

# Wootton Courtenay



## Natural Factors

Set within Landscape Character Type (E) Farmed and Settled Vale, with (H) Plantation (with Heathland) Hills on higher ground to the north. 

## Cultural Factors

Fertile farmland with small copses, considerable equestrian activity at the settlement fringes.

**Aesthetic Factors** - The settlement emanates from a scattering of cottages and farmsteads focused around the stream crossing and hillside church, with much late 19th and early 20th century expansion along the roadsides.

## Landscape Character Sensitivity - MODERATE

Recent housing and equestrian activities have eroded the character of parts of the settlement. Further development that is out of character could be damaging.

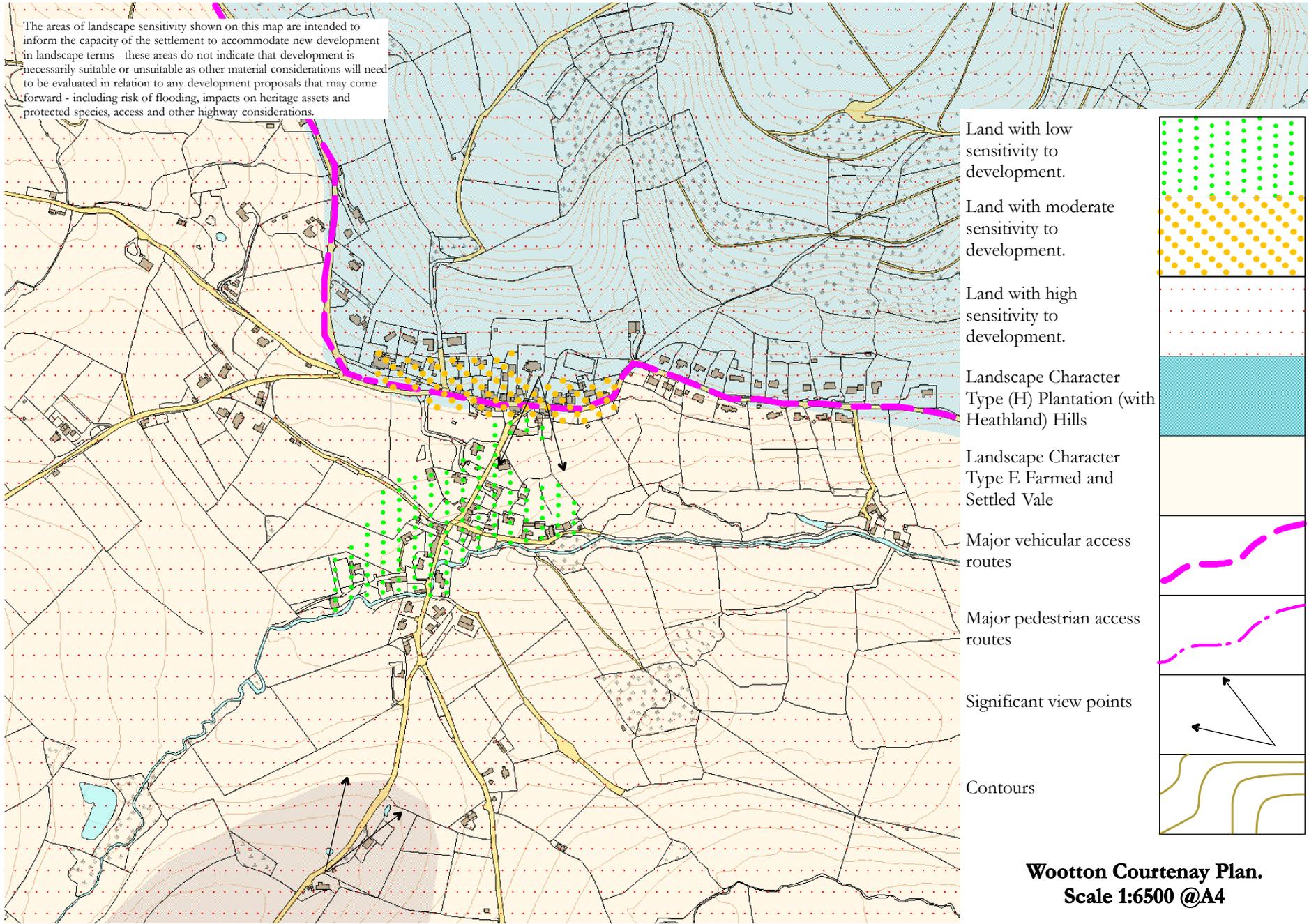
## Visual Sensitivity - MODERATE / HIGH

The land surrounding the settlement is mostly visually prominent, seen from the surrounding high ground and from the village itself. Most available land is sloping and particularly prominent. Mediation is possible where landscape patterns suggest woodland is appropriate. Land beside the stream and behind existing properties is hidden, particularly where wooded copses block log views from the surrounding landscape.

