

Porlock Weir

Porlock Weir lies about 1.5 miles west of Porlock. It is a small settlement which has grown up around the harbour and is a popular visitor attraction.



Natural Factors – The settlement sits on the coast at a point where the three landscape Character Types of; (B) High Wooded Coast Combes & Cleaves, (C) Low farmed Coast & Marsh and (E) Farmed and Settled Vale all converge.

Cultural Factors – Porlock Weir is an historic settlement with a number of prominent historic buildings including the Ship Inn, the Anchor Hotel and a number of vernacular cottages built right on the beach. The area is largely owned and managed by the Porlock Manor Estate. The harbour, one of the few places along the rugged Exmoor coast capable of providing a haven for small craft, was in the past an easy way into and out of the eastern part of Exmoor and was used for trade in coal, wood and lime. It is now used for leisure craft and fishing vessels.

Aesthetic Factors – Porlock Weir is largely focused around the small harbour; with the pub, hotel, shop and a number of dwellings in the immediate harbour area, however extending a little way in the form of rows of terraced cottages set into the wooded hillside behind. Much development is early (17th – 19th century), however there is a distinct Victorian layer, seen in Anchor Hotel, along with a strong Edwardian “Arts and Crafts” character to the villas found at the edge of the settlement. There is small scattering of modern development,

with conspicuous gardens. Most of the early development is on land that is of low agricultural value. Good agricultural land remains undeveloped. There is a sense of the beginnings of ribbon development on the road out to West Porlock. The slope and the single aspect mean that most properties face the sea. Chimneys and dormer windows are prominent features.



Landscape Character Sensitivity – **MODERATE/HIGH**

The combination of the expanse of water, sky and bold wooded slopes provide a strong unifying framework/ language that means that development that runs along contours and faces out to sea appears to fit in well. The character of the landscape successfully carries buildings of diverse character. The long, low and thatched Ship Inn sits next to the 3 storey Anchor Hotel without any alarm.



Visual Sensitivity - **MODERATE**

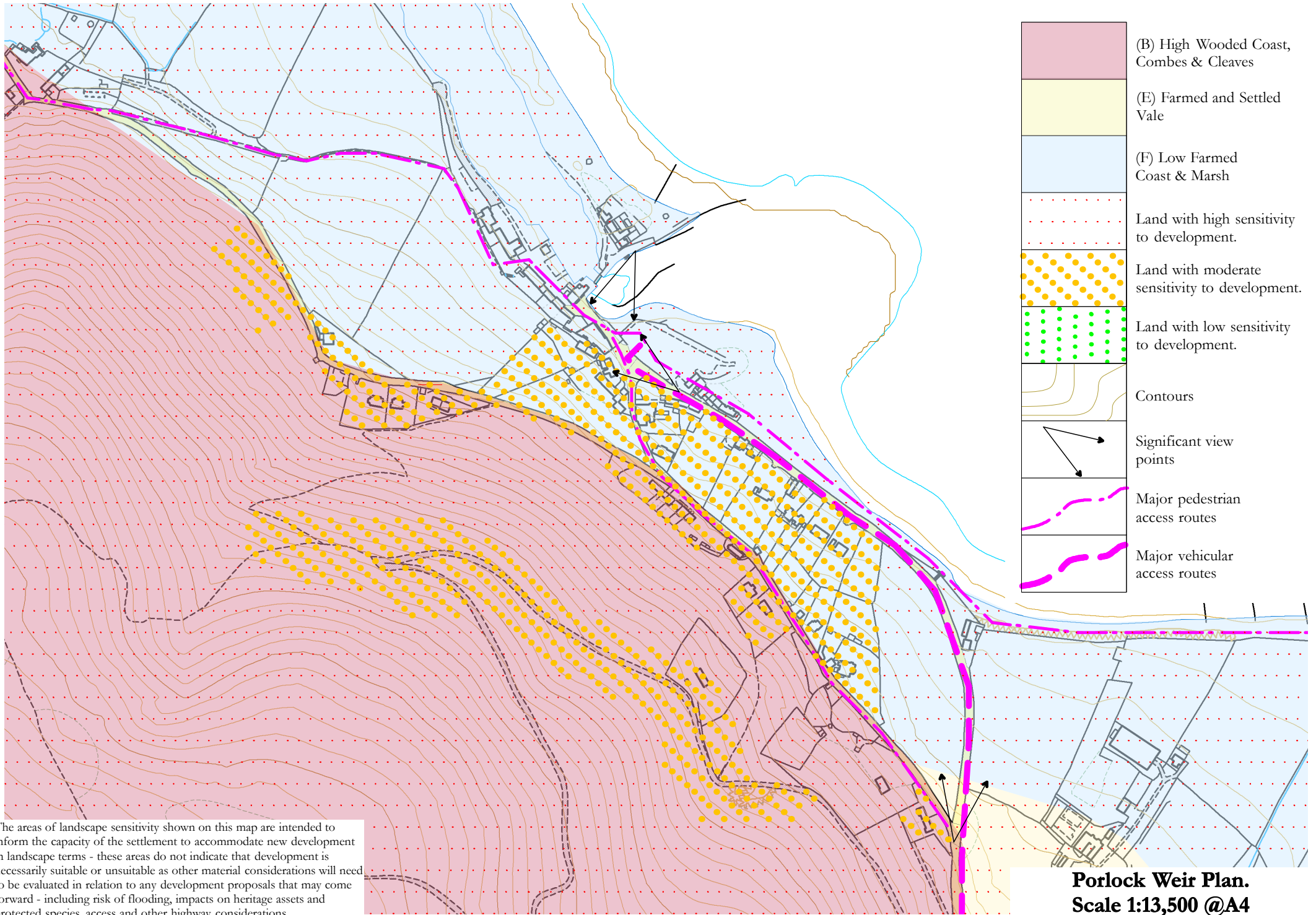
The steeply wooded slopes that surround Porlock Weir on the southern and western sides conceal the settlement from the wider landscape. There are long picturesque views to the settlement from Dunster Steep (high ground east of Porlock), Bossington Hill and from the Bristol Channel. There are also picturesque views from the Porlock Marsh, from the car park and from the harbour area. The immediate landscape setting of the settlement, particularly the area immediately behind the Ship Inn and Anchor Hotel, is conspicuous in these views.

