

Roadwater



Natural Factors

Set within Landscape Character Type (I) Wooded & Farmed Hills with Combes - narrow sinuous combe with steep, lower wooded slopes and rounded open hilltops.

Cultural Factors

A farmed landscape with 20th century forestry and mill workings/water engineering.

Aesthetic Factors

A ribbon of 19th and 20th century development linking earlier farmsteads and cottages. Many attractive and simple roadside cottages.

Landscape Sensitivity - **MODERATE**

Moderately strong landform and vegetation structure, however evidence of erosion of settlement character and patterns.

Visual Character Sensitivity - **LOW**

A landscape of open hill tops and concealed combes. Very few open spaces remain within the settlement. Those that do provide relief from the linear nature of the settlement and provide green, rural backdrops.

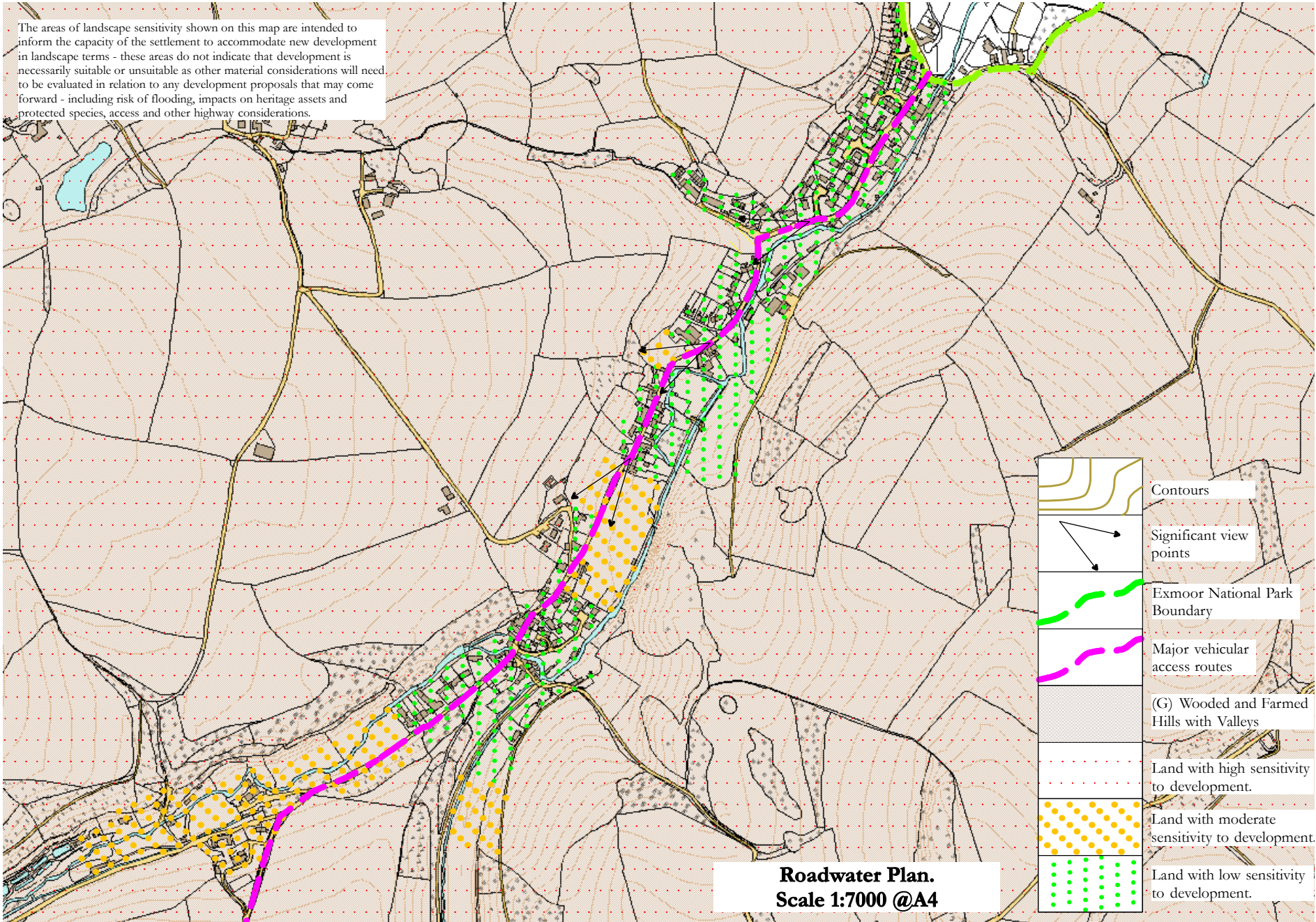
Landscape/Settlement Value - **LOW/MODERATE**

Landscape / Settlement Capacity - **MODERATE**

Capacity is limited as many available areas have already been developed.



