

South Somerset District Council

Settlement Profile: Martock & Bower Hinton

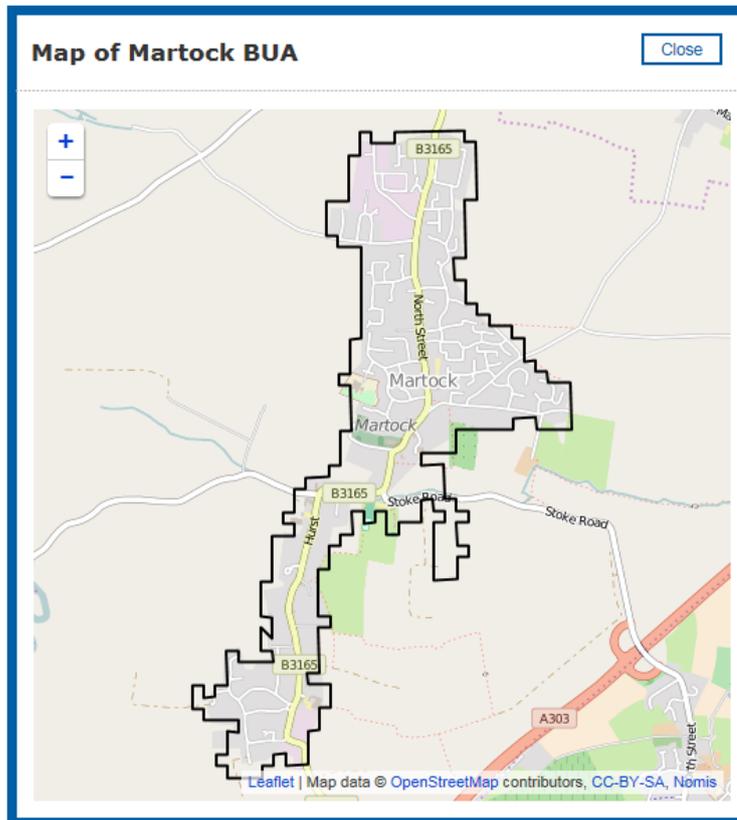


October 2017

1. INTRODUCTION

- 1.1. The Settlement Profile has been produced using 2011 Census data for the 'Martock Built-up Area' (BUA) which also includes Bower Hinton (Figure 1.1), unless otherwise stated.

Figure 1.1: Map of Martock BUA



Source: Partnership Intelligence Unit, Somerset County Council

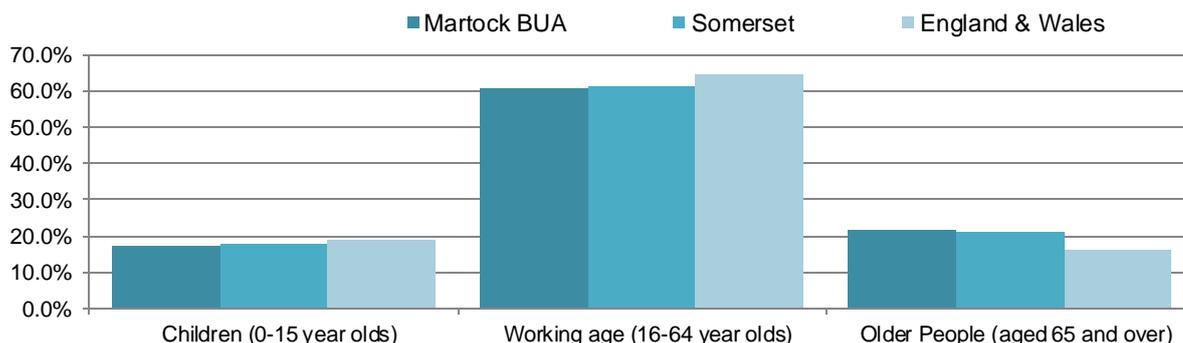
- 1.2. Martock & Bower Hinton is a Rural Centre located just to the north of the A303, across the A-road from Stoke Sub Hamdon. The settlement is to the north east of South Petherton, and due south from Long Load and Long Sutton.
- 1.3. Martock has been designated as a Neighbourhood Area, including Bower Hinton, Coat, and Stapleton, but as yet no Regulation 14 pre-submission consultation has been undertaken.

