

Bridgetown & Exton



Natural Factors

The village of Exton and nearby settlement of Bridgetown are set within landscape character type (G) Incised Wooded Valleys. The valley sides are steep with the steepest slopes wooded and a narrow open bottom with a winding river. The upper slopes are less steep and give way to open landscape character type (F) Enclosed Farmed Hills and Commons.

Cultural Factors

This is predominantly a farmed landscape, with forestry and game shooting. Elements of estate culture.

Aesthetic Factors

Both settlements are relatively compact, clustered around the church at Exton and the bridge crossing at Bridgetown. The open space between the two has maintained separation. Some 19th century influence in Bridgetown.

Landscape Character Sensitivity - MODERATE

With a few exceptions, this is a well-unified landscape of bold woodland and open space. The farmland is largely in unified management, however game-crops on higher ground weaken landscape condition. Despite underlying vernacular architecture, the settlement includes a collection of differing styles. Property boundaries are sometimes weak, either having been lost, in eroded state or of urban character. The curtilage management is highly visible.

Visual Sensitivity - MODERATE

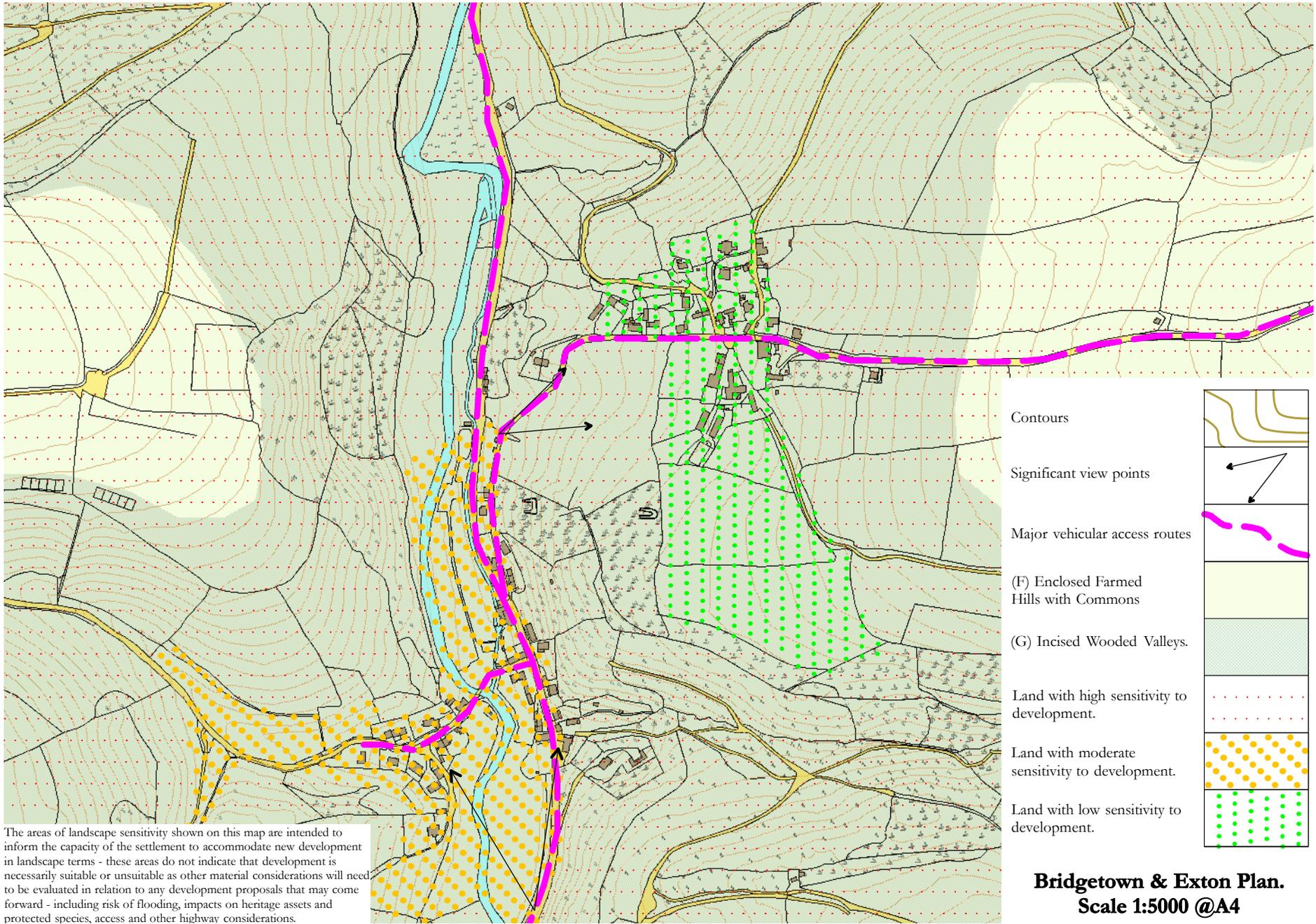
The valley is relatively enclosed, particularly the wooded parts, with only the upper slopes open to the wider landscape. The bottom of the valley is open and frequented by passing traffic. The appropriateness of woodland planting makes mitigation potential high.

