

# 10.4 SETTLEMENT INSETS – CARHAMPTON

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## Policy Profile

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

## Location and Character

10.4.1 Carhampton is located on the A39 between Minehead and Williton within the Central West Somerset Landscape Character Area.<sup>2</sup> The core of the village is scattered along the A39 frontage principally between Winsors Lane and St. John the Baptist Church. From this core, Carhampton has seen a steady expansion of development principally to the south and east towards Eastbury Farm. A handful of old properties exist on Winsors Lane and Park Lane, and modern development has taken place within the limits of these highways either by way of infill or planned development, such as that at Carantoc Place. Agricultural land to the east and west of Carhampton is of good Grade 2 quality, while to the north and south is poorer Grade 3 land.<sup>3</sup> The traditional orchard within the village is an important fragment of Somerset's once thriving cider making industry.

## Settlement Policy

10.4.2 The range of facilities in Carhampton and the size of the village (compared to other villages in the Plan area) suggests that it is a suitable location for further development.

10.4.3 Blue Anchor began to develop as one of a number of holiday resorts along this coast. Limited permanent building has occurred, but seasonal visitors to its caravan parks provide a substantial input into the local economy of Carhampton. Blue Anchor is too far from the main body of Carhampton to be considered for inclusion within its established limits. The lack of facilities and small number of dwellings within Blue Anchor indicates that further development would be inappropriate, and that there is no justification for its designation as a separate village.

## Population and Housing

10.4.4 Carhampton expanded quite considerably during the 1960s and 1970s. Its growth has since slowed allowing for a period of consolidation. In 1981 the parish population stood at 890<sup>4</sup> rising to 992 in 2001.<sup>5</sup> A majority of modern

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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> 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)

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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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developments are of satisfactory design and have incorporated features of the village, particularly at Orchard Close where the building design may be simple but their grounds are well landscaped and a stream runs along the roadside.

- 10.4.5 Carhampton could accommodate more development in the final phase of the plan period. Two sites were previously allocated for development in the consultative report, within the village limits at Townsend. Further development on large sites will depend upon the longer-term construction of the A39 Carhampton bypass; (post - 2006) which forms part of a potential West Somerset Strategic Access package<sup>6</sup> within the Somerset Local Transport Plan.<sup>7</sup> Specific proposals will be assessed against Policies SP/3, BD/1 and BD/2.

### Employment

- 10.4.6 There are limited employment opportunities within the village. Employers are generally found in Minehead, Watchet and Williton. In line with the concept of sustainability, the Local Planning Authority wishes to encourage small scale business development within the larger villages such as Carhampton. Policies E/2 and E/3 set out the criteria against which any proposal will be assessed.

### Shops and Services

- 10.4.7 Carhampton enjoys a good range of community facilities; a post office, general stores, fortnightly mobile library service, Methodist Church, St. John's Church, village hall, public house and recreation ground. It is also on the main bus route to Williton and Minehead. Its service function does not appear to have suffered as a result of its proximity to Minehead.
- 10.4.8 The A39 through the village is winding with narrow footways in places. Road-users find difficulty in emerging from side roads and the driveways of properties bordering the A39, owing to the volume of traffic, the sub-standard alignment and inadequate visibility. Should the bypass be constructed, the existing A39 will become a local distributor road serving primarily local needs.
- 10.4.9 The Highways Authority have long standing plans to construct a bypass. In the past schemes in other areas have received a higher priority but the route has been safeguarded in the Minehead Area Local Plan.<sup>8</sup> Further progress will depend on the provision of adequate resources at the appropriate time and the relative priority of the scheme compared with all others throughout the county, however it is still possible that the road will be built during the period of this Plan.<sup>9</sup>

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<sup>6</sup> The scheme was re-appraised, along with others as part of a new system of transport planning introduced with Local Transport Plans – see Para. 7.20. It was still being reviewed at the time of the adoption of the Joint Structure Plan Review and is included in the West Somerset Strategic Access Route scheme referred to in para. 7.41 (to Policy 55) of that document.

<sup>7</sup> Somerset County Council; Delivering Integration: The Local Transport Plan for Somerset 2001 – 2006; W.S. Atkins; 2001 and successor documents

<sup>8</sup> West Somerset District Council; Minehead Area Local Plan; West Somerset District Council; 1989

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### Environment and Conservation

- 10.4.10 There are 30 listed buildings within Carhampton, including the Church of St. John the Baptist which was originally built in the fourteenth century.<sup>10</sup> It is reputed to have the largest churchyard in the county and includes a right of way which is thought to be the original cart-road. Policies LB/1 and LB/2 set out criteria against which proposals affecting listed buildings will be judged.
- 10.4.11 Due to the extent of new development and considerable alteration to the original fabric of the settlement, it is thought inappropriate to designate a conservation area within Carhampton. The village does, however, display some unique features which should be preserved. For example, the front gardens of properties along Winsors Lane are situated on the opposite side of the road to the houses. They are open plan and form a strong visual amenity which can be enjoyed by residents and the public alike. These plots should not be allowed to become infill sites. Also, of particular importance, is the historic orchard in the centre of the village, the land is an important amenity area (see Policy R/5).

