway, arriving in 1852, allowed two iron foundries to make a big splash, with possibly the first British dodgem cars being made here. Today these two metalworking complexes, Sparrows and Parrett Works, make excellent and attractive small industrial estates.

We should recognise that there remain five ancient hamlets in the Parish today: Coat, Stapleton, Hurst, Bower Hinton and Martock.

Coat

Coat is an outlying, detached hamlet in the parish of Martock, with around 40 houses and 100 inhabitants. Like Stapleton it is defined by large and prosperous farm-houses of the 17th century onwards, with sporadic 19th and 20th century cottages at intervals between. Many of the farmyards have been converted to domestic use. Commuters speeding by on the unclassified road from Yeovil to Shepton Beauchamp often comment that Coat seems nothing but big houses. The building style and quality are quite the same as the rest of Martock and Bower Hinton – many large houses with facades of the 17th to 19th centuries. There are in fact quite a few cottages, some filling gaps between larger houses, and some threesomes on the side roads. As with Martock, there are several surviving mediaeval interiors, but all have been much enhanced from 1600 on. Some properties, as in Martock, have been re-fronted and heightened in the 18th-19th centuries, with finer finish of stonework.

Stapleton

Is a hamlet one mile north of Martock. It was first recorded in 1195. The original central settlement of the St Clare family was in Courtfield, north of West street. This settlement was cleared by the Richards family from 1796. The settlement is now a typical street fronted linear settlement. There is a cluster of houses built on 'unenclosed' land around Stapleton Cross. The three main houses of the Richards family – Stapleton Manor, Stapleton Farm and The Elms, are still dominant buildings, with a scattering of 19th century and later houses around them. *"A few are of 17th- and 18th-century origin but most were built or remodelled in the 19th century. Stapleton House was built in the late 18th century, perhaps as a farm-house, and enlarged to the west and aggrandized c. 1825."*¹²

Hurst

Hurst is a half-mile long stretch of road with large and prosperous houses of the 17th century onwards, tightly infilled with 19th and 20th century terraces with 20th century houses filling any remaining gaps.

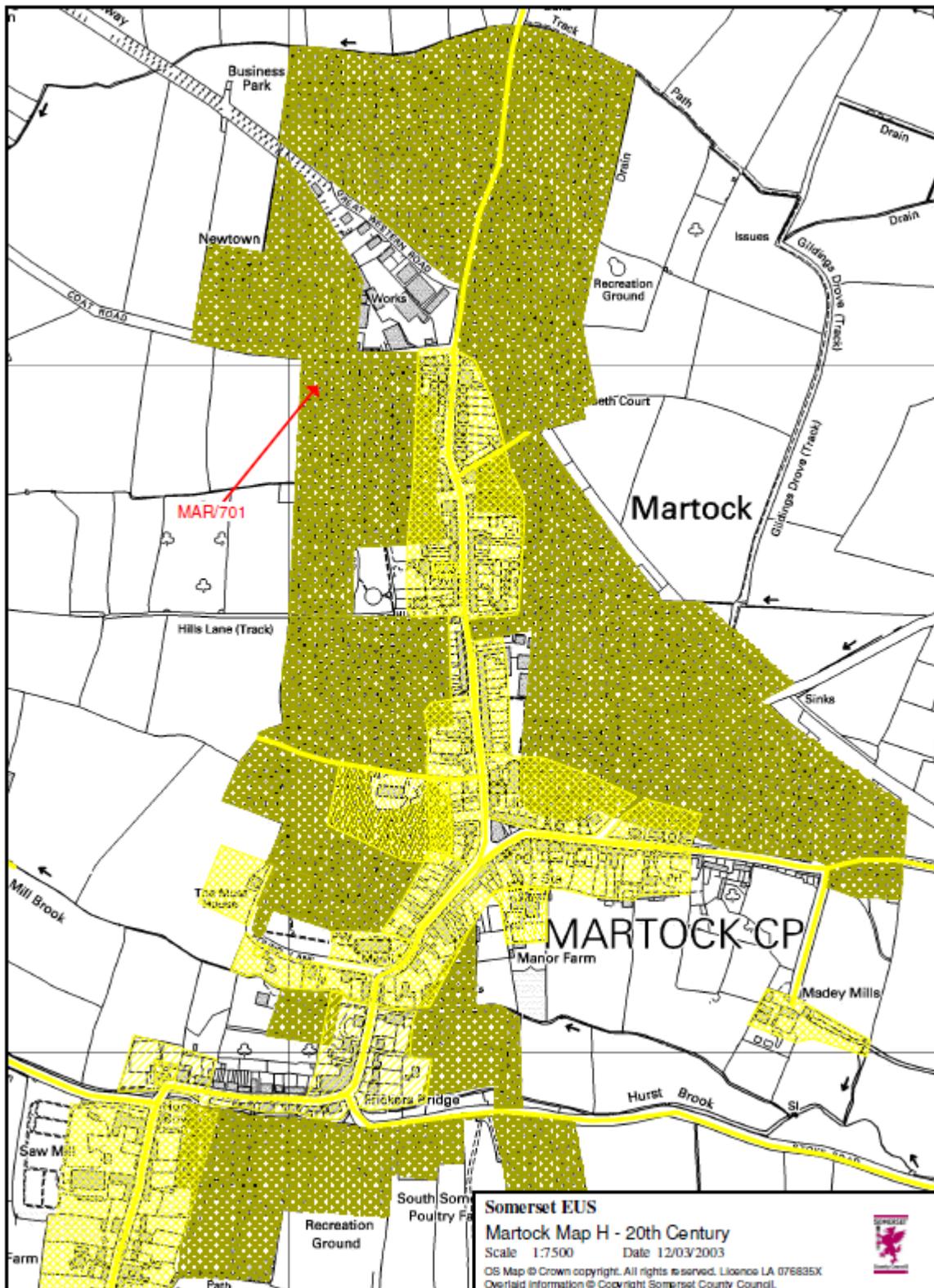
Bower Hinton

This hamlet rises up to 50 metres. It has a long and strong tradition of non-conformist activity, most obviously the Ebenezer Chapel, built in 1783 and a collection of a variety of functional buildings arising from the establishment of the foundry, Sparrows Works, in the late 19th Century. This collection includes housing, industrial buildings and a farm barn. Bower Hinton is the only part of Martock with a grid of streets away from the main road. This grid seems to link the original Romano-road between Load and Petherton Bridges (Back Lane) and the Saxon successor, now the B3165. The hamlet is characterised by prosperous large 17th century houses, infilled by terraces, and more recently infilled with 20th century houses.

¹² A History of the County of Somerset: Volume 4. Originally published by Victoria County History, London, 1978

Martock

This is the central settlement, with the mediaeval market 'square' between All Saints Church and the Market House. It has the largest concentration of shops leading north from the Market House, and a small shopping precinct clustered out of sight, behind a fine 1820s dwelling. Either side of this, a large area of housing has been built since 1950, helping to double the population in the last 20 years. This substantial increase has done much to turn Martock into a dormitory settlement. The area of Martock developed since the beginning of the 20th century is indicated on the map overleaf. It shows clearly how much the settlement area has increased in a relatively short period.



Heritage

Martock Conservation Area

The Martock Conservation Area was designated in March 1971. It covers the historic areas of Martock, Hurst and Bower Hinton. *“The centre of Martock shows a well-proportioned arrangement of buildings reflecting the earlier historical significance of the village. Early development at Hurst and Bower Hinton has been partially obscured by the subsequent industrial development and accompanying housing that now links together the three, formerly, separate settlements.”*¹³

The key features of the Conservation Area identified at the time of designation were:

Positive

- The Church of All Saints, noted for its size, fine tower and Somerset tracery
- Two further buildings contributing to a fine setting for the Church, the Treasurer’s House and former Grammar School
- Variation of the alignment of buildings on Church Street which form an almost continuous frontage creating a group of outstanding significance
- Vista along Church Street terminated by the Town Hall
- Scattering of domestic buildings from the 17th and 18th century in Bower Hinton and Hurst
- Rural character emphasised by network of lanes and thatched roofs in Bower Hinton
- Continuous terraces of Hurst many displaying their own identifiable characteristics
- Several groups of trees which enrich the scene

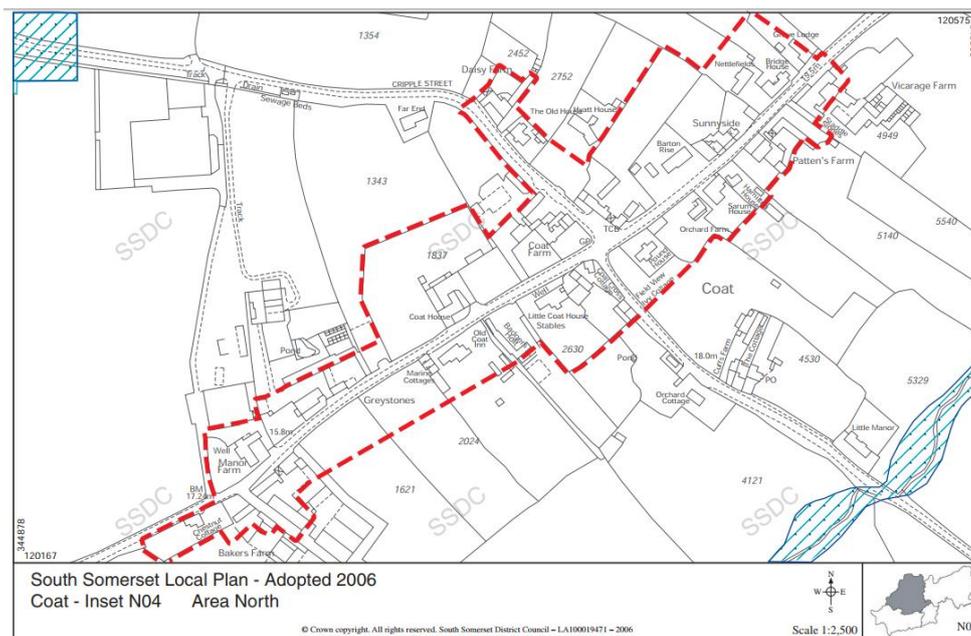
Negative

- Buildings of a temporary nature constructed in unsuitable materials
- Traffic and street parking

The Martock Conservation Area is over-due for a reappraisal.

Coat Conservation Area

The Conservation Area at Coat was designated in 1981. We have been unable to find a copy of the Conservation Area Statement for Coat. South Somerset District Council has mislaid its copy.



¹³ Martock Conservation Area, Somerset County Council, 1971

Listed Buildings

There are around 200 listed¹⁴ structures in the Parish. Two are Grade I and 6 are Grade II*. Included amongst the grade II listed buildings and structures are 29 monuments, 4 churches, chapels and halls, 2 schools and halls, 2 factories (Parrett Works), and about 156 houses. A full list can be found in Appendix A.

Other Buildings of Note

Martock Parish is not short of other buildings and structures of note that do not have the protection that comes with a statutory listing/designation. Below is a list of 'non-designated' heritage assets, recently compiled, which contribute to Martock's character and which, it is suggested, should be retained. This could be added to.

Whole Parish

- Cast iron pillar letter boxes
- K6 cast iron telephone kiosks
- Cast iron SCC finger signposts
- All Hamstone walls
- All wrought iron railings and gates
- Milestones
- Hamstone stiles on footpaths
- Timber windows and doors in Conservation Area – facades only?

Martock

- All Hamstone houses
- Brooks Garage, Water Street
- Glove Factory, Manor Farm, Manor Drive, Church Street
- Council Houses at Newtown (Coat Road), Horseshoe Crescent, North Street, East Fields
- Cast iron K6 phone kiosk on The Green
- The Lodge, East Street (a 'show house' of modern materials, built by the Bradford Family c.1900)
- Last surviving railway buildings on north side of Coat Road
- Gate piers to back drive of Ashfields House, North Street
- Mediaeval 'horse' bridge at Ven, across Madey Mill stream
- Wrought iron gateway by Sparrows at 11 Water Street, and adjacent Hamstone former poultry house
- Terrace development of artisan house/shops with pedimented centre south of The Grange (inc today's Martock Gallery)
- Terrace of workers cottages at east end of East Street

Hurst

- Yandles Sawmills
- Hurst Bow glover complex – much already listed, but not owner's house c.1860

Bower Hinton

- Sparrows Works and nearby houses from the same period
- Particularly the iron gate assemblage at Sparrows
- The corrugated iron Tabernacle at the United Reformed Church.
- Sparrows drain guards and manhole covers
- Pair of Trees

¹⁴ Grade I buildings are of exceptional interest, only 2.5% of all listed buildings are Grade I
Grade II* buildings are particularly important buildings of more than special interest; 5.8% of all listed buildings are Grade II*
Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner

Old tanning building in Blind Street (Blind Street is not in CA)

Stapleton

Parkland and ornamental Hamstone gate piers and timber gate laid out by Whitfield Scammell in about 1900

Cottages clustered around Stapleton Cross

Also, very significant to the character of the built environment are the spaces between the buildings that provide the setting and allow the glimpses and views that parishioners appreciate.



Sustainable Development

The implication of new development on Martock's sustainability is a matter that is taken very seriously. In 2013 Martock Parish Council adopted a Sustainable Development Plan, which sought to provide a *“strategic approach to the consideration of future planning applications for multiple residential dwellings over the short, medium and long term”*¹⁵.

The Plan was based on research which indicated that development size is a significant factor in terms of impact on the current infrastructure.

It was agreed there was a need for *“a realistic limitation being imposed on the number of units in any residential development and in terms of location of future residential development there are certain locations (areas) within the Parish that would have greater or lesser impact on the infrastructure and the existing residents”*.

The Development Plan sets out a *“robust framework”* (based on a holistic approach) for the objective consideration of future planning applications. It includes consideration of:

- The current size and geographic spread of the various sub-districts within the parish, coupled with the location of the Trading Estates which results in a number of ‘pinch points’ – with implications for congestion, and public safety in particular. These are largely caused by a combination of highway infrastructure evolution and design together with relatively high traffic volume and/or on-street parking.
- The location of recreational and welfare facilities e.g. surgery, pharmacy, schools, library services,
- Present and forecast capacity levels and constraints of the schools, surgery and other community resources
- Flood control and management concerns
- The implication of the nature and scale of development on the vibrancy of the community. This is due partly to it having a ‘village’ mentality. This ethos is evidenced by such features as civility, courtesy, friendliness and community pride which are highly valued by a large proportion of residents.

These considerations are reflected in a set of ‘Strategic Sustainable Planning Criteria’ to be applied when considering future planning applications:

- a) A maximum cap on all new residential property within the Parish commensurate with the housing requirement allocated to Martock in the Local Plan)
- b) A default cap of 40 residential units within any one development site (subject to limited flexibility dependent on local infrastructure constraints)
- c) Subject to further infrastructure analysis, the designation of specific areas throughout the Parish as Preferred Development Zones (PDZs)
- d) Use of agreed set of ‘Guiding Principles’ and a standard ‘Evaluation Framework’ in the appraisal of future planning applications for all new residential and commercial developments within the Parish
- e) Ensure conformity to an ‘Application Appraisal Process’ in the consideration of all future planning applications

¹⁵ Martock Sustainable Development Plan, Martock Parish Council, Aug 2013

Built Environment and Heritage - What the Community Says in 2017

- A large number of parishioners appreciate the beauty, architecture and history of the area, particularly the Church
- The town is considered well maintained, clean, tidy and well managed with development of the town to date thought successful by some
- The Industrial Estate is untidy and detracts from the historic built environment

(from Martock Community Plan Household Survey 2017 Conducted by the Community Council for Somerset, 5 May 2017)

Built Environment and Heritage - Key Messages/Issues:

- To what extent can we influence and control new development and its impact on the current built environment
- The community needs to agree a design statement that recognises the special qualities of the built environment
- Martock Conservation Area needs re-appraising, with a new management plan
- How successful has the Sustainable Development Plan been? Does it need revising?
- We should improve the visual appearance of the industrial areas

Neighbourhood Plan – Additional Information Needs (June 2017)

Major land ownerships

Housing

Demography

The last full demographic survey of the Parish was undertaken in 2011. The national census at that time confirmed that the Parish has a more elderly profile than the nation as a whole. The table below shows that the more than 1 in 5 parishioners at the time were over the age of 65. There is no reason to believe this is any lower in 2017. In comparison with the national profile, the Parish of Martock has fewer very young children and people in their twenties and thirties.