Landscape/Settlement Value - MODERATE

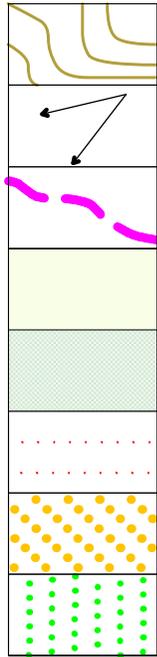
The landscape is of high scenic value. Much admired cricket pitch setting and pavilion. Not a Conservation Area, few Listed Buildings.

Landscape / Settlement Capacity – MODERATE

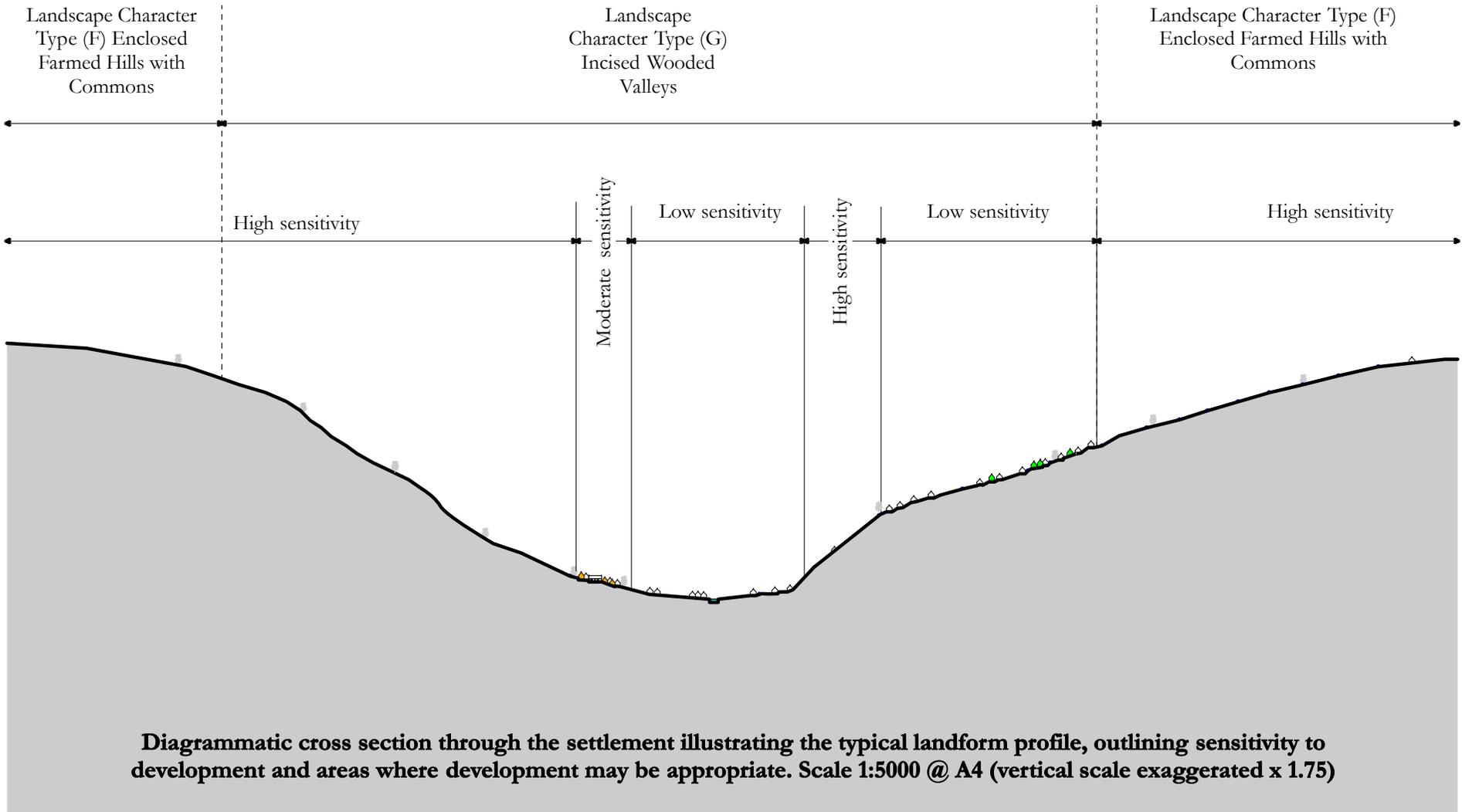




- Contours
- Significant view points
- Major vehicular access routes
- (F) Enclosed Farmed Hills with Commons
- (G) Incised Wooded Valleys.
- Land with high sensitivity to development.
- Land with moderate sensitivity to development.
- Land with low sensitivity to development.



Bridgetown & Exton Plan.
Scale 1:5000 @A4



Land with Low Sensitivity to Development.

Land with low sensitivity to development lies adjacent to Exton. This area sits high in the landscape, however it is on relatively flat land easily screened by hedge banks. As a result, development here would have little visual impact upon the wider landscape. In addition, existing development to the east of the area would screen views from within Exton. It is considered that there is capacity for detached houses with gardens and roadside terraced cottages .

Land with Moderate Sensitivity to Development.

Land with moderate sensitivity to development exists within and at the edge of Bridgetown, in discrete locations, out of the flood zone. Development would be visually prominent and require a sensitive approach. An appropriate pattern would be to reference irregular cottage and farmhouse character. Planting would be required to ameliorate the development. This should include include hazel, oak, holly blackthorn and ash (used for hedge-banks), fruit trees, pines and larch.

Land with High Sensitivity to Development.

Land not immediately adjacent to the existing settlements is of high sensitivity to development. Land adjacent to the approach roads and between the two settlements of Bridgetown and Exton is particularly visually prominent. It is considered that development in these locations would erode character and should be avoided.

