

Lynton & Lynmouth



Natural Factors – Largely north facing cliff top settlement and harbour town within spectacular setting of high sea cliffs, fast flowing rivers, deeply incised wooded valleys and nearby Valley of Rocks. Set within Landscape Character Type (B) High Wooded Coast Combes & Cleaves and surrounded by (A) High Coastal Heaths. and (F) Enclosed Farmed Hills with Commons.

Cultural Factors

Early origins as harbour town and farmsteads/cottages with rapid development as tourist destinations in the 19th and 20th centuries. Eclectic mix of buildings, early buildings mainly of local stone, and later buildings of brick combined with timber or metal ornament.

Aesthetic Factors – Dramatic outward views towards the Bristol Channel and coastline of South Wales combine with intimacy of scale and sense of enclosure within settlement. High-density buildings on steep slopes. Influence of Romantic movement. Verticality in landscape and architecture. Strong influence of late Victorian “Gothic” and alpine styles.

Landscape Character Sensitivity - MODERATE

Dramatic landform and limited architectural styles create a distinctive landscape character.

Visual Sensitivity - HIGH

Majority of settlement highly visible, but some mitigation potential. Need to ensure are skylines are protected.

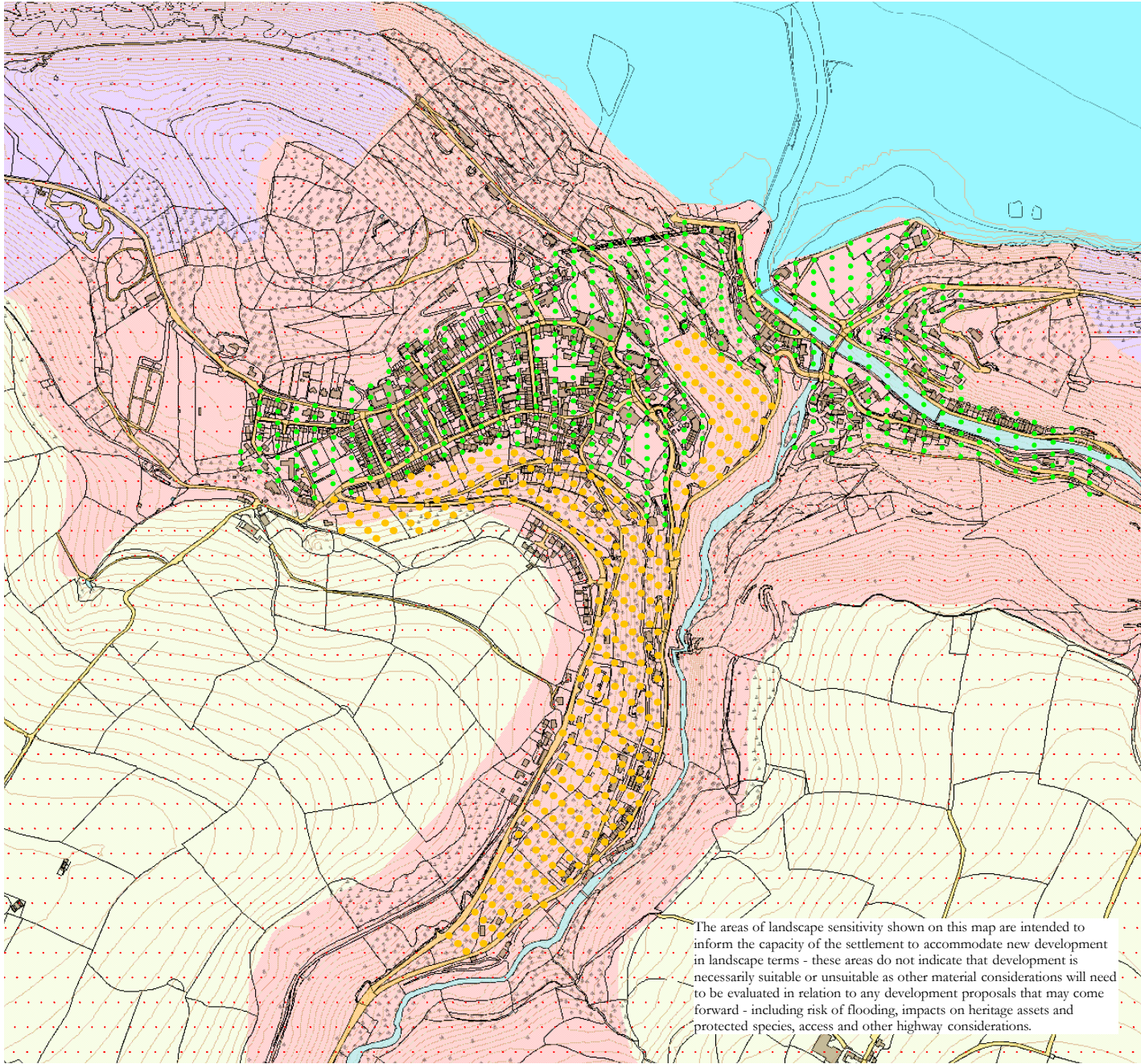
Landscape/Settlement Value - HIGH

Very significant settlement with high visitor numbers and national importance.

Landscape / Settlement Capacity - LOW

There is limited capacity within areas of low and moderate sensitivity for development. The redevelopment of existing low rise development and brownfield sites should be considered.

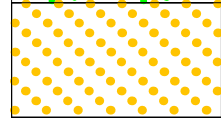




Land with low sensitivity to development.



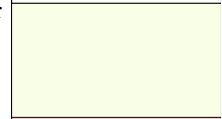
Land with moderate sensitivity to development.



Land with high sensitivity to development.



