

Monksilver



Natural Factors – Monksilver lies at the edge of the Exmoor National Park within a broad valley of red soil and rolling fertile farmland. Set within Landscape Character Type (I) Wooded & Farmed Hills with Combes.

Cultural Factors- Historic settlement with high number of important historic buildings clustered around church and (Georgian) pub/coachhouse. Cultural influence of surrounding estates at Nettlecombe, Combe Sydenham and Orchard Wydenham. Many high status buildings including the Vicarage (neoclassical).

Aesthetic Factors – Rich agriculture and former orchard character closely abut village. Some late twentieth century expansion to the west but well integrated into settlement. Red sandstone, pink and white render, thatch, pantiles and slate. Richness in buildings with high stone walls, low wide doorways and mullion windows. Buildings mostly on level sites within context of sloping land. Well managed gardens, hedges and specimen trees. While road cuts through village, windy nature and minimal use of signage reduces impact.

Other factors - Part of Monksilver lies outside of the National Park boundary and although this area has been considered, an assessment of its sensitivity and capacity for development has not been presented. Any capacity assessment of this area should acknowledge the importance of the landscape ‘setting’ of the National Park.

Landscape Character Sensitivity - HIGH

Strong historic character. Surrounding field pattern is generally large scale – housing development could damage grain and pattern of setting. Hedges provide good structure within village.

Visual Sensitivity - LOW/ MODERATE

Monksilver is well integrated into the landscape and there are relatively few views into the settlement. The area is reasonably well treed/wooded.