2. POPULATION

- 2.1 Figure 2.1 shows the age profile of Martock & Bower Hinton resident population, assessing the number and percentage of residents in each of the following groups: children; working age; and older people. It then compares the percentages against those for Somerset, and England & Wales.

Figure 2.1 Somerton's Age Profile Compared to Somerset, and England & Wales

	Martock BUA	Somerset	England & Wales
		%	%
Total usually resident population	4,522	100.0	100.0
Children (0-15 year olds)	781	17.3	17.8
Working age (16-64 year olds)	2,749	60.8	61.1
Older People (aged 65 and over)	992	21.9	21.1



Source: Partnership Intelligence Unit, Somerset County Council, using 2011 Census statistics from ONS

2.2 Figure 2.1 shows that Martock & Bower Hinton has a resident population of 4,522 people, with a proportionately similar amount of children and people of 'Working age' to Somerset, but more 'Older People' than Somerset, and England & Wales.

2.3 Martock & Bower Hinton has an elderly population which is likely to result in pressure on services for the elderly.

3. HOUSING

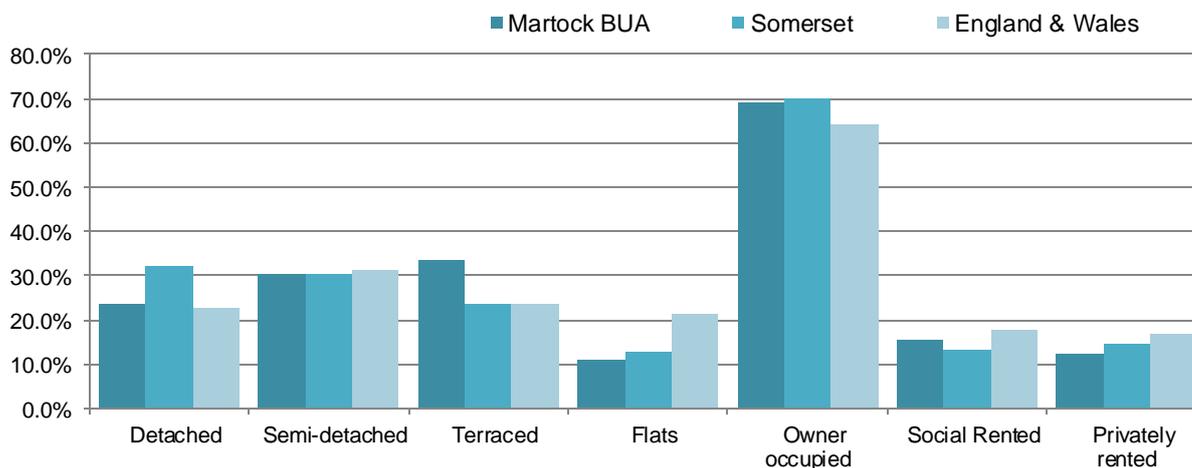
3.1 Policy SS5 sets Martock & Bower Hinton a target of delivering 230 new dwellings by 31st March 2028. Between 1st April 2006 and 31st March 2017, it had delivered 93 dwellings and had 127 commitments¹. It therefore predicted that the settlement could meet and could surpass its target.

3.2 Figure 3.1 shows the number and percentage of dwellings by dwelling type and households by tenure. It also presents a comparison of dwelling types and tenure profiles for Somerton, Somerset, and England & Wales.