Landscape Character Type (F) Enclosed Farmed Hills with Commons



Landscape Character Type B - High Wooded Coast, Combes & Cleaves



Landscape Character Type A - High Coastal Heaths



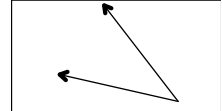
Major vehicular access routes



Major pedestrian access routes



Significant view points

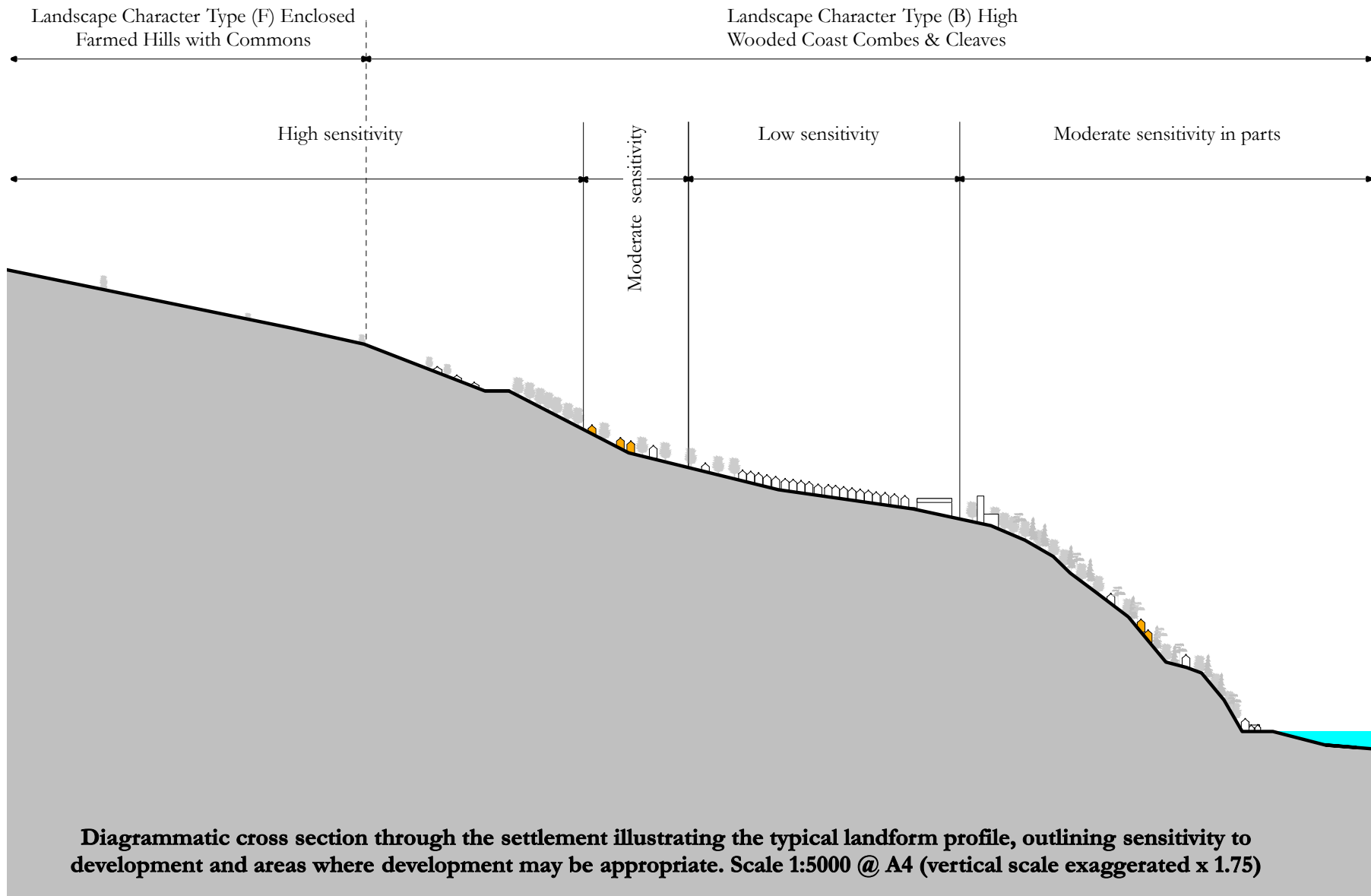


Contours



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.

Lynton Plan.
Scale 1:10,000 @A4



Land with Low Sensitivity to Development.

Land with low sensitivity to development includes the relatively flat land surrounding the historic settlement of Lynton. Most land has already been developed, however there is some scope for redevelopment. Development here reinforces the nucleated character of Lynton, in strong contrast within the sparsely developed steep and wooded surroundings.

Land with Moderate Sensitivity to Development.

There is limited capacity to extend development at the edges of the settlement, as slope is a significant limiting factor. There are also groups of trees / small woodlands that have high amenity value (ameliorating existing development and screening visually intrusive recent development) where further development should be avoided.

Land with High Sensitivity to Development.

Development along the skyline should be avoided.

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



Development on steep sites, with buildings following landform.



Locally distinctive building character. Vertical emphasis, gables, balconies, semi wild wooded setting with conifers and rhododendrons.

Settlement Name	Lynnton & Lynmouth			
Surveyor	Paul Bryan	Date	21 th June 2011	
Landscape Character Sensitivity (based on LCA & verified in the field)				
