

Winsford



Natural Factors

Winsford has developed on a crossing of the Exe, where the Winn Brook meets the main river, set within Landscape Type (G) Incised Wooded Valleys. A deeply incised wooded valley, with an open flood plain and farmed grassy slopes.

Cultural Factors - Predominantly a farmed landscape with visible evidence of ancient settlements, mills, gutter systems, numerous bridges and ford. Occasional large houses including the Glebe and Rectory, and Cottage Orne style of pub illustrate historic wealth of village. Mix of thatch, slate and pantiles, prominent historic buildings, occasional cobbles.

Aesthetic Factors – Very attractive settlement grouped around village green with outlying farmsteads/villas and hamlet at Howetown. Wooded and farmed slopes provide attractive backdrop to village, streams give animation. Thatched pub and tearoom gardens are positive

elements at settlement core.

Landscape Character Sensitivity - **HIGH**

Largely cohesive settlement with strong character. Some late 20th century and recent development (village edge ribbon development) and out of village developments have eroded character. Strong landform provides robust setting.

Visual Sensitivity - **MODERATE / HIGH**

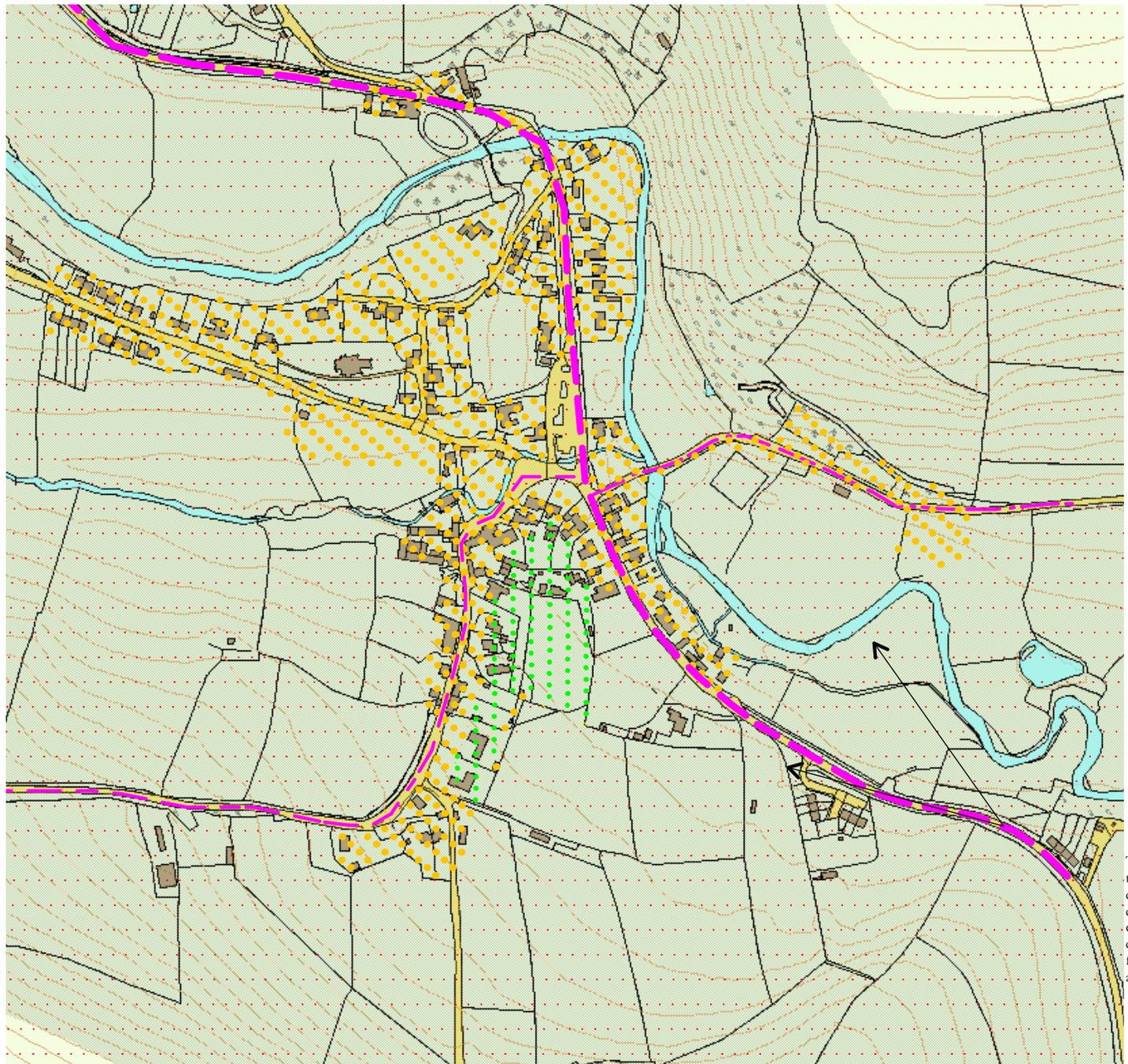
The landform means that the settlement is highly visible from the highway and surrounding rights of way and the area is well visited by tourists/walkers. However the well treed / wooded and gardened character provides mitigation potential.