¹ South Somerset District Council Monitoring Database

Figure 3.1: Accommodation and Household Profiles for Martock & Bower Hinton, Somerset, and England & Wales

	Somerton BUA		Somerset	England & Wales
		%	%	%
Total number of dwellings	2,083	100.0%	100.0%	100.0%
Detached	488	23.4%	32.3%	22.6%
Semi-detached	637	30.6%	30.4%	31.1%
Terraced	701	33.7%	23.7%	23.6%
Flats	234	11.2%	13.0%	21.6%
Tenure		%	%	%
Total number of households	1,997	100.0%	100.0%	100.0%
Owner occupied	1,384	69.3%	70.2%	64.3%
Social Rented	313	15.7%	13.5%	17.6%
Privately rented	247	12.4%	14.7%	16.7%
Average household size (persons per household)	2.2			



Source: Partnership Intelligence Unit, Somerset County Council, using 2011 Census statistics from ONS

3.3 Figure 3.1 shows that Martock & Bower Hinton has the highest proportion of terraced properties, and a similar number of semi-detached properties to Somerset and England & Wales. The settlement has a similar proportion of detached properties to England & Wales, both below the proportion in Somerset. The proportion of flats is below both comparators. The settlement's accommodation types are fairly well balanced, by virtue of a high proportion of semi-detached properties to equalise for the low proportion of flats.

3.4 Martock & Bower Hinton's tenure is dominated by owner-occupied properties, at a similar level to Somerset and above England & Wales. The proportion of private rented accommodation is below the Somerset and the English & Welsh levels. The proportion of social housing is above that for Somerset but below the English & Welsh average. The need for affordable housing though is not specific to Somerset or Martock & Bower Hinton, but a national issue.

3.5 The settlement has a fairly balanced offer of accommodation types, though it may benefit from more flats and private rented properties.

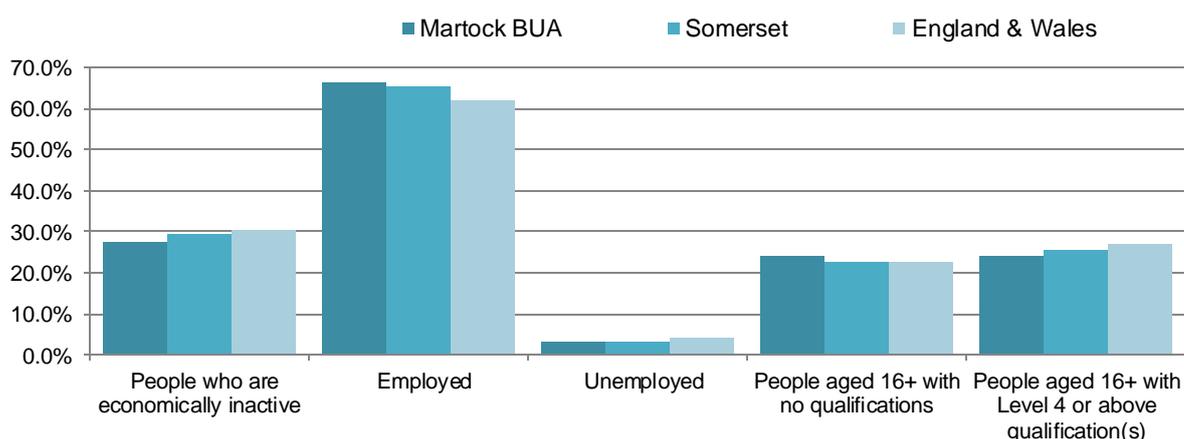
4. ECONOMY

4.1 As Figure 4.1 shows, the proportion of economically inactive people is below the Somerset and the English & Welsh averages. The proportion of employed people is also higher than its two comparators. Unemployment is similar to the Somerset average, below the English & Welsh averages.

4.2 The percentage of residents with no qualifications is higher than both the Somerset and the England & Wales averages. The proportion of residents who have attained a level 4 qualification (or above) in Martock & Bower Hinton is also below both comparators. It is arguable therefore that whilst employment is high, the jobs that residents are employed in are lower paid. However, these statistics on the whole suggest the settlement is in a strong economic position.