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Examples of the characteristics that weaken character and local identity and provide models that could be referenced in future development.



Variety of buildings characters, weak boundaries and inappropriate, urban curtilage. Strong boundaries of either local stone or clipped evergreen hedging. would help unify the scene and hide curtilages.

Settlement Name	Bridgetown and Exton			
Surveyor	Paul Bryan	Date	26 th May 2011	
Landscape Character Sensitivity (based on LCA & verified in the field)				
Natural Factors	Rivers	Cliff	Coast	Landscape Character Types. Set within (G) Incised Wooded Valleys and surrounded by (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	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) West	
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 in a few places through equine land use.
			Poor transition	
Animation	Quiet	Busy	Character of a once busy “resort”, appears to be declining.	
Design Elements and Materials (Describe)	Slate roofs. Stone (Morte Slate) and render (predominantly off white). Stone boundary walls. Dormer windows. No thatch. Mostly low status. Brick window surrounds and Mill in part Victorian character (especially in Bridgetown), more dominant than in other villages.			
Overall Landscape Character Sensitivity	Low	Moderate	High	Eroded character, largely influenced by unsympathetic management of property curtilages / boundaries. Strong and dominant landscape setting.

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	“Estate” character, with occasional specimen trees.
Important trees	None/Few	Some	Many	
Cultural identity / associations	Weak	Moderate	Strong	Cricket pitch of strong character.
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)				
Overall landscape value	Low	Moderate	High	
Overall Capacity	High	Moderate	Low	
Total number of units	–Capacity within low sensitivity areas: 18 units. Capacity within moderate sensitivity areas: 3 units.			