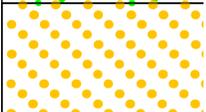
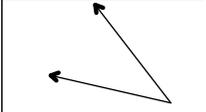
Landscape/Settlement Value - **HIGH**

Important settlement with many prominent Listed Buildings, high amenity and residential value and popular tourist destination.

Landscape / Settlement Capacity – **LOW**

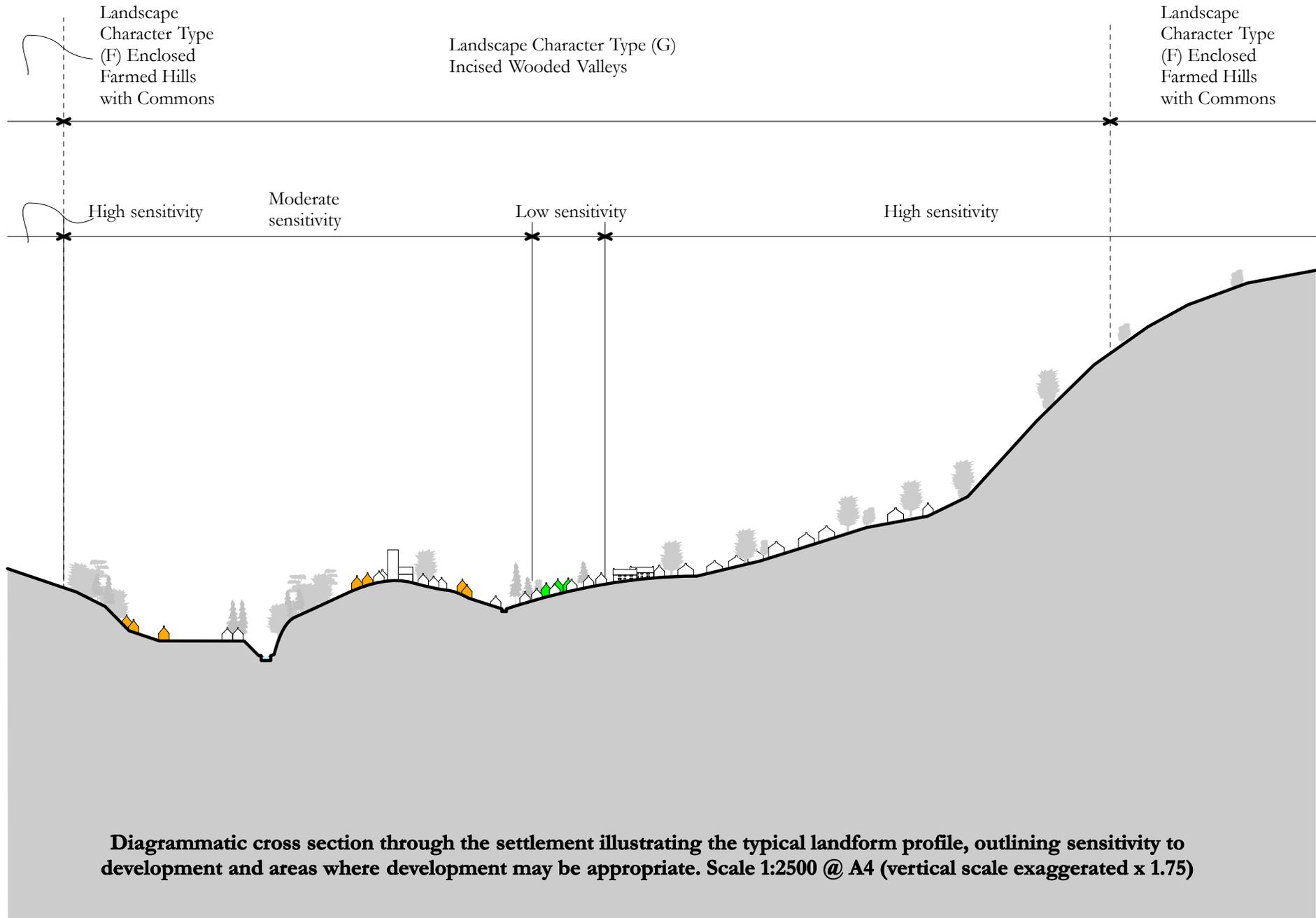




- Land with low sensitivity to development. 
- Land with moderate sensitivity to development. 
- Land with high sensitivity to development. 
- Landscape Character Type (F) Enclosed Farmed Hills with Commons. 
- Landscape Character Type (G) Incised Wooded Valleys. 
- Major vehicular access routes 
- Major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

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.

Winsford Plan.
Scale 1:2500 @A4



Diagrammatic cross section through the settlement illustrating the typical landform profile, outlining sensitivity to development and areas where development may be appropriate. Scale 1:2500 @ A4 (vertical scale exaggerated x 1.75)

Land with Low Sensitivity to Development.



Land of low sensitivity to development exists within the settlement core in low lying locations, well screened by existing development and vegetation and consequently difficult to see from the wider landscape or from within the settlement. It is considered that there is some limited capacity for dwellings with gardens. Highway access should be sensitively located and designed to avoid visual prominence and erosion of settlement character.

Land with Moderate Sensitivity to Development.



Small pockets of land exist within and at the edge of the settlement, where the development of small-scale terraced cottages, referencing the roadside cottages found throughout the existing settlement, would be appropriate. Special consideration would need to be given to the

highways and building design. It is important to ensure that curtilages are hidden from view and that parking is low key.

Land with High Sensitivity to Development.

Land with high sensitivity to development includes the following; the higher, sloping ground surrounding the settlement,

- visually prominent land,
- land that supports vegetation of high amenity - screening and ameliorating existing development and
- land at the approaches of the settlement, where development would seriously erode the largely abrupt transition between open country and village and the highly rural setting of the settlement.

