

10.17 SETTLEMENT INSETS – UPTON

Policy Profile

Settlement Classification: Small Village (SP/1)
Landscape Conservation:
Landscape Character Area: The Brendon Fringe¹ (LC/3)

Location and Character

10.17.1 Upton straddles the B3190 about 11.5 miles south of Watchet and 6 miles north-east of Dulverton. It is bounded to one side by the River Haddeo and to the other by the wooded lower slopes of the Haddon Hills. In the early 1980's, it was planning policy to resist development which would in turn lead to the consolidation of scattered development, and would be detrimental to the visual amenities of the area. Although today Upton is still essentially a fragmented village, in recent years it has seen more development in the form of infill which has given rise to its coalescence. Surrounding agricultural land is of average Grade 3 to poor Grade 4 quality.²

Settlement Policy

10.17.2 Upton is defined as a Village in Policy SP/2. However, it is set within a particularly attractive landscape and much of the village is prominent when viewed across the valley to the north. It is considered that proposals which would represent an undesirable extension of ribbon development along the B3190 would be prejudicial to the visual amenities of the area. In addition, despite the expressed desire for further housing in the area, such development would clearly be contrary to the overriding objective of sustainability. The development limit boundary is, therefore, drawn tightly around the core of the existing village.

Population and Housing

10.17.3 Upton had a Parish population of 156 in 2001³ and considerable new building has taken place during the 1990's. There has been redevelopment of existing housing sites, premises have changed their use to dwellings, and new buildings have been constructed on previously undeveloped plots. All applications for residential development have, however, been granted approval subject to the carrying out of agreed planting schemes thereby minimising their impact on the landscape.

Employment

10.17.4 There is a garage and workshop at the northern end of the village, however agriculture and increasingly forestry are the main activities of the area.

Shops and Services

10.17.5 Despite Upton having- only a few of the amenities that make up a community - Church, Chapel, village hall, inn and garage, it has seen a substantial amount of new development along its length. The village hall and Lowtrow Cross Inn are

¹ WS Atkins South West; West Somerset Landscape Character Assessment; West Somerset District Council; 1999

² Ministry of Agriculture, Fisheries and Food; Agricultural Land Classification of England and Wales; Ministry of Agriculture Fisheries and Food; 1988

³ Office for National Statistics; 2001 Census: Neighbourhood Statistics – West Somerset; ONS; 2004 (data-set)

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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outside permitted development limits as is the caravan park on land adjoining Oxenleaze Farm, Chipstable. To prevent an increased burden being placed on the facilities and public utilities of the area, development must be kept in check and will be confined to that necessary to meet local needs only.

Environment and Conservation

- 10.17.6 No part of Upton has been accorded conservation status.⁴ The Church that stands on the main road through the village was built in 1870 and is Grade II listed.⁵ It was re-sited about a mile south of the earlier, fourteenth Century, St. James Church, the remains of which are Grade II* listed.⁶ In the graveyard there are tablets to the Fergusson Davie family who were presumably instrumental in the building of the second Church. Also listed for its historical interest is the milestone with a plaque inscribed with "12 Miles to Watchet".⁷ Policies LB/1 and LB/2 set out criteria against which proposals affecting listed buildings will be judged.

⁴ H.M. Government; Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9 (as amended); H.M.S.O.; 1990; ISBN 0 10 540990 1