Martock Parish - Age Structure 2011	No.	%	Eng
0 to 4	229	4.8	6.3
5 to 7	145	3.0	3.4
8 to 9	94	2.0	2.2
10 to 14	288	6.0	5.8
15	66	1.4	1.2
16 to 17	119	2.5	2.5
18 to 19	103	2.2	2.6
20 to 24	211	4.4	6.8
25 to 29	228	4.8	6.9
30 to 44	853	17.9	20.6
45 to 59	1,005	21.1	19.4
60 to 64	377	7.9	6
65 to 74	538	11.3	8.6
75 to 84	346	7.3	5.5
85 to 89	108	2.3	1.5
90 & over	56	1.2	0.8
Total Population	4,766	100	100

The total population is close to 5,000. They comprise around 2,100 households. The household data from the 2011 Census shows around 30% of households in the Parish were single person households. A further 40% of households comprised two adults with no dependent children. There were 120 households in 2011 (5.7%) categorised as a lone parent household with dependent children.

Martock Parish - Household Type 2011	No.	%
One Person Household	623	29.7
Couple Household; With Dependent Children	419	20.0
Couple Household; No Dependent Children	853	40.6
Lone Parent Household; With Dependent Children	120	5.7
Lone Parent Household; No Dependent Children	51	2.4
Multi-Person Household; All Full-Time Students	0	0.0
Multi-Person Household; Other	32	1.5
All Households	2,098	100.0

As regards housing circumstances in 2011, approximately 70% of households lived in owner-occupied dwellings. A further 15% of households were living in social housing and 12% were in private-rented accommodation.

Martock Parish - Housing Tenure 2011		%
Owned; Owned Outright	769	36.7
Owned; Owned with a Mortgage or Loan	701	33.4
Shared Ownership (Part Owned and Part Rented)	21	1.0
Social Rented; Rented from Council (Local Authority)	104	5.0
Social Rented; Other	212	10.1
Private Rented; Private Landlord or Letting Agency	224	10.7
Private Rented; Other	33	1.6
Living Rent Free	34	1.6
Total Households	2,098	100

Future Housing Need and Demand

Strategic Requirement - The Numbers

Addressing future housing needs and demands for the district is the responsibility of the local planning authority (South Somerset District Council). The Local Plan¹⁶ believes provision should be made for sufficient development to meet an overall district requirement of at least 15,950 dwellings in the plan period April 2006 – March 2028 inclusive. The majority of new housing is being directed towards Yeovil as the principal town in the district, followed by a reduced level at each of the Market Towns, and a then a smaller allocation for each of the Rural Centres, of which Martock is one. A total housing requirement is allocated for the Rural Settlements, with decisions on how much, and where to be determined in conjunction with the aims of Policy SS2. For Martock, it means 124 additional dwellings are required. This is based on the following calculation:

Local Plan 2006-2028 total housing requirement of 230 dwellings minus, existing housing commitments 2006-2012 (at April 2012) i.e. 106 dwellings = 124 dwellings.

The housing supply situation was reviewed in early 2017 in the context of as planning application for housing on Orchard Way, Martock. The up-dated situation was assessed as follows:

Housing Numbers for Martock (as of 27th Jan 2017)

Total housing requirement for Martock = 230 dwellings.

Completions = 77

Commitments (under-construction and with planning permission) = 179¹⁷

Therefore supply = 256 dwellings

According to South Somerset District Council, *“these figures equate to 11% over the minimum figure. The figures represent the most accurate and up to date picture of commitments in Martock following up-dating and improving the housing monitoring data-base.”*

¹⁶ South Somerset Local Plan (2006 – 2028), south Somerset District Council, adopted Mar 2015

¹⁷ This includes App. No. 13/01500/OUT–Land off Lyndhurst Grove for 35 dwellings which has since been refused

The revised application [for Orchard Way] stands at 12 dwellings. If these were added to the above figure for commitments (256), this would increase to 16.5% over the housing requirement for the settlement over the plan period.

Previous Inspector's decisions have focused upon the level at which a development results in an overprovision or undermines the settlement strategy to a degree which the development becomes unsustainable. Previous Inspectors have considered 32% to be an overprovision. 230 dwelling being a broad indication of the level of housing to be provided given that Martock is a less sustainable settlement than those higher up the settlement hierarchy.

The Laver's Oak Inspector noted that in order for harm to occur, it would need to be of a scale that could potentially undermine the strategic intentions of the development plan.

My view, is that 16.5% is not an overprovision and given the lack of a five-year land supply, I do not think this development would be harmful to the Local Plan strategy.”¹⁸

Since this calculation was provided, Land off Lyndhurst Grove for 35 dwellings, which was included has been refused. The current (July 2017) total housing supply figure is 221 i.e. completions (since 2006), 77, plus commitments (under-construction and with planning permission), 144. The likely supply is therefore very close to the Local Plan's housing requirement for Martock of 230.

In the absence of a Neighbourhood Plan, housing development locally has been driven by national targets and strategic requirements. The following sites have been given planning permission by South Somerset District Council and part of the strategic calculation:

Water Street (under construction)	38 dwellings
Coat Road	95 dwellings
Approved others	11 dwellings

The local planning authority has also included the following sites, which were nominated through the SHLA process, in its assessment of local development land availability and potential:

Sparrows Works (pipeline)	25 dwellings
Behind Rose and Crown	8 dwellings
Hollies Close	18 dwellings
Broadway	19 dwellings
Ringwell Hill	24 dwellings
South of East Street Drove	20 dwellings
Poultry Farm	30 dwellings
Others	5 dwellings

Many of the sites may prove to be undeliverable. Broadway, East Street Drove and Poultry Farm (total 69) may not be viable either for flooding or environmental reasons. Should all these sites be developed this would mean an overall total of around 300 i.e. some 32% above the target for Martock. This may suit the local planning authority if it is unable to bring forward sufficient housing development elsewhere.

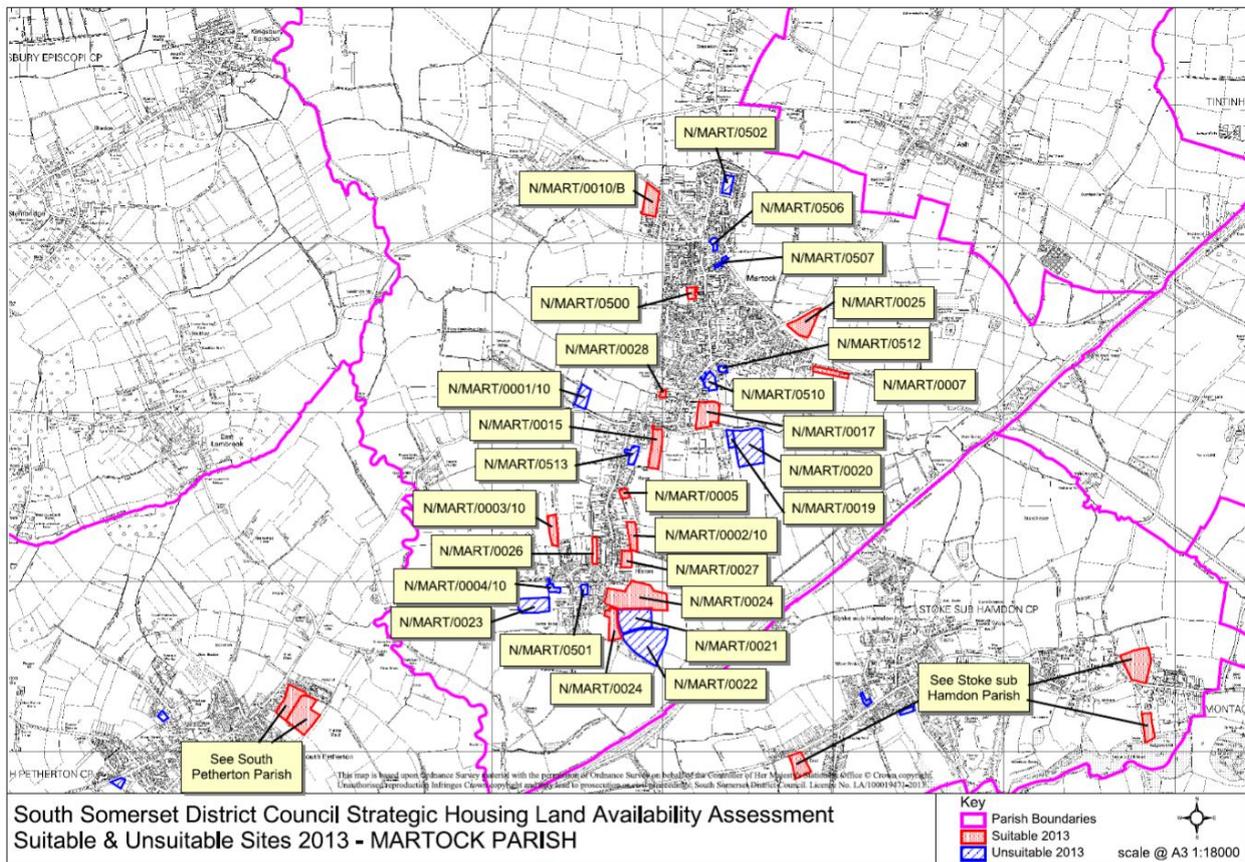
Land Availability

Several other local sites were nominated for assessment during the last SHLAA exercise. The table below lists those that were considered 'Unsuitable Sites' (sites that are unsuitable and/or not available and/or unviable)¹⁹. It is notable that the Conservation Officer's view was significant in several instances. These sites along with those considered as suitable and therefore included in the housing supply calculation of the local planning authority can all be seen on the map below.

¹⁸ Correspondence re Planning Application 16/04699/OUT, from Policy Planner, South Somerset District Council, 31 Jan 17

¹⁹ Strategic Housing Land Availability Assessment (SHLAA) South Somerset District Council, 2013

2013 SHLAA Ref:	Site Address	SHLAA Panel Comment	Other Comment
N/MART/0001/10	Castle Reclamation Parrett Works, Sewage Works Lane, Martock TA12 6AE	<i>Flood zone 3 - too small to be viable for mitigation.</i>	<i>Open countryside</i>
N/MART/0004/10	Former jigsaw factory Gastons Lane, Bower Hinton, Martock TA12 6LN	<i>No longer viable to lose 1 to gain 5 in current market</i>	
N/MART/0019/	Land adjacent to Sunnylands, south of Stoke Road, Martock TA12 6AF	<i>Remote, access off narrow lane, not contiguous</i>	<i>Provided that flood risk issues addressed and appropriate measures to prevent smell/noises nuisance from poultry farm. Conservation Officer - No objections but be aware of the more distant settings of Madey Mill.</i>
N/MART/0020/	Land south of Stoke Road, Martock TA12 6AF	<i>Remote, access off narrow lane, not contiguous</i>	<i>Conservation Officer - No objections but be aware of the more distant settings of Madey Mill.</i>
N/MART/0021/	Land adjacent to Sparrow Works Ringwell Hill, Bower Hinton, Martock TA12 6LG	<i>Slope, access poor, O/H cables</i>	<i>Conservation Officer - No objections but be aware of the setting of the conservation area.</i>
N/MART/0022/	Land off Ringwell Hill, Bower Hinton, Martock TA12 6LG	<i>4m above road - access difficult, not contiguous without other sites</i>	<i>Conservation Officer - No objections but be aware of the setting</i>
N/MART/0023/	Land at Gastons Lane, Bower Hinton, Martock TA12 6LN	<i>Previously refused on visual impact/access, steep, needs 0004 for access</i>	<i>Conservation Officer - Concerns over the setting of the conservation area.</i>
N/MART/0501/	Bower Hinton Manor, Middle Street, Martock TA12 6LL		<i>Conservation Officer - Object to any loss of public open space in the Conservation Area. Proposal should maintain the low density character of the Conservation Area. Negative impact on setting of the Listed Building.</i>
N/MART/0502/	Land at Stapleton Close, Martock TA12 6JA		<i>Forms the rear gardens to a large number of properties and has no access would require demolition of houses to provide access.</i>
N/MART/0506/	Garage Court Whellers Meadow, Martock TA12 6HD		
N/MART/0507/	Garage Court, Steppes Meadow, Martock TA12 6EW		
N/MART/0510/	Church Street, Martock TA12 6JL		<i>Conservation Officer - Negative impact on setting of Listed Building.</i>
N/MART/0512/	East Street Martock TA12 6NE		<i>Survey Officer Comments: ACCESS ISSUE. Conservation Officer Comment: Negative impact on setting of listed building.</i>
N/MART/0513/	Hurst Sawmill, Hurst, Martock TA12 6JU	<i>Poor access visibility. Will require removal of attractive wall that adjoins listed building and is in a conservation area.</i>	<i>Conservation Officer - Object on basis that development would not respect Historic Boundaries. Negative impact on setting of listed building, regarding garden and access.</i>



The Nature of Housing Needs

The latest Strategic Housing Market Assessment carried out on behalf of South Somerset District Council takes a range of factors into account in assessing the nature of future demand for different sizes of homes across the district. These factors include demographic changes, future growth in real earnings and households' ability to save, economic performance and housing affordability. The analysis linked to long-term (25-year) demographic change concludes that the following represents an appropriate mix of affordable and market homes for South Somerset:

	1-bed	2-bed	3-bed	4+ bed
Market	5-10%	30-35%	40-45%	15-20%
Social/Affordable Rented	35-40%	35-40%	20%	5%
Intermediate/Starter Homes	15-20%	50-55%	25-30%	0-5%

"The strategic conclusions in the affordable sector recognise the role which delivery of larger family homes can play in releasing supply of smaller properties for other households; together with the limited flexibility which one-bed properties offer to changing household circumstances which feed through into higher turnover and management issues.

*The mix identified above should inform strategic policies. In applying these to individual development sites regard should be had to the nature of the development site and character of the area, **and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level.***

Based on the evidence, it is expected that the focus of new market housing provision will be on two and three-bed properties. Continued demand for family housing can be expected from newly forming households. There may also be some demand for medium-sized properties (2- and 3-beds) from older households downsizing and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay.

The analysis of an appropriate mix of dwellings should also inform the 'portfolio' of sites which are considered through by each local authority through its local plan process. Equally it will be of relevance to affordable housing negotiations."²⁰

Local Housing Need – for Martock Parish

There is no recent survey of local housing need. We can expect an increased demand for specialist housing for older people as the population ages and current trends continue.

