

Cutcombe and Wheddon Cross



Natural Factors

Upland settlements; Cutcombe tucked into the head of east facing combe, while Wheddon Cross sits within open plateau landscape. Set within Landscape Character Types (F) Enclosed Farmed Hills with Commons and at the head of (G) Incised Wooded Valleys.

Cultural Factors

Strong influence of agriculture, with livestock market and agricultural activity. Wheddon Cross predominantly Victorian and later development associated with pub /crossroads. Late 20th century linear development

linking the two settlements. Surrounding landscape mainly pastoral, with strong hedgebank patterns (clipped beech).

Aesthetic Factors

Strong connection between Dunkery moorlands and Wheddon Cross. Utilitarian, functional character. Landform and settlement pattern horizontal.

Landscape Character Sensitivity - MODERATE

Uniform landscape. Landform does not significantly restrict development. Agricultural character important. Dominance of road, signage and weakness of boundary treatments detracts in some places.

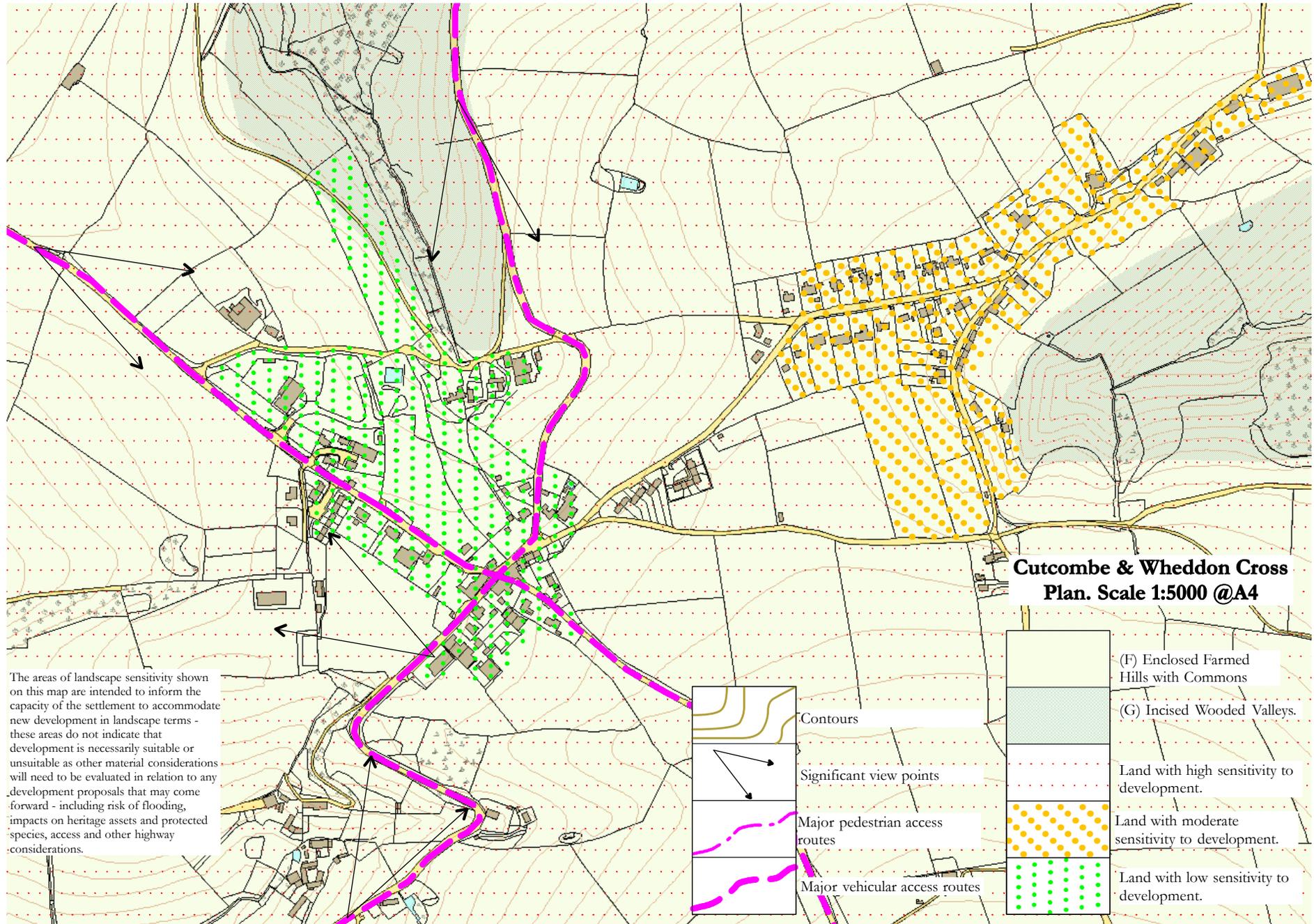
Visual Sensitivity - MODERATE

Settlement, visible in wider landscape, mainly from Dunkery and Luckwell Bridge / Wheddon Cross road. Boundaries of settlement most visible. Plateau and concave slopes less visible than the convex slopes.

Landscape/Settlement Value - LOW / MODERATE

Not a Conservation Area and few Listed Buildings. Tourism focus on services (petrol, pub) and specific events (e.g. Snowdrop Valley).

