

# Dulverton



## Natural Factors

Set within Landscape Character Type (G) Incised Wooded Valleys. and surrounded by (F) Enclosed Farmed Hills with Commons. Small town that has grown up around a crossing of the River Barle, where the steep valley starts to widen out and form a fertile floodplain. Important oak woodlands designated as a Site of Special Scientific Interest (SSSI).

## Cultural Factors

Rich historic town of medieval origin with market square, former mills and leats, allotments, and many important historic buildings. Townscape of exceptional quality with lime-washed rendered or natural stone walls, slate, pantile and occasional thatched roofs, period windows, doors, shop-fronts, porches, stone walls, gateways and iron railings. Influence of Pixton and Hollam Park Estates.

## Aesthetic Factors

A historic core, with development abutting the highway in sheltered, sloping locations, small scale and clustered. This is surrounded by outlying farmsteads overlaid by mid 20th century ribbon and satellite developments (with gardens), a 1960's housing estate of regimented layout and more recent open market development in an elevated location with views out.

## Landscape Character Sensitivity – MODERATE

Strong landform and woodland structure. However further development could impact on floodplain/ designed landscapes.

## Visual Sensitivity - MODERATE

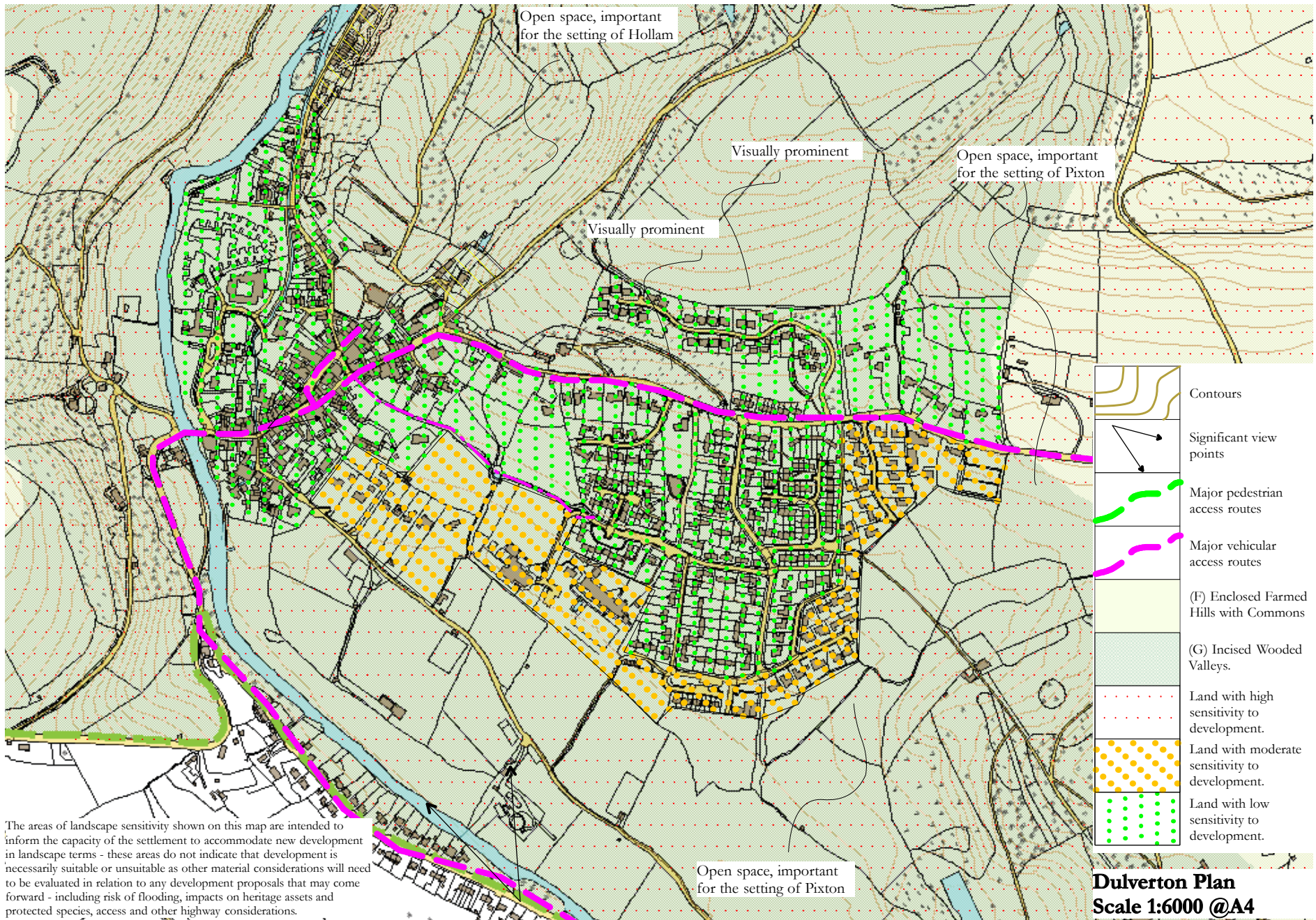
Settlement not easily seen from open country, the main views being from high ground within the visual envelope. Important views across the settlement from the A396 approach.

