

# Challacombe



## Natural Factors

Set within Landscape Character Type F - Enclosed Farmed Hills with Commons. The landscape is characterised as an open plateau dissected by streams, with unimproved grassland and wetland.

## Cultural Factors

The moorland comprises 19th century enclosed landscape mainly of straight hedgerows.

## Aesthetic Factors

Settlement is loosely clustered around the stream crossing with the houses closely abutting the highway.

Landscape Character Sensitivity - **HIGH**

A settlement of distinctive character that, in parts, is not in the best of condition. Exposed in the winter and unable to accommodate erroneous character

## Visual Sensitivity - **HIGH**

The settlement is visible from open country in places and is experienced by many visitors, however parts of the settlement, away from the main highway, are not easily seen.

## Landscape/Settlement Value - **HIGH**

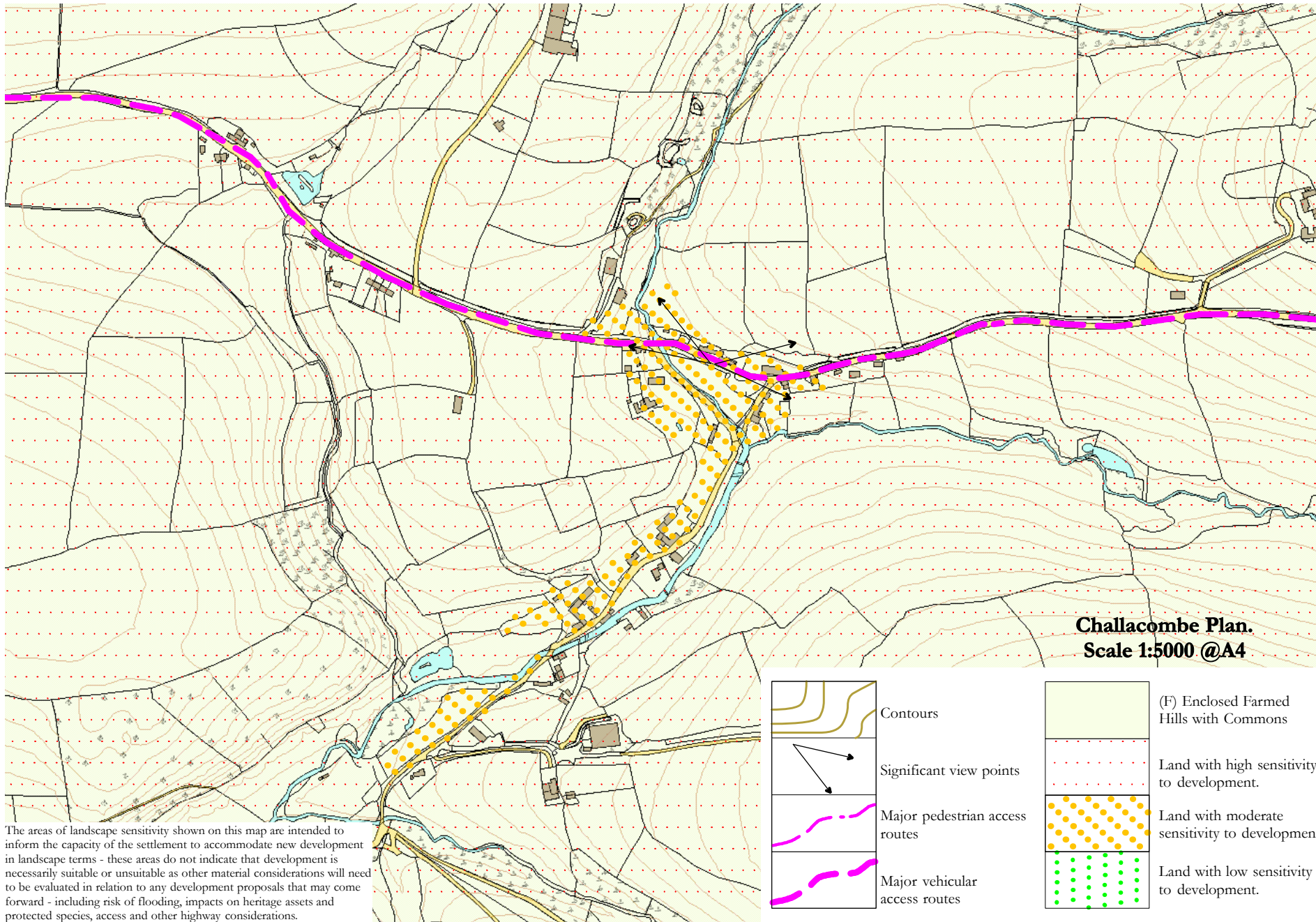
There are two distinct areas of Challacombe - the northern part, straddling the main road and widely experienced by visitors, and the less frequented area to the south.