Affordability

The table below shows the last five years sales and prices in the Martock area as provided by Zoopla²¹:

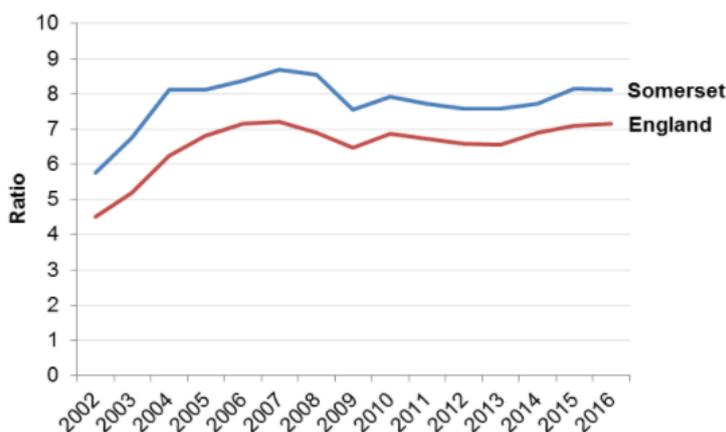
Martock Sales	2016/17		2012/17	
	No.	Av. Price	No.	Av. Price
Detached	20	3365,925	125	309,528
Semi-detached	17	£238, 171	128	215,232
Terraced	27	£197,798	178	173,793
Flats	7	£93,143	40	108,886

We do not have any recent hard information on affordability as it relates to the community of Martock Parish. We do know²² that a high proportion of parishioners feel that more affordable housing, for local people who can't afford open market housing, is needed and the Parish is most in need of more low cost/starter homes for purchase.

Affordability Ratio

The ratio of house prices to earnings is one measure of how affordable it is to buy a property. Lower quartile price provides an indication of the entry level house price in a local market, typically those purchased by first-time buyers.

Ratio of lower quartile house price to lower quartile earnings, 2002 to 2016



²⁰ Mendip, Sedgemoor, South Somerset and Taunton Deane Strategic Housing Market Assessment Final Report, JG Consulting, Oct 2016

²¹ according to Zoopla <http://www.zoopla.co.uk/house-prices/martock/>

²² Martock Household Survey, Community Council for Somerset, May 2017

The ratio of lower quartile house price to lower quartile earnings in 2016 in Somerset was 8.11, compared to 7.16 nationally. The higher the ratio, the less affordable it is for households to get onto the property ladder. The affordability ratio in Somerset is consistently higher than the national average. The ratio of lower quartile house price to lower quartile earnings for South Somerset in 2016 was 7.89.

Supply of Land for Affordable Housing

“The key driver for entering the affordable housing market is the fact that other forms of tenure (home ownership or private renting) are unaffordable. In areas where incomes are low relative to the market price of homes, there is a pressure to provide more homes which those on lower incomes, including those on benefits can afford. Without these homes, many people, especially the very old, very young and the vulnerable, will be forced to move out of the area or into situations that could adversely affect their health and wellbeing.”²³

South Somerset District Council has set an overall target for 35% affordable housing on new developments. Wherever possible, two thirds (67%) of affordable housing should be provided as social rented, normally this is through a Registered Provider (RP). The remaining third (33%) should be other forms of affordable housing such as intermediate rent, affordable rent, shared ownership or other affordable home ownership products. *“The involvement of the community and private sectors in providing rented, shared ownership or alternative intermediate schemes running along those more traditionally built by RPs are welcomed”²⁴.*

Local Housing Demand

A recent email from local estate agents, Palmer Snell, regarding housing needs reported:

“Larger detached 4 bedroom houses are always popular. However, a lot of these tend to be bought by older people. We are always asked for bungalows. Many who buy the houses really need or want bungalows, close to the amenities. Flats or 1 or 2 bedroom houses are always needed for first time buyers who are normally priced out of the local market. Nearly everyone wants a garden and some form of parking. Renters will snap pretty much anything up in Martock and surrounding. Although smaller properties satisfy the younger end of the market. Little sticks on the rental market. It’s clear the area in general is popular. Martock especially sought after by the 65 plus age because of the great range of amenities. Smaller flats, 1 and 2 bedroom units again are popular with the 20-30s renters or buyers. Retirement flats and houses also do well. In short, I would say more bungalows, retirement units or McCarthy Stone style developments and flats 1 or 2 bed houses.”²⁵

Recent Housing Development and Planning History

The following applications relate to development proposals considered by the local planning authority over the past five years that would result in one or more new dwellings:

16/04699/OUT 28-OCT-2016

Land adjoining Long Orchard Way, Martock

Outline planning application for the erection of 12 No. dwellings (incorporating details of access) and associated works including drainage infrastructure and highway works

Application **Refused**

16/04535/FUL 18-OCT-2016

The Brambles, Stoke Sub Hamdon

Siting of one additional mobile home.

Application Permitted with Conditions

²³ <http://www.somersetintelligence.org.uk/affordability.html>

²⁴ South Somerset Local Plan (2006 – 2028), South Somerset District Council, adopted Mar 2015

²⁵ Correspondence from Richard Fennell, Palmer Snell, Jun 17

16/04498/FUL 13-OCT-2016
The Stores, Stapleton Road, Martock
Erection of a replacement dwelling
Application Permitted with Conditions

16/04453/FUL 12-OCT-2016
Land adjoining Fosse Way Farm, Stoke Road, Martock
The Erection of 1no. dwelling-house.
Application Permitted with Conditions

16/01710/FUL 18-APR-2016
Tapper Court Farm, Foldhill Lane, Martock
The change of use of the pool house to a separate dwelling and the continued use of the adjoining outbuildings / yard as agricultural/light business workshop and storage usage.
Application Permitted with Conditions

16/01498/FUL 07-APR-2016
Manor House, Church Street, Martock
Erection of new detached dwelling and garage
Application Permitted with Conditions

15/02771/FUL 08-MAY-2015
50 Marwin Close, Martock
The conversion of existing house into two dwellings with additional parking provisions (GR 346279/120177)
Application Permitted with Conditions

15/01534/LBC 02-APR-2015
Manor House, Church Street, Martock
Conversion of existing stable building to a dwelling, construction of a new detached dwelling and replacement garage and construction of new garage for Manor House (GR:346265/119238)
Application Permitted with Conditions

15/01021/REM 02-MAR-2015
Land South of Coat Road, Martock
Residential development of land for 95 dwellings (reserved matters following outline approval 13/02474/OUT) (Details of the appearance, landscaping, layout and scale are the reserved matters) Discharge of the remaining conditions on the outline permission will be subject to a separate application, and supplementary information relating to these conditions is included with this application (GR:345958/119875)

15/00917/FUL 24-FEB-2015
Former National Westminster Bank Plc ,16 Church Street, Martock
Change of use of vacant A2 floorspace to residential and associated internal alterations (GR:346241/119211)
Application Permitted with Conditions

15/00446/OUT 29-JAN-2015
Land North of Lavers Oak, Stapleton Road, Martock
Residential development of up to 91 dwellings (Use Class C3) with public open space, vehicular access and associated infrastructure (GR:346264/120623)
Application **Refused**

15/00153/EIASS 13-JAN-2015
Land West of Stapleton Road, Martock
Request for screening opinion in respect of proposed residential development (GR 346277/120597)
EIA Not Required

14/04723/FUL 20-OCT-2014

Land OS 6375, Ringwell Hill, Bower Hinton

Proposed residential development of 49 dwellings, public open space and associated infrastructure, including drainage attenuation pond (GR: 345626/117743)

Application **Refused**

14/04206/REM 12-SEP-2014

Land South of Coat Road, Martock

Residential development of land for 95 dwellings (reserved matters following outline approval 13/02474/OUT) (Details of the appearance, landscaping, layout and scale are the reserved matters) and discharge of conditions 04 (Drainage), 05 (Maintenance of surface water drainage), 06 (Design and specification of access), 07 (Programme of archaeological work) and 09 (Scheme for provision and management of 4m wide buffer zone) (GR:345958/119875)

Application **Refused**

14/04123/OUT 09-SEP-2014

Land adjacent Triways, Foldhill Lane, Martock

Outline application for residential development of up to 35 dwellings (GR: 346832/119532)

Application **Refused**

14/02765/FUL 12-JUN-2014

Apple Tree House, Coat Road, Martock

Erection of a detached dwelling (GR 35979/121110)

Application Permitted with Conditions

14/01792/FUL 11-APR-2014

56A Bower Hinton, Martock,

Erection of a dwelling-house (GR:345709/118329)

Application Permitted with Conditions

14/01088/FUL 12-MAR-2014

Barn adjacent to Barton Rise, Coat

Amended scheme of works to allow for reconstruction and change of use of barn together with associated building to form a single residential unit as previously granted planning permission under Decision Notice 13/03712/S73.- Retrospective. (GR 345322/120434)

Application Permitted with Conditions

13/03627/FUL 28-AUG-2013

Former Jigsaw Factory, Gastons Lane, Bower Hinton

Erection of 5 new dwellings with associated access, car parking and landscaping together with partial demolition and alterations to No. 12 Gastons Lane to form a two-bedroom dwelling (GR: 345348/117952)

Application **Refused**

13/02474/OUT 17-JUN-2013

Land south of Coat Road, Martock

Outline application for the development of up to 95 dwellings with associated access and landscaping at land south of Coat Road, Martock (access determined with all other detailed matters reserved) (GR:345958/1198750)

Application Permitted with Conditions

13/01500/OUT 16-APR-2013

Land off Lyndhurst Grove, Martock

Outline application for residential development for 35 dwellings (GR:345930/120260)

Application **Refused**

12/04365/FUL 06-NOV-2012

Former Jigsaw Factory & 12 Gastons Lane, Bower Hinton

Erection of 10 new dwellings with associated access, car parking and landscaping together with partial demolition and alterations to No. 12 Gastons Lane to form a one-bedroom dwelling (GR: 345348/117952)
Application **Refused**

Housing - What the Community Says in 2017

- Nearly 3 in 4 survey respondents feel the Parish is in most need of more low cost/starter homes for purchase
- More affordable housing for local people who can't afford open market housing is needed
- A majority are of the opinion that low carbon/eco-friendly housing, accessible housing for disabled people, sheltered housing for older or disabled people and to a lesser extent retirement housing should all be considered
- Large houses (4+ beds) and flats are considered in plentiful supply by a large majority
- Most people's homes are suitable for their needs. The small minority who would like to change their homes, and for most their home is too small

(from Martock Community Plan Household Survey 2017 Conducted by the Community Council for Somerset, 5 May 2017)

Housing - Key Messages/Issues:

- Should we limit the number of new dwellings built up until 2028 to be 230?
- On what basis should new housing development be approved?
- We should be meeting local housing needs in all its forms
- The demand for retirement-type dwellings is very likely to increase
- There is support for more eco-friendly dwellings
- Where should new development be allowed to take place?

Neighbourhood Plan – Additional Information Needs (June 2017)

The scale and nature of local housing need

Local interest in self-build housing

Local Economy

The health and wellbeing of local businesses and the local economy has been an integral aspect of the growth and sustainability of the Parish and its settlements throughout time.

“Martock, by virtue of its native industriousness, had a high population, which in 1801 was 2,102 - three quarters of that in Yeovil. In 2011 the population was 4,776.

When the industrial and agricultural revolutions came, the large population was already there to feed them. In the 18th century the most wealthy were the big clothiers making cloth and linen from wool and flax. The soil, geology and climate here leant itself to growing flax and hemp. Twine, rope and canvas manufacture, together with gloves made from the skin of the sheep, became dominant industries in the 18th and 19th centuries. In addition, the railway, arriving in 1852, allowed two iron foundries to make a big splash, with possibly the first British dodgem cars being made here. Today these two metalworking complexes, Sparrows and Parrett Works, make excellent and attractive small industrial estates.”

The Martock Sustainable Development Plan 2013 estimated that there were at least 250 businesses based in Martock employing approximately 950 local people. A more recent survey, based on the Martock Business Directory, has estimated that of the 1,282 persons employed by 247 businesses, around 1,013 could be categorised as being ‘local’. This is an encouragingly high proportion, although there is a significant proportion of net out-commuting to work.

Martock has a high number of sole traders and small business owners. *There have been discussions before regarding the need for smaller serviced office space for those small businesses locally. This does hinder some employment opportunities locally as many of the small businesses are not looking to employ other staff.*

Some great new businesses have moved into the trading estate recently, Cherry Tree which is employing five local people, Bradford’s Building Supplies. Long standing local business including Steel Fabrications, Nippy Bus etc also a large local employer. Some of the other businesses Balance UK, Viridor, although local, have their head offices elsewhere in the country and tend to recruit via agencies, which is then trickier for local people to access”²⁶

Martock benefits from the local employers based within the trading estate, with many employing local people. There is a skills shortage within some of the engineering businesses and many recruit from a small pool of candidates countrywide offering relocation packages to this area to draw people in. Unwins Safety Systems are currently the largest employer with a high proportion of Martock residents employed by them, sourced by Martock Job Club.

Martock has a high number of sole traders and small business owners. The requirement for additional small units within Martock is considered to be essential for the local economy, however when opportunities such as the closure of the Glove Factory arise, the commercial pressure is to change to residential use. This does hinder some employment opportunities locally as many of the small businesses are not looking to employ additional staff.

²⁶ Extract from evidence statement submitted by ‘Our Place Martock’ team, May 2017

Working Population

According to the 2011 Census there was approaching 2,500 people in the Parish who were in employment. A substantial proportion of the Parish's working population has to leave the Parish on a regular basis to work. This is confirmed by the Local Plan which states: *"The travel to work data shows that over 50% of the [working] population out commute, mainly to Yeovil, Taunton Deane, Crewkerne, and Ilchester and surrounds."*

Just over half of the working population (55.5%) was in full-time employment. As the following 'Hours Worked' table shows, there were more women in part-time employment than men.

Martock Parish - Hours Worked 2011	No.	%
All Usual Residents Aged 16 to 74 in Employment	2,346	
Part-Time; 15 Hours or Less Worked	233	9.9
Part-Time; 16 to 30 Hours Worked	526	22.4
Full-Time; 31 to 48 Hours Worked	1,302	55.5
Full-Time; 49 or More Hours Worked	285	12.1
Males; Total	1,235	
Males; Part-Time; 15 Hours or Less Worked	53	4.3
Males; Part-Time; 16 to 30 Hours Worked	109	8.8
Males; Full-Time; 31 to 48 Hours Worked	843	68.3
Males; Full-Time; 49 or More Hours Worked	230	18.6
Females; Total	1,113	
Females; Part-Time; 15 Hours or Less Worked	180	16.2
Females; Part-Time; 16 to 30 Hours Worked	419	37.6
Females; Full-Time; 31 to 48 Hours Worked	459	41.2
Females; Full-Time; 49 or More Hours Worked	55	4.9

Occupancy comparisons within the 2011 Census shows that Martock has a higher proportion of blue-collar and skilled workers than in the South West and England.

Martock Parish - Occupation 2011	No.	%	SW	Eng
1. Managers, Directors and Senior Officials	247	10.5	11.1	10.9
2. Professional Occupations	333	14.2	16.5	17.5
3. Associate Professional and Technical Occupations	250	10.7	12.1	12.8
4. Administrative and Secretarial Occupations	231	9.8	11.0	11.5
5. Skilled Trades Occupations	401	17.1	13.4	11.4
6. Caring, Leisure and Other Service Occupations	239	10.2	9.8	9.3
7. Sales and Customer Service Occupations	209	8.9	8.4	8.4
8. Process, Plant and Machine Operatives	192	8.2	6.7	7.2
9. Elementary Occupations	246	10.5	11.0	11.1
All Usual Residents Aged 16 to 74 in Employment	2,346	100		

The distribution of ‘trades’ is shown in the table below. The proportion of the working population engaged in manufacturing and manual trades is higher than the regional and national average.