Figure 4.1: Martock & Bower Hinton's Economic Activity Compared to Somerset, and England & Wales

	Martock BUA		Somerset	England & Wales
		%	%	%
Total number of people aged 16 to 74	3,245	100.0	100.0	100.0
People who are economically inactive	900	27.7	29.2	30.3
Employed	2,154	66.4	65.2	61.9
Unemployed	105	3.2	3.0	4.4
People aged 16+ with no qualifications	897	24.0	22.4	22.7
People aged 16+ with Level 4 or above qualification(s)	899	24.0	25.6	27.2



Source: Partnership Intelligence Unit, Somerset County Council, using 2011 Census statistics from ONS

- 4.3 Policy SS3 of the Local Plan seeks for 3.19ha of additional employment land to be delivered. The Local Plan allocates a site of 1.8ha for employment purposes on land to the West of Ringwell Hill (ME/MART/2) but there is doubt that it will be viable for solely employment use. A planning application² for the residential development was refused and dismissed at appeal, raising concerns over the ability for the site to accommodate mixed use development.
- 4.4 The main employment area in Martock & Bower Hinton is on/around Great Western Road, to the north.
- 4.5 The SSDC Monitoring Database shows that there has been little development of employment land or floorspace in Martock & Bower Hinton. The settlement has delivered 0.21ha gross employment land with losses of 0.21ha, resulting in 0.0ha net employment land. There was an overall loss of employment floorspace as 2,524 sq. metres were delivered and 2,802 sq. metres were lost, resulting in -278 sq. metres net.
- 4.6 The development of an industrial unit on Coat Road in 2011 (0.2 hectares of land and 154 sq. metres of floorspace for B1 use) and the loss of the Sparrow Works (demolition of 1,522 square metres of B1 use) have been significant developments.
- 4.7 Figure 4.2 shows the employment provision for Martock & Bower Hinton in terms of the number of jobs and the percentage in 18 industry groups, compared to the percentage distribution in South Somerset.

² Application Ref 14/04723/OUT and Appeal APP/R53325/W/16/3143789

Figure 4.2: Employment Provision in Martock & Bower Hinton, 2015

Sector	Martock & Bower Hinton		South Somerset
	No. of Jobs	%	%
1 : Agriculture, forestry & fishing (A)	0	0.0	n/a
2 : Mining, quarrying & utilities (B,D and E)	30	2.1	0.9
3 : Manufacturing (C)	350	24.2	20.3
4 : Construction (F)	175	12.1	5.5
5 : Motor trades (Part G)	50	3.5	(All G) 18.8
6 : Wholesale (Part G)	40	2.8	
7 : Retail (Part G)	100	6.9	
8 : Transport & storage (inc postal) (H)	45	3.1	3.5
9 : Accommodation & food services (I)	75	5.2	6.2
10 : Information & communication (J)	25	1.7	2
11 : Financial & insurance (K)	10	0.7	0.9
12 : Property (L)	45	3.1	1.4
13 : Professional, scientific & technical (M)	100	6.9	7
14 : Business administration & support services (N)	75	5.2	5.5
15 : Public administration & defence (O)	20	1.4	2.3
16 : Education (P)	75	5.2	7.8
17 : Health (Q)	225	15.6	14.1
18 : Arts, entertainment, recreation & other services (R,S,T and U)	25	1.7	3.9
Total	1,500		

Source: Business Register and Employment Survey, NOMIS, 2015

The BRES data does not include farmagriculture (SIC subclass 01000).data at settlement level; it is only available at region and country level. This is Open Access data that has been rounded to make it publishable; as such, the figures do not tally to an exact 100%. The data is from Super Output Area E36005251.

- 4.8 Of the 18 sectors, the primary employer within the settlement is manufacturing (24.2%). The second largest employment sector is Health (15.6%), with Retail, and Construction in third (12.13%).
- 4.9 The settlement provides around 1,500 jobs, meaning that for every resident aged 16 to 74, the settlement provides around 45% of a job. There are also noticeably fewer jobs than there are residents of Martock & Bower Hinton in employment.
- 4.10 In the settlement there are a range of small shops in the town centre that meet the day-to-day needs of local residents. Other key services include a library, doctor's surgery, and a primary school.