The character of the northern part of the settlement has been eroded by the highway, boundary treatments and unsympathetic updating of buildings. To the south a number of cottages/ farmsteads survive in original condition and are evocative of the past. Not a Conservation Area. Mostly experienced by car drivers traveling through the settlement or stopping off at the shop or Inn.

Landscape / Settlement Capacity - **LOW**



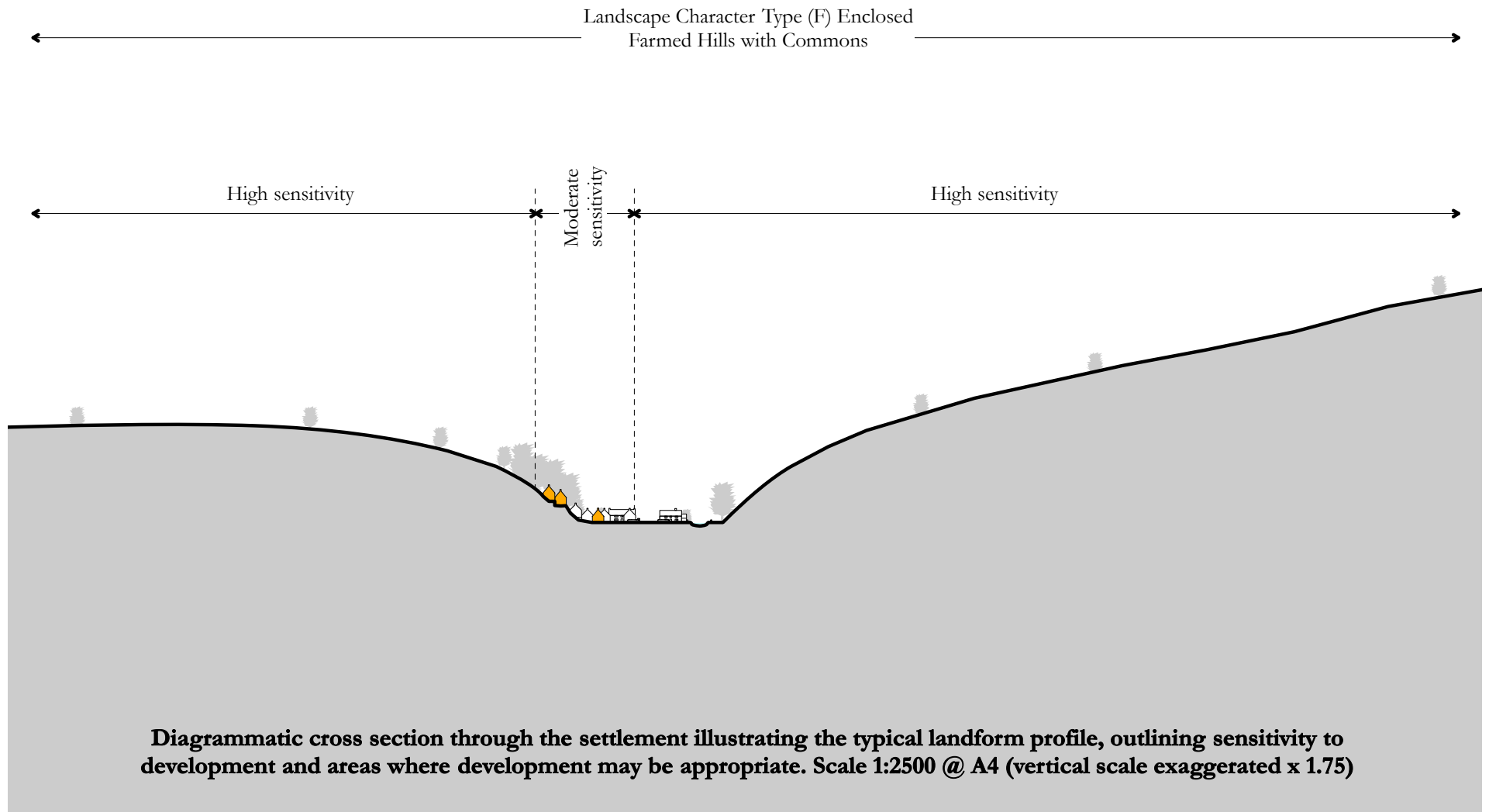
Buildings set in an extensively farmed landscape with gardens of grass, wildflowers, stone walls, ferns and hedgebanks.