Martock Parish - Industry 2011	No.	%	SW	Eng
Agriculture, forestry, fishing	38	1.6	1.6	0.8
Mining, quarrying	0	0.0	0.2	0.2
Manufacturing	401	17.1	9.1	8.8
Electricity, Gas, Steam and Air Conditioning Supply (Pollutant)	6	0.3	0.6	0.6
Water Supply; Sewerage, Waste Management and Remediation Activities	24	1.0	0.8	0.7
Construction	220	9.4	8.0	7.7
Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	438	18.7	16.2	15.9
Transport and Storage	78	3.3	4.0	5.0
Accommodation and Food Service Activities	103	4.4	6.3	5.6
Information and Communication	53	2.3	3.3	4.1
Financial and Insurance Activities	29	1.2	3.7	4.4
Professional, Scientific and Technical Activities	29	1.2	1.4	1.5
Public Administration and Defence; Compulsory Social Security	106	4.5	5.9	6.7
Administrative and Support Service Activities	80	3.4	4.4	4.9
Public Administration and Defence; Compulsory Social Security	158	6.7	7.1	5.9
Education (Persons)	221	9.4	9.7	9.9
Human Health and Social Work Activities (Persons)	281	12.0	12.9	12.4
Other	83	3.5	4.8	5.0
	2,348	100.0		

Martock Parish - Economic Activity 2011	No.	%
All Usual Residents Aged 16 to 74	3,434	
Economically Active; Employee; Part-Time	597	17.4
Economically Active; Employee; Full-Time	1,307	38.1
Economically Active; Self-Employed	378	11.0
Economically Active; Unemployed	109	3.2
Economically Active; Full-Time Student	86	2.5
Economically Inactive; Retired	601	17.5
Economically Inactive; Student (Including Full-Time Students)	88	2.6
Economically Inactive; Looking After Home or Family	105	3.1
Economically Inactive; Long-Term Sick or Disabled	120	3.5
Economically Inactive; Other	43	1.3
Unemployed; Age 16 to 24	27	
Unemployed; Age 50 to 74	31	
Unemployed; Never Worked	10	
Long-Term Unemployed	39	

Martock’s official unemployment rate is lower than the national average. The Martock Sustainable Development Plan 2013 identified that there were 52 people on Job Seekers allowance in June 2013. However, as it states “*there is also hidden unemployment and under-employment that is more difficult to measure. Of the 90 persons visiting the Martock Job Club in the last 9 months, approximately a third were not signed on for Job Seeker benefits.*”

According to members of the 'Our Place Martock' team, "there is a skills shortage within some of the engineering businesses and many recruit from a small pool of candidates countrywide offering relocation packages to this area to draw people in. There have been concerns locally that Unwins will feel constrained if they are unable to function as a 24/7 manufacturing hub. They would like the opportunity to increase manufacturing time in the future. They are currently our largest employer, with a high proportion of Martock residents employed by them, most being sourced by Martock Job Club.

Martock is fortunate to have its own Job Club. The Job Club is funded primarily by the Parish Council and some community grants. It is independent from any government organisation or employment service. It was established as a direct response to the Martock Local Community Plan 2012, which identified an issue and set an objective around improving work opportunities, now fulfilled, to "develop and run an independent, voluntary, community run facility committed to providing impartial support and information to everyone seeking advice on finding work, voluntary activity or learning opportunities".

The Job Club is open from 10am - 1pm every Tuesday and Friday, offering free practical help and friendly advice to anyone of any age looking for work, training or volunteering opportunities or starting your own business. News of local job vacancies (including those not advertised elsewhere) are on display. Computers are available for customers to use, and they can chat through their options with Job Club staff.

The need for more local jobs is likely to continue, although recent forecasts suggest that the number of people economically active in the population may decrease over the next 10 years. The South Somerset Settlement Role and Function Study²⁷ shows how that population of South Somerset is projected to change by 2026. Table 3.6 in the Report shows how the population and age structure for individual settlements could look if the future demographic change forecast for South Somerset were to occur on a consistent basis across all settlements by 2026.

For Martock, it projects:	0-19	=1050	21%
	20-64	= 2450	50%
	65+	= 1400	29%
	Total	= 4900	

Economically Active Pop 2001 = 1950

Economically Active Pop 2026 = 1850

Decrease in Economically Active Pop. = -100

The Baker study of 2009 also showed that ratio of job numbers to economically active citizens in Martock is one of the lowest in the region, confirming the observations that the village, far from increasing in self-containment to satisfy the economic needs of the area, is becoming increasingly a dormitory of Yeovil. This employment density figure has been confirmed since in two local surveys. A parish survey of 2016 showed 1,014 jobs in Martock in an economically active population of around 2,477 (2011 census figure) indicating a somewhat worse employment density of 0.41. A 2017 household questionnaire currently being analysed suggests a further decline to 0.39. These poor self-containment figures suggest that increasing the housing numbers in the village could be economically unsustainable unless there is a concomitant increase in job opportunities.

²⁷ South Somerset Settlement Role and Function Study by Baker Associates on behalf of South Somerset District Council, 2009

Industrial Estates and Premises

The two Victorian iron foundries at Parrett Works and Sparrows Works have left a legacy of metal working and engineering businesses in the town. These two sites are now thriving small industrial estates. The former railway station now houses the largest local industrial estate, Martock Business Park with over 90 units, and is currently full. There is one smaller estate on the Stoke Road in former farm buildings, with planning permission for more. Although in open countryside, it is close to the A303 and has an advantage that traffic does not have to come through Martock to gain access to it.

The Martock Local Community Plan recognised the need for trading estate improvements and their links with the local community, which it hoped would be completed by 2013. The Plan's objectives were:

1. *Complete the project to tidy the appearance of the industrial estate*
2. *Engage industrial units in open days to demonstrate to the community what they do and what opportunities they offer Martock*

The Martock Sustainable Development Plan identified that there were a small number of vacant units across the three industrial estates, *"however there is a shortage of small units"*, in 2013.

The Sustainable Development Plan identified some issues experienced by local businesses, in particular: *"Accessibility - Businesses, especially on the Business Park, are already finding that congestion getting to and from the A303 is increasing. The traffic calming in Ash from August 2013 is likely to exacerbate this."*

"Connectivity - Martock should receive Superfast Broadband by 2015. New housing and business developments should be encouraged to install fibre connections to anticipate this."

As regards further development, the Sustainable Development Plan for Martock stated that *"although 1.8ha west of Ringwell Hill has been earmarked for further industrial development, no developer has yet shown interest in building units there"*. In addition to this the Local Plan allocates a further 2.0ha of employment provision.

The Plan concluded the following 'Strategic Implications':

- a. *The three Industrial Business Sites do have several vacant units, however there is a shortage of small units. These, combined with improved internet connectivity speeds will encourage more business to Martock which will allow the current and future residents of Martock to have better employment opportunities and prospects.*
- b. *Research is about to be undertaken amongst the self-employed businesses who work from home as to whether there is a need for more businesses premises and what size/type is required.*
- c. *A long-term suggestion is to develop a new area adjacent to the Cartgate Roundabout. Any new access road to Martock along the old railway will aid the viability of this.*
- d. *An advertised policy of refusing change-of-use from business/retail to residential may discourage purposeful running down of business premises.*

Parrett Works is important to Martock, not just because of its history and heritage. This is an important grouping of mainly 19th century industrial mill buildings and associated cottages which stand just east of Carey's Bridge on the River Parrett at the western edge of the parish of Martock. Some of the buildings, in particular Parrett House, Carey's Mill House and the main mill building, have their origins in the 17th and 18th centuries. The Parrett Works is described by the 1980 Batsford Guide to the Industrial Archaeology of Central Southern England as *"the outstanding industrial monument in this parish"*. There is a project team in place that aims to restore and

regenerate the site to provide employment, apprenticeship and training opportunities for local people by:

- restoring the buildings and site to light industrial use
- attracting new businesses and hence helping to improve local economic growth
- maximising on the use of sustainable energy

thereby preserving the industrial heritage at Parrett Works.

The Planning Register for the five-year period from 2012-17 shows the following employment-related applications were made in Martock Parish:

- 12/02179/FUL 07 Jun 2012
Metrics Engineering Co, Great Western Road, Martock
Construction of retaining wall and storage building (GR 346163/120204)
Application Permitted with Conditions
- 12/03030/COU 04 Aug 2012
19 Birch Road, Martock
Change of use of part of an existing room to provide beauty treatments. (GR 346179/119570)
Application Permitted with Conditions
- 12/04285/FUL 01 Nov 2012
11 Great Western Road, Martock
Alterations to existing industrial unit and the construction of 2 no. industrial units for B2 (general industrial) Use (GR 346105/120199)
Application Permitted with Conditions
- 13/03616/COU 29 Aug 2013
47 Alder Court, Oakland Road, Martock Business Park, Martock
Change of use of unit from deployment of waste airbags (Use Class Sui Generis) to light industrial (Use Class B1). (GR 346077/120402)
Application Permitted with Conditions
- 14/00204/FUL 16 Jan 2014
Sparrow Works, Bower Hinton
Demolition of existing industrial unit and erection of a new industrial unit (GR: 345692/117893)
Application Permitted with Conditions
- 14/00789/DEM 07 FEB 2014
Unit 24, Old Sparrows Works, Ringwell Hill, Martock
Notification of intent to demolish industrial unit (GR: 345709/117823)
Application Permitted
- 15/01825/FUL 22 Apr 2015
Unit 1 Oakland Court Martock Business Park, Great Western Road, Martock
Extension to industrial building (GR 346123/120298).
Application Permitted with Conditions
- 15/01865/OUT 17 Apr 2015
Land at Martock Industrial Estate, Oakland Road, Martock Business Park, Martock
Site extension of commercial use including outline permission for new building (B2, B1 and B8) (GR 345936/120425)
Application Permitted with Conditions
- 15/02945/COL 16 Jun 2015
1 West Street, Stapleton
Certificate of lawful development for the existing use of a building as a studio workshop (use class B1(a)) (GR:346154/120983)
Application Permitted
- 15/04867/FUL 29 Oct 2015
11 Great Western Road, Martock
Change of use of industrial unit to bus maintenance workshop and depot (GR 346111/120192).

- Application Permitted with Condition
15/04814/S73A 26 Oct 2015
Ex Site of Showroom and Garages, Water Street, Martock
Application to vary planning conditions 5 (approved plans) and 11 (Use of pavilion) of planning approval 12/004897/OUT (GR 345972/118927)
Application Permitted with Conditions
- 15/05167/FUL 17 Nov 2015
Land and Buildings, Stoke Road, Martock
Change of use and refurbishment from agricultural and B8 use to B1/B8/A3 uses (GR:346416/118757)
Application Permitted with Conditions
- 16/02967/OUT 07 Jul 2016
Land at Martock Industrial Estate, Oakland Road, Martock Business Park, Martock
A site extension of commercial use including outline planning permission for a new building (B1, B2 and B8 use classes)
Application Permitted with Conditions
- 16/03280/COU 26 Jul 2016
Unit 4, Martock Business Park, North Street, Martock
Change of use of unit to commercial kitchen, shop and cafe
Application **Refused**
- 16/04243/FUL 28 Sep 2016
Paull and Co Ltd, Coat Road, Martock
The removal of an existing store building and the construction of a replacement storage building.
Application Permitted with Conditions
- 16/04773/LBC 02 Nov 2016
South Vintners, Hurst, Martock
Erection of internal structure to form Studio, Gallery and Store.
Application Permitted with Condition
- 16/05101/COU 25 Nov 2016
Unit 4, The Old Railway, North Street, Martock
Change of use of unit to commercial kitchen, shop and cafe
Application Permitted

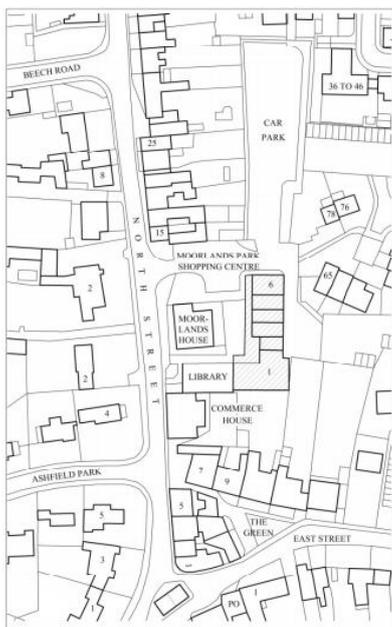
The Retail Sector

Martock along with Bruton, and South Petherton are designated as secondary centres by the Local Plan, having “*a lower range of shops serving day to day needs of their catchment areas*”.

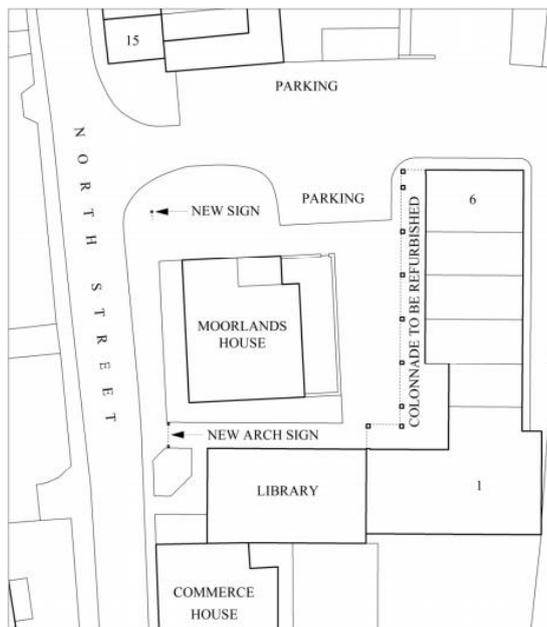
In 2013, the Sustainable Development Plan for Martock reported:

- *Retail premises are at a premium*
- *Tesco, potentially one of the largest employers in the village, has yet to formalise a date for the acquisition and subsequent development of the Paull’s site*
- *Lessees of the old NISA premises are being repeatedly ousted by rent increases which also deter new retailers taking on the lease*
- *An advertised policy of refusing change-of-use from business/retail to residential may discourage purposeful running down of business premises*
- *Without new retail outlets, new households will be more likely to travel to Yeovil for shopping*

Arguably, Martock's shopping is 'centred' around the Moorlands Shopping Centre, with its nearby car park and adjacent to the Library. It underwent significant environmental improvements in 2013. The Co-op is the main retail store in the centre.



Location Plan



Site Plan

Martock is fortunate to have two convenience stores, with SPAR opening as recently as 2015. The online has a directory of local retailers, that includes shops on North Street, retail units on the industrial estates, farm shops, and retail outlets in both Martock and Bower Hinton.

Martock still retains a Post Office but has lost local banking. The Post Office is trying to develop a range of soft services that have little to do directly with the Post Office, but are highly valued within the community. For example, with the help of Yarlington Housing and the Parish Council it provides IT equipment for use by the community, with support if required – and an iPad is always available in branch for community use. This has been used to register for voting, banking, printing off forms for HMRC & the DVLA, setting up an email account, and checking the weather. *“Martock Post Office has filled the gap left by the bank’s closure, and provides gift shopping for those who find accessing the local towns difficult and access to online advice and support. They also recruit locally via the job club”.*²⁸

In 2012, the Parish Council was persuaded that Tesco’s plans to build a 15,720sq.ft. food-store with 88 car parking spaces on the site of the Paull’s of Martock shop in Coat Road, should be supported. There were concerns at the time, about the new store’s impact on other local businesses (it was estimated that there would be a 4.5% impact on the Co-op in Martock and a 5% impact on other shops in Martock²⁹) and increased traffic issues on North Street. Tesco representatives agreed that the store should not be open 24 hours a day although the precise trading hours were not agreed. The strongest aspect of the case for the supermarket development was the additional local jobs. South Somerset District Council also approved the plans. It has not happened. After planning approval, the plan to sell the Paull’s for development into a Tesco store were dropped by *“mutual agreement”*. As Martock online reported, *“the Managing Director of Paull’s store has confirmed that*

²⁸ Extract from evidence statement submitted by ‘Our Place Martock’ team, May 2017

²⁹ Planning Position Clarification, South Somerset District Council, 2012, <http://cip.southsomerset.gov.uk/Planning/StreamDocPage/obj.pdf?DocNo=6626037&PDF=true&content=obj.pdf>

Paull's will remain open for the foreseeable future and there are plans to expand and improve on it". Tesco had withdrawn due to unfavourable trading conditions.