Town Centre

- 4.11 The majority of the centre is within a Conservation Area and comprises a number of attractive, historic buildings. In most cases, the shopfronts are traditional and of good quality.

- 4.12 The Retail and Main Town Centre Uses Study³ identifies that the comparison offer in the centre (defined by the Local Plan) is very limited. At the time of writing, it comprises two charity shops and a pet shop. In terms of convenience offer, there is a Spar Shop, a Co-op, a newsagent, and a bakery. The provision of Class A1 service uses is significantly above the national average; however the provision of Class A2 service uses is below the national average. There are a number of hairdressers, a post office, an opticians and an estate agent. There is only one café in the centre and three takeaways.
- 4.13 The vacancy rate at 10.5% is slightly below the national average.
- 4.14 There is some on street parking available, however this is limited. The Moorlands car park is free of charge and provides 75 spaces. There is a limited bus service to Taunton and Yeovil.
- 4.15 As Figure 4.3 shows, the Study projects that Martock will have an expenditure surplus. The surplus is not significant but the retail offer in could be enhanced in future years.

Figure 4.3: Projected Retail Floorspace Capacity in Martock

Type	Additional Floorspace (Square Metres) (Gross)		
	By 2024	By 2029	By 2034
Convenience	262	278	294
Comparison	63	150	238
Food and Beverage	11	33	54
Total	336	461	586

Source: South Somerset Retail and Main Town Centre Uses Study, 2017

5. INFRASTRUCTURE

- 5.1 The IDP⁴ states that the development proposed in the Local Plan for Martock & Bower Hinton is unlikely to result in abnormal or fundamental infrastructure constraints relating to transport, telecommunications, waste and recycling, emergency services.
- 5.2 New housing will generate a need for additional open space and outdoor play space, sports, community and cultural facilities; although the timing of this is not fundamental to delivering development. An equipped play area at Martock is a particular priority. Delivery of this infrastructure will also be dependent on securing contributions from development (where viable), along with obtaining other funding streams.
- 5.3 Short term issues associated with a lack of electricity capacity have been identified in Martock, but they can be overcome through improvements paid for by developers.
- 5.4 Overall, infrastructural issues do not appear to pose a significant constraint to the levels of growth targeted by the Local Plan for Martock & Bower Hinton.

³ South Somerset Retail and Main Town Centres Uses Study

⁴ South Somerset Infrastructure Delivery Plan Update 2015/16 Part One – Spatial Summary
https://www.southsomerset.gov.uk/media/814403/idp_2015_16_part_1_issue.pdf

6. TRAVEL

- 6.1 How the residents of a settlement travel is an indication of its sustainability.
- 6.2 The settlement's public transport provision is shown in Figure 6.1 below.