**Challacombe Plan.**  
**Scale 1:5000 @A4**

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.

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



### **Land with Low Sensitivity to Development.**

There is no land that can be identified as being of low sensitivity to development.

### **Land with Moderate Sensitivity to Development.**

Land with moderate sensitivity to development exists on the well-vegetated, lower slopes, close to the existing settlement core and it is considered that there is capacity a small amount of development within these areas. Appropriate development would be small-scale detached cottages in gardens, or terraced roadside cottages. Special conditions would need to ensure that curtilages were concealed and that connection with the highway did not erode character.

### **Land with High Sensitivity to Development.**

Land with high sensitivity to development is visually detached from the existing settlement or is on open sloping land where development would be visually intrusive and would result in a significant loss of character.

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



Suburban vegetation and clutter. Prominent gable, with brown stained windows and no chimneys. “Urban”, boundary and curtilage treatment.



Elements that weaken landscape character. (far left) A recently built or altered house, on the right hand side of the image, that has brown stained window, hard render, no chimney stacks and asymmetrical roof, seen in relationship to vernacular building.



<b>Settlement Name</b>	<b>Challacombe</b>			
<b>Surveyor</b>	Paul Bryan	<b>Date</b>	26 <sup>th</sup> June 2011	
<b>Landscape Character Sensitivity (based on LCA &amp; verified in the field)</b>				
<b>Natural Factors</b>	Rivers	Cliff	Coast	<b>Landscape Character Types.</b>  Set within (F) Enclosed Farmed Hills with Commons.
	Slopes	Scrub	Stream	
	Moorland	Woodland	Pond/wetland	
	Unimproved grassland	Hedges	Bracken	
Landform	Plateau	River Valley	Harbour	Notable hedgebanks within settlement and used as boundaries
	Rolling	Combe	Other	
<b>Cultural Factors</b>	Parkland	Gardens	Veteran trees	
	Prominent Archaeology	Designed landscapes	Farmland	
	Orchards	Specimen trees	Distinct enclosure patterns	
Settlement type	Hamlet	Village	Local rural centre	
<b>Quality / Condition</b>	Low	Moderate	High	Varies - high and low in parts.
<b>Aesthetic factors</b> (Pattern, shape, scale, form enclosure)	Large scale	Small scale	Enclosed	Medium scale.
	Planned	Organic	Open	Enclosed summer, open winter.
	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	Camping field.
Settlement edge (How does the settlement abut the landscape?)	Abrupt change to agriculture	Transition gardens	Transition wild	Scruffy edge in places
			Poor transition	
Animation	Quiet	Busy	Depending on season	
Design Elements and Materials (Describe)	Small, mostly ancient cottages, rendered with slate roofs and stumpy chimneys, some exposed stone. Evidence of heavily painted doors and window surrounds etc. Boundary walls with Spar Stone coping. Wagon doors. A number of recently updated cottages with inappropriate dark stained windows and “urban” curtilage treatment. Long low bungalows absorbed into landscape, despite being uncharacteristic of vernacular.			
<b>Overall Landscape Character Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	A settlement of distinctive character. Condition eroded in parts. Exposed in the winter and unable to accommodate unsympathetic character.

<b>Visual Sensitivity</b>				
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	Potential in some places. Low close to moor.
Presence of tourist	Low	Moderate	High	(Mainly on road as important tourist route).
Sensitivity of the receiving landscape	Low	Moderate	High	
<b>Overall Visual Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	
<b>Landscape Value</b>				
Presence of historic / landmark buildings.	None	Some	Many	Good examples of intact farmsteads and cottages, however many not listed
Designed Landscapes	No		Yes	
Important trees	None/Few	Some	Many	
Cultural identity / associations	Weak	Moderate	Strong	Strong character away from main road. Eroded by roadside character on B3358.
Tourism value	Low	Moderate	High	A stopping-off point mostly experienced from vehicles along the highway.
Tranquillity	Not tranquil	Noted for its tranquillity	Extremely tranquil.	Very tranquil away from main road.
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)	Ancient moorland settlement with a number of cottages/ farmsteads in original condition that are very evocative of the past; character is at risk of being lost.			
<b>Overall landscape value</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	
<b>Overall Capacity</b>	<b>High</b>	<b>Moderate</b>	<b>Low</b>	
<b>Total number of units</b>	Capacity within areas of moderate sensitivity: <b>up to 5 units</b>			
Notes: Some capacity within the southern half of the settlement, however this part is of more significant character and new housing here risks eroding the character of the settlement further. A preferred approach may be to develop new building along the highway and to use the development to screen visually intrusive elements.				