

## 10.3 SETTLEMENT INSETS - BRUSHFORD

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### Policy Profile

Settlement Classification:	Village (SP/1)
Landscape Conservation:	Exmoor National Park Periphery (LC/1)
Landscape Character Area:	The Southern Flanks of Exmoor <sup>1</sup> (LC/3)

### Location and Character

10.3.1 Brushford is a larger than average village situated in the south west of the Plan area, about two miles south of Dulverton. To the north-east it is bounded by Exmoor National Park<sup>2</sup> and the B3222 Bampton to Dulverton road. Brushford lies in the valley of the Brockey River and the River Barle flows to the east. The surrounding countryside is made up of a series of hills, which are dissected by wooded valleys. East and west the valleys are Grade 4 agricultural land, with Grade 3 elsewhere.<sup>3</sup>

### Settlement Policy

10.3.2 Policy SP/1 defines Brushford as a Village. Whilst Brushford is something of a dormitory settlement to Dulverton, it does have fewer physical and vehicular constraints to development. Although a specific site has not been allocated for residential development, it has adequate facilities in terms of mains services and local schools at Dulverton to accommodate further small-scale development.

### Population and Housing

10.3.3 Brushford had a parish population of about 480 in 1981.<sup>4</sup> It has since grown and in 2001 was recorded as being 535.<sup>5</sup>

10.3.4 There has been considerable residential development in recent years, which has altered Brushford's character from a small, loosely knit, linear settlement to that of a relatively compact suburban village, catering mainly for retirement and as a dormitory settlement. Most residential development has taken place along Brushford New Road, a straight spine road which has a number of short access roads leading off from it. To the north development takes the form of inter and post-war housing estates, while to the south the dwellings are large, detached and of a higher standard of design. Any new housing should be of good design and incorporate an appropriate level of traditional local features in keeping with the Southern Flanks of Exmoor Landscape Character Area.<sup>6</sup>

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

<sup>2</sup> H.M. Government; National Parks and Access to the Countryside Act 1949; HMSO; 1949

<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> Office of Population Censuses and Surveys; Census 1981: Ward and Civil Parish Monitor: Somerset; HMSO; 1984. ISBN 0 903933 85 3

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

<sup>6</sup> WS Atkins South West; West Somerset Landscape Character Assessment; op. cit.

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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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- 10.3.5 There is evidence of new building along the northern side of Ellersdown Lane, originally built to provide access to dwellings on its southern side. Due to the width and alignment of this road any further development will be resisted.

### Employment

- 10.3.6 Local employment is provided by a builders merchants at Brushford Cross, Carnarvon Arms Garage and a number of small agricultural contractors. The Three Acres Country House also offers employment opportunities. South of the built village is an area of land adjoining a coal depot. This site, about 1.5 acres, is presently in agricultural use and is classified as Grade 3 agricultural land.<sup>7</sup> It has long been earmarked for small-scale light industry, provided that improvements are made to visibility to the B3222, and Policy E/I continues that allocation.

### Shops and Services

- 10.3.7 Brushford has a good range of community facilities, and any shortfalls are met by the neighbouring Rural Centre of Dulverton.<sup>8</sup> It has a garage and adjoining shop selling farm supplies, village hall and church. A doctors surgery is held at the village hall once weekly, and a community bus runs each Friday from Brushford to Minehead.

### Environment and Conservation

- 10.3.8 Brushford has limited historic value and has experienced a large amount of post-war development. The oldest and most attractive part of the village lies around the 13th century church of St Nicholas.<sup>9</sup> This is the only building currently listed within the village, but the parish has a number of buildings noted for their architectural and historic interest. It is believed that the Church probably stands on the foundations of a former Norman Church, of which there remains the font. Records have been found dating back to the reign of Queen Elizabeth 1 which make reference to the oak tree in the churchyard. Now riven, crippled and propped up, it still makes a fine sight when in leaf - The main part of the churchyard is east of The Old School House, and connected to the Church by a path. Policies LB/1 and LB/2 set out criteria against which proposals affecting listed buildings will be judged.
- 10.3.9 The District Council has recently provided a new multi-sports area on land adjacent to the Youth Club to help give wider sporting options in the village.

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<sup>7</sup> Ministry of Agriculture, Fisheries and Food; Agricultural Land Classification of England and Wales; op. cit.

<sup>8</sup> Exmoor National Park Authority; Exmoor National Park Local Plan 2001 – 2011 (Adopted 2005); Exmoor National Park Authority; 2006

<sup>9</sup> 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.