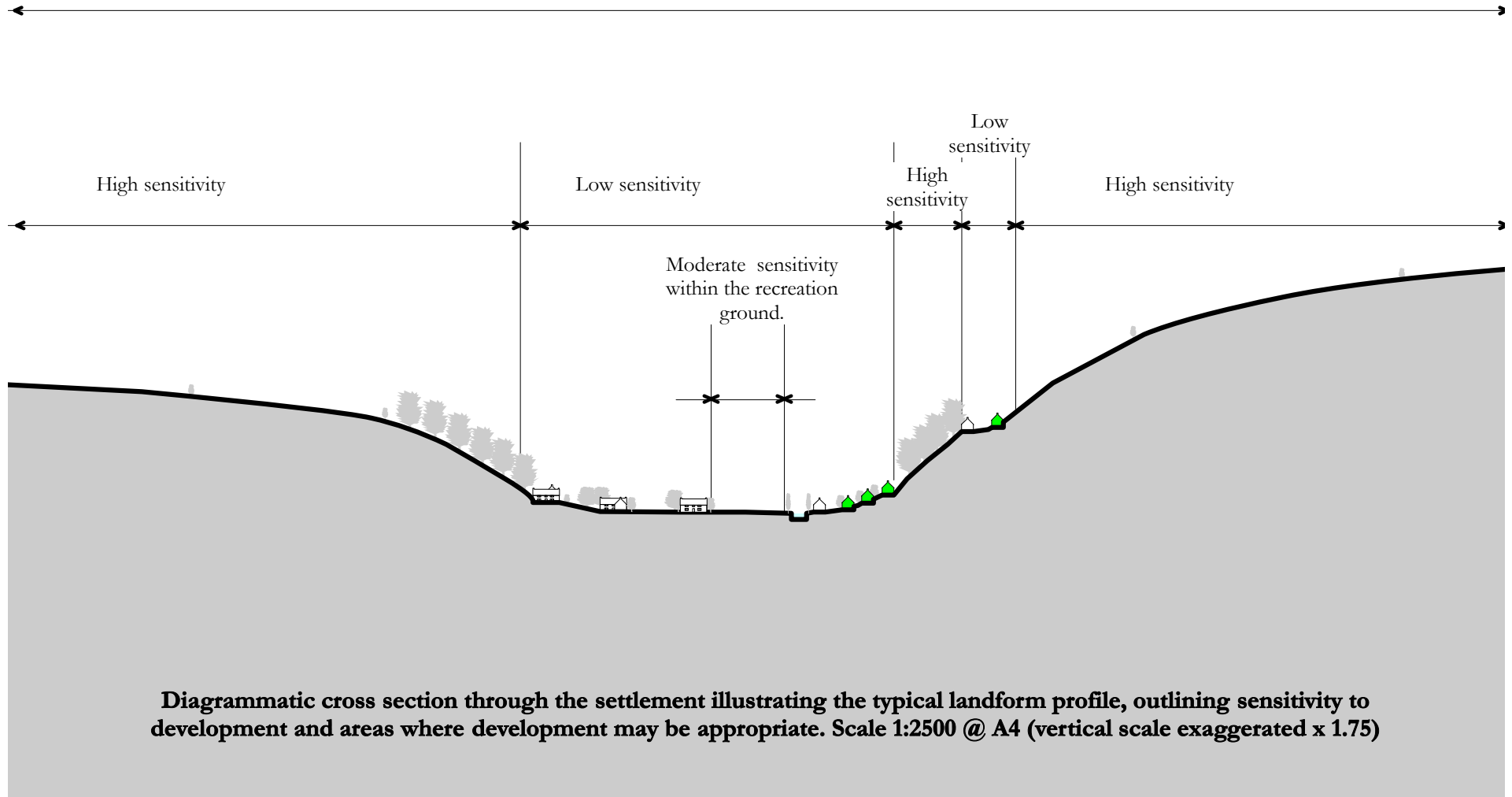
The areas of landscape sensitivity shown on this map are intended to inform the capacity of the settlement to accommodate new development in landscape terms - these areas do not indicate that development is necessarily suitable or unsuitable as other material considerations will need to be evaluated 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
- Significant view points
- Exmoor National Park Boundary
- Major vehicular access routes
- (G) Wooded and Farmed Hills with Valleys
- Land with high sensitivity to development.
- Land with moderate sensitivity to development.
- Land with low sensitivity to development.

Roadwater Plan.
Scale 1:7000 @A4

Landscape Character Area (G) Wooded
and Farmed Hills with Valleys



Land with Low Sensitivity to Development.

Land of low sensitivity to development is found in the valley bottoms, within areas where development would be screened from the wider landscape. The exceptions include the Recreation Ground and some visually prominent slopes that abut the highway and help to break up the linearity of the settlement. In addition, it is considered that there is also opportunity for small amounts of development in a couple of visually discrete locations found behind existing development at the settlement fringes.

Land with Moderate Sensitivity to Development.

Land with moderate sensitivity to development includes areas within the valley, well hidden from the wider landscape, however easily seen from the highway.

Land with High Sensitivity to Development.

Land with high sensitivity to development includes the prominent slopes immediately surrounding Roadwater and land significantly detached from the settlement core.

Particularly sensitive sites, within the settlement, include the Recreation Ground and a number of visually prominent enclosures that abut the highway. These sites have previously been identified in the Adopted Exmoor National Park Local Plan 2001-2011.

Settlement Name	Roadwater			
Surveyor	Paul Bryan		Date	28 th May 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	
	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	Dramatic views in and out. Extremes of flat and undulating.
	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)	Ribbon development broken into segments by the twists in the lane and landscape backdrop. Combination of clusters of cottages and former farmsteads, recent infill and 19 th century Mills. Devonian Red Sandstone, cream render and brick. Predominantly slate and clay pantile roofs, with occasional use of thatch.			
Overall Landscape Character Sensitivity	Low	Moderate	High	Character of settlement has been eroded by waves of discordant development.

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
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	There are a number of visually prominent open spaces throughout the settlement that help to break up the linear character of the village and should not be developed.
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	Mineral railway influences to architecture and layout.
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 low sensitivity: up to 18 units.			
Notes: While landscape capacity is moderate, most areas within the settlement have already been developed or are liable to flood. Some capacity does remain; however, access may be an issue.				