The South Somerset Market Towns Investment Group undertook an audit of town centres in 2009³⁰. The audit report on shopping, scored Martock 5.6 out of 10 at the time (only Bruton scored lower at 5.4). It reported *"only 2/5 people thought there was a good range of shops in the town. There was not much local food found or promoted except from the Bower Hinton Farm Shop. The butcher's shop which has a good reputation and promotes local food produce was located a long way from the other shops. A lot of shops were found to close on a Saturday afternoon. The linear nature of Martock makes shopping 'hard work" but the basics are quite convenient and centrally located apart from the butchers (which has an excellent reputation)"*.

The precinct area is maintained by Martock Parish Council under a lease from the Co-op.

Martock Our Place 2015 Relevant Key Issues 2015

- *Transport problems within Martock and to nearby towns - reduced bus services and cost of running a car, accentuated by mobility problems and shape of Martock – affects ability to gain employment*
- *Lack of shopping options in the northern end of the village*
- *Lack of skills for employment and also volunteering*
- *Lack of aspiration amongst young people*
- *Concern about GP and chemist services – accessibility, availability and supply issues*

Local Economy - What the Community Says in 2017

- The good range of shops, post office, local independent businesses, the farmers market and library are all popular with local parishioners
- Many parishioners would like to see more shops and better shops
- Bower Hinton has few facilities

(from Martock Community Plan Household Survey 2017 Conducted by the Community Council for Somerset, 5 May 2017)

Local Economy - Key Messages/Issues:

- Access to more local jobs is very important
- What type of new business should we be attracting?
- How can we help young people secure worthwhile training and employment?
- What role can Parrett Works play in the economic life of the Parish?
- How can we protect and grow our local retail sector in an appropriate manner?

Neighbourhood Plan – Additional Information Needs (June 2017)

Are there particular infrastructure/support needs for those interested home working?

What are the prospects for young people and those with special needs?

What are the development intentions of local businesses?

Is there adequate space for businesses to grow?

³⁰ A Visitors' Audit of Nine Market Towns, Summary Report of Findings & Recommendations for Action, South Somerset Market Towns Investment Group, Sue Beswick Marketing, July 2009

Transport and Travel

Martock is made up of several small communities, most of which are now joined together along the B3165 which runs North to South through the village. This has created village with a distinctly linear format. The B3165 connects directly to the A303 trunk road and makes this large village particularly well connected. The A3088 also provides a direct route to Yeovil, the regional centre and a local employer, about 7 miles away.

The A303 is the subject of a consultation to dual it from Sparkford to Podimore³¹, and this would ease traffic flow to and from the West Country. Similarly, another proposal is being considered is to upgrade the A358 from Ilminster to Taunton which would cut journey times for car travel to Taunton and the M5³².

The unclassified Stoke Road joins the A303 south east of the village. This is the preferred connection to the A303, and would make a better approach road for all traffic entering the village from the south as it is much less congested and dangerous than the B3165, but the junction with the A303 needs upgrading as both the on-slip and the off-slip are very short with 90° bends.

Planning applications have been submitted for housing developments at both the far northern end of the village, and the far southern end. Both of these have been refused following planning appeals, and part of the reason for this in each case, was the distance of each location from the centre of the village and the unsustainability of the proposals.³³

The Main Traffic Problems

The first of the two main traffic problems is in Bower Hinton. The road through Bower Hinton is designated as the B3165 which brings both cars and HGVs through this part of the village from the A303. At the bottom end of Bower Hinton, approaching the Rose and Crown, the road narrows and bends and, because most properties do not have driveways or garages, many cars are parked on the road. This often creates a bottleneck, as it is not possible for two vehicles to pass one another at this point. Vehicles often have to mount the pavement to pass one another; this aids traffic flow but puts pedestrians at risk. Signs have been erected in the last two years directing HGVs to the next exit off the A303 to try to alleviate this problem. The problem for pedestrians in Bower Hinton is exacerbated by the lack of pavements and lack of parking.

The re-designation of Stoke Road as the B3165 which requires an upgrade of the junction with the A303 would relieve the traffic issues in Bower Hinton.

The second main traffic problem is that of the volume of traffic passing along North Street, which is also the B3165. Many HGVs use this route to access the industrial estate at the north end of village, and there is also a considerable volume of cars passing through the village, either to access the residential streets in the north of the village or to access villages further north. Another access route to the A 303 brings traffic through Stapleton, Coat and Highway at high speeds.

³¹ Source A303 consultation – <https://highwaysengland.citizenspace.com/he/a303-sparkford-to-ilchester/>

³² Source A358 widening consultation – <https://highwaysengland.citizenspace.com/he/a358-taunton-to-southfields/>

³³ Source planning appeals – <http://www.martockplan.org.uk/Documents/Martock/Inspectorate%20appeals/Lavers%20Oak.pdf>
<http://www.martockplan.org.uk/Documents/Martock/Inspectorate%20appeals/Ringwell%20Hill.pdf>

Unmet Transport Needs

There is a need for a better public transport service. At the time of the 2011 Census, around 13% of households had no access to a car or van at all. Almost 80% of the working population who commute to work found it more convenient to do so by car or van. We have no evidence to suggest this situation has changed.

Martock Parish Method of Travel to Work 2011	No.	%
Work mainly at or from home	159	6.5
Train	11	0.5
Bus, minibus or coach	30	1.2
Taxi	2	0.1
Motorcycle, scooter or moped	21	0.9
Driving a car or van	1,703	69.6
Passenger in a car or van	122	9.1
Bicycle	60	22.5
On foot	231	9.4
Other method of travel to work	7	0.3

Martock Parish Car or Van Availability 2011	No.	%
All Households	2,098	
No Cars or Vans in Household	282	13.4
1 Car or Van in Household	907	43.2
2 Cars or Vans in Household	679	32.4
3 Cars or Vans in Household	173	8.2
4 or More Cars or Vans in Household	57	2.7
All Cars or Vans in the Area (Vehicles)	3,039	

Public Transport Network and Services

A bus service is provided by Nippy bus to Yeovil and Taunton via Ilminster which runs Monday to Friday, with a separate timetable for Saturday. But not all parts of the village are well served by this service, and there is no seven-day service, making it extremely difficult for people to get to Yeovil, for example, to either work or shop on a Sunday. The Nippy Bus services N9, N9A, N10, N10A and N10C serve the surrounding villages³⁴. The last bus to Martock leaves Yeovil at 17.40 on weekdays. The last bus leaves Taunton at 16.40 which is too early for those who work office hours to be able to use the service.

South West Coaches runs a term-time schools' service between Martock and Strode College in Street.

As regards, more distant travel, trains can be caught at Yeovil Junction to London Waterloo and Exeter; and from Yeovil Pen Mill to Bath, Bristol and London Paddington and Plymouth via Castle

³⁴ See Nippy Bus website for time tables <http://www.nippybus.co.uk/services.php>

Cary. A faster service to London Paddington and to Bristol runs from Taunton, which is around 25 miles from Martock.

Berry's Coaches run a twice daily service to London from Yeovil, South Petherton, Ilminster and Taunton, but this does not call at Martock.

Reducing Motor Transport

Motor transport use could be reduced by the promotion of cycling and walking, as well as the promotion of the use of public transport and car sharing. Somerset County Council promote a car sharing scheme called Moving Forward³⁵. Somerset County Council also promotes cycling to work via its Moving Forward scheme³⁶

The number of cars on the road could be reduced considerably if people were encouraged to walk to local shops, schools etc. rather than drive their cars.

Parking Problems/Issues

Many residents park their cars on the main road through the village because this road is lined with residential properties with no garages, driveways or front gardens. This is particularly the case through Bower Hinton and along North Street from Beech Road to Mow Barton.

There is one free 75-space public car park alongside the shopping precinct on North Street. The Moorlands car park is the main car park for Martock, and gives access to the library, shops, post office and Market House. It includes 3 spaces for disabled drivers. South Somerset District Council manages the Moorlands Car Park. It leases the area from the Co-op. Sometimes no spaces are available in this car park and anecdotal evidence suggests that some people park their cars here all day, despite the 2-hour parking limit, preventing shoppers from using the car park. This is particularly problematic when the Farmers Market is held on the Precinct, which is once a month.

Existing Pedestrian and Cycle Routes and Usage

Much of the village is served by pavements, although there are some notable exceptions, mainly Bower Hinton, East Street and Foldhill Lane. A recent study however highlighted several deficiencies in Martock that make things particularly difficult for parishioners with disabilities.

“Footways - Some sections of the B3165 have no footway at all adjacent to the carriageway; specifically across the frontage of Stapleton Cross and the Texaco garage/MACE convenience store/car showroom. Very significant lengths of footway are well below the MfS³⁷ absolute minimum width of 1.8m. There are significant lengths of footway that are below the British Standard (BS 8300:2009) width required for wheelchair users. Lighting columns and telegraph poles create pinch-points that would be extremely difficult to pass in a wheelchair/buggy or for people pushing a pram.

Crossings - There is just one formal pedestrian crossing (ZEBRA) within Martock and the footway network on both sides of the B3165 leading to that crossing from the north is below the MfS absolute minimum width of 1.8m for much of the B3165, particularly on the western side of the road to the

³⁵ Link to SCC car sharing scheme <https://somerset.liftshare.com/default.asp>

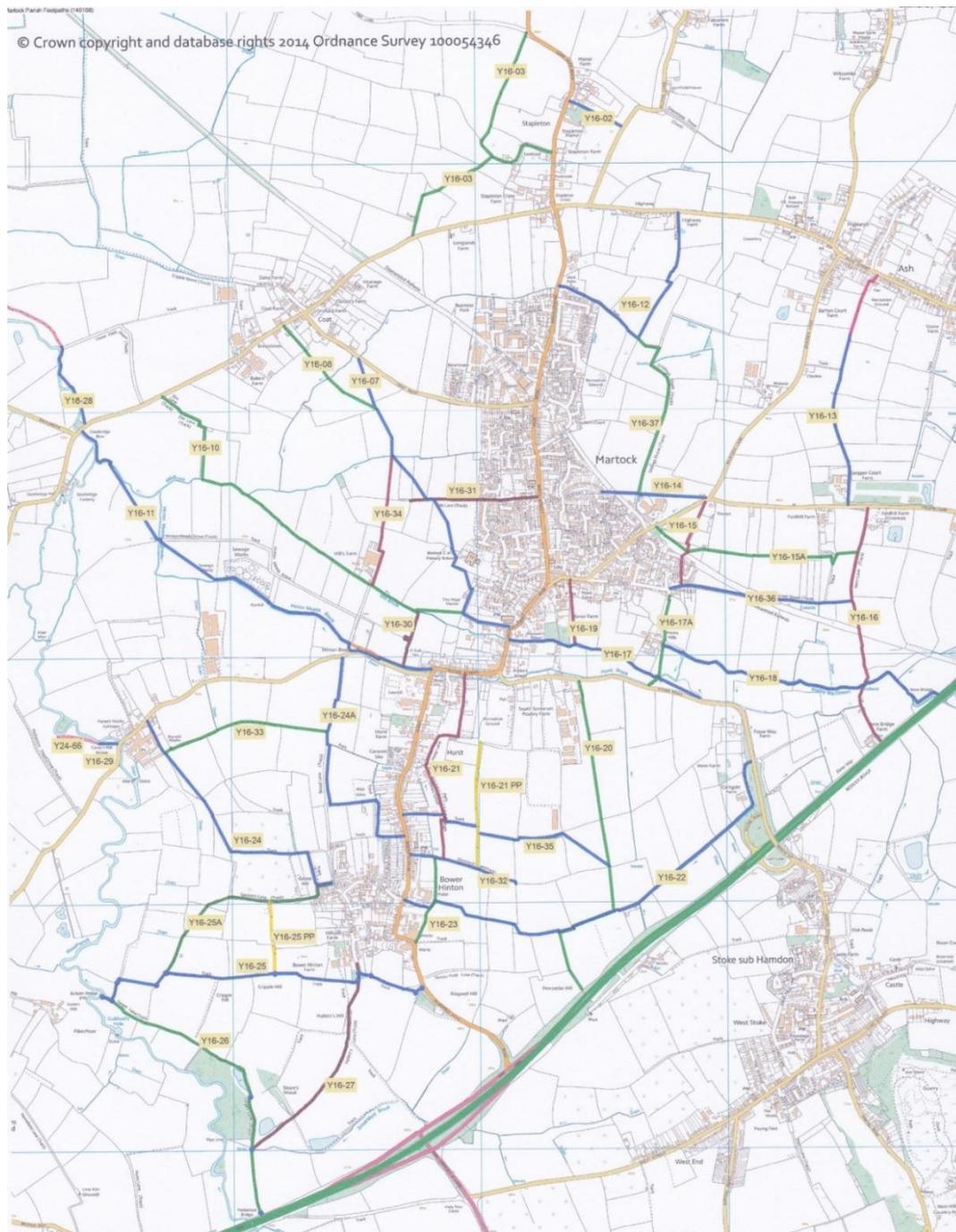
³⁶ Link to SCC cycling to work initiative <http://www.moving Somerset forward.co.uk/cycling/cycling-work>

³⁷ MfS = Manual for Streets

north of the crossing point where the footway is less than 1.0m. Only three of the 14 side roads forming priority junctions with the B3165 have drop kerbing and tactile paving for vulnerable users with many of the junctions having neither.”³⁸

The village is surrounded by a network of 38 public footpaths and a recent evidence-gathering session showed that these are well used, especially by dog walkers. A map of the public footpaths around Martock can be found on the following page. A list and description of the footpaths can be found online³⁹.

There are no on-road and very few off-road cycleways within Martock. A designated cycle route exists between Martock and the village of Ash but this is just a country lane with signage to indicate a cycle route. Other cycle routes are shown on the leaflet produced by Somerset County Council, and reproduced at the end of this Section. Cycling could be made safer by either a significant reduction in the number of vehicles on the road, or by separate or protected cycle routes being built.