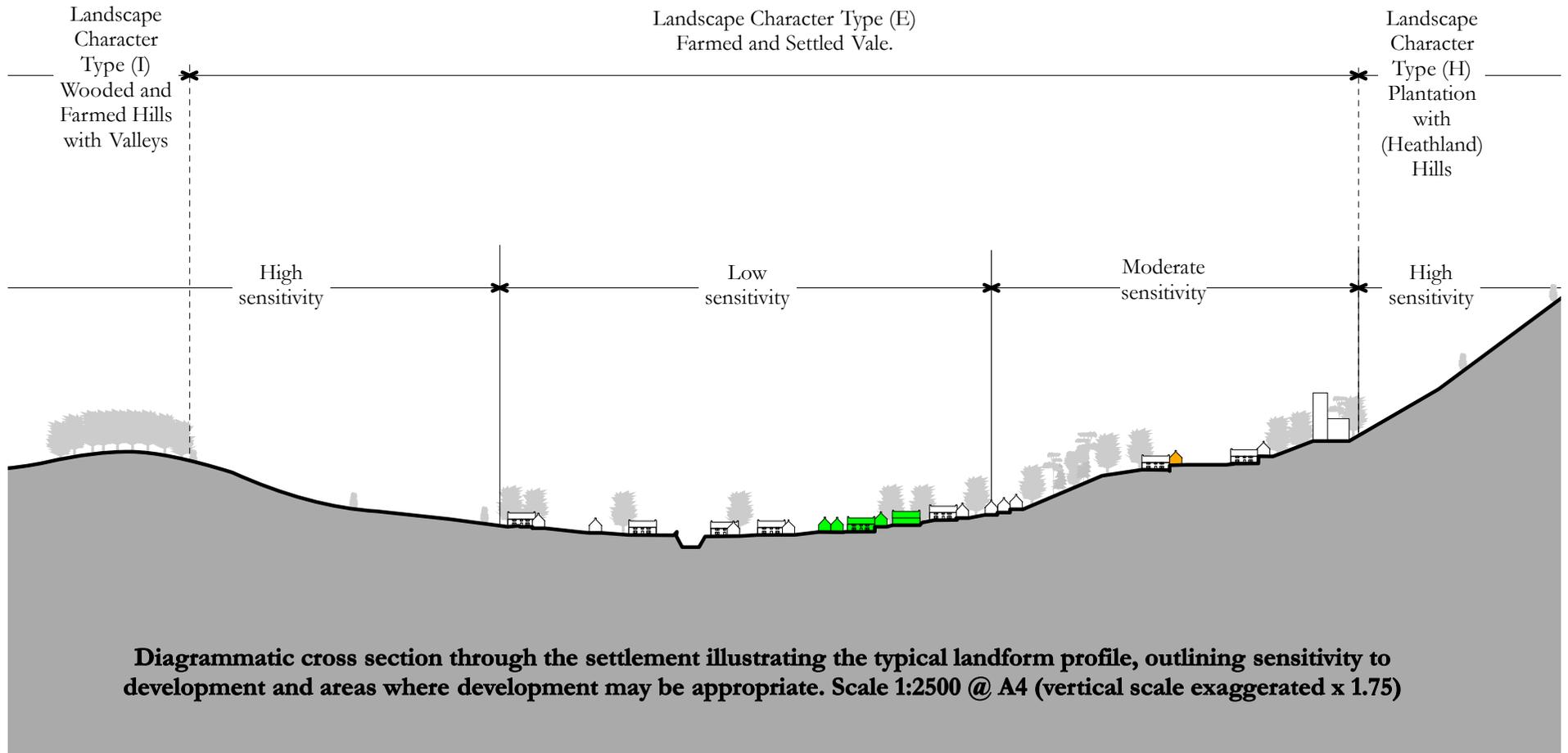
## Landscape/Settlement Value - MODERATE

## Landscape/Settlement Capacity - MODERATE

There is limited capacity for development that would be appropriate to the landscape character and settlement pattern. The settlement is overdeveloped on higher ground. Capacity exists on low-lying land, close to river but out of flood zone with potential for further screening. Development should reference, detached roadside cottages, many thatched with gardens, found in lower parts of Wootton Courtenay. Access should be sensitively addressed.



