

Exford



Natural Factors

Exford has developed on a crossing of the river Exe. Set within Landscape Character Type (G) Incised Wooded Valleys and surrounded by (F) Enclosed Farmed Hills with Commons.

Cultural Factors

Predominantly a farmed landscape with estate influences and strong cultural association with Stag Hunting.

Aesthetic Factors

The core of the settlement is centred on the large triangular village green and the bridge crossing the Exe, with terraces of early and 19th century cottages, positioned at the break of slope and bordering all sides. The buildings have slate and thatched roofs with exposed stone and colour washed walls. They have no front gardens but sit straight onto the highway. Two large-scale 19th century Inns sit at opposite ends of the village. 19th century character planting behind the Crown Hotel. Late 20th century expansion and some ribbon development, visually prominent on higher slopes.

Landscape Character Sensitivity - MODERATE

A well-unified landscape structure and settlement core, however weakened by late 20th century ribbon development on the eastern side.

Visual Sensitivity - MODERATE

The spurs of land above the settlement are visually prominent, particularly the upper slopes. Land at the base of the valley and lower slopes is well hidden. Within the valleys, particularly the northern slopes, woodland is characteristic and could mitigate development.

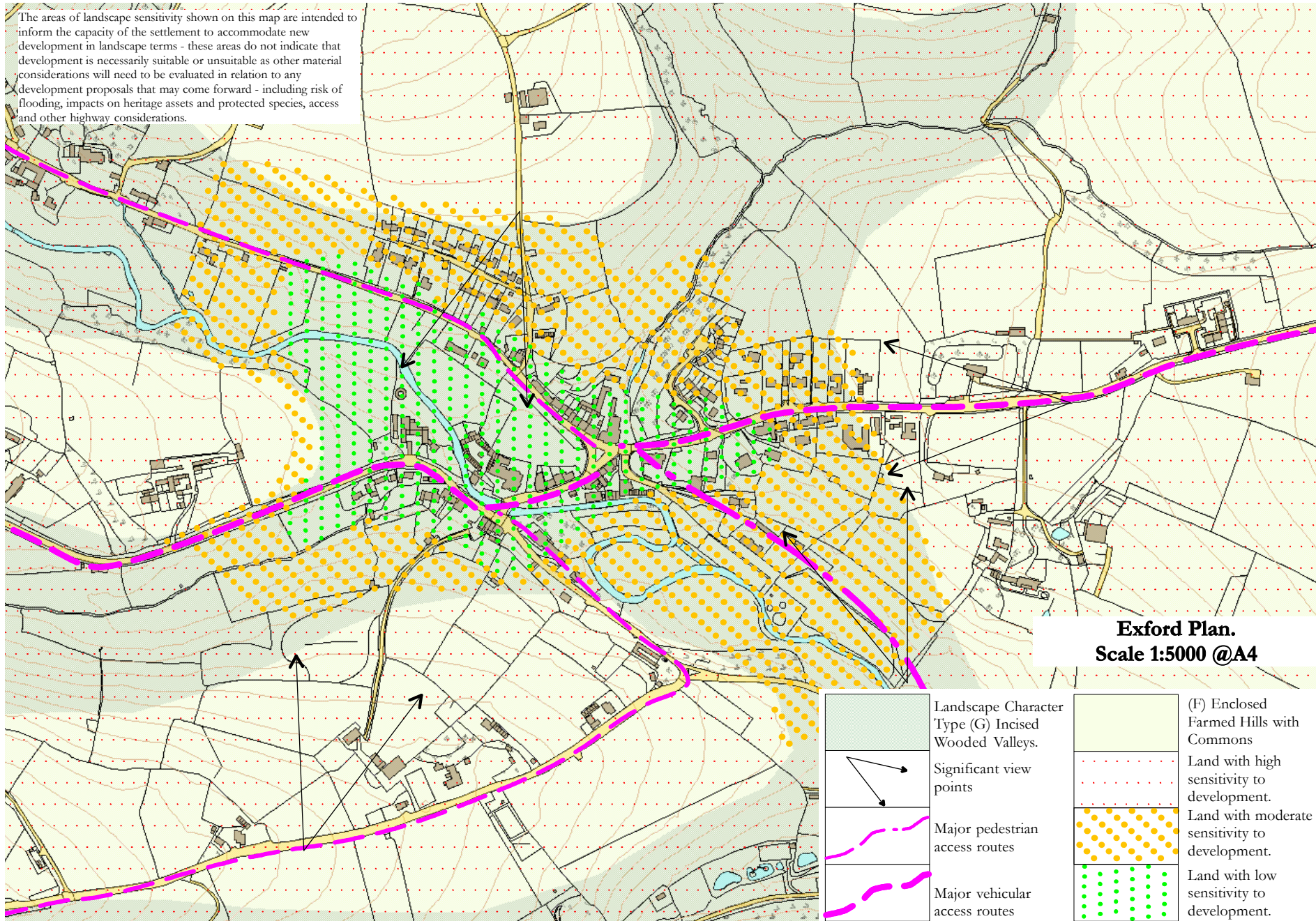
Landscape/Settlement Value - MODERATE

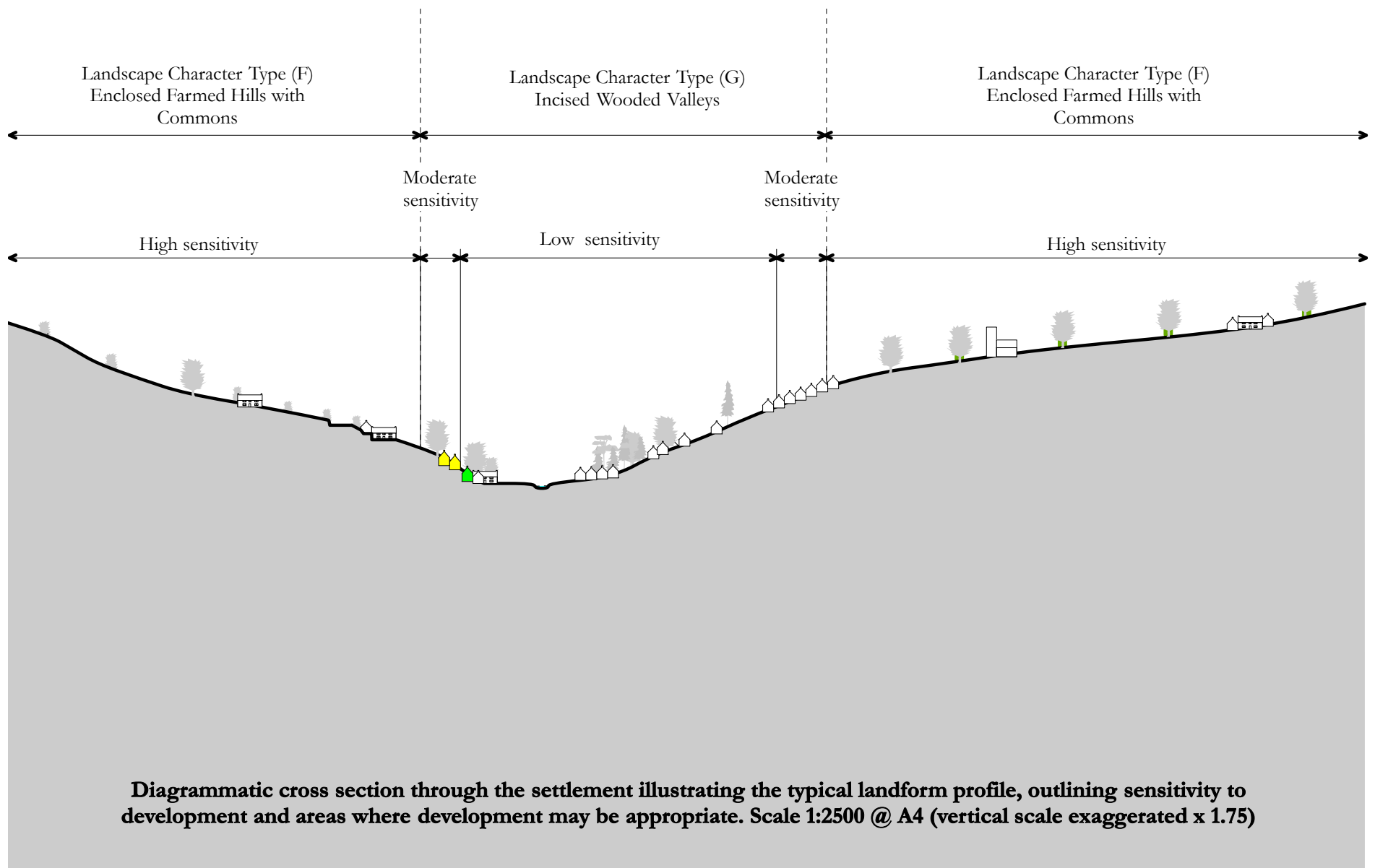
The settlement has strong cultural identity and is highly valued as a tourist destination, however it is not a Conservation Area.