³⁸ Proof of Evidence – Accessibility LPA Ref: 15/00446/OUT, Bellamy Transport Consultancy for South Somerset District Council, Mar 2016

³⁹ <http://www.martockonline.co.uk/UserFiles/File/325.pdf>

Martock Our Place 2015 Relevant Key Issues 2015

- *Transport problems within Martock and to nearby towns - reduced bus services and cost of running a car, accentuated by mobility problems and shape of Martock – affects ability to gain employment*
- *Street/road condition - potholes, poor lighting, unmaintained pavements*
- *On-street parking – causing access problems for emergency vehicles*

Transport and Travel - What the Community Says in 2017

- A large proportion of parishioners are unhappy with the traffic and parking in and around the village/Parish
- Congestion in the centre is frequently complained about, particularly North Street including parking issues.
- Traffic volume, particularly HGVs in the village centre and travelling to the industrial estate is not appreciated
- Speed is also an issue: Bower Hinton, Church Street, North Street, Stapleton areas being noted
- Road maintenance is also seen as poor by some, and being damaged further by HGVs
- The outstanding majority need to travel regularly to Yeovil - shopping and leisure activities being the most frequently mentioned needs
- For those needing to visit South Petherton, more than 2 in 3 do so because of their medical needs
- For many, public transport does not affect their ability to travel. However, 1 in 4 respondents to the Survey are affected by a lack of public transport
- Survey respondents raised issues about the reliability of service providers, and the impact of the closure of the Bower Hinton bus service
- More Saturday buses and a Sunday bus service would be welcomed, as well as more bus stops and cheaper fares
- Several would like buses at later times in the evenings, Yeovil and Taunton being mentioned
- Too many pavements and footpaths are in poor condition and not disability-friendly

(from Martock Community Plan Household Survey 2017 Conducted by the Community Council for Somerset, 5 May 2017)

Transport and Travel - Key Messages/Issues:

- We should reduce the impact of the motor vehicle
- How can we encourage cycling and walking?
- Creating alternative safe traffic-free roads from the north and south to the village centre (school) is desirable
- We need to improve accessibility throughout the Parish
- We need to improve parking
- Public transport remains important

Neighbourhood Plan – Additional Information Needs (June 2017)

What do public transport users feel about the current service?

Community Wellbeing

Overview

Martock comprises the historic settlements of Bower Hinton, Hurst, Martock, Coat, Highway and Stapleton. At first appearance, it seems a traditional long South Somerset village (about 2.5 miles from north to south), but it also comprises some large housing estates to the east and west of the main settlement that have been built within the last 50 years. The 2011 Census puts the total population of Martock parish at 4,766 - the size of a small town.

However, it lacks a town's facilities including a definable town centre, bank, secondary school, hospital or DWP job centre or supermarket. This is in common with many parishes and small towns which rely on neighbouring conurbations employment and core services. The lack of local services in Martock is in a large part due to over 50% of persons in employment and 100% of young people over the age of 11 commuting out of Martock every weekday for work or school. Since 1964 the population of the UK has grown by approximately 18.7%. In comparison, the population of Martock has grown by 114% since 1961.

As detailed in the Our Place Martock Operation Plan of 2015⁴⁰, the growth of Martock as a community has not been matched with the necessary growth in infrastructure. As a community, we are very reliant on major towns, particularly, Yeovil for the provision of key services and employment. This undoubtedly contributes to the sense of deprivation that is very real for many of our parishioners.

In 2015 the north-eastern area of Martock ranked in the lowest 25% nationally in terms of education and skills, income and employment. Key indicators include:

- 36% one person households (21% age 65+)
- 19% long term sick or disabled,
- 23% with a household income of £15k or less
- 34% age 16+ with no qualifications

NHS statistics show that the per capita health and social service costs in this area are nearly twice the South Somerset average.

Martock Our Place was established to '*Improve the health, wellbeing, skills, financial security and quality of life of the people..... and to reduce their dependency on health, social, welfare and other services*'. The continued development of the Our Place initiative and its integration into the daily business of the Parish Council provides Martock with a mechanism for the continuing monitoring and improvement of its 'wellbeing' services.

Education

Martock is served, within its parish boundaries, by Martock Church of England Primary School and, within a mile, Ash Church of England Primary School. Secondary education is available at Stanchester Academy and Huish Episcopi Academy.

The latest Ofsted Report for Martock Church of England Primary School of 2013 found "*a good school. Achievement is good, reflecting the good, and often outstanding, teaching pupils receive.*"

- *Martock is an average-sized primary school.*
- *Children in the Early Years Foundation Stage are taught in a Reception class*

⁴⁰ <http://www.martockonline.co.uk/UserFiles/File/594.pdf>

- *Year 1 and most of Year 2 pupils are taught as single year groups. However, all other years are taught in mixed year group classes. Each class contain pupils from two consecutive years*
- *Almost all pupils are from White British backgrounds*
- *The proportion of disabled pupils and those who have special educational needs supported through school action is above average*
- *The proportion supported at school action plus or with a statement of special educational needs is average*
- *The proportion of pupils who are known to be eligible for the pupil premium, which provides additional funding for groups of pupils, including those known to be eligible for free school meals, is below average*
- *The school meets the government’s current floor standards, which set the minimum expectations for pupils’ attainment and progress*
- *The school manages a breakfast club for the pupils, which was part of this inspection*
- *A privately-run nursery is based on the school site but is inspected separately”⁴¹*

Information from the School indicates that Martock Church of England Primary School is not presently over-subscribed and it has a policy in place in the event of this occurring. This position also applies to Stanchester Academy. Huish Episcopi Academy is over-subscribed. However, they have an admissions policy and still take pupils from Martock.

Growth Potential of Local Schools

Martock Church of England Primary School, and Ash Church of England Primary School are located on sites that have the potential for further development. However, any further increase in capacity is subject funding being available, planning permission and the availability of staff.

Secondary Schools

Young people must leave the Martock area for secondary school education. Most attend either Stanchester Academy in Stoke sub Hamdon, or Huish Episcopi Academy near Langport. Stanchester Academy is serviced by a bus route for the students. However, Huish is deemed over the mileage for a local authority bus or any payment support towards the cost, the cut off being 6 miles. This is very frustrating for local parents wishing to send their children there but not being able to afford to pay for a private mini bus in excess of £40 per month, or able to drive them. Their choice is then constrained by finances.

Further and Higher Education

Martock is well served for bus routes to higher education establishments, with opportunities for pupils to choose, Yeovil, Bridgwater, Taunton and Strode colleges. All bus routes have a cost, with some colleges subsidising them, e.g. Bridgwater is £33 per month. Choice is available to our young people providing they are willing to put the travel time into their day.

The impact of travel on young adults needs to be considered. The following is a summary of distances to colleges providing higher education including NVQ level.

- | | |
|----------------------------------|----------|
| • Huish Episcopi Academy | 6+ miles |
| • Yeovil College | 7 miles |
| • Strode College | 14 miles |
| • Bridgwater and Taunton College | 19 miles |
| • Richard Huish College | 21 miles |
| • Taunton College | 22 miles |

⁴¹ file:///C:/Users/Paul/Downloads/123856_2.PDF

- Cannington College (Agricultural) 22 miles
- Kingston Maynard (Agricultural) 28 miles

Unmet Needs for Education Facilities and Services

Young people of secondary school age expect to leave the Parish to fulfil their educational and future training needs. This is also the case for individuals who require specialist teaching due to their specific mental or physical needs.

Provision for Young Families in Martock

There are several successful preschool groups that serve the Parish. These include:

- Martock Church of England Primary School
- Acorns at Bower Hinton
- Tiddlers, All Saints Church, Martock
- Sunbeams at Martock Christian Fellowship

The Martock Youth Services are looking to set up a Young Parents' group (at spring 2017). Getset (Early Help) runs one of those groups from the School's 'Green Shoots' room, which offers extra support to families who may have particular challenges.

There appears to be difficulties in some parents being able to access placements for pre-school children. This has a resultant impact on their employment opportunities. There are several childminders in the Parish. With the introduction of the 2-year and 3-year funding, more spaces will be required.

Support Facilities for Young Families

Martock Christian Fellowship provides a wide range of activities that suit all generations and is very active in the community.

Children's Social Care is available for the families and children in most need. Getset Early help is available for families needing level 2/3 support, however the waiting lists are long and there is little support for those not reaching the highest of thresholds. A large amount of support is provided via the school SEN assistant. The Martock Our Place team provides low level family support. The demands on these services, provided through the Parish Council, are increasing.

'Locally Martock' runs a Tuning into Kids course and plans to run further courses.

The churches have pastoral support for young families and this is evident at the toddler groups.

Martock only has a Baby Clinic and Health Visitor Support Clinic every 2 weeks. The nearest Children's Centres are located at Langport, Ilchester or through the relevant hubs in Yeovil.

There are numerous organisations and bodies that provide activities and support for young persons within Martock. These include:

- Martock Youth Centre, which is run by a charitable trust under the umbrella of the Community Youth Project.
- 1st Fosseway Scout Group (Martock)
- Boys Brigade
- Childrens Arts and Crafts Club
- Lazars
- Martock Army Cadet Force
- Martock Girl Guiding

- Martock Rovers Football Club
- The Lighthouse
- Youth Plus

Martock Parish - Families with Dependent Children 2011	No.	%
All Families in Households	1,452	
No Dependent Children in Family	911	62.7
One Dependent Child in Family; Aged 0 to 4	70	4.8
One Dependent Child in Family; Aged 5 to 11	65	4.5
One Dependent Child in Family; Aged 12 to 18	110	7.6
Two Dependent Children in Family; Youngest Aged 0 to 4	76	5.2
Two Dependent Children in Family; Youngest Aged 5 to 11	90	6.2
Two Dependent Children in Family; Youngest Aged 12 to 18	52	3.6
Three or more Dependent Children in Family; Youngest Aged 0 to 4	29	2.0
Three or more Dependent Children in Family; Youngest Aged 5 to 11	43	3.0
Three or more Dependent Children in Family; Youngest Aged 12 to 18	6	0.4
Total Dependent Children	947	

Amenities/Opportunities for Elderly Parishioners

Martock is especially sought after by the 65-plus age group. Local estate agents indicate that retirement flats and houses are sought after. This demand is particularly driven by people retiring who live in other villages that have fewer facilities than Martock. To further meet their housing requirements, estate agents consider that the Parish would benefit from more bungalows, retirement units or retirement-village developments, with a mix of flats and 1 or 2 bed houses.

Transport is a concern for many parishioners and this is particularly relevant to older citizens who require access to services and retail establishments.

The following is a list of some of the activities that are available for the older resident:

Monday

Bingo at Bearley, Every Monday 2-4, Bearley House Communal Room £1 per session

Knit and Natter, Every Monday, 2-4, Martock Library

Tuesday

Boccia Every Tuesday 11-12, Swallowfields Court, Mow Barton, North Street, Martock £1 per session.

Wednesday

Yoga, Stretch & Flex Every Wednesday 11.30-12.30, Martock Parish Hall £3.50 per session.

Martock Carer Support Group 2nd Wednesday of the month, 10.30-12, The Pavilion, Martock Recreation Ground. All ages welcome – no charge.

Coffee Morning Every Wednesday 10.30, Swallowfields Court, Mo Barton, North Street, Martock 50p All welcome.

Singing for All Every Wednesday, 2-3.30, Bearley House Community Room, Martock £1 per week.

Thursday

Martock Friends-Active Living Centre Every Thursday 10-3, Bearley House, Martock £1 for the morning or £8 for the day to include lunch.

Young at Heart with MCF, 3rd Thursday of the month, meet 2.30

Friday

Time for Tea 2nd Friday of the month, 2-4, Martock United Reformed Church, Bower Hinton
All ages welcome.

Free Health Walk - All ages welcome. 3rd Friday of the month, meet 9.30 at the Precinct,
Martock No charge.

Come for Coffee 4th Friday of the month, 10-12, Martock Parish Hall All ages welcome

Monthly Quiz and Film Nights at Swallowfields Court, Mo Barton, North Street, Martock

There are long waiting lists for support for adult social care and in common with other communities, isolation is a concern for older residents. Other issues that are common to similar communities are the ability to find trusted and reliable tradespersons and knowing where to get support.

Care Services for the Elderly

La Fontana is a large dementia specialist care home located within Martock. This is part of a large group of care homes providing varying levels of support.

There has been concern at the recent loss of Hurst Manor Nursing Home located in Bower Hinton. However, it is understood that this facility has now been purchased by Group that manages several care homes, with the intention of re-opening in the late summer of 2017. This is welcome news in respect of both support for the elderly and for potential local employment.

Yarlington Housing Association manages Bearley House in Martock. Bearley House comprises 27 units of accommodation consisting of three self-contained 1-bedroom flats, 9 single person flats, eight 1-bedroom bungalows, seven 2-bedroom bungalows and an intermediate care flat used for those with rehabilitation needs after illness before returning to their own home. There is a laundry room, communal lounge, communal kitchen and staff sleep in room. The communal kitchen is used to prepare the daily midday meals.

Martock has access to micro enterprises and South Petherton Care Cooperative of individuals, who offer various care support packages to individuals. The Somerset Micro Enterprise Project is a partnership between Somerset County Council and social enterprise, Community Catalysts. This is aimed at increasing choice and diversity in the local social care and support market by supporting existing and emerging micro care and/or support providers. There are in addition several larger care agencies providing individual support to people in Martock.

Martock has the benefit of a Seniors Support Coordinator (employed by the Parish Council) who: offers support to access services; signposting and advice; runs the Martock befriending scheme; and various activities including Martock Friends Active living centre, health walks, singing for all, a carers support group and soon to be available sport 50.

Health Services

Within the boundaries of the Parish there is a GP's surgery, Dentist, Chemist and an Optician. The Martock Practice also has a surgery at the new health complex at South Petherton, which includes South Petherton Community Hospital and a chemist. South Petherton Community Hospital has 24 inpatient beds, 16 of these beds are dedicated to specialist inpatient stroke rehabilitation. There is a team of doctors, nurses and therapists who support patients during their hospital stay and who deliver personalised care in line with an agreed care plan.

Through the new NHS Symphony initiative, health coaches are now operating in Martock and South Petherton. South Somerset Symphony Programme is developing a new system for delivering health and social care in South Somerset. It supports staff from different organisations to work together,

providing people with quicker and easier access to services and support. Martock also provides access to The Lords Larder that provides food for those in need. The Lord's Larder Food Bank is a local 'bank' of non-perishable food operated by volunteers from churches in and around Yeovil.

Access to other health and wellbeing services require parishioners to travel. Yeovil District Hospital provides acute admissions and supports most out-patients' appointments. Yeovil also provides access for Adult and Children Social Care, Mental Health Support, Job Centre Plus and provision for Training and Work Programmes.

Specialist medical support through the National Health Service is provided at hospitals including Taunton Musgrove Park Hospital (23 miles) and Bristol Southmead Hospital (50 miles).

Ease of Access to the Health/Welfare Services

The NHS Somerset Clinical Commissioning Group provides advice on accessing transport services. However, it is understood that transport is an issue for individuals requiring access to health and welfare services. The Friends and Neighbours scheme is no longer capable of offering transport options for the Parish. Currently transport is an issue. The Martock Community Services Co-ordinator is currently looking to work with SSVCA Community Cars on providing a workable solution for the village.

Capacity of Existing Health and Welfare Services

In common with many practices, Martock Surgery is facing the same challenges regarding the national shortage of Doctors and clinical staff. This may be reflected in the 2016 Care and Quality Commission report which states that the practice requires improvement in 10 of the 11 categories.

The Practice has commissioned a patient survey through its Patient Representative Group which was formed in 2014. The following is a view of one of the members of the Patient Representative Group⁴²: *"Several patients have suggested that a shuttle bus between the two surgeries would be an advantage or some sort of transport to get to South Petherton surgery. Another main concern is that patients feel more GP's are required. Dr Eaton leaving soon definitely concerns a lot of patients. It is clear amongst patients that the lack of doctors linked to the potential growth of Martock and villages in the Practice's catchment area is a significant concern amongst patients"*.

Martock Parish Council also funds a citizens-based advice service, operating as a 'spoke' of the Citizens Advice Service in the village. This is undertaken by the Community Services Co-ordinator, who is trained by and operates under the auspices of the Yeovil Citizens Advice office.

Young People's Issues

The Martock Community Co-ordinator has expressed concern regarding the lack of support for young people's mental health and the slow response to supporting adults who require mental health support. This position is exacerbated by the high thresholds that are set before support is made available. In line with most communities some residents of the Parish have challenges with addiction including drugs and alcohol. This also requires more support. The Martock Community Co-ordinator also is concerned at the significant increase in addition to gambling and gaming.

