

Brompton Regis



Natural Factors - Brompton Regis sits within the landscape character type (G) Incised Wooded Valleys and is surrounded by (F) Enclosed Farmed Hills with Commons. The historic settlement lies on a gently sloping southeast facing slope.

Cultural Factors - Livestock farming with some commercial forestry and shoots.

Aesthetic Factors -The settlement is a loose collection of farmsteads and cottages with 19th century and 20th century infill giving the effect of a clustered settlement. This has been reinforced by recent development.

Landscape Character Sensitivity - **MODERATE**

Exposed settlement with gentle landform that, although not strong, is knitted together with hedgerows and unified farming practice.

Visual Sensitivity - **MODERATE**

Partially seen from open country. Presence of woodland, on steep slopes and at the bottom of valleys, provides the potential to mitigate further

development.

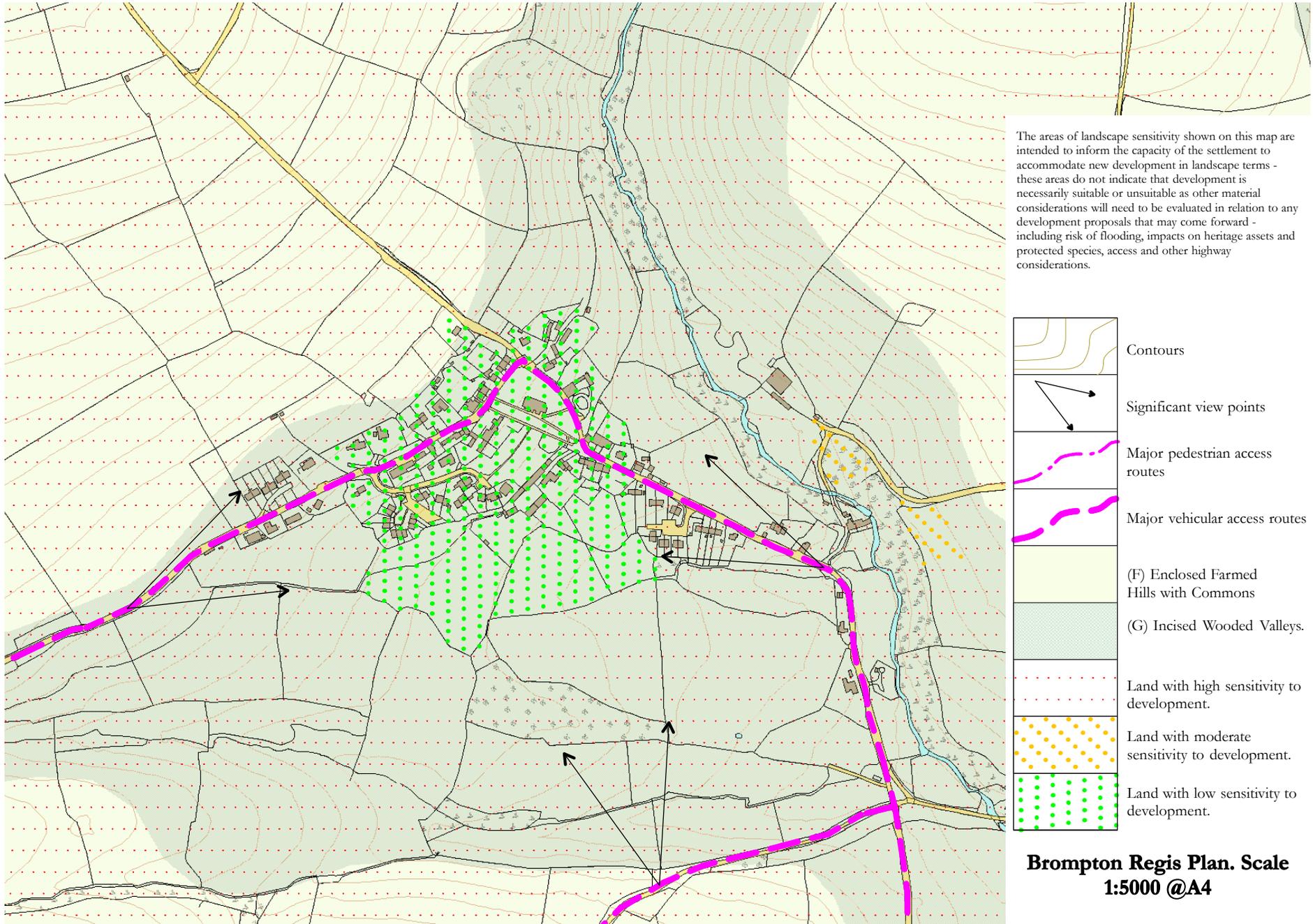
Landscape/Settlement Value - **MODERATE**

Historic settlement, enriched with visually prominent church, public house, schoolhouse, estate cottages and vicarage. The presence of other historic / vernacular buildings often “hidden” by modern render and fenestration. The settlement is on the route to Wimbleball reservoir and is likely to be seen by a large number of receptors.

