

Martock Parish Neighbourhood Plan

Draft Consultation Version - September 2018 Views and Vistas Assessment report

This document contains photographs and descriptions of seven views around Martock. These views have been chosen not necessarily because they are the best views but because they are typical of their part of the village. In this documents the typical elements of each view, which are valued and should be preserved, are described.

The importance of the views around the village is the subject of policy Mart 8 in the Neighbourhood Plan

Draft Policy Mart8

There are important panoramas, vistas and views within the Parish that contribute to its rural character and the quality of the countryside which should not be harmed by development.

Development should not compromise the following panoramas, vistas and views (see Map 5):

1. South from Coat Road towards the west edge of Martock village
2. South west from Eat Street Drove towards Hurst and Bower Hinton
3. East from Moated Manor Field towards Old Village centre
4. North from Ringwell Hill towards east edge of Martock village
5. North east from Hallets Hill towards the village centre
6. East from Broad Lane towards Hurst
7. North from Cripple Hill towards Parrett Vale

Martock Parish Neighbourhood Plan - Policy Mart8

Background

The process of developing the aims and objectives for the Martock Parish Neighbourhood Plan confirmed that parishioners of Martock Parish wish to retain and protect the rural character of the area.

It was decided that one way we could respond to the community's call to value and protect the rurality of the area was to identify those features that contributes so much to its essential character and ensure that these were not harmed unnecessarily by development. Views of the countryside and the setting of the settlement areas are an important element of that defining character, which are enjoyed daily by those that live and work in the Parish and serve as a reminder to all those that visit or pass through the area what a special environment we have custody over.

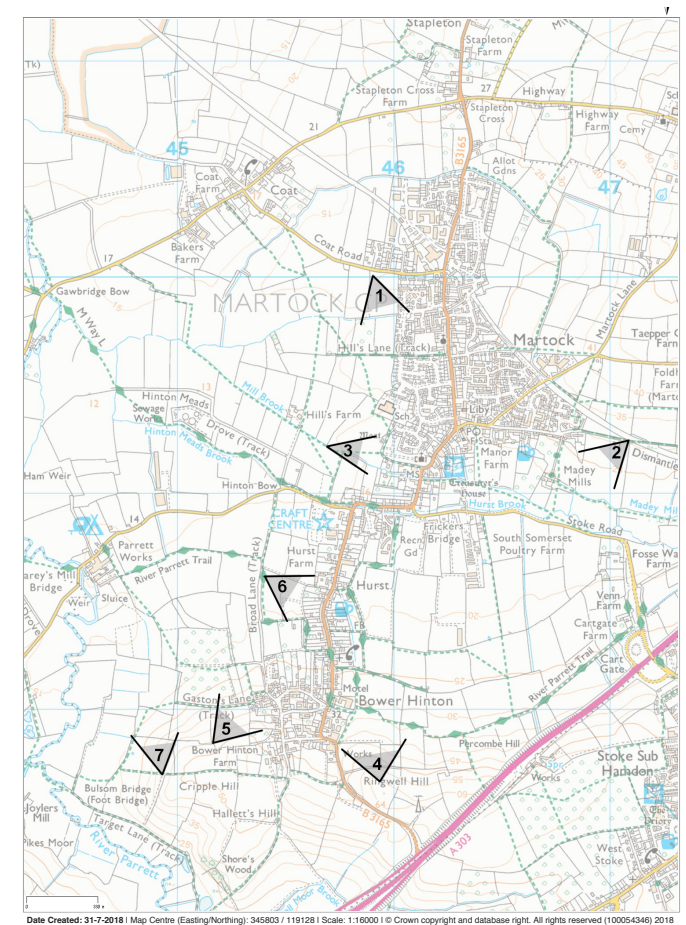
Process

Many members of the Parish travelled their favourite roads, lanes and footpaths of the area with a brief to identify and capture those most important and significant views.

We agreed that the number of views to be included in the policy should be limited in number, should have a special quality or feature, should be accessible and should be one that is regularly enjoyed by parishioners and visitors.

