

Public Consultation:

Proposed Residential Development on Land at Foldhill Lane, Martock

October 2026

INTRODUCTION

LRM Planning is instructed by Mike Lock Developments Ltd to prepare and submit an outline planning application for residential development of land at Foldhill Lane, Martock.

The location of the proposed development site is outlined in red below.



Figure 1: Site Location

It is proposed that an outline planning application will be submitted for up to 86 No. dwellings and associated works, including vehicular access from Foldhill Lane, footpath links, public open space and surface water drainage. Detailed access proposals will be submitted for approval at the outline planning stage. Other matters of layout, appearance, scale and landscaping will be reserved for future consideration.

PLANNING CONTEXT

The site comprises a suitable and sustainable location physically well-related to the existing built form of the village to accommodate new housing development to help address the acute housing shortfall within Somerset Area South, which at only 3.03 years (Somerset Council Five-Year Housing Land Supply Paper August 2026), is considerably below the 5-year housing land supply required by the National Planning Policy

Framework. It could also make a meaningful contribution to addressing an acute unmet affordable housing need, which is evidenced by 3474 households registered on Homefinder Somerset in Area South (of which 251 households have a local connection to Martock).

Detailed pre-application discussions have been held with the Local Planning Authority, which have focused on the principle of development, highway matters and design/landscape impact.

Highways

Details of both vehicular and pedestrian access would be submitted for approval as part of the outline planning application.

It is proposed that the site would be accessed via a new junction onto Foldhill Lane in the approximate position of the existing field gate. The 30 mph zone would be relocated to the east of the new access, which would possess visibility splays of 2.4 m x 43 m in both directions as required.