Natural Factors	Rivers	Cliff	Coast	Landscape Character Types. Set within (B) High Wooded Coast Combes & Cleaves and surrounded by (A) High Coastal Heaths and (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	Victorian resort, "Little Switzerland", Romantic poets.
	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	Two settlements: Harbour town / cliff top town.
	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	
Animation	Quiet	Busy	Depending on season	
Design Elements and Materials (Describe)	A mix of early cottages/ farmsteads with Victorian and 20 th century infill and expansion. Large area of planned Victorian terraces. Older buildings in stone (old red sandstone - shale) and rendered with slate roofs. Victorian buildings stone/render with brick surrounds – decorative bargeboards. Recent infill comprises brick bungalows with clay pantiles. Most buildings on steeply sloping sites.			
Overall Landscape Character Sensitivity	Low	Moderate	High	Strong landform reinforced by very positive woodland system and open farmland, strongly unifies the landscape and provides strong structure capable of supporting variety and change.

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	
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)				
Overall landscape value	Low	Moderate	High	
Overall Capacity	High	Moderate	Low	
Total number of units	–Capacity within areas of moderate sensitivity: 12 units			
Notes: It is physically difficult to accommodate further housing development into Lynton and Lynmouth. Most available sites have already been developed, are too steep or are liable to flood. There is some capacity within areas that sit on the higher parts of the western slopes of the West Lyn river. These areas are steeply sloping, however they are no steeper than other existing development sites found in the settlement, that have tackled the steeply sloping ground successfully.				