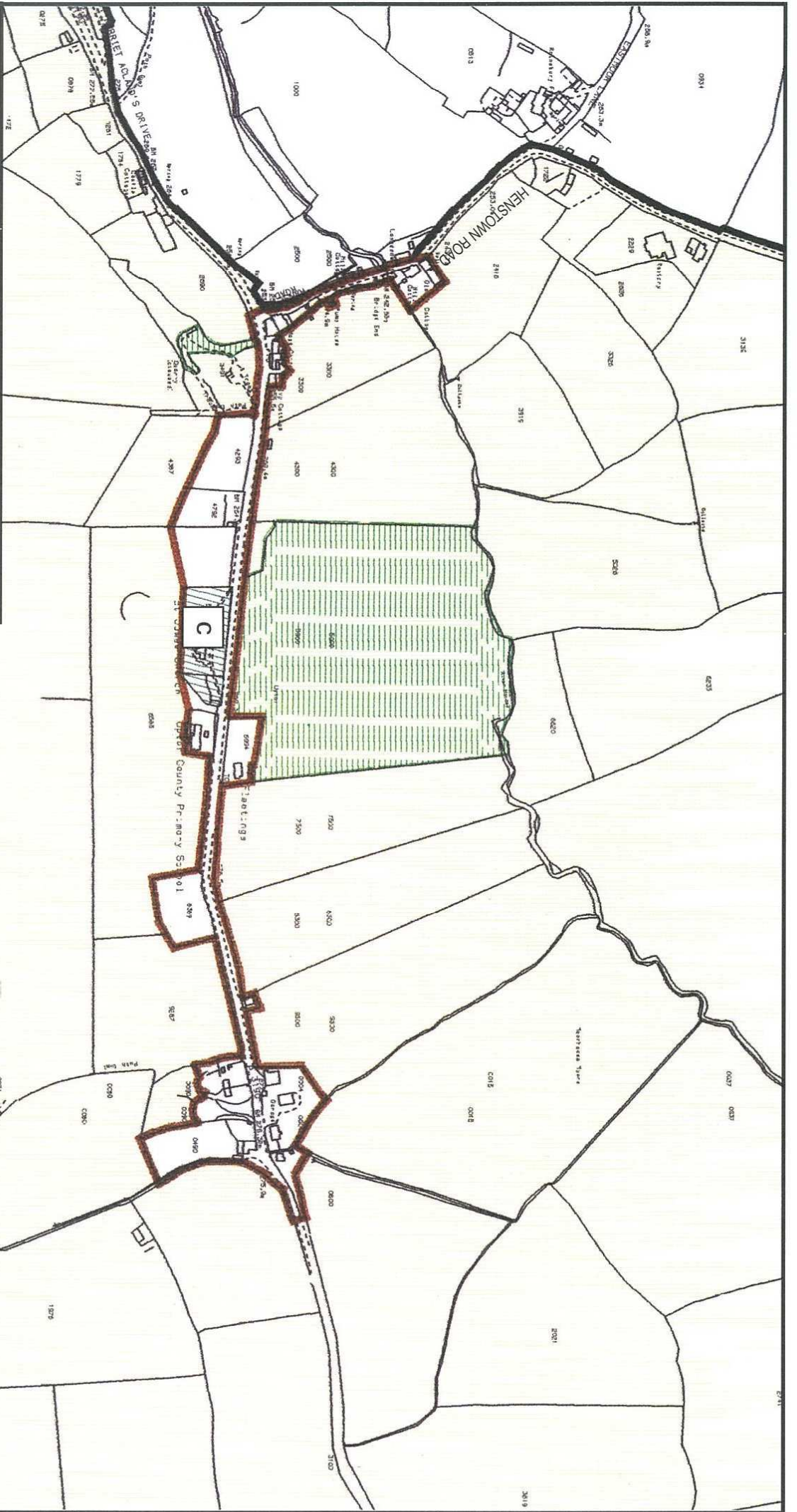
⁵ Department of the Environment; List of Buildings of Special Architectural or Historic Interest: District of West Somerset, Exmoor National Park/Somerset (Parishes of Brompton Ralph, Brompton Regis, Brushford, Clatworthy, Dulverton, Huish Champflower, Skilgate and, Upton) (as amended); Department of the Environment; 1986.

⁶ *ibid.*

⁷ *ibid.*

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WEST SOMERSET DISTRICT
 LOCAL PLAN
 DEPOSIT DRAFT

SETTLEMENT MAP No. 17

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UPTON