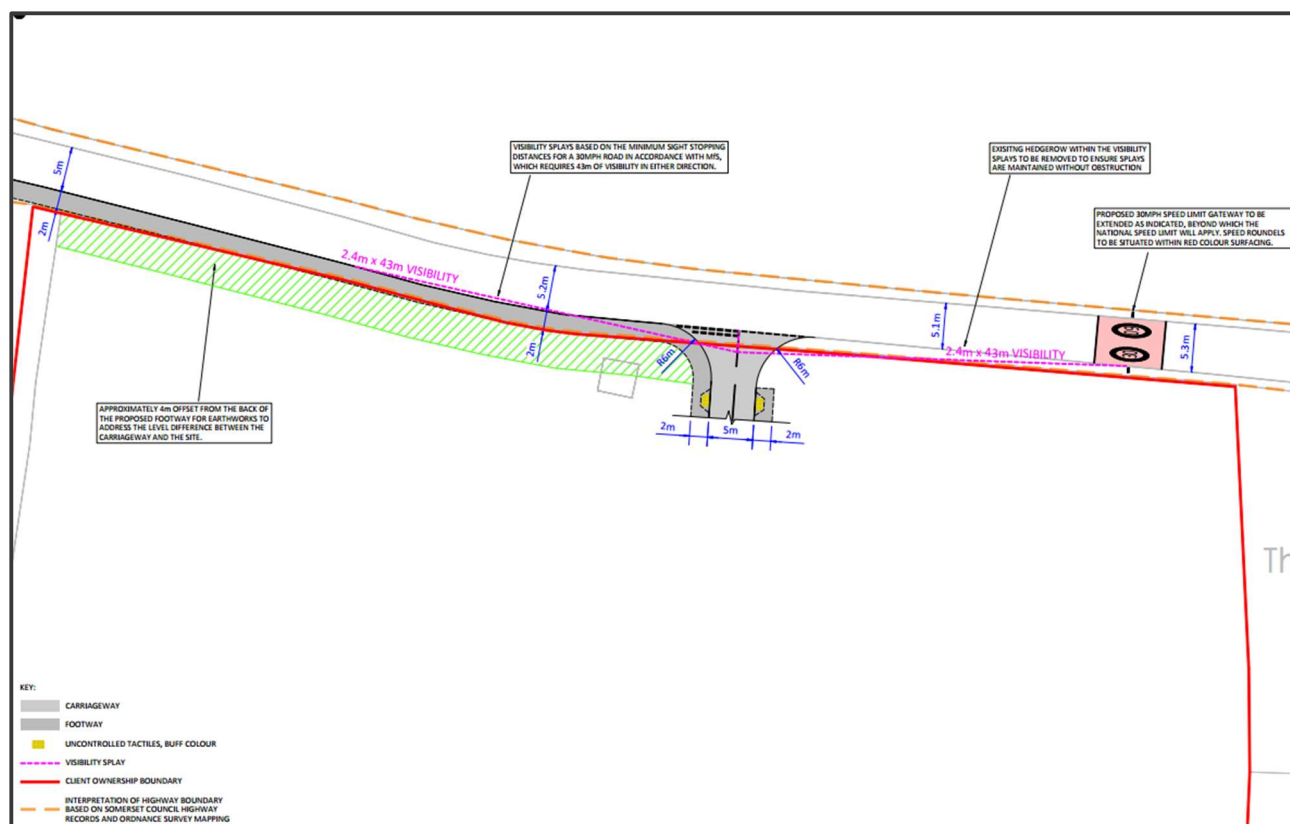


Figure 2: Proposed Site Access

A new footpath is proposed from the site access extending to the west of the site along the southern carriageway of Foldhill Lane and connecting to the new footpath recently connected outside of the recent development of 24 dwellings on land to the west of Triways.

This footpath would be 2 m wide along the development site frontage narrowing to 1.8 m to the west and would be constructed on highway land and ultimately adopted by the Highway Authority.

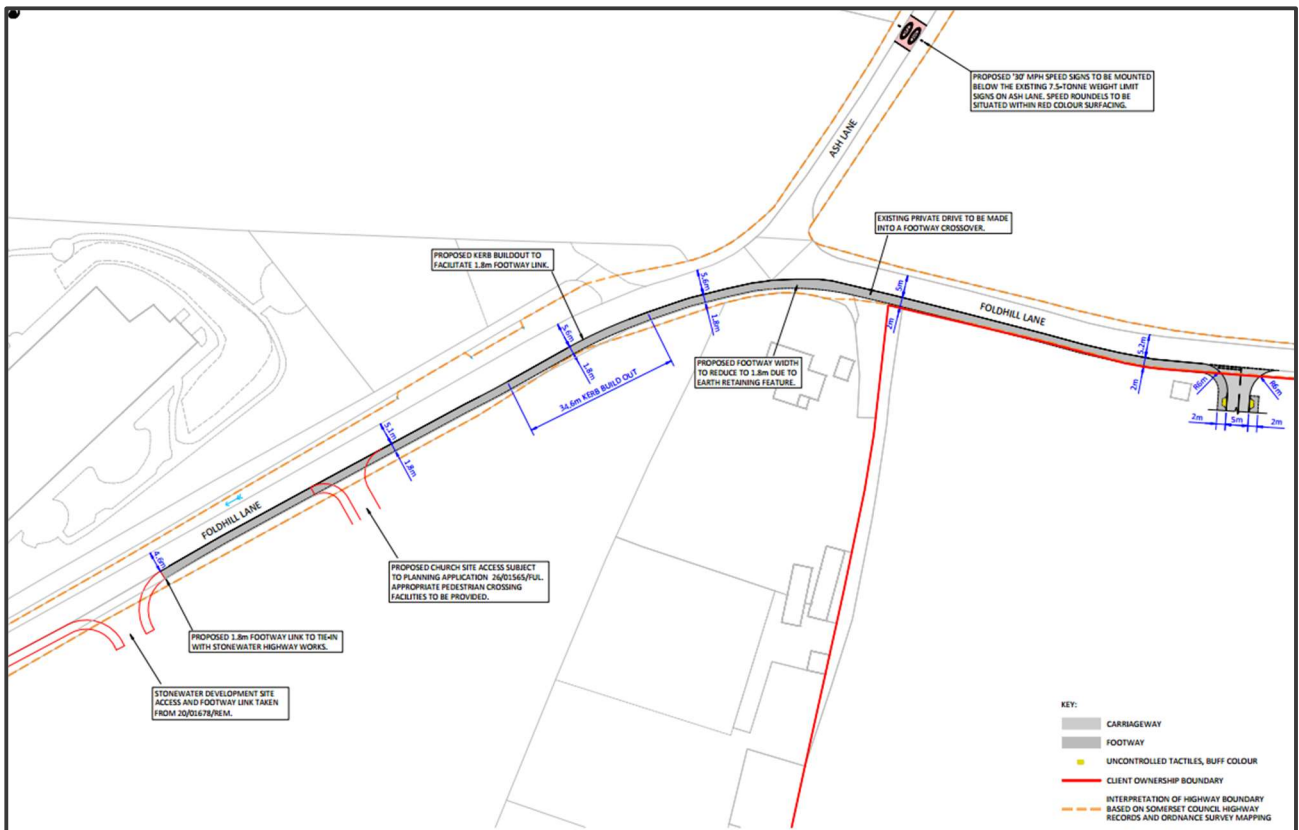


Figure 3: Proposed Footpath

Design/Landscape Impact

Based upon the findings of a preliminary landscape visual impact assessment, an indicative masterplan has been prepared to demonstrate how the site could be developed. The masterplan is based upon a number of important design principles established through this process including:

- placing buildings centrally within the boundaries to allow meaningful buffer planting and integration with the landscape
- a wide central tree lined avenue including integral sustainable drainage and overlooked by buildings
- a central net developable area containing buildings arranged in perimeter blocks around courtyards/community spaces and orchards to foster a distinctive character and sense of place.