Recommendation

The seven 'key views' shown on this map epitomise the rural nature of the Parish and should be subject to a specific policy, Mart8, in the Neighbourhood Plan.



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Martock Neighbourhood Plan



View 1 Looking south from Coat Road

View from the new estates to old Bower Hinton.

The newer houses at the edge of the village to the immediate left are clearly visible; few trees have yet grown to mask the built form.

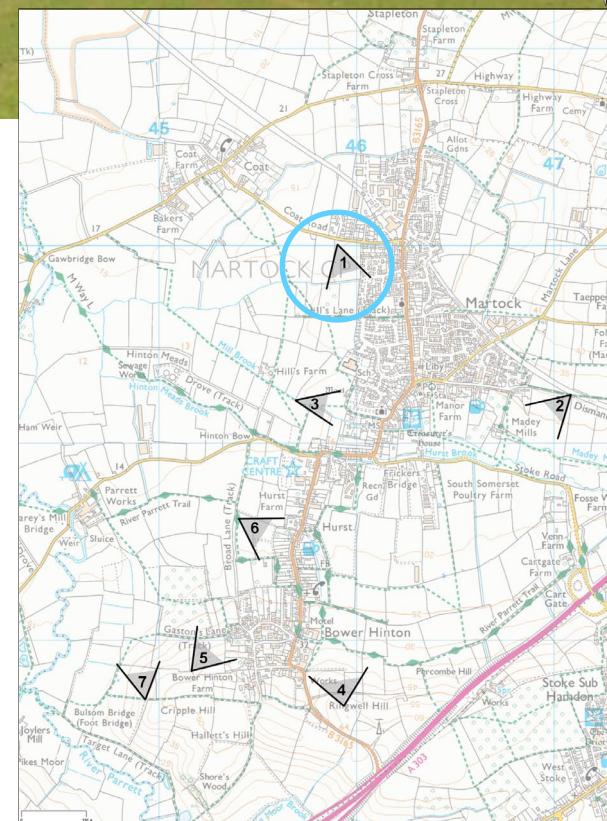
The school, however, and the older village cannot be seen, mainly due to the retained large trees in Ashfield Park and in the further distance, on the north side of Water Street.

In the far distance the new Broadway Estate in Bower Hinton is just visible but little can be seen of the buildings behind it.

To the centreright is agricultural land punctuated occasionally with rows of poplar marking the edge of cider orchards.

In the right distance Ringwell and Halletts Hills can be seen with the landmark Hallet Oaks on the skyline.

Two other landmarks are the Church Tower left of centre and the Row of Lombardy Poplars on the Recreation Ground just visible right of Centre. In the far distance, centre, is Ham Hill, largely hidden by the group of foreground trees.



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View 2

Looking south west from East Street Drove

View from Foldhill across the village towards the Hallett Oaks

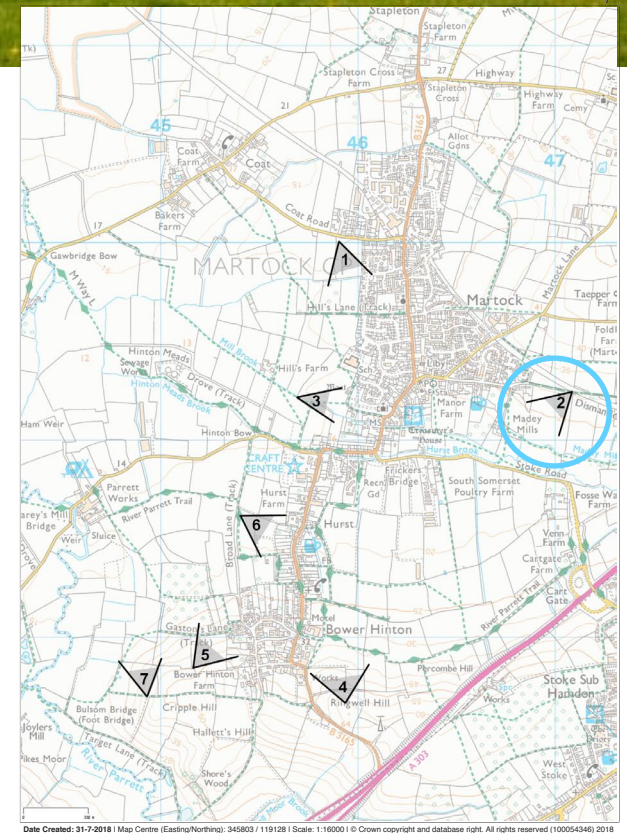
Halletts Hill with its landmark row of five (four clearly visible) mature oaks is a village landmark. Here they can be seen on the left from Foldhill, the higher land north of the village. The trees appear below the horizon which is formed by the distant Blackdowns

