

10.8 SETTLEMENT INSETS – HUISH CHAMPFLOWER

Policy Profile

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

Location and Character

10.8.1 Huish Champflower is a linear village situated in the valley of the River Tone. The village street contains older dwellings in the local style near St. Peter's Church, but post-war development comprises modern bungalows and two-storey dwellings. The buildings are set against the lower, well-wooded slopes of the Brendon Hills. The village is built upon average quality Grade 3 agricultural land which, in all but a westerly direction, becomes Grade 4 a short distance from its periphery.²

Settlement Policy

10.8.2 Since the early part of the 1980s it has been the Local Planning Authority's policy to permit infilling and a small courtyard of houses has been built to the rear of Manor Farm. All new building has been within the development limits of the village, as defined on the Inset Map, and this policy will be upheld for the period of the Plan. Apart from St. Peter's Church, Huish Champflower has no shops or services of its own but relies on those offered at Wiveliscombe. The village's poor infrastructure will restrict development to that which is needed to meet local needs and cannot be better met elsewhere.

Population and Housing

10.8.3 Huish Champflower was recorded as having a parish population of about 210 in 1981.³ In March 1982 there were no sites with planning permission for housing within the village, and only permission for one dwelling in the parish as a whole. The Dulverton Area Local Plan (Exmoor Parishes and West Somerset Parishes)⁴ allocated land which could accommodate 8 dwellings. The plots to either side of the main street north of the Castle Inn have been developed, and The Barton development was completed in 1987, which accounts for the increase in population to 240 by 2001.⁵ In order to provide housing suitable for local people and in keeping with the village's character, any further buildings on this site will

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

⁴ Somerset County Council and West Somerset District Council; Dulverton Area Local Plan - West Somerset Parishes; Somerset County Council; 1984; ISBN 0 86183 012 1

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

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

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need to be of a similar design. The development limits have only been slightly amended in this Plan to include the whole site taken up by The Barton.

- 10.8.4 The village street is fronted by development for about a mile. A small detached group of buildings has developed west of the village, near the old school, however this area is excluded from the development limits of the village which should avoid the extension of this group.

Employment

- 10.8.5 There is a small engineering firm operating from within the village.

Shops and Services

- 10.8.6 In common with many rural settlements the level of facilities in Huish Champflower has declined with the loss of the village school and post office, and more recently, the suspended trading of the Castle Inn. It does, however, have a village hall and St. Peter's Church.

Environment and Conservation

- 10.8.7 St. Peter's is a fifteenth Century Church that underwent considerable restoration work in 1875. This Grade 1 listed building occupies a commanding, elevated position within the village core and is a prominent local landmark.⁶ The only other listed building in the village is Gauth House, a converted farmhouse, which is a good example of the local carpenters craft.⁷ Policies LB/1 and LB/2 set out criteria against which proposals affecting listed buildings will be judged.
- 10.8.8 Although many of the older buildings form a tight knit community, there are important open spaces within the settlement. These spaces are important to the visual character of the village and will be protected (see Policy R/5).
- 10.8.9 Similarly there are tree groups in and around the village which make a significant contribution to its character and setting. These will be subject to Policy TW/1.

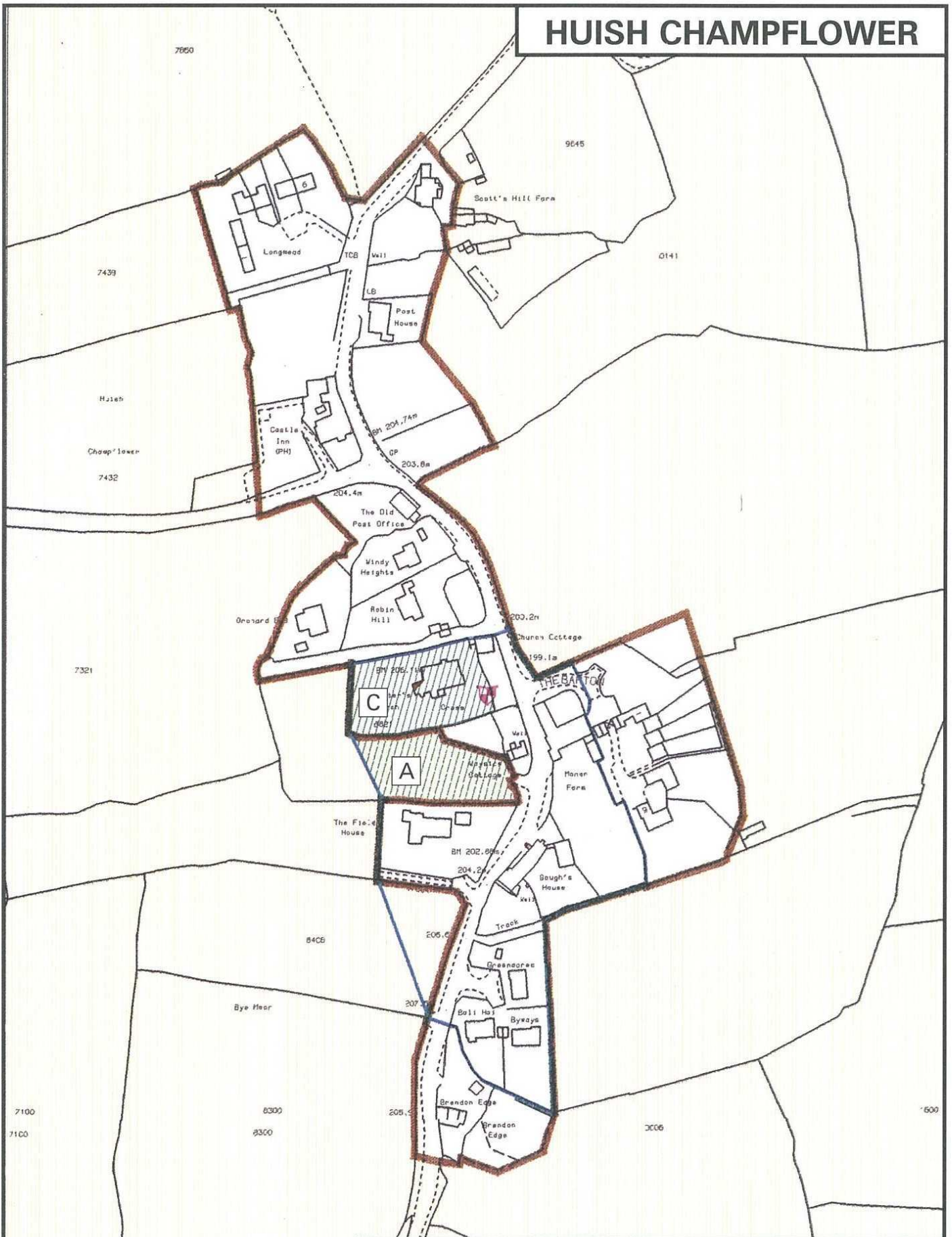
⁶ Department of the Environment; List of Buildings of Special Architectural or Historic Interest: District of West Somerset, Exmoor National Park/Somerset (Parishes of Brompton Ralph, Brompton Regis, Brushford, Clatworthy, Dulverton, Huish Champflower, Skilgate and, Upton) (as amended); Department of the Environment; 1986.

⁷ *ibid.*

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HUISH CHAMPFLOWER



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SCALE 1:2500

WEST SOMERSET DISTRICT
LOCAL PLAN
DEPOSIT DRAFT

SETTLEMENT MAP No. 8

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