

# 10.13 SETTLEMENT INSETS –SAMPFORD BRETT

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## Policy Profile

Settlement Classification:	Small Village (SP/1)
Landscape Conservation:	
Landscape Character Area:	Central West Somerset <sup>1</sup> (LC/3)

## Location and Character

10.13.1 The village of Sampford Brett is located less than a mile south-east of Williton in the valley of Doniford Stream. The A358 runs north of the settlement and Class 3 roads of poor width and alignment link Sampford Brett with neighbouring settlements to the south. The main street, which was widened in 1891, has the greatest number of older properties fronting onto it. More recently, development has taken place to the south and north-west of this street. The village is set in Central West Somerset Landscape Character Area<sup>2</sup> and is surrounded by high quality Grades 1 and 2 agricultural land to the north, south and west, with average quality Grade 3 land to the east.<sup>3</sup>

## Settlement Policy

10.13.2 Sampford Brett is considered to be a Small Village in planning terms (see Policy SP/1). Between 1960 and 1974 the two estates of Brett Close and Croft Meadows were constructed, since which time there has been further limited growth in the form of infilling. Development of a relatively large scale is considered to be inappropriate due to physical constraints and the limited range of facilities available in the village.

## Population and Housing

10.13.3 In 1807 the Parish population was recorded as 180 but reached its peak of 280 in 1867.<sup>4</sup> At the time of the 2001 Census 288 people were resident in the Parish,<sup>5</sup> of which a third were aged 65 and over. The development limits of Sampford Brett are drawn tightly around the built-up area and include the two cul-de-sac developments south of the main street. Despite their being recent developments they have succeeded in blending with the older, historic properties of Sampford Brett. Close attention has been paid to the design and construction of buildings, and their visual impact has been softened by the planting of trees, shrubs and creepers. However, there is very little scope for new development of any kind, including infilling.

10.13.4 The dwellings along Sampford Rocks are not recognised as being within the village. There is currently one outstanding outline permission for residential development on land between Pendray House and Crossways, however further

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<sup>1</sup> WS Atkins South West; West Somerset Landscape Character Assessment; West Somerset District Council; 1999

<sup>2</sup> *ibid.*

<sup>3</sup> Ministry of Agriculture, Fisheries and Food; Agricultural Land Classification of England and Wales; Ministry of Agriculture Fisheries and Food; 1988

<sup>4</sup> Williton Rural District Council; Census data by Parish, 1891 – 1951; Williton Rural District Council;

<sup>5</sup> Office for National Statistics; 2001 Census: Neighbourhood Statistics – West Somerset; ONS; 2004 (data-set)

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## WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006

The Local Plan should be read as a whole. Proposals for development will be assessed against all the relevant policies

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peripheral development will be strongly resisted to avoid coalescence with development along Tower Hill, Williton.

### Employment

10.13.5 Sampford Brett has a long history as an agricultural centre. Both Francis Farm and Manor Farm operate within the village, and the settlement is bounded on every side by agricultural land. Opportunities for the provision of additional employment are scarce, and residents of working age generally look to Williton and beyond for employment.

### Shops and Services

10.13.6 The limited range of facilities in Sampford Brett is countered to a certain extent by the village's proximity to Williton, a recognised Rural Centre. The school closed in 1933, followed by the general store/post office and public house. The remaining facilities include St. George's Church, the village hall and filling station/repairs garage on the A358.

### Environment and Conservation

10.13.7 The main street of Sampford Brett is flanked by nineteenth Century buildings and a few modern infill developments. Eleven properties plus St. George's Church are listed for their special architectural and/or historic interest,<sup>6</sup> and the village core is considered to be of archaeological value. Policies LB/1 and LB/2 set out criteria against which proposals affecting listed buildings will be judged, while Policies AH/2 and AH/3 will apply to developments within the area shown to be of archaeological importance.

10.13.8 There are several important views, both from within and out of the village, which make a significant contribution to its character. From the banks of Doniford Stream which flows east of the village, there are picturesque views of the neighbouring settlement of Woolston and beyond. These views should not be obstructed, nor should the two settlements be allowed to coalesce. People passing through the village are treated to glimpses of landscaped private land. This stimulates the public's interest in the village, whilst respecting its residents' rights to privacy.