⁴² Who, when?

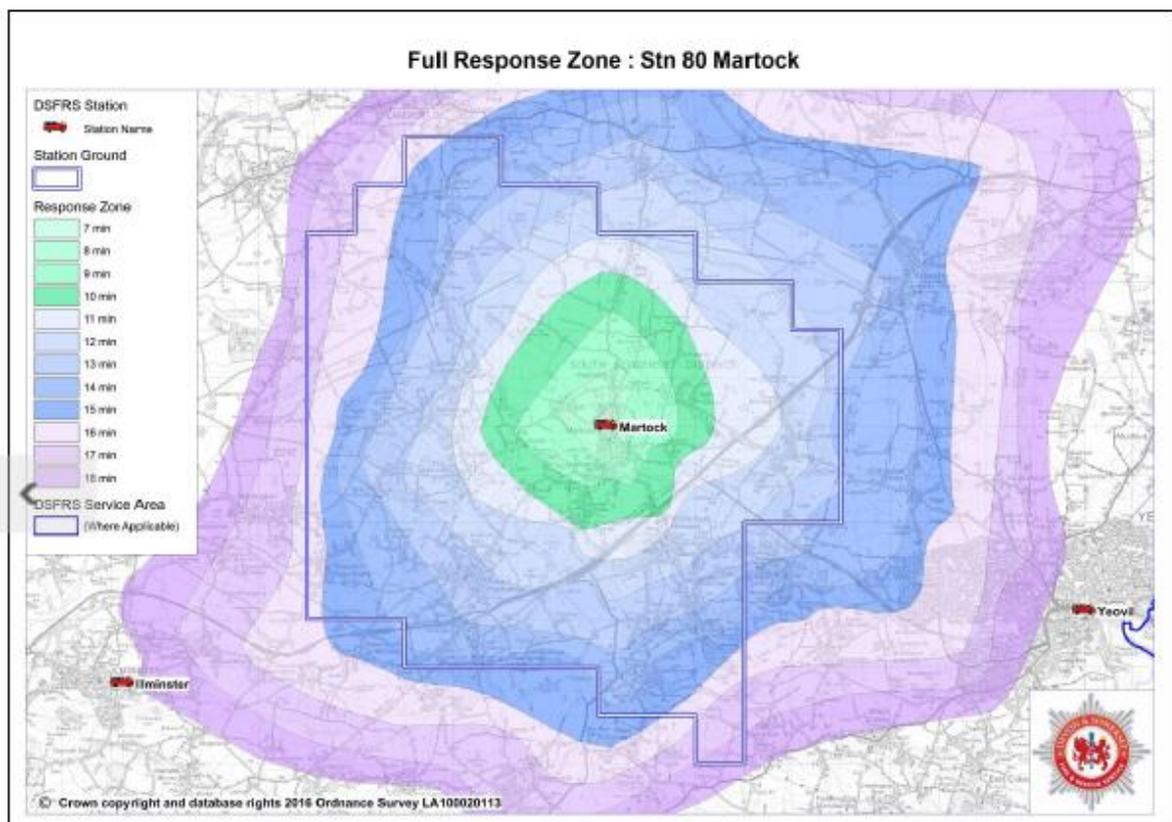
The Martock Community Co-ordinator considers that a more targeted program of support for the most at risk young people, or a joined up working with the youth offending team would be of great benefit. Also, there needs to be more support for mental health services and for LGBT young people.

The incremental increase of housing does bring pressure on Martock's youth services and should be taken into account when considering in future developments.

Fire Safety

Martock is fortunate to have its own fire station. The fire station houses two fire-fighting appliances and a light van. The station is crewed by on call staff working a retained duty system consisting of 24 four personnel: one Watch Manager; three crew managers and 19 fire fighters. The service publishes its own annual 'Local Community Plan'. The latest Plan includes a 'response zone' map (see below) that shows how many minutes response time every part of the Parish and the wider area is away from the fire station. The local station has attended over the past five years an average of 105 incidents per annum. In 2015/16, of the 114 incidents attended, 34 (30%) were false alarms. 42(37%) involved fires (11 to properties where people lived). 14 (12%) were in connection with a road traffic collision and 6 (5%) were flooding/water rescues.

As regards risks, the Plan cites *"the station area is home to a range of risks, several residential care homes, a hospital, several business parks and a major 'A' road running parallel to the village. Other risks include several thatched roof properties"*⁴³.



⁴³ Martock Community Plan 2017/18, Devon and Somerset Fire and Rescue Service, 2017
<http://www.dsfire.gov.uk/YourArea/SomersetCommand/Stations/documents/201718MartockLocalCommunityPlan.pdf>

Crime

When considering 'Wellbeing' it is useful to consider the crime statistics for the Parish particularly when matched against national trends. The College of National Policing has produced the following statistics for Martock for the year 2016-17:

• Violence and sexual offences	134	27.46%
• Anti-social behaviour	86	17.62%
• Criminal damage and arson	57	11.68%
• Other theft	56	11.48%
• Burglary	49	10.04%
• Public order	43	8.81%
• Vehicle crime	37	7.58%
• Shoplifting	10	2.05%
• Other crime	8	1.64%
• Drugs	4	0.82%
• Bicycle theft	3	0.61%
• Possession of weapons	1	0.20%
• Robbery	0	0.00%
• Theft from the person	0	0.00%

Martock Our Place 2015 Relevant Key Issues 2015

- *Lack of knowledge about available services and local activities*
- *Social isolation, even for those with social care help or in sheltered housing (due to carers' lack of time, residents' mobility or cultural issues)*
- *Concern about anti-social behaviour on and near the recreation ground – mopeds, threatening / intimidating behaviour*
- *Lack of a social meeting place, e.g. a café, in the project area*
- *Playgroups/youth activities – all in centre of village.*
- *Concern about young people's safety*
- *Lack of aspiration amongst young people*
- *Concern about GP and chemist services – accessibility, availability and supply issues*

Community Wellbeing - Key Messages/Issues:

- How can we provide more facilities for young people?
- How best can local health services be delivered in future?
- We should value and protect existing community and social facilities

Community Wellbeing - What the Community Says in 2017

- A large majority of parishioners are happy living in Martock Parish
- The friendliness, sense of community, willingness of volunteers and village atmosphere are key factors
- The convenience of the doctors, dentist and pharmacy is appreciated, as are the school, community rooms and fire station
- Some parishioners feel the facilities could be improved, the doctor's surgery and pharmacy both being highlighted
- In terms of facilities and services of importance, a large majority of parishioners attach the highest importance to the health facilities
- Public toilets and support for older people is highly important to many parishioners
- A small number of parishioners identify themselves as lonely or isolated. Actions that would help their situation include improvements to public and community transport, more or better social groups for the elderly, disabled, 25-40 year olds and single parents of older children
- Around 10% of many of them needing help with accessing healthcare – more than half of them being retirement age or living alone. Around 1 in 4 feel accessing social groups would benefit them.
- Most parents with young children are all able to access a place in pre-school or gain childcare that they need
- Public conveniences could be open more often

(from Martock Community Plan Household Survey 2017 Conducted by the Community Council for Somerset, 5 May 2017)

Neighbourhood Plan – Additional Information Needs (June 2017)

What are the development plans of the service providers?

Does the school have a development plan?

Leisure and Recreation

From Martock online: *“Traditional and interesting sport and exercise clubs can be found in Martock. From dance classes to a fully equipped gymnasium, there is plenty to choose from. We are fortunate to have some excellent sporting and recreational facilities at the Martock Recreation Ground that has football, rugby and cricket pitches, a floodlit all-weather MUGA, skate park and tennis courts. Visit the recreation ground and you will see groups of people of all ages engaged in fun activities. For less energetic activities, our local pubs play host to darts, pool and skittles teams that compete on a regular basis.”*⁴⁴

The website lists the following clubs/groups:

Gentle Exercise over 55yrs

Meets at Martock Parish Hall

Martock Cricket Club

Train and play on Martock Recreation Ground.

Martock Fitness Centre

Established in 2011 and situated at the junction of North Street and the Coat Road.

Martock Rovers Football Club

Football coaching for ages 6-15, train and play on Martock Recreation Ground.

Martock Rugby Club

Club established for over 20 years. Youth and Senior teams at Martock Recreation Ground.

Martock Short Mat Bowls

Venue: Martock Parish Hall

Martock Tennis Club

The club maintains four hard standing courts, and provides evening floodlit playing, coaching and league playing opportunities at the Recreation Ground

Martock United Football Club

Football for age 15 to adult. Train and play on Martock Recreation Ground.

Pilates with Sharon

Pilates group to improve posture, co-ordination and balance

Recreation Ground Tennis Courts

Two of the four all-weather tennis courts are available to book free of charge. Availability is during daylight hours, Sunday to Thursday anytime until 6pm, Friday up to 4.30pm and Saturday from 1.30pm.

Zumba

Every Wednesday in the Parish Hall 6 - 7pm

Martock Recreation Ground, off Stoke Road is the main focus of organised recreation/sport in the Parish. It covers 22 acres of parkland and is easily accessible from Stoke Road with a large car park.

The recreation ground's facilities include:

- a cricket pitch
- two rugby pitches
- two football pitches and a junior pitch
- four tennis courts
- a pavilion with full changing and showering facilities
- a Multi-Use Games Area (MUGA)
- a skate park
- a range of children's play facilities

⁴⁴ <http://www.martockonline.co.uk/Amenity-Categories/96/Sport--Exercise.html>

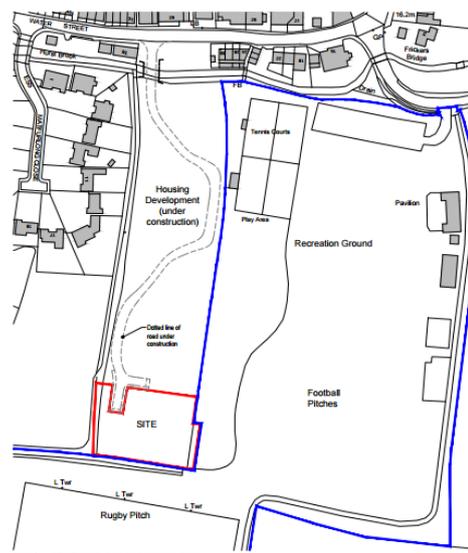


The Martock Community Plan of 2012 had amongst its objectives:

Replace or upgrade Pavilion facilities on the Stoke Road recreational ground including more changing rooms and the provision of public toilets. Completion by 2015

Extend the perimeter track to cover the full circumference of the recreation ground, including seating, landscaping, fitness stations and an outdoor gymnasium. Completion by 2013

Martock's recreation ground (one of the largest village grounds in Somerset) has long needed more parking and additional sports club facilities. When the owners of Long Orchard donated the plot of land near to the rugby pitches to the Parish, it provided a good opportunity for these to come about. A programme of fundraising commenced in 2015 and applications to grant funding bodies have been made.



REVISION	DATE	COMMENT

stone + partners
ARCHITECTS

Martock Parish Council	3500
Long Orchard Centre	36
Location Plan	

SCALE
 0 12.5m 25m 37.5m 50m 62.5m
 S:\0308 Martock Long Orchard Centre\Crowding\Sketch Scheme\0308_ML_Location Plan.dwg

Martock Parish Hall, Church Street

This building was erected in 1885 by the Liberals of Martock, called 'Liberal Hall' in the grounds of what had been the original chantry. In the 1960s the building was purchased by the Parish Council, and was subsequently re-named The Parish Hall. It was refurbished in 2012 and includes a hall that can be used for indoor sports. The hall can seat up to 120 people. The Parish Hall's accommodation is available for booking throughout the week and has a stage with theatre lighting, a fully equipped kitchen, toilets and a smaller meeting room (capacity approximately 30).

Martock Youth Club, Church Street

Martock Youth Centre has been delivering activities to young people in Martock for over 40 years. It is regarded as a safe environment for young people to relax, make new friendships and express themselves. Martock Youth Centre is owned by a charitable trust based in Martock; however, the staff are employed by the Community Youth Project (CYP (Somerset)). The centre has "a large TV for gaming, a smaller one for watching TV or DVD's, several internet-connected computers, a kitchen, a pool table, sofas, a large sports games area and a community garden for growing or chilling in! The garden produce grown is sometimes sold at the Martock Producers Market which helps to buy new things for the garden and promote the positive activities young people to participate in. The garden was designed by an ex member with the current building users and hard landscaped by Yarlington and other funders"⁴⁵.

The centre is also heavily supported by local volunteers, the local churches and by Martock Youth Parish Council and their team of young volunteers named 'Activ8tors'.

The 2007 Community Plan said: "Improvements to the Recreation Ground in Martock will go a long way towards meeting the needs of local sports clubs. However, the majority of public buildings available to other community groups are listed, archaic, overused and poorly situated in terms of accessibility and parking. Nonetheless there is a wide range of sports, leisure and social clubs

⁴⁵ <http://www.cyp.me.uk/communities/martock/>

operating in Martock, with scope to develop membership and the activities available to these members. The noticeable gaps are in cultural provision and evening entertainment.”

The ‘Our Place Martock’ team were asked if they considered current leisure facilities and spaces in the Parish fit for purpose? The reply we received was *“yes, facilities are looked after by the Parish Council and are kept to a high standard. There is a specific sub-committee ‘Buildings and Open Spaces’ that look after these facilities. Keeping them fit for purpose is part of their role. Recently the pavilion has been re-decorated, changes to the Parish hall have been made and the outdoor spaces are always being discussed to enhance them for the residents”*⁴⁶.

Clubs and Societies

The area has an active community and social life, this is reflected in the range of clubs, societies and community groups that are active in the Parish. The array of places and spaces available for community activity is a contributory factor. The list of groups and their regular meeting venues below is taken largely from the Martock online website:

- Ash Craft and Lacemakers at Ash Pavilion
- Ash Quilters at Ash Pavilion
- Bellringers at All Saints' Church
- BHAM - Bower Hinton Ash and Martock Running Group
- Boccia at Swallowfields Court, Mow Barton
- Coffee morning at Swallowfields Court, Mow Barton
- 'Come for Coffee!' - Coffee Mornings at the Parish Hall
- 'Come for Soup!'
- Evergreens, Seniors' Bingo Club in the Community Room at Bearley House
- Free Health Walk at the Precinct
- Guardians of Martock Church
- Harmony 303, Martock & Ash Community Choir at All Saints' Church
- Martock & Ash Mothers' Union at All Saints' Church
- Martock & District Gardening Society
- Martock Carer Support Group at The Pavilion
- Martock Community Group
- Martock Friends Active Living Group
- Martock Friends Active Living Group at Community Room at Bearley House, East Street
- Martock Local History Society hold talks at Martock Primary School
- Martock Players and Pantomime Society
- Martock Tiddlers
- Quirky Quilters at Stoke sub Hamdon Memorial Hall
- Rosemary Conley Diet & Fitness at Martock Parish Hall
- Royal British Legion Martock Branch
- Martock Slimming World group at the Martock Christian Fellowship Church. Church Street
- Martock Women's Institute at the Nag's Head Public House, East Street
- Singing for All at the Community Room at Bearley House, East Street
- SSAFA (Soldiers, Sailors, Airmen & Families Association)
- Stanchester Quilters at Ash Pavilion
- Stepping Stones Bereavement Support Group at Martock Christian Fellowship Hall
- Strictly Jive at Martock Primary School
- Sunbeams Babies and Toddlers Group at Martock Christian Fellowship

⁴⁶ Email from Community Services Co-ordinator, ‘Our Place Martock’ Team, May 2017

Time for Tea at Martock United Reform Church, Bower Hinton
 Wayfarers at The Pavilion
 Weight Watchers at The Pavilion
 Whist Drive at The Parish Hall
 Yoga, Stretch and Flex at the Parish Hall

Junior Groups:

1st Fosseway Scout Group (Martock)
 Boys Brigade
 1st Martock and Hamdon Boys’ Brigade at Martock Christian Fellowship Building, Church Street
 Children's Art and Crafts Club at the studio at Hurst Barton, Hurst, Martock
 Lazars, Church Youth Group
 Martock Army Cadet Force at Martock Youth Centre
 Martock Girl Guiding
 The Lighthouse Youth Group at Martock Youth Centre
 Youth Plus - Church Youth Group

“Martock is fortunate to have lots of sporting and leisure facilities, however for somethings, Yeovil is the nearest facility. This is a 9-mile journey away, so can be restrictive to some. On every survey I have done, we have always had the response we would like a swimming pool or ice skating rink, but generally people are happy with the facilities and opportunities in Martock.”⁴⁷

Allotments

There are two main allotment sites in the Parish.