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- 10.3.10 A small area, south of the Youth Club, is one of the few open areas in the village. It provides a valuable amenity area in an otherwise built-up frontage along Brushford New Road. It was safeguarded from development in the Dulverton Area Local Plan (West Somerset Parishes)<sup>10</sup> and it is considered that the policy should continue in this Plan (see Policy R/5).

### **POLICY BRU/1: Important Amenity Area**

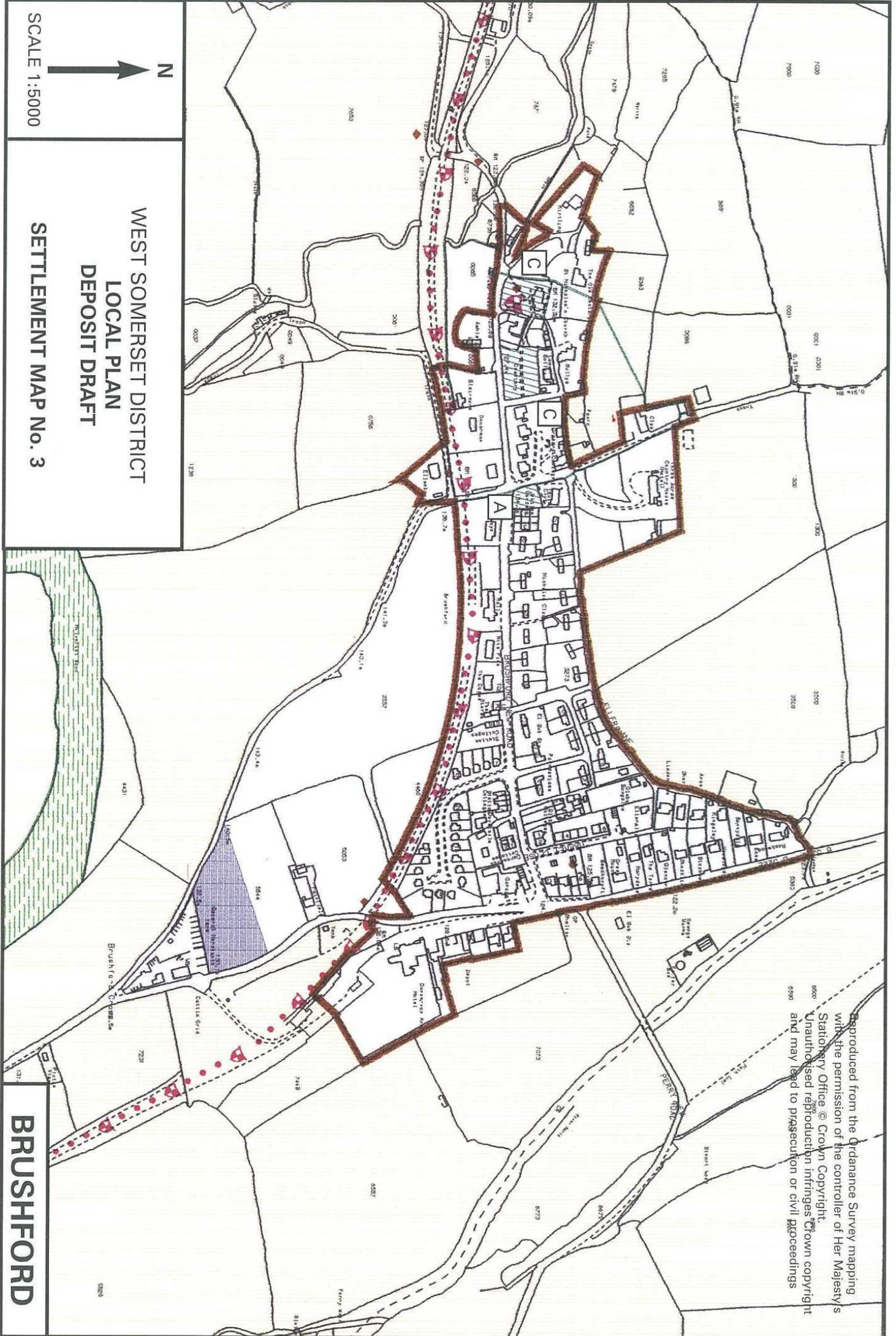
**The land south of the Youth Club, Brushford, as shown on the Inset Map, will be retained as an important amenity area.**

- 10.3.11 Access to the countryside is provided by several public footpaths with marked routes to Dulverton and a circular walk of Brushford.
- 10.3.12 Unlike many villages in the Plan area where trees form an important feature of the townscape for screening purposes, the topography of the local area is such that Brushford is not visually intrusive and it may be preferable in landscape terms to open up the best views, both in and out, of the settlement by the judicious thinning of some of the trees.