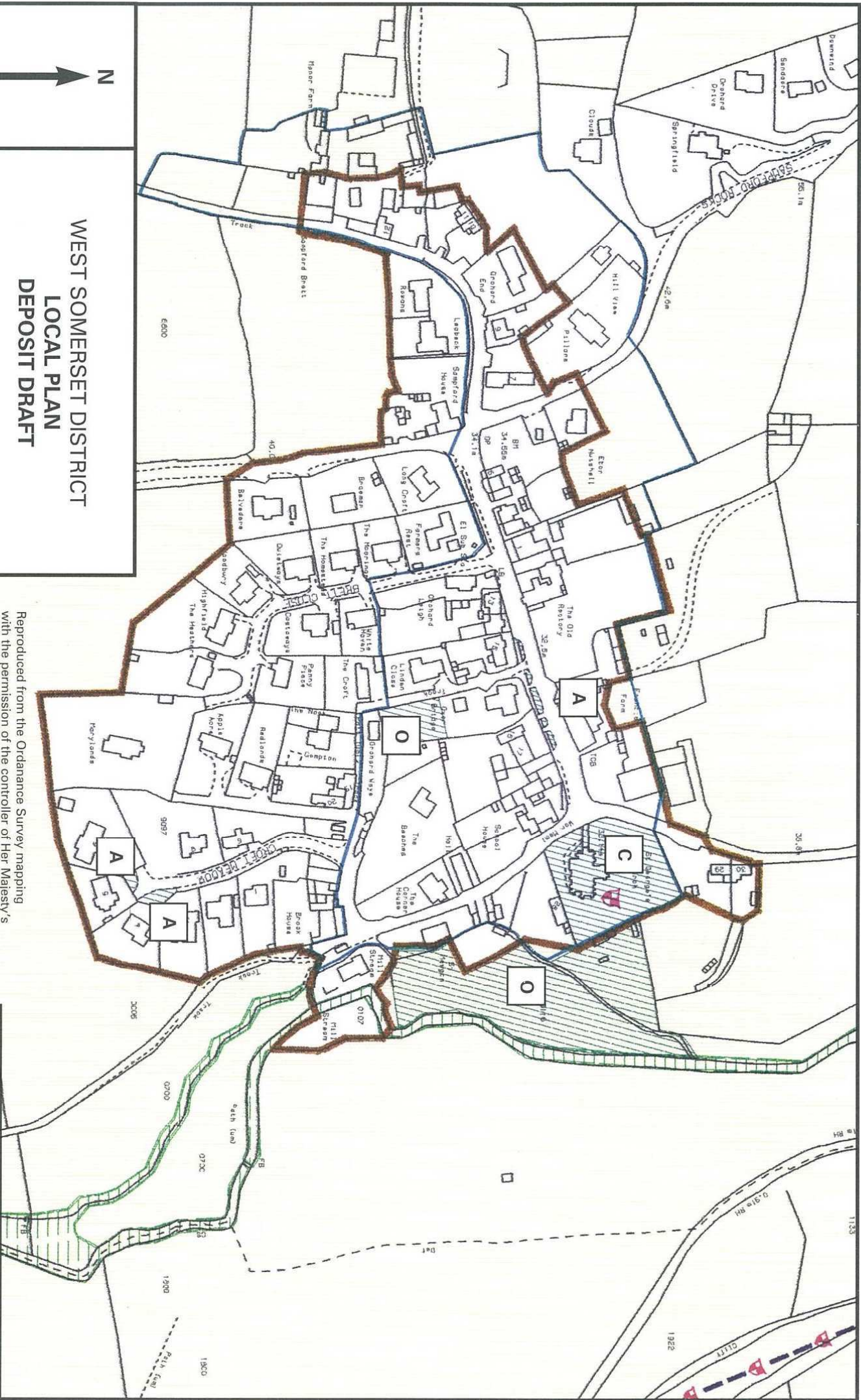
10.13.9 A number of prominent tree groups contribute significantly to the amenity of the village, and will be subject to the provisions of Policy TW/1. The churchyard is the only area of green open space within the village and by its character will probably support many valued species of flora and fauna.

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<sup>6</sup> Department of the Environment; List of Buildings of Special Architectural or Historic Interest: District of West Somerset, Somerset (Parishes of Elworthy, Monksilver, Nettlecombe, Old Cleeve, Sampford Brett, Stogumber and Williton) (as amended); Department of the Environment; 1984.

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WEST SOMERSET DISTRICT  
 LOCAL PLAN  
 DEPOSIT DRAFT  
 SETTLEMENT MAP No. 13

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SAMPFORD BRETT

**Proposed Modification No 13(i)  
Add Flood Plain Area (Policy W/7)**

**SAMPFORD BRETT  
INSET MAP 13**



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