## Landscape/Settlement Value – MODERATE / HIGH

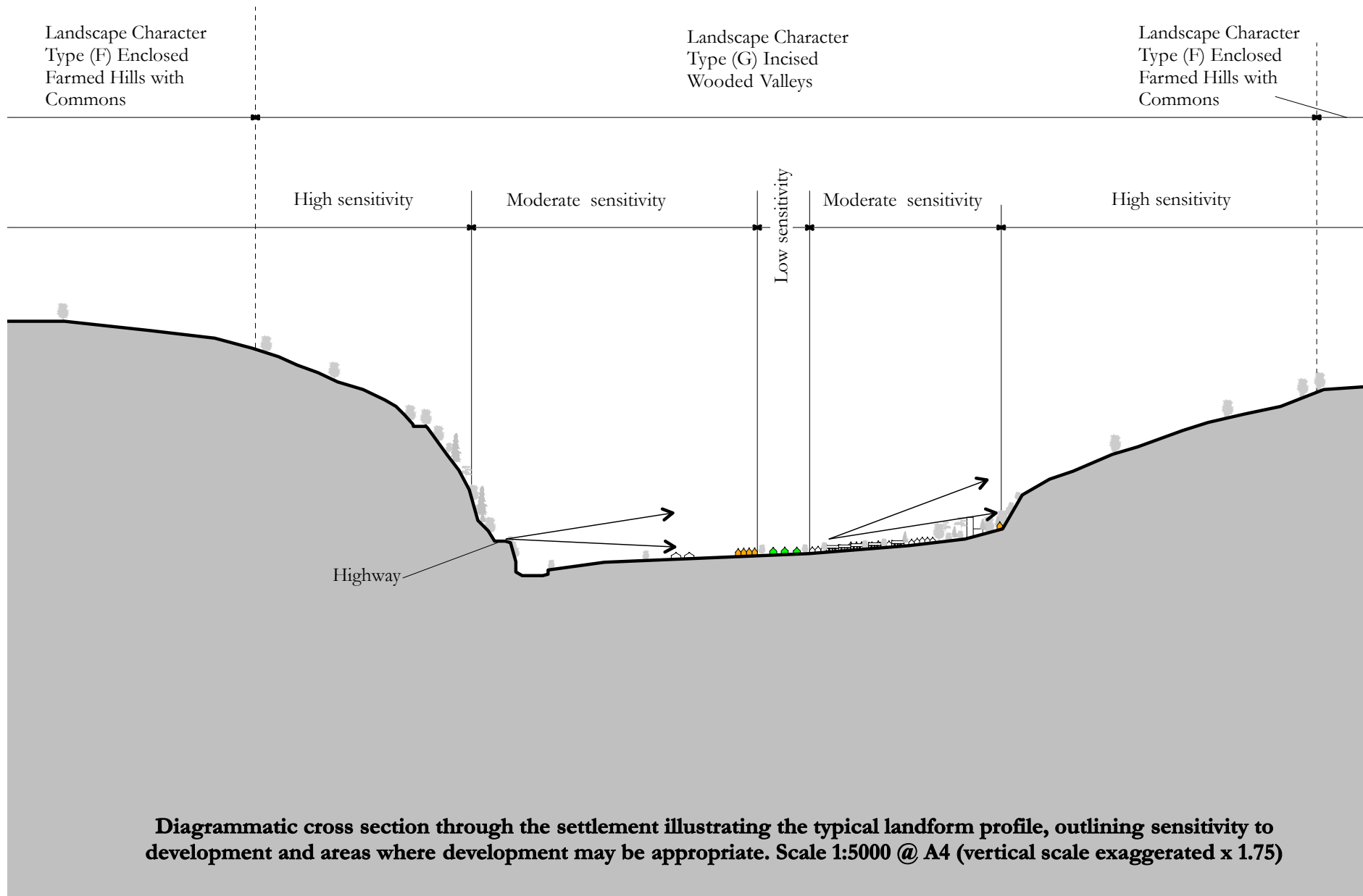
Important historic settlement of high quality. Significance to local economy and tourism. High residential appeal and very attractive surrounding countryside.