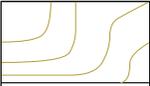
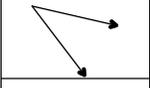
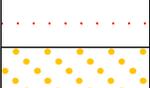
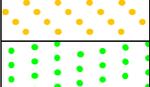
Landscape / Settlement Capacity - **MODERATE**

A large amounts of recent development has taken place within the settlement and although this does not reinforce the character of the settlement, its location is relatively discrete.

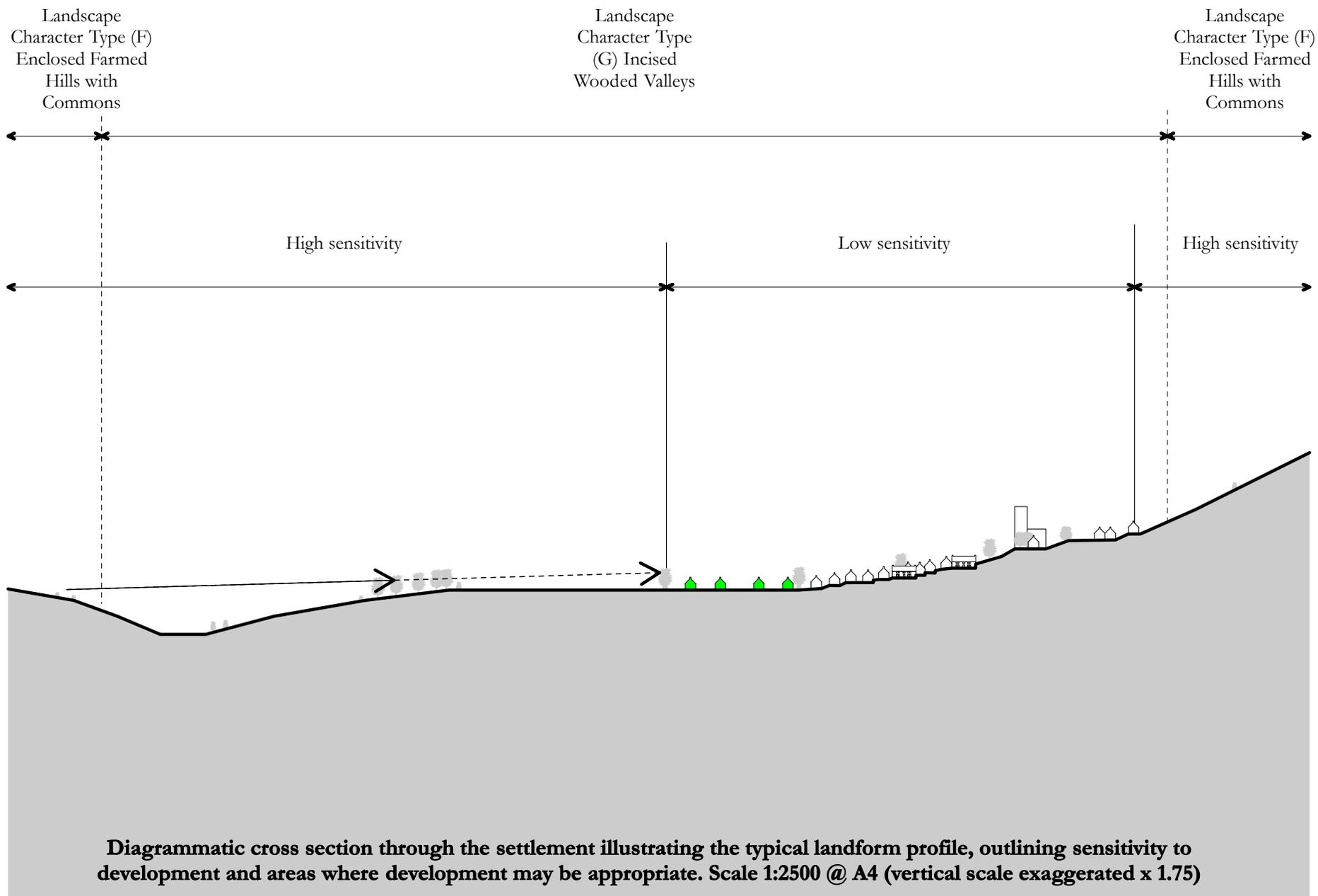
There are other discrete areas, close to the settlement core, where screen planting could help ameliorate new development. It is recommended that only a small proportion of the areas identified as low and moderate sensitivity should be developed for further housing.



The areas of landscape sensitivity shown on this map are intended to inform the capacity of the settlement to accommodate new development in landscape terms - these areas do not indicate that development is necessarily suitable or unsuitable as other material considerations will need to be evaluated in relation to any development proposals that may come forward - including risk of flooding, impacts on heritage assets and protected species, access and other highway considerations.

-  Contours
-  Significant view points
-  Major pedestrian access routes
-  Major vehicular access routes
-  (F) Enclosed Farmed Hills with Commons
-  (G) Incised Wooded Valleys.
-  Land with high sensitivity to development.
-  Land with moderate sensitivity to development.
-  Land with low sensitivity to development.

