

Parracombe



Natural Factors

Set within Landscape Character Type (I) Wooded & Farmed Hills with Combes - an upland, medium scale landscape defined by broad rolling terrain of hills and ridges, recent enclosure pattern, narrow lanes with tall hedges and banks. Settlement in enclosed, sheltered locations.

Cultural Factors

Predominantly a farmed landscape with small examples of designed landscapes. Visible evidence of ancient settlement, mills and mining.

Aesthetic Factors

Parracombe is an amalgamation of a two small settlements and a number of farmsteads. The resulting form is of two distinctive nucleated settlement areas linked with outlying cottages and lanes. The settlement and landscape appear intertwined and are contained by the “bypass road” that frames and defines limits for the settlement. Settlement predominates on the gentle southwesterly slopes and emanates from the point of the river crossing. A mix of ages and scales, including early

cottages, Victorian expansion and infill, late 20th century extensions of social housing and bungalows. Materials are mostly exposed stone and render with slate roofs.

Landscape Character Sensitivity - MODERATE

Character that is well unified and integrated into the landscape, with a wide vocabulary of characteristics. Robust landscape setting.

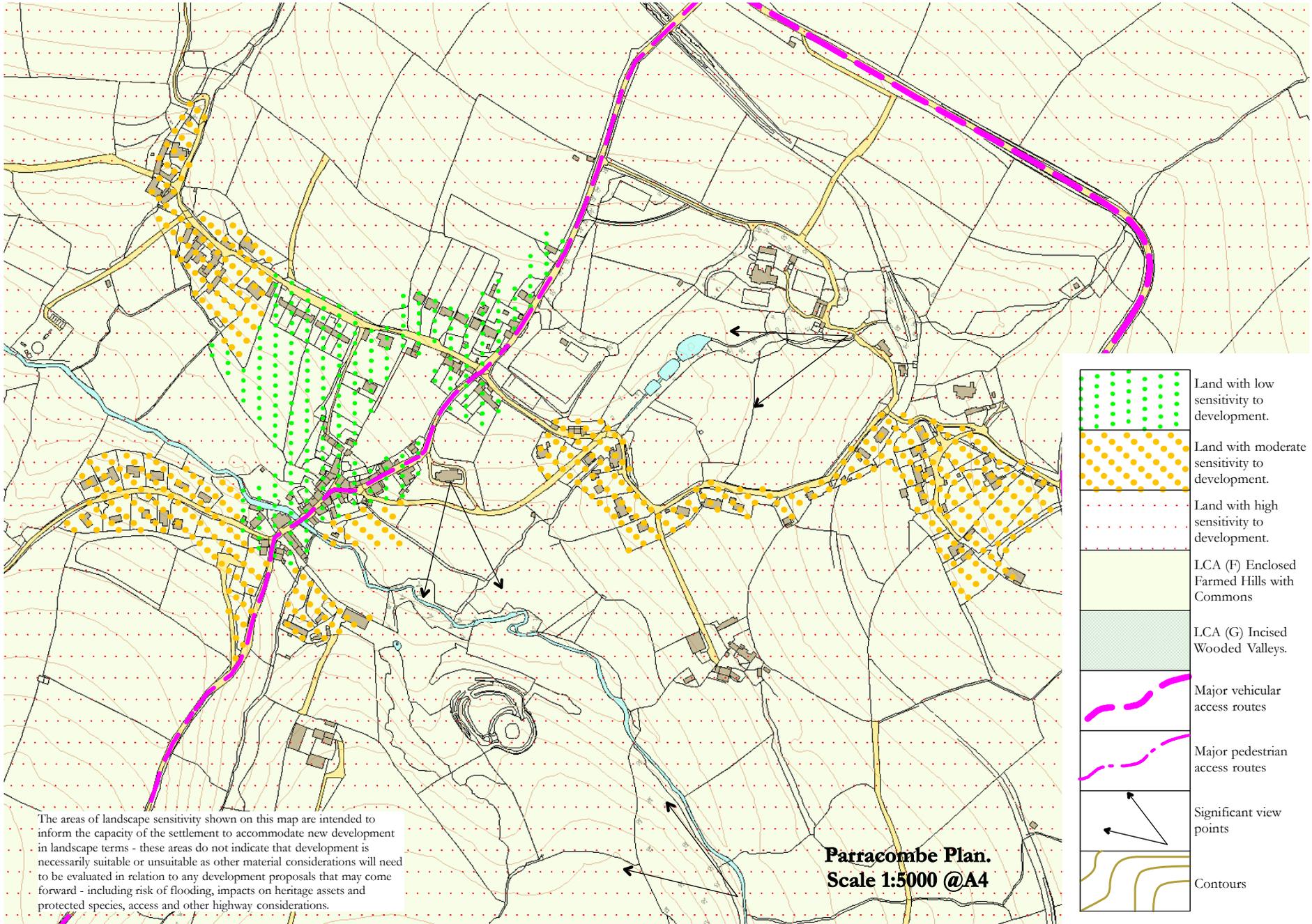
Visual Sensitivity - MODERATE

Woodland, gardens and hedgebanks providing mitigation potential.

Landscape/Settlement Value - MODERATE

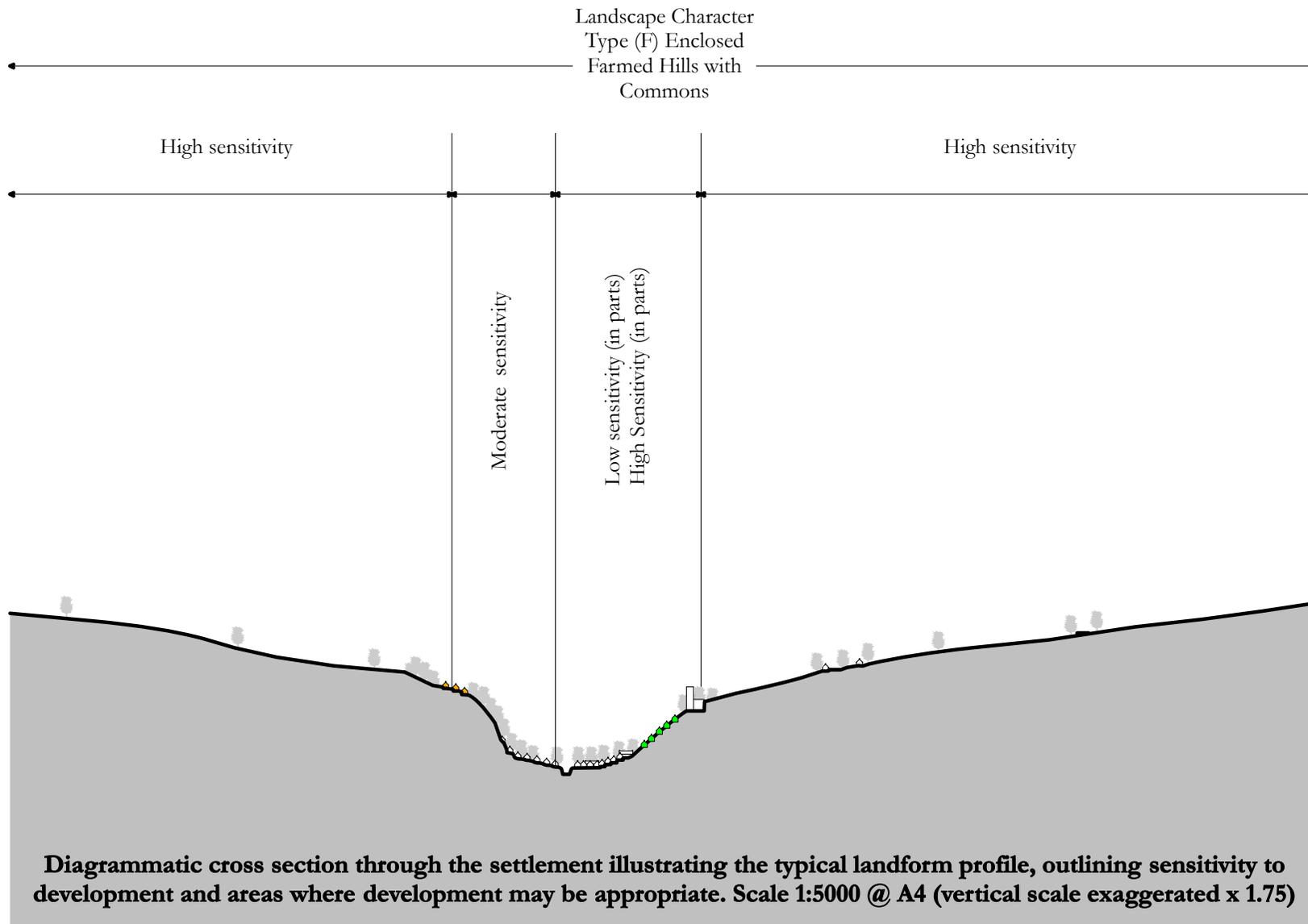
Landscape / Settlement Capacity - MODERATE