An important feature of this view (as with others around the village) is the open countryside on

the higher ground around the village into which the built form does not intrude, apart from a few farmyards. Typically, it is crossed with old droves, most running at right angles to the contours, some of which, next to the droves are often double rows with mature trees.

There is typically little evidence of the built form of the village, other than on the higher ground at Bower Hinton, as the village buildings are tucked down below the 30m contour and most prominent features visible in the valley bottom are tall mature trees and the church tower on the right.

The landmark straight row of Lombardy Poplars across the recreation ground is . Straight rows of poplars planted as windbreaks are typical of cider orchard country.



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Martock Neighbourhood Plan



Painting by Eric Seeley, Hurst

View 3

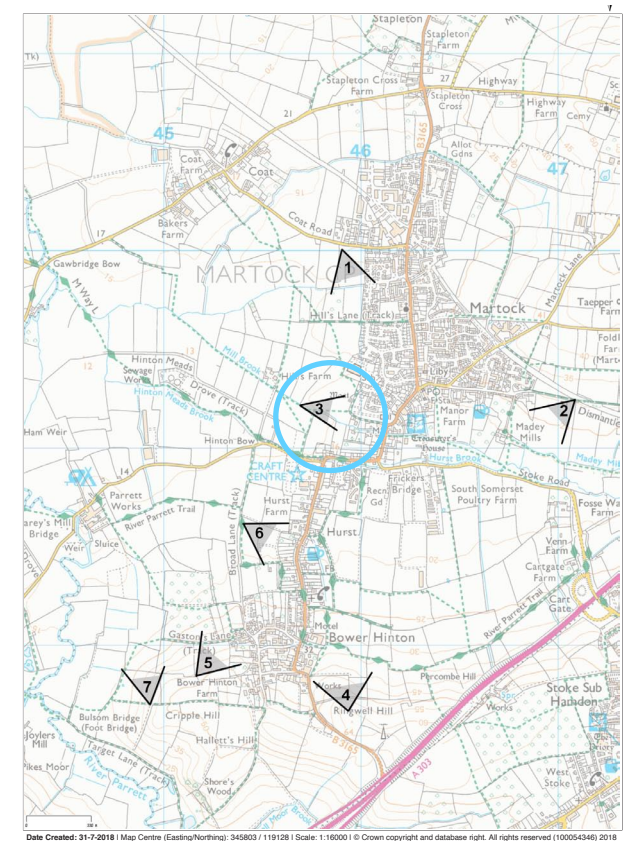
Looking East towards the old village centre

A much photographed view of the village. The west side of the village is a floodplain, an area of open fields, with only some of the former hedges still remaining usually trimmed low. Many fields are still grass, some of it, further from the village, unimproved and protected, flooding frequently. Views

towards the village are of high hedges and trees with occasional evidence of built form beyond.

This is, however, the best view of the fine Grade 1 listed village Church behind the spectacular nineteenth century Lebanon Cedar in the field of the former moated Manor.

Hidden around and behind the Church are some 20 buildings, all but two listed, including the Bish-Diocese of Wells Treasurers House of 1293



Martock Neighbourhood Plan



View 4

Looking north across the village from Ringwell Hill

View across Martock north from Ringwell Hill farm track.