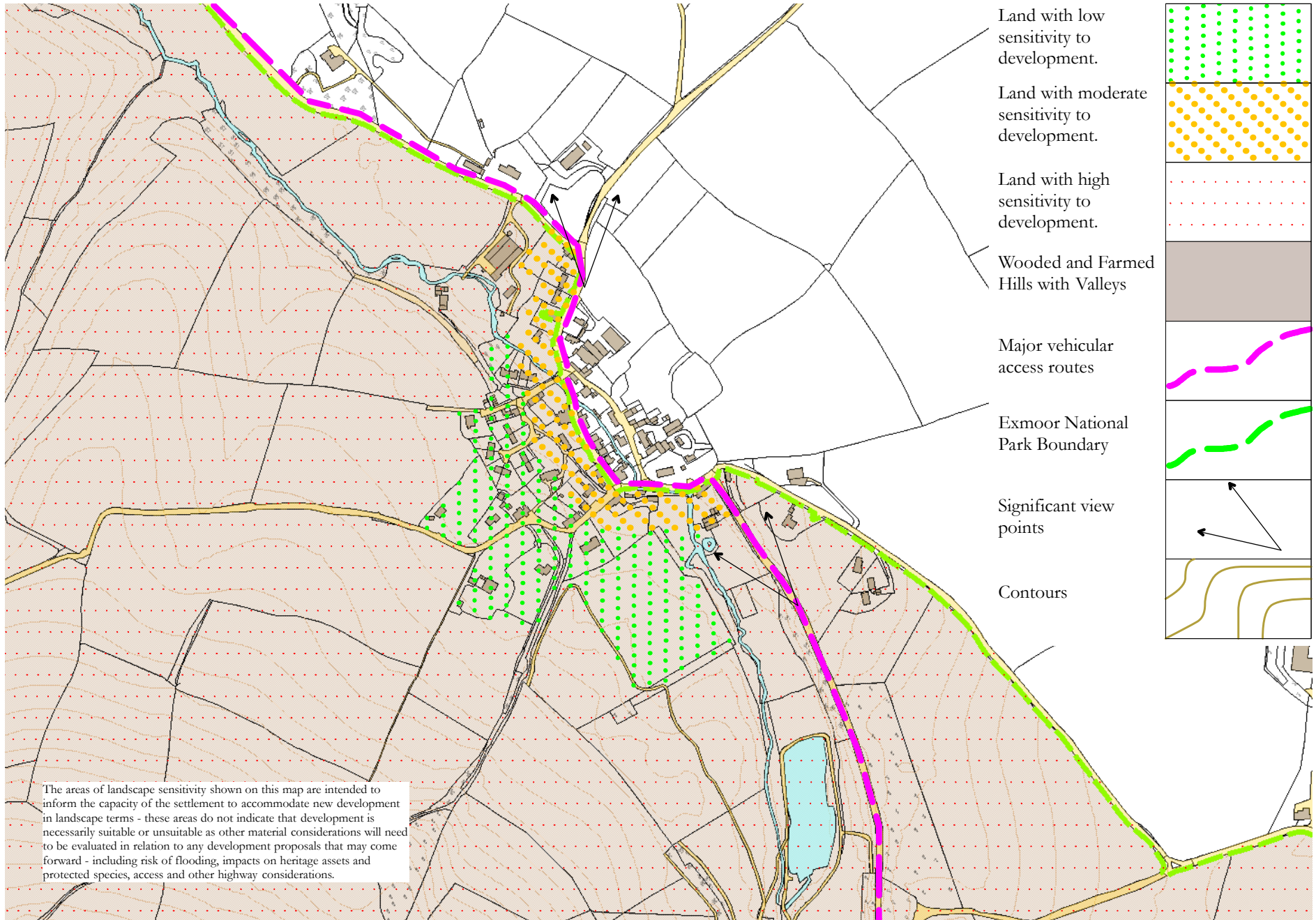
Landscape/Settlement Value - HIGH

High residential appeal, some tourist value, historic landscape context and lack of significant intrusive factors.

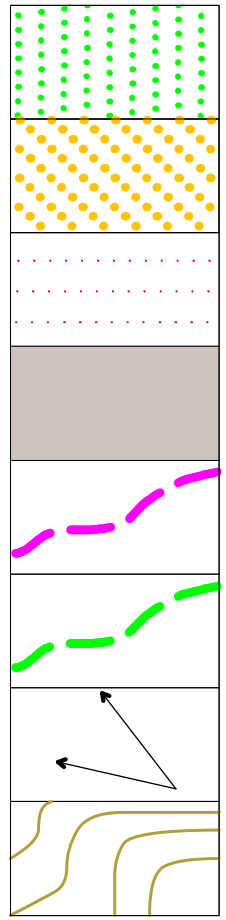
Landscape / Settlement Capacity – LOW

There is limited capacity for further development within areas of low and moderate sensitivity. Further capacity may be identified within or adjoining the part of the settlement outside the National Park boundary. However, this would be a matter for the local planning authority to determine.