Brompton Regis Plan. Scale 1:5000 @A4



Land with low Sensitivity to Development.

Land that is of low sensitivity to development includes the gently sloping, south facing land incorporating the existing settlement and includes slightly lower land to the south. This area is well united with the existing settlement, however it is not visually prominent. Existing vegetation to the south, existing development to the north and east and higher land to the east and north, conceal the land from the wider landscape.

Existing hedgerows provide a well-screened edge and there are opportunities for further planting, using similar species, to ameliorate development. New development could have the appearance of a farmstead - i.e. a range of different sized units, varying roof height and juxtaposition of blocks in a compact grouping, emulating a farmhouse and its outbuildings. In addition, a small number of detached cottages with large gardens could be appropriate.

Land with Moderate Sensitivity to Development.

Land with moderate sensitivity to development includes areas set low in the landscape within existing light woodland; there is the opportunity to develop one or two detached low-rise units with tight curtilages (or with restrictive covenants, controlling how the woodland would be managed).

Land with High Sensitivity to Development.

Land with high sensitivity to development includes all land not identified above and includes all land that is visually detached from the existing settlement. In particular it includes land along the approach roads where recent development has weakened character.

Examples of the characteristics that reinforce character and local identity and provide models that could be referenced in future development.



Characteristic elements in the form of slate hanging at the Vicarage and stone boundary walls at Oval Cottage.

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Examples of the Characteristics that Weaken Character and Local Identity and Provide Models that could be Referenced in Future Development.



Suburban highway treatment found in recent development weakens character.

Settlement Name	Brompton Regis			
Surveyor	Paul Bryan		Date	24 th June 2011
Landscape Character Sensitivity (based on LCA & verified in the field)				
Natural Factors	Rivers	Cliff	Coast	Landscape Character Types. Set within (G) Incised Wooded Valleys and surrounded by (F) Enclosed Farmed Hills with Commons.
	Slopes	Scrub	Stream	
	Moorland	Woodland	Pond/wetland	
	Unimproved grassland	Hedges	Bracken	
Landform	Plateau	River Valley	Harbour	Views to Haddon Hill.
	Rolling	Combe	Other	
Cultural Factors	Parkland	Gardens	Veteran trees	Historic links to Pixton Estate
	Prominent Archaeology	Designed landscapes	Farmland	
	Orchards	Specimen trees	Distinct enclosure patterns	
Settlement type	Hamlet	Village	Local rural centre	
Quality / Condition	Low	Moderate	High	High quality historic core with some incongruous 20 th century development
Aesthetic factors (Pattern, shape, scale, form enclosure)	Large scale	Small scale	Enclosed	
	Planned	Organic	Open	
	Nucleated	Fragmented	Linear	
	Outward-looking	Inward-looking	Other	
Position	Hill top	Valley	Coast	
	On side of hill	River side	Aspect (describe)	
Settlement setting	Landscape dominates	Settlement nestles in landscape	Settlement dominates landscape	Settlement sits astride the landscape
Settlement edge (How does the settlement abut the landscape?)	Abrupt change to agriculture	Transition gardens	Transition wild	
			Poor transition	
Animation	Quiet	Busy		
Design Elements and Materials (Describe)	Devonian red sandstone, off white render, slate roofs and slate hanging. Stone boundary walls. Iron railings. Historic buildings often “hidden” by modern render and fenestration. The settlement has updated with no obvious (other than the church), 18 th century /early character. Church and Rectory very prominent. High percentage of late 20 th century / recent development – rendered with slate roofs. Site layout of recent development (south of the George Inn) and edge of settlement developments, have significantly eroded character.			
Overall Landscape Character Sensitivity	Low	Moderate	High	An exposed settlement, with some incongruous development. Need to ensure development is well designed and located

Visual Sensitivity				
General visibility	Low (Hidden from most view points)	Moderate (Partially seen in open country)	High (Seen in open country from most view points)	Notes.
Mitigation potential	High	Moderate	Low	
Presence of tourist	Low	Moderate	High	
Sensitivity of the receiving landscape	Low	Moderate	High	
Overall Visual Sensitivity	Low	Moderate	High	
Landscape Value				
Presence of historic / landmark buildings.	None	Some	Many	
Designed Landscapes	No		Yes	
Important trees	None/Few	Some	Many	
Cultural identity / associations	Weak	Moderate	Strong	
Tourism value	Low	Moderate	High	
Tranquillity	Not tranquil	Noted for its tranquillity	Extremely tranquil.	
Remoteness	Not remote		Remote	
Wildness	Urban	Rural	Wild	
Scenic beauty	Low	Moderate	High	
Significance to National Park character Does the settlement enhance the landscape?	Low significance	Significant	Very significant	
Wildlife value	Low	Some	High	
Other (describe)				
Overall landscape value	Low	Moderate	High	
Overall Capacity	High	Moderate	Low	
Total number of units	–Capacity within low sensitivity areas: 9 units. –Capacity within moderate sensitivity areas: 2 units.			