Landscape / Settlement Capacity – MODERATE

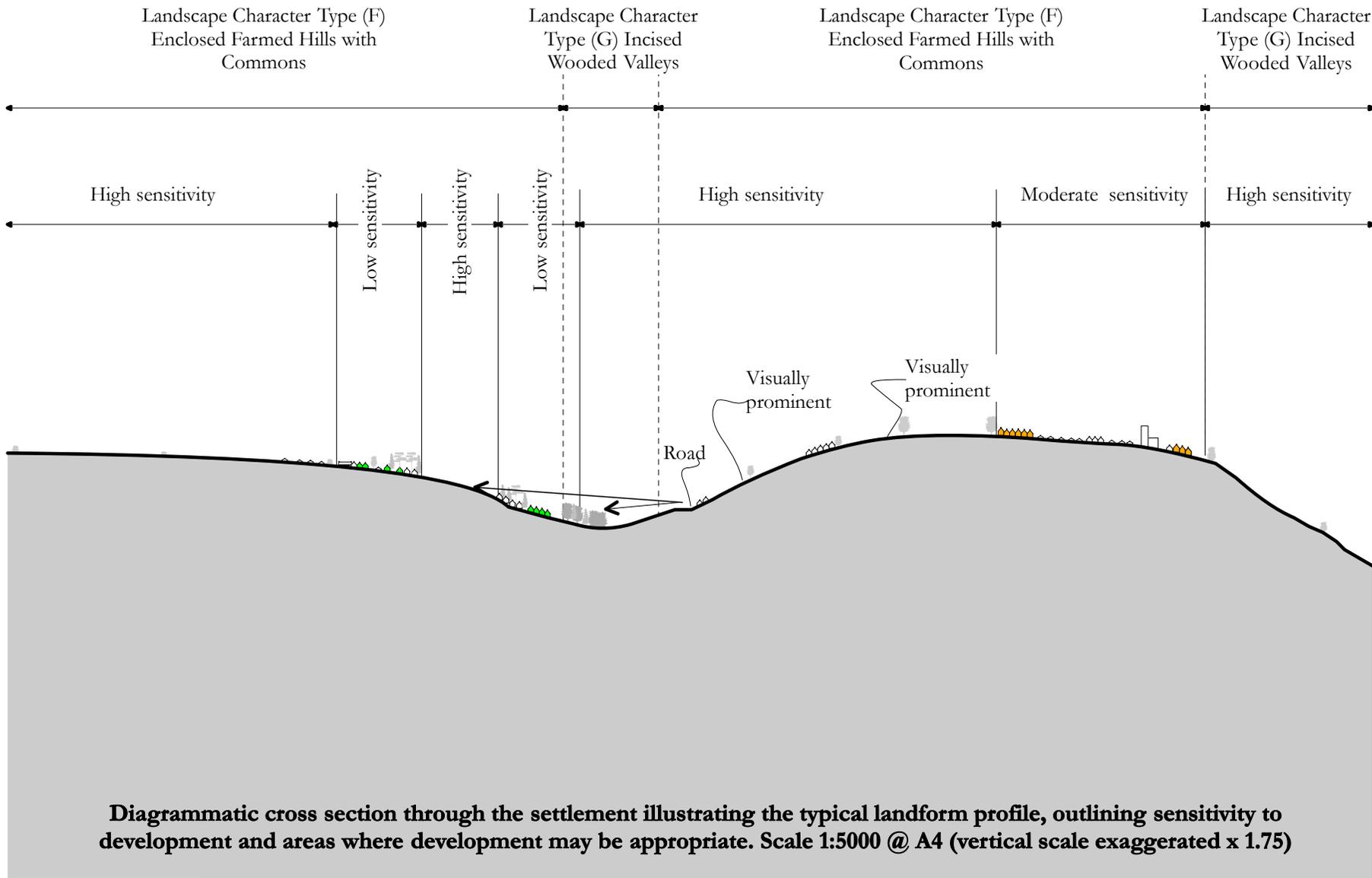


**Cutcombe & Wheddon Cross
Plan. Scale 1:5000 @A4**

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.



Land with Low Sensitivity to Development.

Land with low sensitivity to development can be found in a number of areas.

- Set within the existing settlement, behind existing facades and road frontages. Continuation of the character and density found in the recent neighbouring development would be appropriate. Design of settlement edge should be strong, using either clipped beech hedging or high stone walls. Appropriate planting would be a limited palette of beech, holly and pines.
- Tucked into the wooded heads of valleys. In these locations landform and existing vegetation would help to conceal and ameliorate development. Additional planting would also be appropriate in these locations. Any development would need to be close to the existing settlement core helping to reinforce a nucleated settlement character.

Land with Moderate Sensitivity to Development.

Land with moderate sensitivity to development abuts the existing settlement in more visually prominent locations. There is limited capacity within these areas - sensitive, small-scale development would be necessary. Design of settlement edge would need to be strong, utilising and managing the existing beech hedgebanks to provide thick evergreen screens. Curtilages need to be hidden behind stone walls.

Land with High Sensitivity to Development.

Land with high sensitivity to development comprises the bulk of the land that surrounds the settlement outside the settlement core. In particular the sloping land that is open to distant views, particularly from Dunkery and land that is easily seen from the highways that approach the settlement. The fringe of the existing settlement is particularly sensitive to incongruous development.

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



Long, low buildings relate well to horizontal landscape character of plateau. Dark materials appear unobtrusive.



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Examples of the Characteristics that Weaken Character and Local Identity



