

Timberscombe



Natural Factors

Small village set at edge of Landscape Character Type (E) Farmed and Settled Vale and nestling within the higher ground of Type (I) Wooded & Farmed Hills with Combes. Red soils and red sandstone, some wooded slopes and pastoral farming provide a setting to the village. Small tributary of the River Avill runs through the settlement.

Cultural Factors

Mostly early small cottages built into slopes, with 19th century infill, late 20th century and recent expansion. Red stone predominates, with some render. Slate, clay pantiles and occasional thatched roofs. Occasional cobbles. Flood plain remains largely open. Some influence of nearby large houses at Bickham and Knowle in the form of estate cottages. Many historic orchard sites, largely lost but some replanted. Former quarrying evident.

Aesthetic Factors

Attractive older buildings cluster around church and pub including farmhouses, post office, cottages and barns. Striking views to Wootton Ridge. Visually prominent linear character to north towards Minehead with development following road. Road improvements dominate village to north.

Landscape Character Sensitivity - MODERATE

Original character eroded by highway, equine development and lack of good boundary treatments at village edge.

Visual Sensitivity - MODERATE

Visible in wider landscape, including from Dunkery, Wootton Ridge and the Beasley / Couple Cross road. Greatest potential on flat land to west of A396 where planting could soften impact.

Landscape/Settlement Value - MODERATE

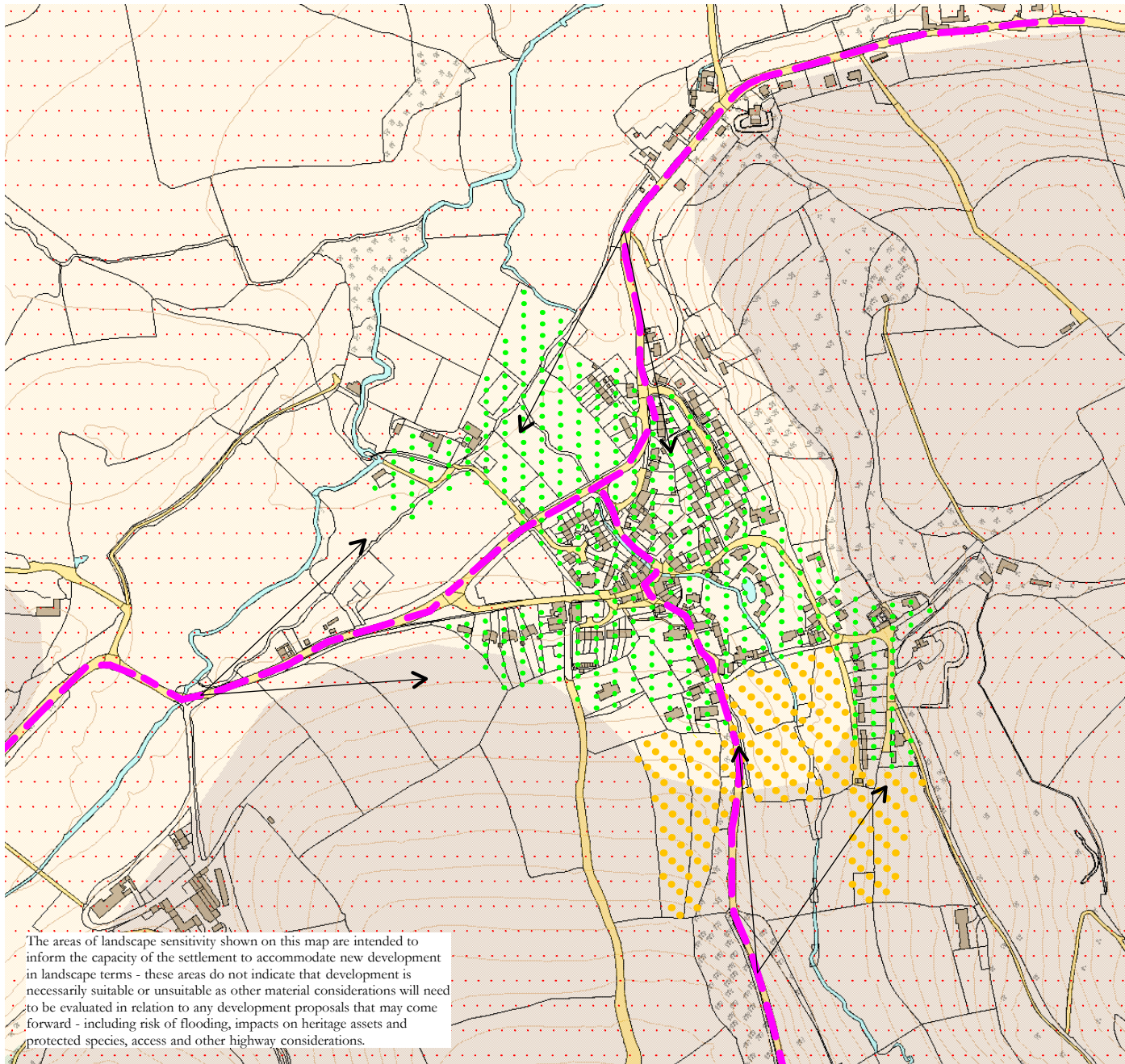
Very attractive setting and old buildings at core, with some visitor value. Not a Conservation Area and relatively few Listed Buildings.