## Landscape / Settlement Capacity – MODERATE / LOW

Capacity for small-scale development around Dulverton is significantly constrained by wildlife designations, land liable to flooding, the setting of Pixton and Hollam Park, designated Important Open Space and the physical constraints of a steeply sloping landscape. These constraints limit Dulverton's outward growth and suggest the reassessment of open space, previously identified as important for visual amenity. Opportunity exists to expand the character of the historic core to the west, incorporating good public open space.



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.



**Land with Low Sensitivity to Development.**

Land with low sensitivity to development exists close to the existing settlement core on relatively flat land and within the Incised Wooded Valleys Landscape Character Area. Capacity for small-scale developments in areas screened by trees and existing development and consequently not easily seen from the wider landscape or from within the settlement. Development of detached units with gardens, with possible reference to orchard character and houses referencing Edwardian Villas, with well treed (conifers and large evergreens) gardens.

**Land with Moderate Sensitivity to Development.**

Land with moderate sensitivity to development also abuts the existing settlement and sits on relatively flat land, however in visually prominent locations (shown with as yellow houses on the cross sections). These areas are not screened by existing development or vegetation and could be visible from Dulverton's main highway approach from the south.

Some capacity in areas abutting the historic core of Dulverton and provide the opportunity to expand upon attractive urban spaces and roadside development found within the settlement. It is considered that there is capacity for terraced units, similar in character to Church Terrace, having small rear curtilages. There is also capacity for closely clustered dwellings, forming a courtyard development with private rear gardens and similar in character to Rosemary Lane.

There is further potential capacity on steeply sloping land that abuts the north of the town,.

**Land with High Sensitivity to Development.**

Land with high sensitivity to development includes the higher sloping land abutting the settlement. This land is visually prominent, especially when free of woodland cover. Areas exist at the edge of the settlement

where development would be visually prominent and at odds with Dulverton's historic pattern of development.

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

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(above and right) Examples of attractive existing public open space that although providing vehicular access, does not have a highway character.



Church Terrace, small scale, rendered stone, pantile roof and pitching.

<b>Settlement Name</b>	<b>Dulverton</b>			
<b>Surveyor</b>	Paul Bryan	<b>Date</b>	27 <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 (G) Incised Wooded Valleys. and surrounded by (F) Enclosed Farmed Hills with Commons.  Bold landform and wooded slopes provide robust structure. Floodplain restricts development potential.
	Slopes	Scrub	Stream	
	Moorland	Woodland	Pond/wetland	
	Unimproved grassland	Hedges	Bracken	
Landform	Plateau	River Valley	Harbour	
	Rolling	Combe	Other	
<b>Cultural Factors</b>	Parkland	Gardens	Veteran trees	Designed landscapes create attractive setting, restricts development potential.
	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	Variety of scales.
	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 about the landscape?)	Abrupt change to agriculture	Transition gardens	Transition wild	
			Poor transition	
Animation	Quiet	Busy	Neither quiet nor busy	
Design Elements and Materials (Describe)	Slate and clay pantile roofs, some thatch. Stone (Morte Slate + Devonian red sandstone) and render (predominantly off white). Stone boundary walls. Dormer windows. Mixture of high and low status. Compact, irregular. Extensive late 20 <sup>th</sup> century expansion towards the east. Two significant country houses with associated designed landscapes, dominate landscape setting.			
<b>Overall Landscape Character Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	Settlement largely sits well in strong landform/ woodland structure. Weak on western side. High sensitivity in parts, low in others.

<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)	
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>	
<b>Landscape Value</b>				
Presence of historic / landmark buildings.	None	Some	Many	
Designed Landscapes	No		Yes	
Important trees	None/Few	Some	Many	Important trees associated with surrounding parklands at Hollam and Pixton.
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: 9 units.</b> <b>Capacity within areas of moderate sensitivity: 17 units.</b>			
Notes: Development could either increase density of existing settlement or expand into wider countryside. To protect setting, the former is recommended. Opportunity to expand high quality historic urban centre and increase connection between Dulverton’s centre and recent outlying developments. Opportunity to increase housing density within some parts of the existing settlement.				