The varied development along the A396 in Wheddon Cross lacks unity and would benefit from strong, unifying boundary treatment.

Cutcombe & Wheddon Cross

Paul Bryan

Date 26th May 2011

Landscape Character Sensitivity (based on LCA & verified in the field)

Natural Factors	Rivers	Cliff	Coast	Landscape Character Types. Set within (F) Enclosed Farmed Hills with Commons. And at the head of (G) Incised Wooded Valleys.
	Slopes	Scrub	Stream	
	Moorland	Woodland	Pond/wetland	
	Unimproved grassland	Hedges	Bracken	
Landform	Plateau	River Valley	Harbour	
	Rolling	Combe	Other	
Cultural Factors	Parkland	Gardens	Veteran trees	
	Prominent Archaeology	Designed landscapes	Farmland	
	Orchards	Specimen trees	Distinct enclosure patterns	
Settlement type	Hamlet	Village	Local rural centre	Much recent and 20th century expansion.
Quality / Condition	Low	Moderate	High	
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 edge (How does the settlement abut the landscape?)	Abrupt change to agriculture	Transition gardens	Transition wild	
			Poor transition	
Animation	Quiet	Busy	Neither quiet nor busy	
Design Elements and Materials (Describe)	Morte Slate. Slate roofs, very occasional thatch. Cream render. Some brick quoins and brick window surrounds. More 19 th century character than other Exmoor moorland villages.			
Overall Landscape Character Sensitivity	Low	Moderate	High	An exposed settlement, eroded in parts by domination of road, quality of boundaries and lack of unity in 20th century development. May benefit from new landscape/ settlement structure.

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)	
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	Moderate	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	Setting of Dunkery is of high significance
Wildlife value	Low	Some	High	
Other (describe)				
Overall landscape value	Low	Moderate	High	
Overall Capacity	High	Moderate	Low	
Total number of units	Capacity within areas of low sensitivity: 18 units Capacity within areas of moderate sensitivity: 3 units			
Notes: Possible opportunity to make use of new development to create a new, strong character to “glue” the dispersed settlement together.				