The pattern of existing development is nucleated, in sheltered locations clustered at the break of slope and at the transition between the Farmed and Settled Vale and Wooded & Farmed Hills with Combes Landscape Character Areas. Development nestles into available crevices, often on poor agricultural land such as quarries. More recent development is less nucleated, relates, more to the highway and is in association with agriculture, often as pairs of farm workers cottages.

Landscape / Settlement Capacity – MODERATE

Capacity exists to expand the settlement on to the level agricultural land, to the north.

Possible development opportunity also exists on partially hidden slopes to the south of the settlement. The more visually prominent tops of spurs would need to be kept open.



Land with low sensitivity to development.

Land with moderate sensitivity to development.

Land with high sensitivity to development.

Wooded and Farmed Hills with Valleys

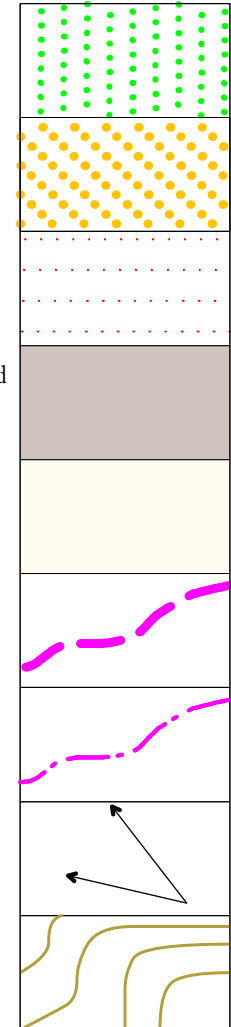
Farmed and Settled Vale

Major vehicular access routes

Major pedestrian access routes

Significant view points

Contours

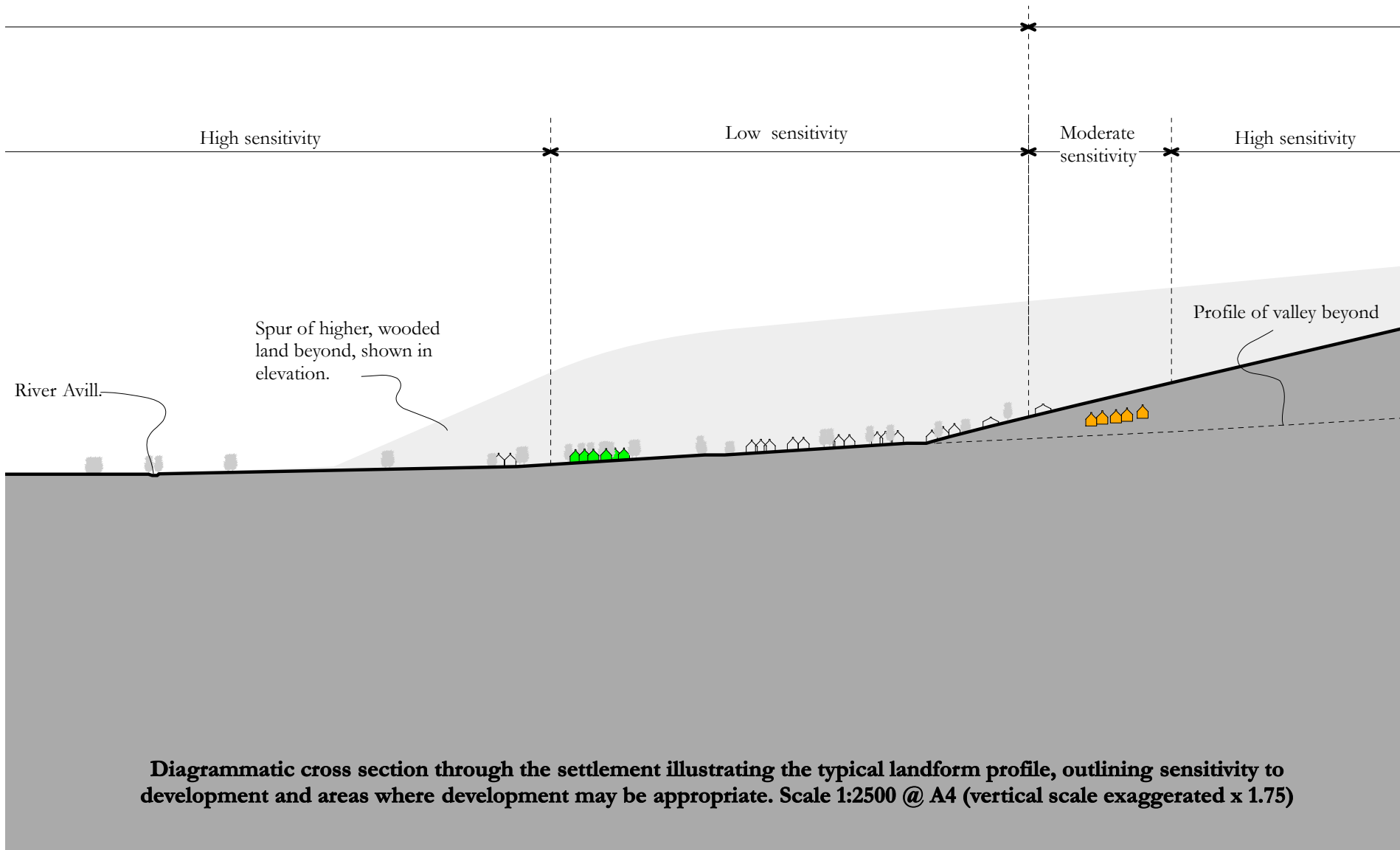


The areas of landscape sensitivity shown on this map are intended to inform the capacity of the settlement to accommodate new development in landscape terms - these areas do not indicate that development is necessarily suitable or unsuitable as other material considerations will need to be evaluated 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.

Timberscombe Plan.
Scale 1:5000 @A4

Landscape Character Type (E)
Farmed and Settled Vale.

Landscape Character Type (I) Wooded
and Farmed Hills with Valleys.



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 closely abuts the existing village core, on the flatter agricultural land to the north of the settlement and main highway. This land is visually concealed from the wider landscape and is easily screened by the existing hedges and groups of trees. Additional planting in these locations would be appropriate to the landscape character. Development that references the character of existing farmsteads and farm workers cottages would be appropriate. It should be noted however, that this land is subject to flooding and would require detailed assessment and satisfactory flood alleviation strategy - raising ground level / bunding is unlikely to be appropriate.

Land with Moderate Sensitivity to Development.

It is considered that there is some limited capacity to develop sloping land immediately to the south of the settlement. This land is more visually prominent than the flatter land to the north, however it is close the existing settlement core and development of either detached, small scale cottages with large gardens / orchards would be appropriate. Tree and shrub planting would be required to ameliorate development. Existing vegetation on the eastern boundary would need to be retained.