In Bower Hinton, behind the Village Stores

Half plot £8.75 per annum (15ft x 15ft)

Full Plot £17.50 per annum (15ft x 30ft)

On Stapleton Road as you leave the village heading north.

There are currently (June 2017) no plots available for rent. The Parish Council runs a waiting list for allotment plots.

Young People’s Activities

The Community Youth Project carried out surveys of 8-11 year olds and young people over the age of 11 in 2016. 52 respondents that were 11 and under, and 95 respondents over 11, provide a very interesting perspective on activities and services in the Parish. Most relevant, perhaps, to the neighbourhood planning are the following:

What are your interests, hobbies and how do you spend your spare time?

Under 11	Football:	14
	Computer games (X-box, Minecraft etc):	13
	Playing with friends:	8
	Sewing, knitting, cooking, reading:	7
	BMX, biking, motorbiking:	5
	Dancing, gym etc:	3
11 and over	Sports (incl. rugby, running, tennis, netball, horses):	20
	Socialising:	19
	Football:	14
	Gaming:	7
	Music (various):	5

⁴⁷ Email from Community Services Co-ordinator, ‘Our Place Martock’ Team, May 2017

	X-box:	3
What barriers prevent you from attending groups or activities?		
Under 11	Football:	5
	Too expensive:	3
	Lack of information:	2
	Lack of time:	2
11 and over	Other activities (e.g. playing, running, sleeping!):	10
	Can't be bothered/lazy:	6
	Lack of time (rather than apathy):	6
	Transport:	6
	Busy: (other hobbies, family)	4
	Bullies:	2
	Money:	2

What is most important to you when attending a youth club/activity?

	<u>Under 11</u>	<u>11 and over</u>
Having fun	87.2%	22.1%
Friends go there too	80.9%	29.1%
Friendliness of Youth Workers	70.2%	66.3%
Opportunity to learn new skills	70.2%	0.0%
Safe and welcoming	70.2%	54.1%
Clear rules and boundaries	63.8%	2.3%
Everyone is treated fairly and equally	61.7%	2.3%
Activities and equipment on offer	51.1%	8.1%

What activities/support are you most interested in having on offer in Martock?

Under 11	Arts and crafts	40.4%
	After School youth club	34.0%
	Evening youth club with varied activities	19.1%
	Trips and residential	17.0%
	Team games and challenges	17.0%
	Activities just for boys	14.9%
	Support with problems at home or school	14.9%
	Cooking	12.8%
11 and over	Disco and live music	10.6%
	Access to information, advice and guidance	45.3%
	Sport	45.3%
	Other (please specify)	25.6%
	Youth club open to all, varied activities	20.9%
	Awards such as D of E	18.6%
	Trips and residential	17.4%
	Youth mobile provision	17.4%
	No worries - sexual health and well-being	14.0%
	Arts projects	11.6%
	Lesbian, gay, bisexual, transgender group	11.6%
	Life skill training e.g. cooking, first aid	11.6%
Activities just for boys	11.6%	
One to one support from a youth worker	10.5%	

What are the main issues that you think young people in Martock are affected by and need support with or information on?

11 and over	Personal safety including e-safety	47.7%
	Bullying	44.2%
	Drugs - reduce risk taking behaviour	44.2%
	Alcohol - reduce risk taking behaviour	43.0%
	Crime/staying out of trouble	41.9%
	Smoking - how to stop	41.9%
	Self Confidence	38.4%

School/collect	37.2%
Having your say and being taken seriously	36.0%
stress and anxiety	33.7%
Self-harm	33.7%
Racism	32.6%
Sexual health	31.4%
Leaving home	31.4%
Your legal rights and responsibilities	31.4%

Martock Our Place 2015 Relevant Key Issues 2015

- Lack of knowledge about available services and local activities
- Concern about anti-social behaviour on and near the recreation ground – mopeds, threatening / intimidating behaviour
- Lack of a social meeting place, e.g. a café, in the project area
- Playgroups/youth activities – all in centre of village
- Concern about young people’s safety

Leisure and Recreation - What the Community Says in 2017

- Most parishioners either feel they participate in enough physical activities or are not interested in them
- 1 in 5 would welcome more information about activities and events
- a small proportion of parishioners would like to see facilities improved and more activities for disabled and elderly people
- The Parish Hall and children’s play areas are of great importance for around 40% of parishioners
- The Recreation Ground has problems with litter and anti-social behaviour issues
- Several people have called for a local swimming pool, an outdoor gym on the Recreation Ground, yoga and pilates classes
- The availability and management of the tennis courts is a source of some complaint

(from Martock Community Plan Household Survey 2017 Conducted by the Community Council for Somerset, 5 May 2017)

Leisure and Recreation - Key Messages/Issues:

- We should value and protect existing sport and recreation facilities
- How can we increase the range of local recreation opportunities?

Neighbourhood Plan – Additional Information Needs (June 2017)

What are the plans and aspirations of local sports clubs?

Appendix A

Listed Buildings in Martock Parish

Grade 1

Church of All Saints
The Treasurers House

*Grade II**

Ashlar House (Formerly Listed with the Clerks House as the Cedars) and Boundary Railings to North
Court House
Madey Mill
Stapleton Farmhouse
Main Building of the Former Parrett Iron Works
The Chantry

Grade II

1 the Green
29 31 and 33 North Street
3 Church Street
41 East Street
44 and 46 Bower Hinton
5 and 7 with Front Boundary Railings, Yandle and Sons Limited
7 Church Street
82 North Street
84 North Street
9 and 11 Hurst
9 the Green
Adams Monument in Churchyard about 6 metres south east of Tower Church of All Saints
Adams Monument in Churchyard about 7 metres south east of Tower Church of All Saints
Ashfield House
Baker Monument in Churchyard about 20 metres west north west of Tower Church of All Saints
Ball Monument in Churchyard about 31 metres west south west of Tower Church of All Saints
Bankside
Barn About 10 metres north of Greystones Farmhouse
Barn About 30 metres north, north east of Stapleton Farmhouse
Barn About 4 metres north of Bower Hinton Farmhouse
Barn and Other farm buildings attached to north of Holly Tree Farmhouse
Bell Cottage
Boiler Chimney to Parrett Works attached to south side of Parrett Iron Works
Boundary Stone at NGR St 4443 1996
Bower Hinton Farmhouse
Bower House and Raised Pavement to Front
Bridge House
Brock Cottage
Brooklands with Front Boundary Railings
Butler Monument in Churchyard about 10 metres south east of chancel church of all saints
carer monument in churchyard about 4 metres south of Porch Church of All Saints
Carey's Mill Bridge and Walling to South East
Carey's Mill Cottage

Carslake and Palmer Monument in Churchyard About 30 Metres West South West of Tower Church of All Saints
 Church Lodge Cottage and Front Boundary Railings
 Church Lodge with Railings to East and Gateway to North East
 Coat Farmhouse
 Coat House and Gateway 2 metres north east of House
 Collier Monument in Churchyard about 20 metres south west of Tower Church of All Saints
 Corner Cottage Manor Place and Cottage attached to south west
 Cornish Monument in Churchyard about 6 metres east of Tower Church of All Saints
 Cottage attached to north side of Hillside Farmhouse
 Doctors Surgery and Archway to south
 East Street Farmhouse the Barn
 Eastnor and Front Boundary Railings
 Every Monument in Churchyard about 12 metres south of South Aisle Church of All Saints
 Former Manse to United Reformed Church and Front Boundary Railings
 Former Rope Walk about 65 metres south east of Main Building Parrett Iron Works
 Former Stable to Church Lodge
 Front Boundary Wall and Railings about 4 metres east of the Grange
 Garage and Workshop immediately north of No 8
 Garden River Wall west and south west of Parrett House
 Gateway about 10 metres north of Stapleton Manor
 Gateway about 25 metres south west of the Doctors Old House
 Gazebo about 20 metres west of Greystones Farmhouse
 Glenside with Front Boundary Railings
 Gogs Pool House and Front Boundary Railings
 Gooden Monument in Churchyard About 8 metres east south east of Porch Church of All Saints
 Goose Hill House
 Greystones Farmhouse
 Group of 3 Headstones in Churchyard about 12 metres south east of Tower Church of All Saints
 Group of Three Headstones in Churchyard about 4 metres south of South Choir Chapel Church of All Saints
 H A Chant and Son, Bower Hinton
 Higher Barton
 Hillside Farmhouse and Front Boundary Railings
 Hirsts Farmhouse and Front Boundary Railings
 Holly Tree Farmhouse and Boundary Walls
 Home Farmhouse
 Horsey Monument in Churchyard about 22 metres west of Tower Church of All Saints
 House About 10 metres north west of Stapleton Croft with Front Boundary Railings
 House about 8 metres north, north west of Stapleton Croft and Front Boundary Railings
 House on East Side of Road ABOUT 30 METRES NORTH EAST OF Carey's Mill
 Hunters Lodge
 Hurst Barton with Front Boundary Railings and Walling
 Hurst House and Front Boundary Railings
 Hurst Lodge and Boundary Railings
 Hurst Manor and Cottage adjoining to south with West Boundary Railings
 Hurst Row House
 Hurstbow Bridge and the Wing Walls
 Hutchins Monument in Churchyard about 3 metres south east of Porch Church of All Saints
 Industrial Building about 6 metres west of Hurst Barton
 Knuston Lodge

Lewis monument in churchyard about 8 metres north east of Chancel Church of All Saints
 Lilly Monument in Churchyard about 28 metres west south west of Tower Church of All Saints
 Little Manor
 Littlecote and Well on front of House
 Lloyds Bank with Front Boundary Railings
 Madey Mill Farmhouse and Attached Outbuildings
 Manor Farmhouse and Barn Attached to north
 Marfleet House
 Martock Housewares
 Martock Methodist Church
 Martock Post Office
 Merrifield House Front Boundary Wall and adjacent Stile
 Milestone at Ngr St 4613 1735
 Milestone by Boundary Wall about 9 metres north of Pattenden
 Moat House
 Moolham
 Moorlands House
 Myrtle Cottage
 National Westminster Bank no 18 with Front Boundary Railings
 No 1 Hurst and East Boundary Railings
 No 1 Bower Hinton and Front Boundary Railings
 No 14 Church Street with Front Boundary Railings
 No 19 Hurst and Front Boundary Railings
 No 27 North Street with Front Boundary Railings
 No 41 North Street with Front Boundary Railings
 No 49 North Street with Front Railings and Boundary Wall
 No 50 Bower Hinton with Front Boundary Railings
 No 51 North Street and Front Boundary Railings
 No 52 Bower Hinton and Front Boundary Railings
 No 55 Hurst and Attached Wing Wall
 No 8 Church Street and Side Railing
 No 9 Church Street with Front Boundary Railings
 North and East Boundary Railings to Ashlar House
 North East Boundary Wall about 10 metres from Home Farmhouse with Gateways and Mounting
 Block
 North East Gateway Railings extending north westwards Church of All Saints
 Nos 23 and 25 with Front Boundary Railings
 Nos 7 and 7a and Front Boundary Railings
 Nos 85 and 87 with Front Boundary Railings
 Orchard House and Front Railings
 Osborne Cottage
 Paddock House
 Pair Cottages about 80 metres north of Stapleton Manor
 Parrett House
 Parrett Works Cottages 1 and 2
 Parrett Works Cottages 3 and 4
 Parrett Works Cottages 5 and 6
 Patte Monument in Churchyard about 20 metres west of Tower Church of All Saints
 Pattenden and Garden Cottage
 Pinard Monument in Churchyard about 6 metres north east of Chancel Church of All Saints

Pullman Monument in Churchyard about 7 metres south, south east of South Porch Church of All Saints

Railway Inn and Attached Outbuildings

Range of Workshop Buildings about 15 metres south east of Main Block of the Former Parrett Iron Works

Range of Workshop Buildings attached to north east of Main Block of Former Parrett Iron Works

Richards Monument in Churchyard about 10 metres east of Chancel Church of All Saints

Rose Cottage

Roseleigh

Rouse Monument in Churchyard about 4 metres south east of Tower Church of All Saints

Rowleys

Sharman Butchers Shop Between Nos 25 and 27

Shop (Gribble Booth and Taylor) and House to north with East Boundary Railings

Shop Premises (Davis Optician) immediately north of Surgery

Slade Monument in Churchyard about 4 metres south of South Choir Chapel Church of All Saints

Sluice and Sluice Keepers House about 100 metres south of Parrett House

South Gateway and Stocks immediately south east with Steps and Railings Church of All Saints

Stable Building about 2 metres north east of Coat Farmhouse

Stapleton Croft

Stapleton Manor

Sunnyside with Front Boundary Railings

Super Grocer

The Bakers Arms Inn Cottage attached to south and Roadside Boundary Railings

The Boundary Wall and Raised Pavement about 10 metres west of the Hollies

The Clerks House

The Close

The Doctors Old House

The George Inn

The Grange

The Green and Front Boundary Railings

The Hollies

The Manor House

The Market Cross Also Known as the Pinnacle

The Market House

The Fire Station

The Moorings

The Nest and Front Boundary Wall

The North West Boundary Wall about 15 metres from the Treasurers House

The Old Bakehouse

The Old Coat Inn

The Old School

The Old White Horse with Front Boundary Railings

The Pharmacy

The War Memorial and Boundary Wall between South and North East Gateways Church of All Saints

The White Hart Hotel

The Yews

Two Unidentified Monuments in Churchyard about 8 and 9 metres south east of Porch Church of All Saints

Unidentified Monument in Churchyard about 15 metres west of Tower Church of All Saints

Unidentified Monument in Churchyard about 24 metres south west of Tower Church of All Saints

Unidentified Monument in Churchyard about 5 metres south of Old South Transept Church of All Saints
Unidentified Monument in Churchyard about 9 metres south of Old South Transept Church of All Saints
United Reform Church
United Reformed Church Schoolroom and Front Boundary Railings
Vernon House
Vintners and Front Boundary Railings
Walls Enclosing Burial Ground of Former Congregational Chapel
Waterwheel House and Throughway about 35 metres south west of Parrett House
Wellmans and Byron House and Front Boundary Railings
Westcote Monument in Churchyard about 19 metres south west of Tower Church of All Saints
Whakey Monument in Churchyard about 15 metres north west of Tower Church of All Saints
White Monument in Churchyard about 17 metres west south west of Tower Church of All Saints
Williams Monument in Churchyard about 15 metres south west of Tower Church of All Saints