Figure 6.1: Public Transport Provision

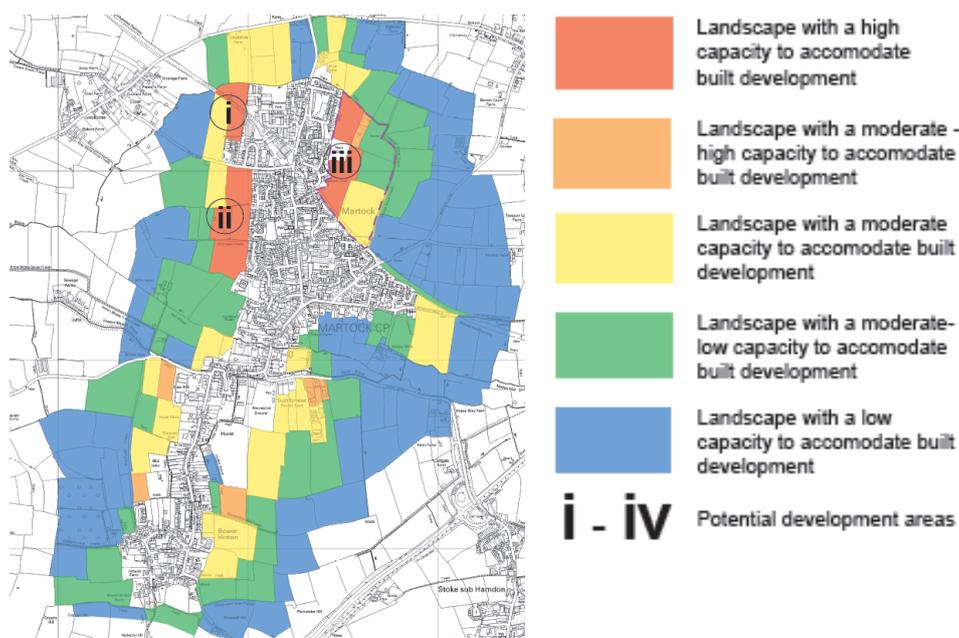
Buses		
Operator	Principal Destinations	Frequency (approx.)
Nippy Bus	N9/N9A: Martock - Tintinhull - Chilthorne Domer - Yeovil – Martock (Links with N6 Demand Responsive from Villages around the Martock / Ilminster Area)	Hourly
	N10: Martock – Ilminster – Taunton	4x daily
	Also links with N6 DRT from Villages around the Martock / Ilminster Area	Multiple daily

- 6.3 The nearest train station to Martock & Bower Hinton is Yeovil, approximately 8.5 miles away.
- 6.4 Overall, public transport for Martock & Bower Hinton is limited.

7. ENVIRONMENT

- 7.1 The Peripheral Landscape Study⁵ shows that the north of the settlement has the most potential for settlement growth, from a landscape standpoint.

Figure 7.1: Martock & Bower Hinton Landscape Capacity

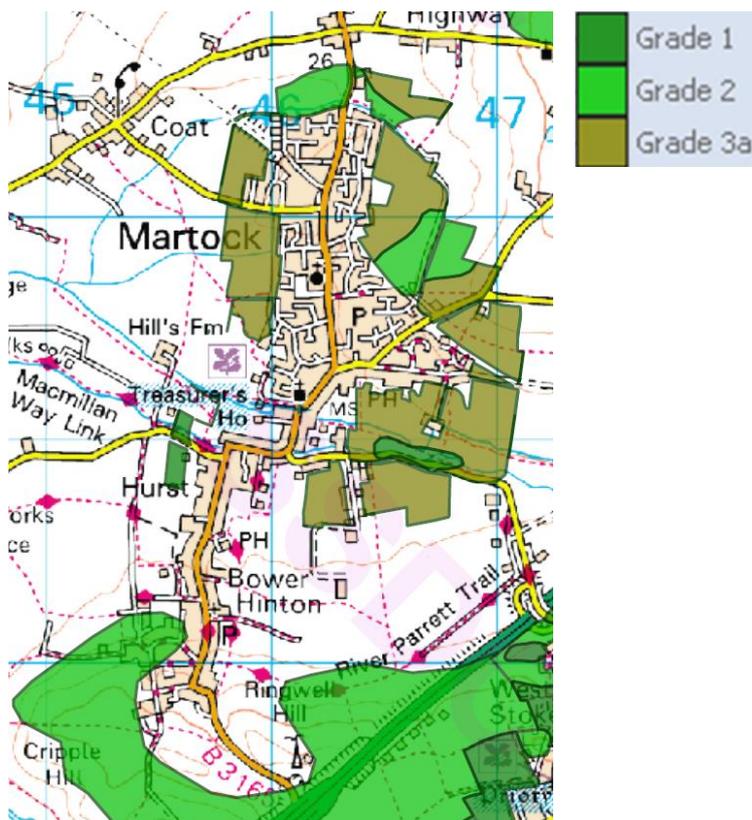


Source: Peripheral Landscape Study (2008)

⁵ Peripheral Landscape Assessment, March 2008: <https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base/district-wide-documents/peripheral-landscape-studies/>

- 7.2 Whilst landscape potential is important, other factors and constraints are also necessary to understanding the growth potential of the settlement.
- 7.3 Best and Most Versatile (BMV) land (Grades 1, 2 & 3a)⁶, is a key environmental constraint, according to the NPPF⁷. Loss of BMV will have to be considered as part of the planning balance for future growth. Most of Martock is surrounded by BMV agricultural land. A large swathe of BMV agricultural land sits to the south and part of the south-west of Bower Hinton, but most of Bower Hinton's surrounding land appears not to be BMV.