### **POLICY CAR/1: Important Amenity Areas**

**The Local Planning Authority will retain the following important amenity areas in Carhampton, as shown on the inset map:-**

- (i) Land East of Winsors Lane;**
- (ii) Orchard, High Street.**

- 10.4.12 The playing field adjoining the recreation centre is used for both cricket and football. There are footpaths leading out from the village to the open- countryside and beach at Blue Anchor. These facilities generally satisfy the demand for outdoor recreation. There is, however, a recognised need for a small passive amenity area in the central part of the village which should be provided if and when the opportunity arises.
- 10.4.13 From Carhampton views south-east extend to Dunster Mount and beyond, and views east take in open countryside rising to form the Brendon Hills. Carhampton also has a good number of trees, these will be retained and managed wherever possible (see Policy TW/1).

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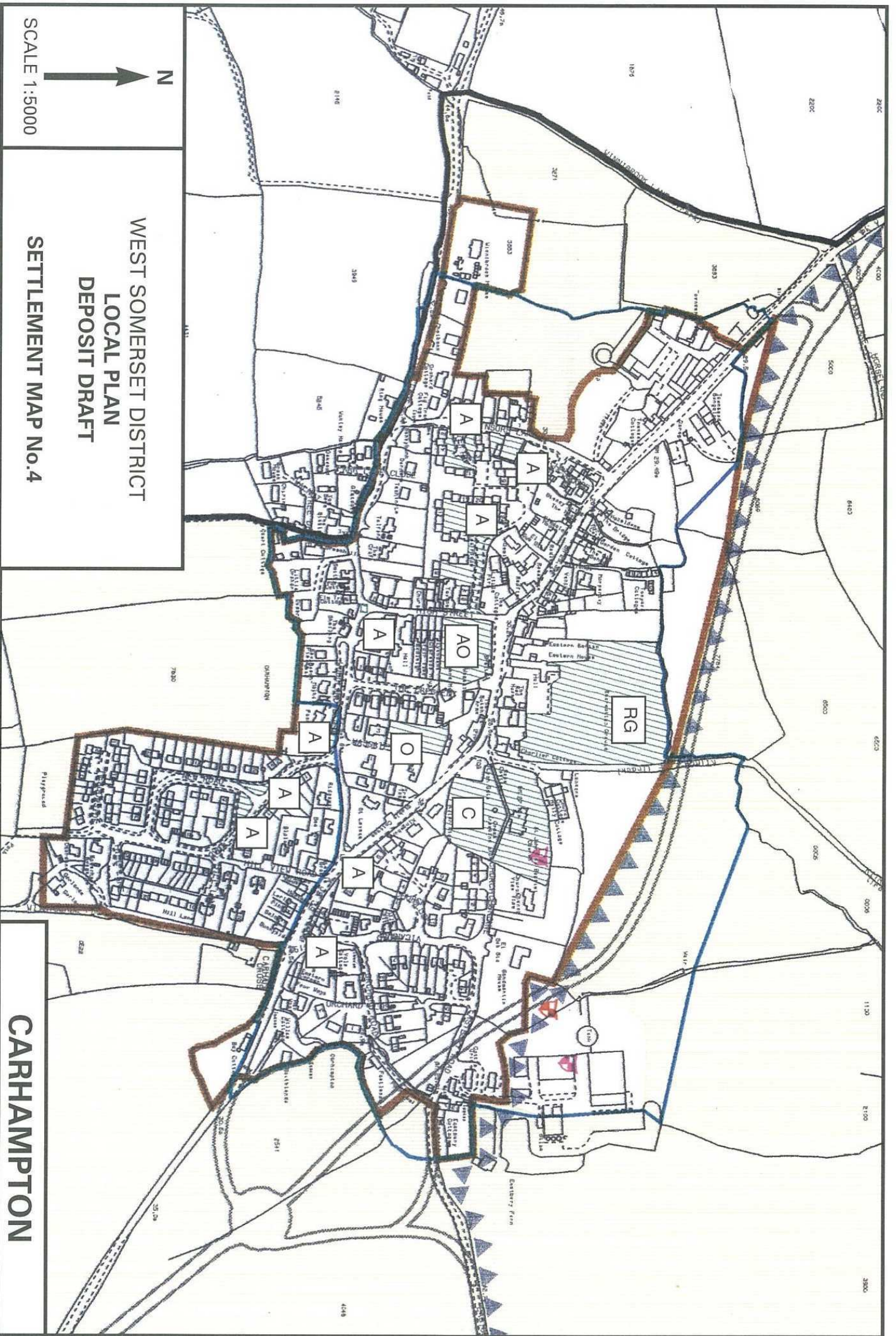
Joint Structure Plan Review and is included in the West Somerset Strategic Access Route scheme referred to in para. 7.41 (to Policy 55) of that document.