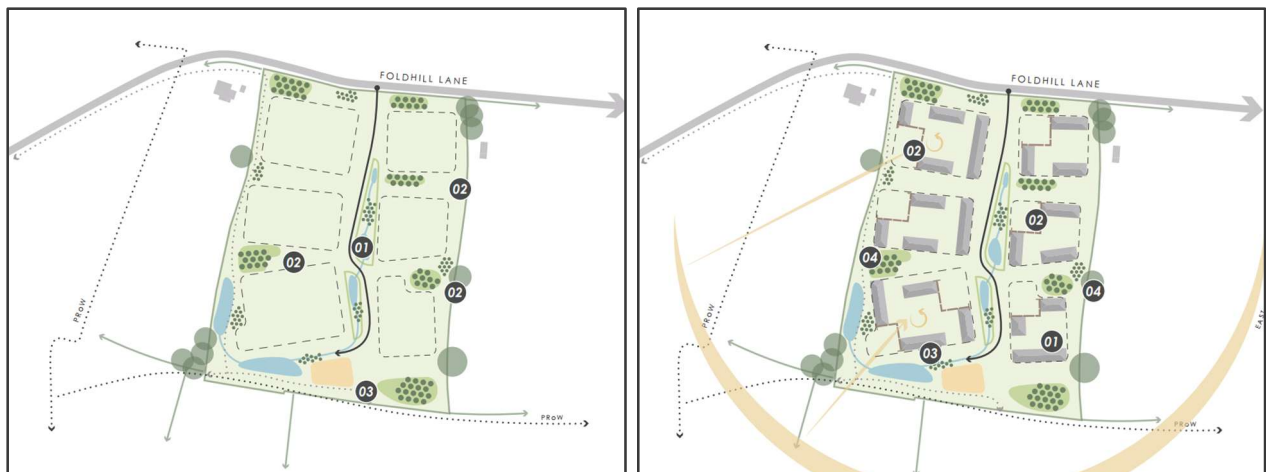


Figure 4: Design Evolution

The indicative masterplan is illustrated below. Whilst the detailed layout of the development is not proposed at this stage, it is indicative of how the site could be developed.



Figure 5: Illustrative Layout

The illustrative layout includes:

- 86 No. dwellings across a broad housing mix including 1 bed – 16%, 2 bed – 28%, 3 bed – 38% and 4 bed – 13%.
- 35% affordable housing (30 No. affordable homes across a range of tenures including social rent and shared ownership to be secured by legal agreement including priority letting procedure to people with a local connection to Martock).
- Buildings of a maximum of 2 storey in height.
- Central tree lined avenue with secondary roads providing access to groups of homes arranged around orchard planting (noting the sylvan character of Martock identified within the Neighbourhood Plan Village Design Statement)
- Retention of all trees and hedgerows (with the exception of the roadside hedge which will be replanted to the rear of the proposed access). Landscape buffers on all boundaries, including a 5 m wide corridor to the south and eastern boundaries as mitigation for foraging bats.

- On-site public open space including a 400 m2 Local Equipped Area for Play (LEAP) to the south.
- Sustainable urban drainage strategy providing blue infrastructure in the form of swales along the main avenue and attenuation ponds in the southwest corner.
- Ecological enhancements (including a 10% Biodiversity Net Gain) and phosphate neutrality.

A parameter plan would be submitted with the outline planning application to establish a number of important design principles which should be achieved by any future layout submitted for approval later at the reserved matters stage. A Design Code would also be submitted with the outline planning application to guide future development in order these important design principles are retained.



Figure 6: Parameter Plan

The planning application once submitted will be accompanied by a wide range of supporting technical reports, including: Transport Assessment and Travel Plan, Flood Risk Assessment/Drainage Strategy, Landscape Visual Impact Assessment, Ecological Impact Assessment, Biodiversity Net Gain Assessment, Nutrient Neutrality Assessment and Mitigation Strategy, Tree Survey and Ground Investigation.