**Wootton Courtenay Plan.**  
**Scale 1:6500 @A4**



### **Land with Low Sensitivity to Development.**

Land that is of low sensitivity to development abuts the lower slopes of the settlement. Further development here would reinforce the nucleated character of the village but would need to avoid the areas prone to flooding. These areas are hidden from the wider landscape and major vehicular routes. There is further screening potential. The collections of cottages in the lane to the west provide a good example of appropriate scale of buildings, their density and irregular juxtaposition. There is capacity for a small number of detached units with gardens or alternatively a collection of buildings reminiscent in character to a converted farmstead with orchard.



### **Land with Moderate Sensitivity to Development.**

Land with moderate sensitivity to development is found in the more prominent, higher parts of the settlement and in roadside locations. These areas are visible from the wider landscape and closely abut existing development. Development here will be visually prominent and will require a sensitive approach.

### **Land with High Sensitivity to Development.**

Land with high sensitivity to development includes the prominent slopes and land beyond the extent of the existing development. Particularly sensitive land that abuts or is within the settlement includes; land in the Plantation with Heathland Landscape Character Area (especially the land to the north of the church); sites that would further contribute to the ribbon development on the village approach roads that significantly weakens character; and the steeply sloping south facing slopes to the south of Manor Farm, Rose Cottage, Wreford and Fernleigh.

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### Elements that Strengthen Character.



High boundary walls, typical of the settlement, concealing developments and domestic curtilage.



### Elements that Weaken Character.



The management of horses (above and below) surrounding much of Wootton Courtenay, erodes the condition of the landscape.



<b>Settlement Name</b>	<b>Wootton Courtenay</b>			
<b>Surveyor</b>	Paul Bryan		<b>Date</b>	29 <sup>th</sup> May 2011
<b>Landscape Character Sensitivity (based on LCA &amp; verified in the field)</b>				
<b>Natural Factors</b>	Rivers	Cliff	Coast	<b>Landscape Character Types.</b> Set within (E) Farmed and Settled Vale, with (H) Plantation (with Heathland) Hills on higher ground to the north.
	Slopes	Scrub	Stream	
	Moorland	Woodland	Pond/wetland	
	Unimproved grassland	Hedges	Bracken	
Landform	Plateau	River Valley	Harbour	Deep holloways / banks
	Rolling	Combe	Other	
<b>Cultural Factors</b>	Parkland	Gardens	Veteran trees	Sandstone walls.
	Prominent Archaeology	Designed landscapes	Farmland	
	Orchards	Specimen trees	Distinct enclosure patterns	
Settlement type	Hamlet	Village	Local rural centre	
<b>Quality / Condition</b>	Low	Moderate	High	
<b>Aesthetic factors</b> (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	Towards the bottom of the hill, spreading laterally along the highway.
	On side of hill	River side	Aspect (describe) South	
Settlement setting	Landscape dominates	Settlement nestles in landscape	Settlement dominates landscape	Parts nestle, parts dominate landscape.
Settlement edge (How does the settlement abut the landscape?)	Abrupt change to agriculture	Transition gardens	Transition wild	Much equestrian landuse at fringe of settlement
			Poor transition	
Animation	Quiet	Busy	Neither busy nor quiet	
Design Elements and Materials (Describe)	Slate, clay pantiles and thatched roofs. Stone (Devonian red sandstone) and render. Mixture of scales and design vocabularies unified by walling stone and render. Large Edwardian and later 20 <sup>th</sup> century villas erode rural character.			
<b>Overall Landscape Character Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	Strong landscape setting and limited vocabulary of building materials produce robust character.

<b>Visual Sensitivity</b>				
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	
<b>Overall Visual Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	High ground above church visually prominent.
<b>Landscape Value</b>				
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)				
<b>Overall landscape value</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	
<b>Overall Capacity</b>	<b>High</b>	<b>Moderate</b>	<b>Low</b>	
<b>Total number of units</b>	<b>Capacity within areas of low sensitivity: up to 6 units.</b>			
Notes:				