Some capacity for development has been identified, where it is considered that development could take place without adversely affecting landscape character. The moderate sensitivity of the settlement, suggests that only some areas are developed for 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.

Parracombe Plan.
Scale 1:5000 @A4



Land with Low Sensitivity to Development.

Land with a low sensitivity to development is found at the head of the river valley, on south facing slopes, abutting the historic settlement core of Parracombe. Further development here would give emphasis to a nucleated settlement character. This land is generally not visually prominent from the wider landscape, however there are some exceptions. In particular, there are some enclosures, near to the church, that provide an attractive setting for the historic building and contribute significantly to the rural character of the settlement. Amelioration of any future development through tree planting would be necessary and this would help to reinforce the landscape character.

Land with Moderate Sensitivity to Development.

Land with moderate sensitivity to development exists in more visually prominent, south facing slopes, below the church and also on the lower, well vegetated, north facing slopes of the valley. Development would be visually prominent and would require a sensitive approach. Amelioration through tree planting would be appropriate to landscape character.

Land with High Sensitivity to Development.

Land with high sensitivity to development includes land that is visually detached from the settlement and the visually prominent sites within the settlement surrounding the church (identified above). Appropriate character would be that of isolated farmstead and this would require visually separation from the settlement and other dwellings and consideration would need to be given to the cumulative effect of excessive development.

Examples of the Characteristics that Influence Character and Local Identity.



Boundaries of high stone walls and hedgebanks, hide properties and low-level clutter from view.



Settlement Name	Parracombe			
Surveyor	Paul Bryan	Date	18 th June 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.
	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	
Quality / Condition	Low	Moderate	High	
Aesthetic factors (Pattern, shape, scale, form enclosure)	Large scale	Small scale	Enclosed	Variety of scales. Web like structure. Distinctive development phases
	Planned	Organic	Open	
	Nucleated	Fragmented	Linear	
	Outward-looking	Inward-looking	Other	
Position	Hill top	Valley	Coast	
	On side of hill	River side	Aspect (describe) Most Southwest	
Settlement setting	Landscape dominates	Settlement nestles in landscape	Settlement dominates landscape	Settlement weaves into landscape.
Settlement edge (How does the settlement abut the landscape?)	Abrupt change to agriculture	Transition gardens	Transition wild	Scruffy transition around Churchtown.
			Poor transition	
Animation	Quiet	Busy	Depending on season	
Design Elements and Materials (Describe)	Settlement is an amalgamation of settlements. A mix of early cottages, Victorian expansion and infill, and late 20 th century extensions of Social Housing and bungalows. Exposed stone and render with slate roofs. A character that includes the presence of woodland, gardens and hedgebanks providing mitigation potential.			
Overall Landscape Character Sensitivity	Low	Moderate	High	A settlement of distinctive character. Condition eroded in parts. Exposed in the winter and unable to accommodate unsympathetic character.

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	In parts. Low on moor.
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	Minor example.
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)	Notable archaeology. Conservation Area			
Overall landscape value	Low	Moderate	High	
Overall Capacity	High	Moderate	Low	
Total number of units	Capacity within areas of low sensitivity: 13 units. Capacity within areas of moderate sensitivity: 10 units			