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<sup>10</sup> Somerset County Council and West Somerset District Council; Dulverton Area Local Plan - West Somerset Parishes; Somerset County Council; 1984; ISBN 0 86183 012 1

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WEST SOMERSET DISTRICT  
LOCAL PLAN  
DEPOSIT DRAFT

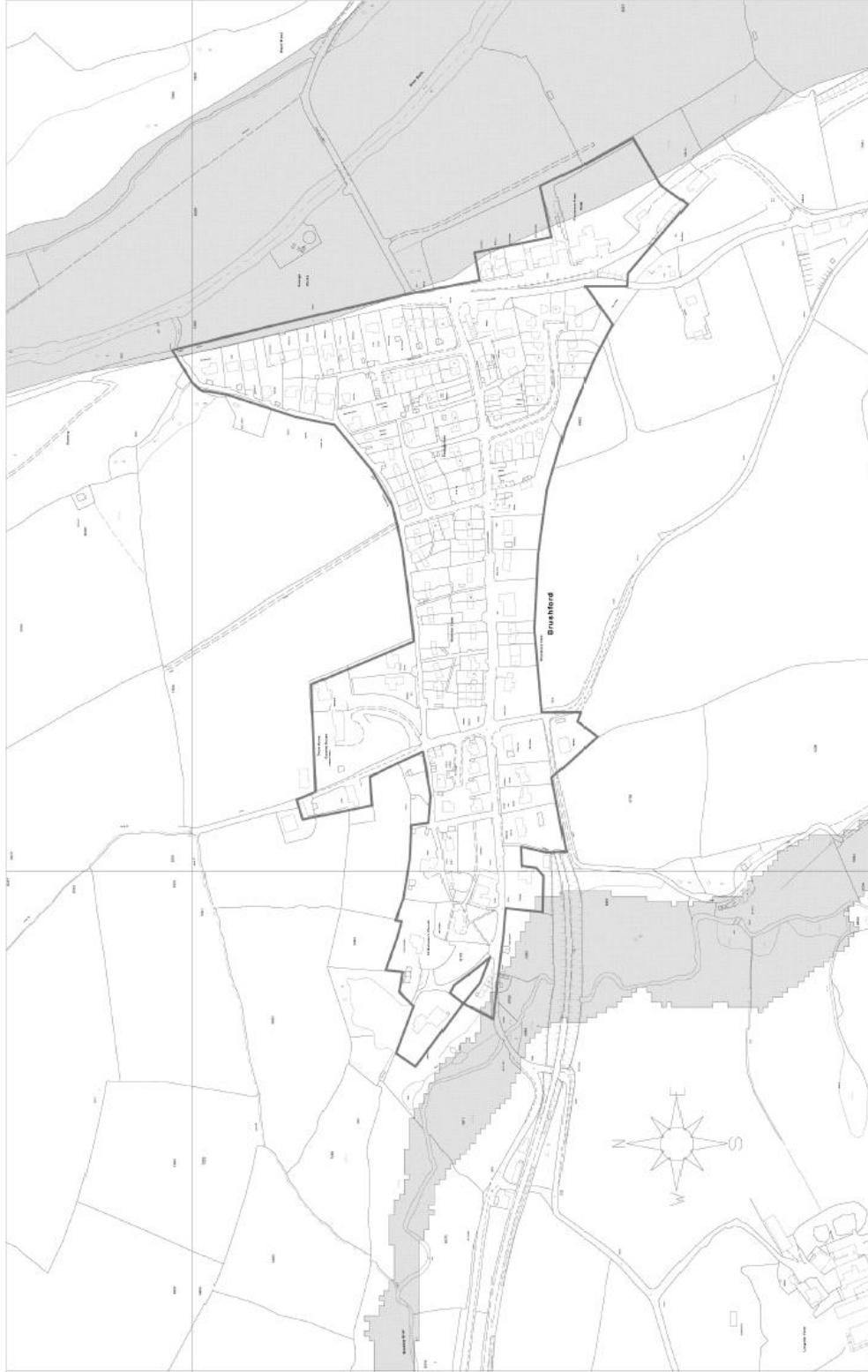
SCALE 1:5000



**BRUSHFORD**

**Proposed Modification No 3(i)  
Add Flood Plain Area (Policy W/7)**

**BRUSHFORD  
INSET MAP 3**



Scale 1:5000  
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