<sup>10</sup> Department of the Environment; List of Buildings of Special Architectural or Historic Interest: District of West Somerset, Somerset (Parishes of Carhampton, Cutcombe, Luccombe, Luxborough, Minehead Without, Timberscombe, Treborough, Withycombe and, Wootton Courtney) (as amended); Department of the Environment; 1985.

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WEST SOMERSET DISTRICT  
 LOCAL PLAN  
 DEPOSIT DRAFT

SETTLEMENT MAP No.4

CARRHAMPTON

**CARHAMPTON  
INSET MAP 4**

**Proposed Modification No 4(i)  
Amend coastal zone boundary (Policy CO/2)**

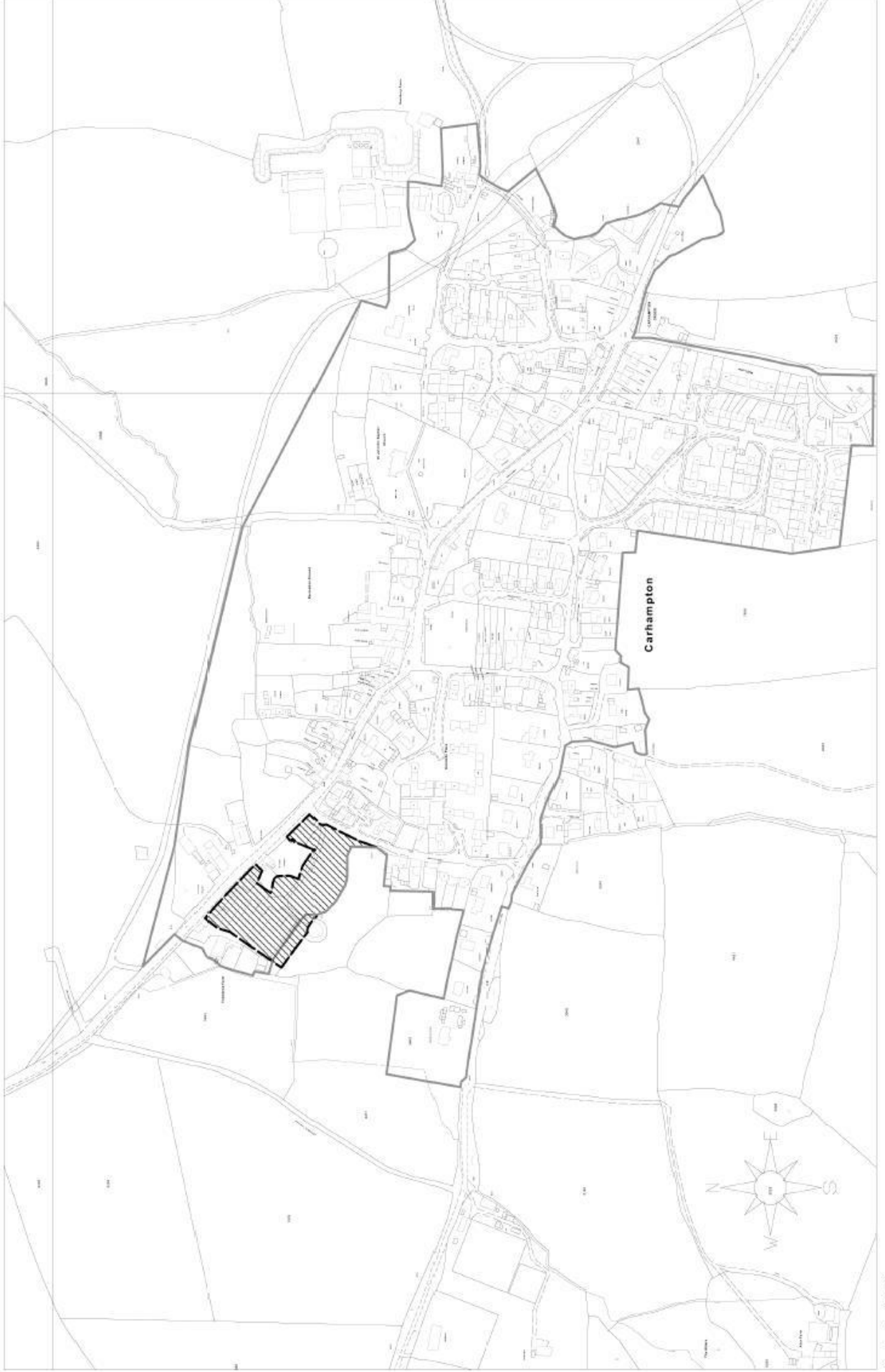


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**Proposed Modification No 4(ii)**

**Add 'Outstanding Planning Permission for Housing' (April 2003)**

**CARHAMPTON  
INSET MAP 4**



**Proposed Modification No 4(iii)**  
**Delete minor Amenity Open Space (Policy R/5)**

**CARHAMPTON**  
**INSET MAP 4**



**Proposed Modification No 4(iv)  
Add Flood Plain Area (Policy W/7)**

**CARHAMPTON  
INSET MAP 4**