Where recent examples of development, in these visually prominent locations, have taken place, such as the Edbrook Road approach, the result has been to seriously weaken the remote rural character of the settlement.



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

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Slate roof, with rendered walls, varying roof heights, sitting parallel to the highway with a bold boundary.



Roadside cottages accommodate steeply sloping sites and abut the highway.



Winsford

Paul Bryan

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

Natural Factors	Rivers	Cliff	Coast	Landscape Character Types. Set within (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	The Rectory, Glebe, Royal Oak Inn and general gentrification of cottages.
	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	Medium scale.
	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 is a few places through keeping of horses.
			Poor transition	
Animation	Quiet	Busy	Neither quiet nor busy	
Design Elements and Materials (Describe)	Thatch and slate roofs, some corrugated steel. Stone (Morte Slate) and render (predominantly off white). Stone boundary walls, stone pitching. Royal Oak Inn of Cottage Orne style.			
Overall Landscape Character Sensitivity	Low	Moderate	High	Largely cohesive settlement with strong character. Late 20 th century and recent development (village edge ribbon development) and out of village developments have eroded 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	
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	Rectory and Glebe.
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	County Wildlife Sites.
Other (describe)	Residential appeal - High			
Overall landscape value	Low	Moderate	High	
Overall Capacity	High	Moderate	Low	
Total number of units	Capacity within areas of low sensitivity - 3 units. Capacity within areas of moderate sensitivity - 17 units.			
Notes: Capacity for small-scale developments close to settlement core that has the potential not to erode character. Some in visually prominent locations where particular attention should be given to site planning and responding to building on steeply sloping site in vernacular manner. Capacity within the settlement with further potential for small, discrete satellite developments adjacent to cricket pitch that would reinforce landscape character. Good examples of workers cottages worth referencing.				