Figure 7.2: BMV Land around Martock & Bower Hinton



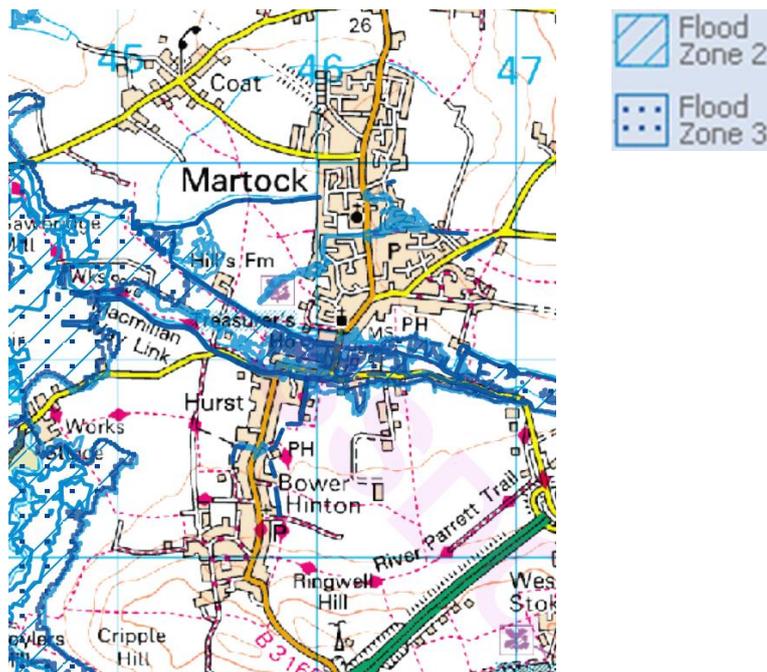
Source: WebMap, Ministry of Agriculture, Fisheries and Food Data

- 7.4 Another environmental constraint for Martock & Bower Hinton's growth is flood risk, shown below in Figure 7.3.
- 7.5 Figure 7.3 shows that Flood Zones 2 and 3 run through the south of Martock and the north of Bower Hinton. There is also a thin strip of Flood Zone 2 land that runs through the middle of Martock, and a thin strip of Flood Zone 3 land that abuts the western boundary of Martock, which then joins a much larger swathe of Flood Zone 2 and 3 land further to the west. Overall though, the Flood Zone 2 and 3 land does not appear to pose a significant constraint to development.

⁶ Defined in the NPPF, (DCLG) 2012 – Annex 2

⁷ DCLG, 2012

Figure 7.3: Martock & Bower Hinton Flood Map (Flood Zones 2 and 3)



Source: Environment Agency data on WebMap

- 7.6 A ribbon of RSPB consultation land runs through the south of Martock and north of Bower Hinton, in line with the Flood Zone 2 and 3 land there.
- 7.7 Most of Martock & Bower Hinton is covered by archaeological sites but as most of the sites are already within the built area, they do not appear pose a significant constraint to the settlement's growth.

8. CONCLUSION

- 8.1 Martock & Bower Hinton is on track to meet and potentially exceed its housing delivery target, it is strategically placed, next to the A303, and there appears to be suitable land for growth. However, limited provision of employment land and floorspace, and a relatively low provision of jobs, limits the settlement's capacity to accommodate growth.

Key Issues

- 8.2 The key issues that will need to be taken into account in planning the future of Ilchester include:
 - Limited employment land growth and a loss of employment floorspace in recent years
 - A limited number of jobs provided relative to the population size of the economically active residents in the settlement