Landscape/Settlement Value - **HIGH**

Significant to the character of Exmoor National Park, well visited, photographed and admired. The location has high residential appeal with attractive views.



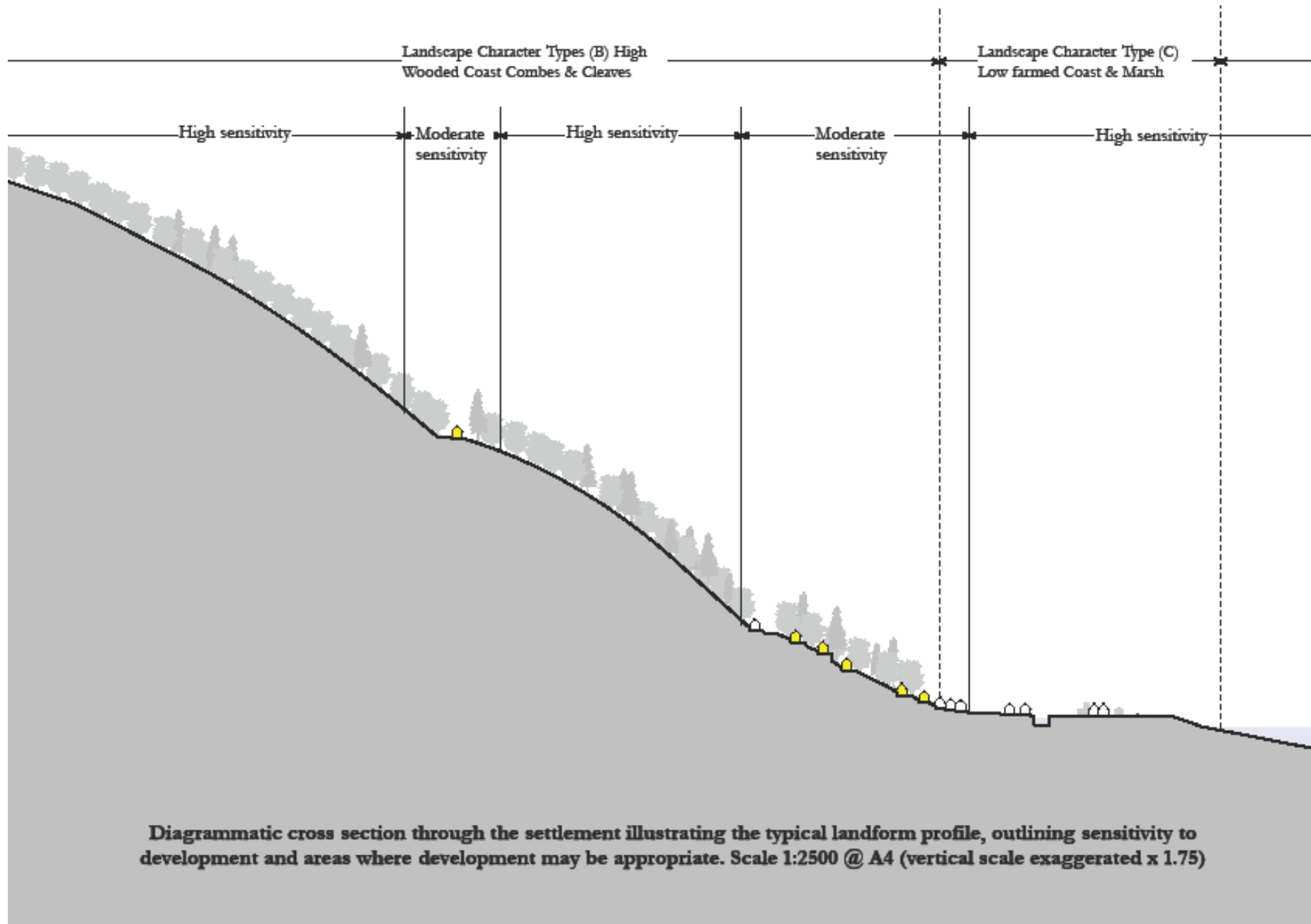
Landscape / Settlement Capacity - **LOW**



- (B) High Wooded Coast, Combes & Cleaves
- (E) Farmed and Settled Vale
- (F) Low Farmed Coast & Marsh
- Land with high sensitivity to development.
- Land with moderate sensitivity to development.
- Land with low sensitivity to development.
- Contours
- Significant view points
- Major pedestrian access routes
- Major vehicular access routes

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.