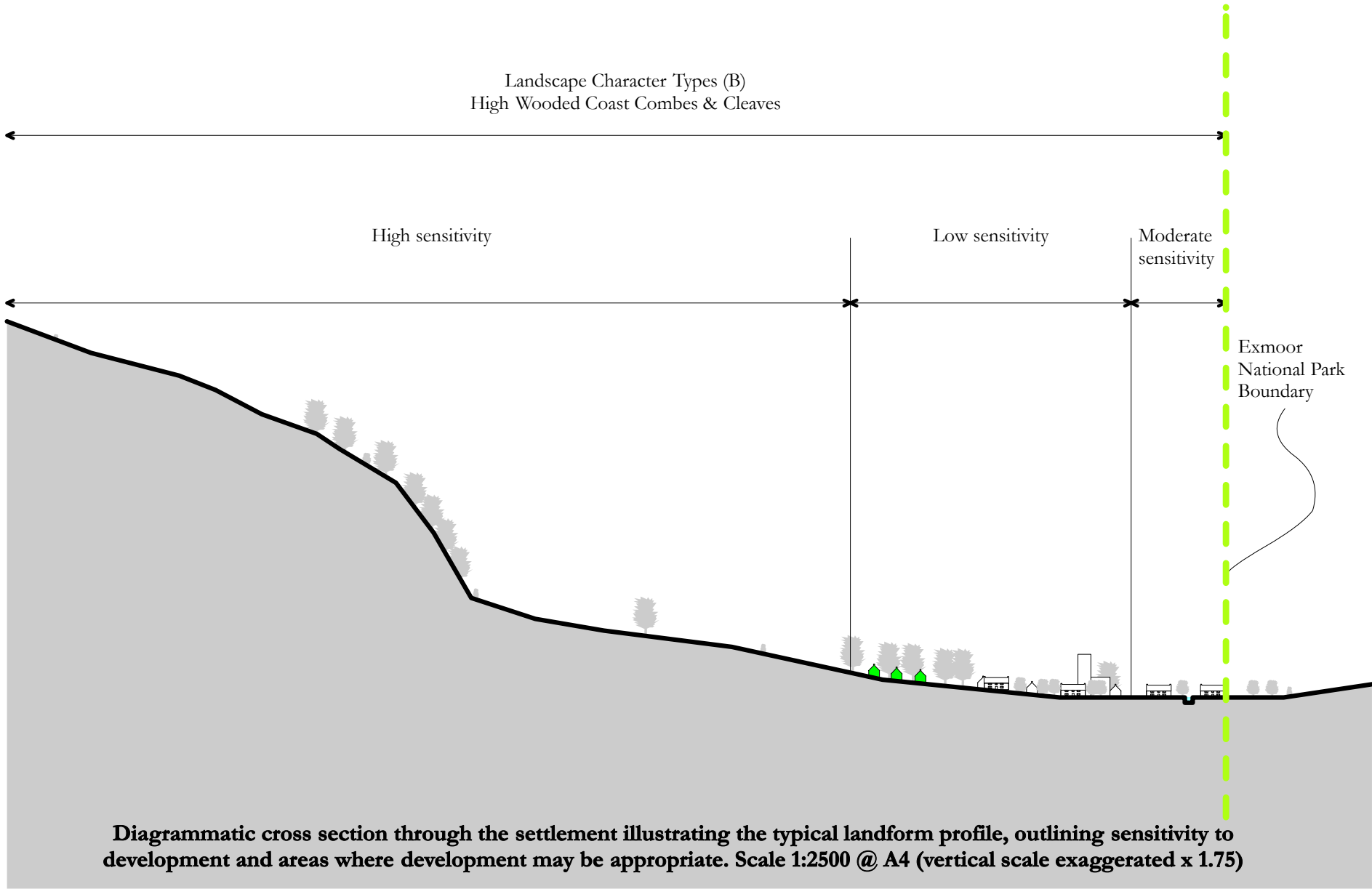




- Land with low sensitivity to development.
- Land with moderate sensitivity to development.
- Land with high sensitivity to development.
- Wooded and Farmed Hills with Valleys
- Major vehicular access routes
- Exmoor National Park Boundary
- Significant view points
- Contours



Landscape Character Types (B)
High Wooded Coast Combes & Cleaves



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 with low sensitivity to development can be found in the relatively flat, lower slopes of the valley, straddling the stream but away from the main highway. Abundant vegetation and subtle level changes help to conceal the land from the wider landscape. Existing development and high stone walls, limit views from the major highways and provides further concealment from within the settlement. Capacity for further development exists, however there is a need to avoid areas prone to flooding. There is further screening potential. There are many detached and attached cottages, throughout Monksilver, that provide good examples of appropriate scale of buildings, juxtaposition and density. It is considered that there is some capacity for detached units with gardens, or alternatively a collection of buildings reminiscent in character to a converted farmstead with orchard, would be appropriate.

Land with Moderate Sensitivity to Development.

Land with moderate sensitivity to development exists in the more visually prominent parts of the settlement beside the main highway.

Land with High Sensitivity to Development.

Land with high sensitivity to development includes land visually detached from the existing settlement, in visually prominent locations. The abrupt transition from village to agriculture is important to the character of the settlement and it is considered important that this should not be eroded. The low flat ground, immediately to the west of the settlement, is particularly sensitive.

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



Images (above and below) illustrating development that reinforces landscape character. Properties abutting highway (no pavement), hedged gardens. Appropriate materials including thatch, limewashed stone walls, exposed random rubble stone work, corrugated sheet material, and clay pantiles.



Settlement Name	Monksilver			
Surveyor	Paul Bryan	Date	24 th June 2011	
Landscape Character Sensitivity (based on LCA & verified in the field)				
Natural Factors	Rivers	Cliff	Coast	Landscape Character Types. Set 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	Arable.
	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	No ribbon development. Buildings mostly on level sites. Original layout comprising a number of well spaced cottages/smallholdings.
	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		
Design Elements and Materials (Describe)	Mostly (early) vernacular or recent buildings - absence of 19 th century early 20 th century development. Small scale and parallel to the highway. Many high status buildings including the Vicarage (neoclassical). Materials include Devonian Red Sandstone, and render (predominantly pink and off white). Thatched, clay pantile and slate roofs. Large percentage of Council Housing of appropriate character. Close association with agriculture with a number of farms within the settlement and abrupt transition. Well treed. Clipped boundary hedges, gardens and allotments.			
Overall Landscape Character Sensitivity	Low	Moderate	High	Subtle and rare character, easily eroded, especially the break with agricultural link.

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)	Notes. Largely because the settlement is so well treed.
Mitigation potential	High	Moderate	Low	In wooded areas and between existing development and rising land
Presence of tourist	Low	Moderate	High	
Sensitivity of the receiving landscape	Low	Moderate	High	Seen from Nettlecombe.
Overall Visual Sensitivity	Low	Moderate	High	
Landscape Value				
Presence of historic / landmark buildings.	None	Some	Many	
Designed Landscapes	No		Yes	Between Combe Sydenham, Nettlecombe and Orchard Wyndham.
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)	Residential appeal - High			
Overall landscape value	Low	Moderate	High	Given a higher score on account of high residential appeal, historic landscape context and lack of significant intrusive factors.
Overall Capacity	High	Moderate	Low	
Total number of units	- Capacity within areas of low sensitivity: 5 units.			
There are some well screened areas where development would be in keeping with historic development patterns, i.e. at the same altitude and close to the settlement core. However, this would necessitate removal of historic landscape fabric and would significantly erode the character of the settlement. There is limited capacity for around 5 units, close to the core of the settlement in the part of Monksilver located within the National Park boundary.				