An alternative would be adjacent, steeply sloping land that immediately abuts the lane, leading out of the village to the south. Here small terraced cottages, built into slope, would be appropriate.

It would not be appropriate to develop both areas because of the potential adverse effect of the cumulative development and the loss of existing vegetation.

**Land with High Sensitivity to Development.**

Land with a high sensitivity to development includes land that is visually detached from the existing settlement or attached land that is sloping and visually prominent. Exceptions would be isolated, “farmstead type” development. Such development would need to be limited in number, well hidden and visually detached from the village.

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



Roadside terrace cottages, in stone and render with hidden curtilages. ?



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Large-scale 19th and 20th century cottages styles typical of the flatter land with the “ Farmed and Settled Vale Landscape Character Area (below and below left).



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Examples of the characteristics that weaken character and erode local identity.



An example of recent development that fails to respond to local character by using horizontal windows, a flat roof and brickwork. ?

Timberscombe

Paul Bryan

Date 31st May 2011

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

Natural Factors	Rivers	Cliff	Coast	Landscape Character Types. Set at edge of (E) Farmed and Settled Vale, nestling within within (I) Wooded & Farmed Hills with Combes
	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	Association with Bickham/Knowle.
	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	
	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	Much equestrian landuse at fringe of settlement.
			Poor transition	
Animation	Quiet	Busy	Neither quiet nor busy	
Design Elements and Materials (Describe)	Slate, clay pantiles and thatched roofs. Stone (Devonian red sandstone) and render. Mostly early small cottages with 19 th century infill, late 20 th century and recent expansion.			
Overall Landscape Character Sensitivity	Low	Moderate	High	Fragmented character, particularly at edges. Highway significantly erodes rural character of the settlement.

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	Varies – greater mitigation potential on lower land.
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	Nearby.
Important trees	None/Few	Few	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)	Residential appeal - High			
Overall landscape value	Low	Moderate	High	
Overall Capacity				
	High	Moderate	Low	
Total number of units	Capacity within areas of low sensitivity; up to 12 units * subject to flood risk assessment Capacity within areas of moderate sensitivity: up to 5 units			
Notes: There is capacity for additional housing. Land of low sensitivity however, is mainly within the flood zone and may not be suitable.				