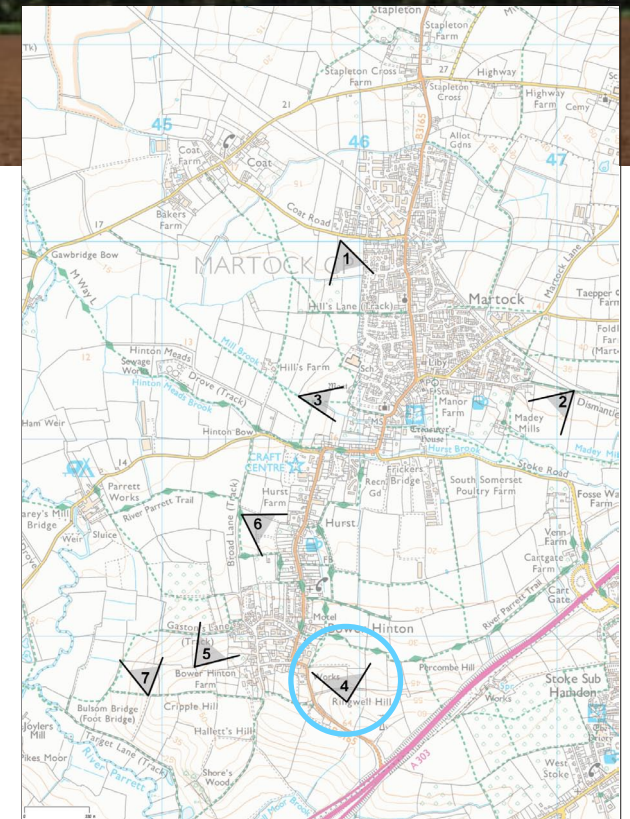
A fine view of the east side of the whole village. Some of the houses in the valley bottom are partly visible, particularly new ones, but most are hidden by the landscape and trees. The church tower is visible above the tree line.

Opposite are the open fields of Foldhill, crossed with hedges and droves, many still remaining with double tree-lines. The new Nursing Home, despite

its grass roofs, intrudes into the higher landscape at the west side. The upper northern side of the village is edged by the old railway line, part cutting and part embankment, marked with a row of trees and bushes.

Prominent in the middle distance is the landmark row of Lombardy Poplars across the recreation ground.

The Mendips form a distant horizon.



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View 5

Looking north across the village from Hallett's Hill

A view from the Permissive path from Halletts Hill to Broadway.

This is the view down the west side of the village from Bower Hinton.

Aside from the new buildings in the foreground, very little of the built form of village is visible, partly because of foreground trees but also, behind them, and the mature trees at the bottom of the older gardens on the west side Water Street. The

church tower can be seen in the centre but no other buildings are visible between it and Foldhill

On the left, the buildings through the trees are the newer houses of the Broadway estate of the sixties and behind them, some of the newer houses on the west edge of the village north of the school

The first horizon is Foldhill and beyond that, the distant Mendips.