Landscape / Settlement Capacity - MODERATE

Capacity exists for small scale terraced and clustered development on land abutting the settlement core and on concealed stream-side slopes within Landscape Character Type (G) Incised Wooded Valleys, where there is potential for planting to ameliorate development. There is little capacity for development beyond the settlement core within Landscape Character Type (F) Enclosed Farmed Hills with Commons.

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.





Land with Low Sensitivity to Development.

Land of low sensitivity to development closely abuts the existing village core in visually concealed locations at the bottom of the slopes. Additional tree planting in these locations, to ameliorate development, would be appropriate to the landscape character, if not already present. Appropriate development would be in the form detached units set in gardens. The buildings would need to be small in scale and preferably no more than 1 ½ storeys in height.

Land with Moderate Sensitivity to Development.

It is considered that there is some limited capacity to develop the more visually prominent parts of the settlement closely abutting the existing village core, however at slightly higher altitude and in more visually prominent locations than the areas of Low Sensitivity. However design would need to be of a very high standard with particular attention being given to site planning and highways treatment. Capacity has been identified in areas with the following characteristics.

Gardens/small paddocks behind existing roadside cottages - capacity for further attached and detached cottages broken by gardens and trees. Care would be needed to ensure that connection with the highway was appropriate to the character of the settlement. The height of these areas would make any development visible and therefore the units would need to relate to surrounding cottages in character, scale and density. Appropriate planting could be a mixture of small cottage garden species (fruit trees, lilac, small evergreens) and natives (hazel, holly, ash and oak).

Lower slopes of the spurs beside the stream on the north side of the village have limited capacity but could accommodate a very small development with large well-vegetated gardens including conifers and large evergreen trees.

Limited extension of the settlement on land to the west of the River Exe for a small terrace of roadside cottages.

Land with High Sensitivity to Development.

Land with the following characteristics is considered to be sensitive to additional housing development.

- The higher land that surrounds the settlement and falls within landscape character type (F) Enclosed Farmed Hills with Commons – with the exception of isolated farmstead type development, visually separated from the settlement core.
- Land detached from the settlement core.
- Ribbon development along approach roads and major pedestrian approaches.
- The visually prominent upper slopes/spurs within Landscape Character Type (G) Incised Wooded Valleys.
- The visually prominent land adjacent to the well used pedestrian routes besides the River Exe.

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



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Slate, thatch, stone and rendered terraced cottages. Great variety of scales and facades within strong unity. Hidden curtilages and positive open space. Large conifers suggest influence of estates.

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Examples of the Characteristics that Weaken Character and Erode Local Identity.

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Urban / suburban landscape and highways infrastructure, plus ground floor levels that do not work with site levels, weaken overall character.

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Lack of positive boundary to recent development and equestrian land management weaken strength of character.

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Settlement Name	Exford			
Surveyor	Paul Bryan	Date	8th June 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 (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	
	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 in a few places through keeping of horses.
			Poor transition	
Animation	Quiet	Busy	Neither quiet nor busy	
Design Elements and Materials (Describe)	Stone and render (predominantly off white, but also other pastel colours). Roofs mostly slate, some thatch. Roadside terraces, unplanned with irregular rooflines.			

Overall Landscape Character Sensitivity	Low	Moderate	High	A relatively exposed settlement with some recent, highly visible and incongruous development at the fringes, which erodes character. The core of the settlement has a strong character.
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)	Residential appeal - High			
Overall landscape value	Low	Moderate	High	
Overall Capacity	High	Moderate	Low	
Total number of units	Capacity within areas of low sensitivity: 4 units. Capacity within areas of moderate sensitivity: up to 16 units			