Porlock Weir Plan.
Scale 1:13,500 @A4



Land with Low Sensitivity to Development

Land with a low sensitivity to development has not been identified.



Land with Moderate Sensitivity to Development

Land with moderate sensitivity incorporates the land that immediately abuts the settlement that includes the land that lies behind the Ship Inn and Anchor Hotel and extends up the hill to incorporate a section of land that lies beside the Worthy Toll Road. Development in this area would need to make sure that it did not adversely affect the picturesque setting of the harbour, the Ship Inn and the Anchor Hotel. Individual, pairs or short terraces of cottages would be appropriate development character.

Land at the western edge of the settlement, above the Worthy Toll Road has also been identified as moderately sensitive to development, and is detached from the last row of cottages. It would be important to make sure that this area is separated from the existing end cottages in order to stop linearity and to create a settlement edge character that peters out. Appropriate character would be 3 or 4 terraced cottages or 1 or 2 pairs

of cottages, similar to the existing cottages found along Worthy Toll Road. 5

Some land within the woodland slope, immediately above Porlock Weir, has also been identified as having moderate sensitivity to the development. This is a flatter section of the slope, it is relatively close to the existing settlement core, has existing access and is connected to the Rights of Way network. Appropriate development would be for 2 or 3 cottages, similar to the ones found along the Worthy Toll Road. These would need to be set into the slope with little or no curtilage.

Land with High Sensitivity to Development

Land with high sensitivity to development incorporates the remaining land that surrounds the settlement including: the higher parts of the wooded slopes; land within the low farmed coast and marsh character area; land at the eastern approach to the settlement where ribbon development should be resisted; and the land on the western end where separation from Worthy should be maintained.



Settlement Name	Porlock Weir				
Surveyor	Paul Bryan	Date	3 rd march 2015		
Landscape Character Sensitivity (based on LCA & verified in the field)					
Natural Factors	Rivers	Cliff	Coast	Landscape Character Types. Straddles (B) High Wooded Coast Combes & Cleaves, (C) Low farmed Coast & Marsh and (E) Farmed and Settled Vale.	
	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		Mature Conifers - remnant of a Designed Landscape Part of Porlock Manor Estate, the effect of which has not been to impart an obvious “estate style” but to have constrained excessive change and unified character through its management methods.
	Prominent Archaeology	Designed landscapes SEE NOTE	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	Settlement pattern is neither nucleated nor fragmented.	
	Planned	Organic	Open	Properties sit in a number of distinct horizontal lines or terraces along the contours that give the appearance of stripes or bands in the landscapes. All development has its back to the hillside and faces out to sea. Complete absence of development that runs perpendicular to contours.	
	Nucleated	Fragmented	Linear		
	Outward-looking	Inward-looking	Other TERRACED		
Position	Hill top	Valley	Coast	Mostly east or southeast facing	
	On side of hill	River side	Aspect (describe) NORTH		
Settlement setting	Landscape dominates	Settlement nestles in landscape	Settlement dominates landscape	Settlement is restricted to the narrow band of land where the hill hits the flat land. Settlement is on the “waste” land, as opposed to productive agricultural land.	
Settlement edge (How does the settlement abut the landscape?)	Abrupt change to agriculture	Transition gardens	Transition wild	Few large curtilages. Transition is mostly abrupt to wild (woodland or beach) with few gardens. The presence of some domesticated gardens weaken the character.	
			Poor transition		
Animation	Quiet	Busy	Quiet, however known to busy at times		
Design Elements and Materials (Describe)	Vernacular cottages, late 19 th century/ early 20 th century Villas / hotel – 3 storey Roofs; thatch, slate, tiles and pantiles. Walls; limed stone (thin layer of plaster), colourwashed in shades or white, cream. Chimneys are prominent features. Other materials; beach pebbles				

Overall Landscape Character Sensitivity	Low	Moderate	High	A setting with a small number of strong characteristics, including; water, woodland, slope and sky. Restricted development pattern and materials. Small scale. Strong set of rules defined through pattern and use of materials and curtilage treatment. Sensitive to development that does not adhere to this pattern.
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	Conservation Area
Designed Landscapes	No		Yes	
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)	Part of the Porlock Manor Estate			
Overall landscape value	Low	Moderate	High	
Overall Capacity	High	Moderate	Low	
Total number of units	-Capacity within areas of moderate sensitivity: 8 units.			