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View 6

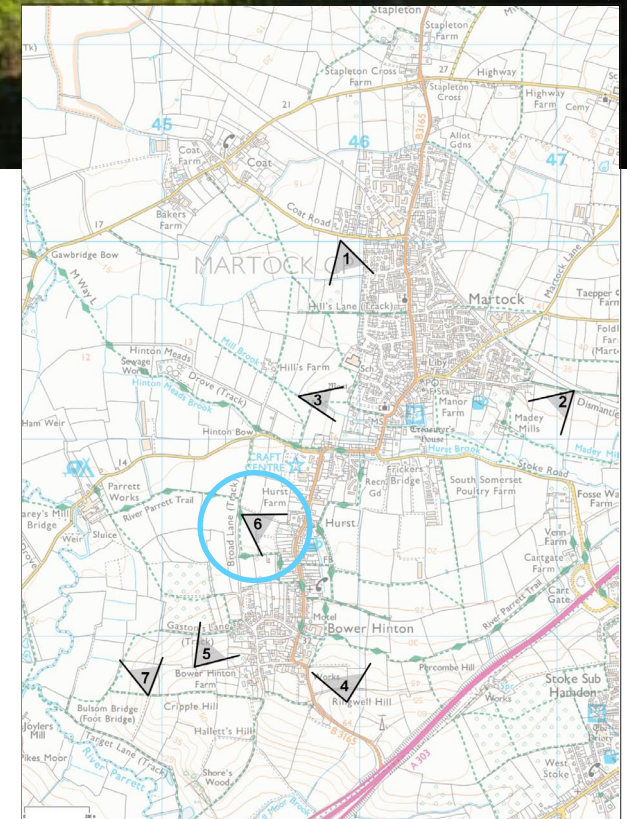
Looking east towards Hurst from Broadway

A view from Broadway, the old drove on the west side of the village from Bower Hinton to the footbridge over Hurst Brook on the Pether-ton Road.

This view is remarkable because very little of Bower Hinton and Hurst can be seen. Only a few signs of built form can be seen through the trees at the village edge, particularly, on the right, the characteristic hipped roofs and chimneys of the Bower Hinton Council Houses.

In the distance, level with the tops of the garden trees, we have glimpses of Ham Hill with its characteristic War memorial which is on the horizon close to the left edge of the picture.

The only sign of human activity if the Bower Hinton allotments in the centre.



Martock Neighbourhood Plan



View 7 Parrett vale from Cripple Hill

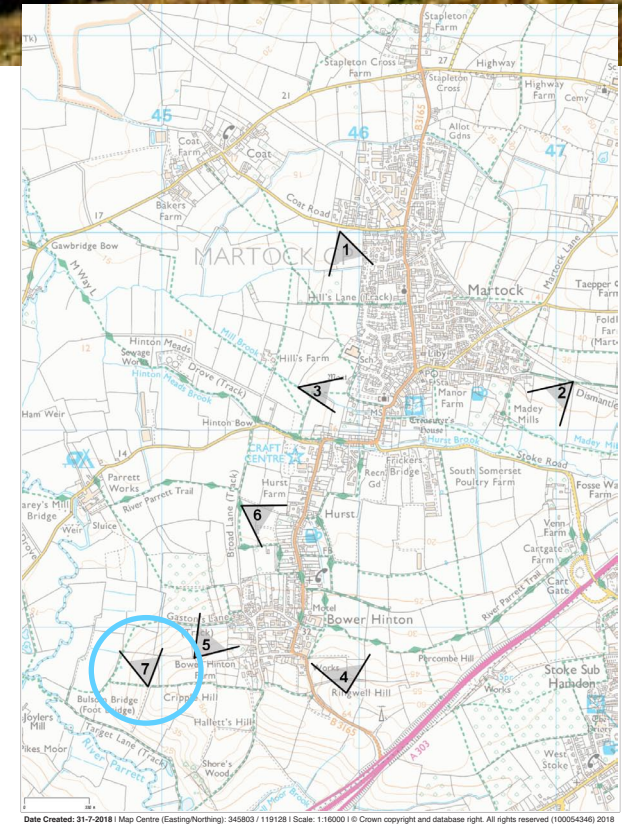
The view of the rural west of the Parish

West of Martock is the Parrett Valley, low lying flat land that floods regularly. The Parrett itself, which is just off the left of the picture, marks the Parish limit.

Many of the ancient hedges still exist as regular flooding makes the land unsuitable for winter crops and much is laid to pasture. The nearer fields retain unmistakable ridge and furrow contours.

In the middle distance on the left, amid trees, is the listed Parrett Works chimney, early nineteenth century, a later addition to a group of buildings that includes a former water mill.

In the distance in the next Parish, Kingsbuy Church Tower can be seen on the left of the view. Martock is out of sight to the the right hidden behind Cripple Hill.



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