

# Luccombe



## Natural Factors

Luccombe sits at the edge of the Landscape Character Type (E) Farmed and Settled Vale with (B) High Wooded Coast Combes & Cleaves to the south west of the village.

## Cultural Factors

Formerly part of the Holnicote Estate, now owned by the National Trust.

## Aesthetic Factors

A relatively nucleated settlement with outlying clusters of cottages and farmsteads. Inward looking with short views to hillocks and woodland clumps. Strong historic and well unified character. Some late 20th century development, with good examples to the north of the church and some poor examples, that erode character, along the lane to the south of the church.

## Landscape Character Sensitivity - **HIGH**

Very cohesive settlement with strong character. Limited palette of materials and landscape management.

## Visual Sensitivity - **HIGH**

Receiving landscape of high sensitivity, high presence of tourists, however parts of the settlement are not visually prominent and high walls screen some properties and provide a model for possible future development.

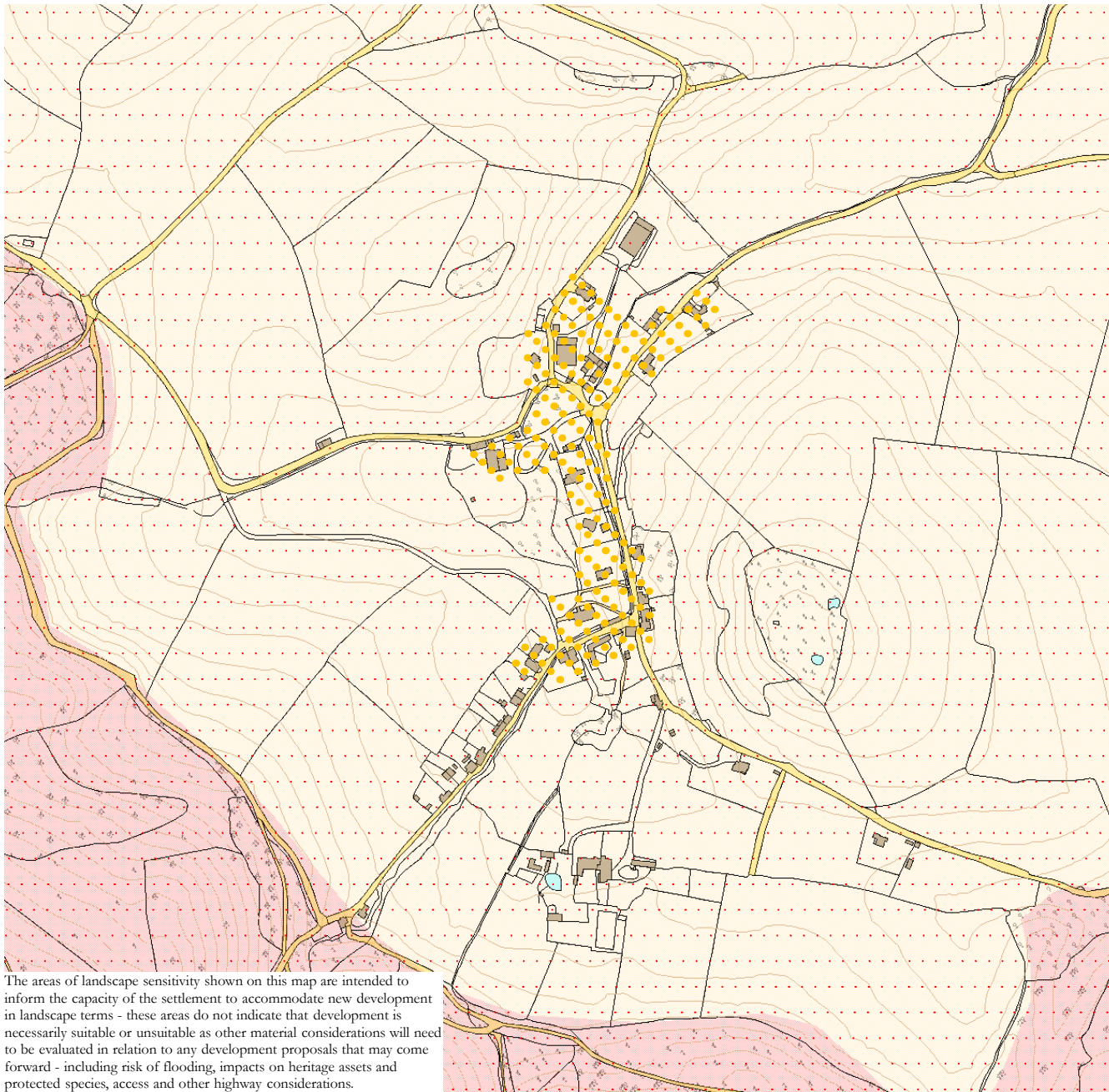
## Landscape/Settlement Value - **HIGH**

The majority of the village is owned by the National Trust. The settlement is also a Conservation Area, with buildings, landscape and landscape setting of the highest value.

## Settlement Capacity - **LOW**

Very limited capacity for small-scale units, possibly set behind high walls. Particular attention needs to be given to the screening of 21st century domestic curtilages.





Land with low sensitivity to development.

Land with moderate sensitivity to development.

Land with high sensitivity to development.

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

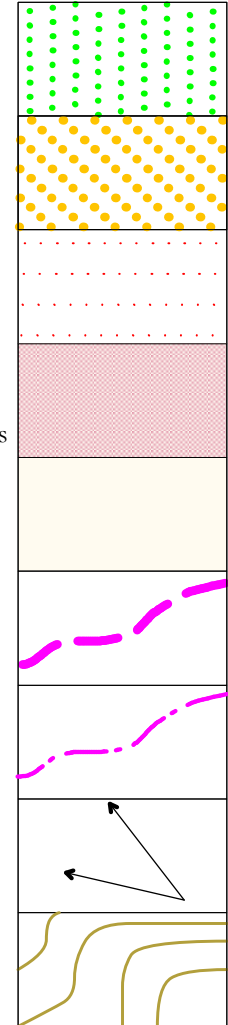
Landscape Character Type E Farmed and Settled Vale

Major vehicular access routes

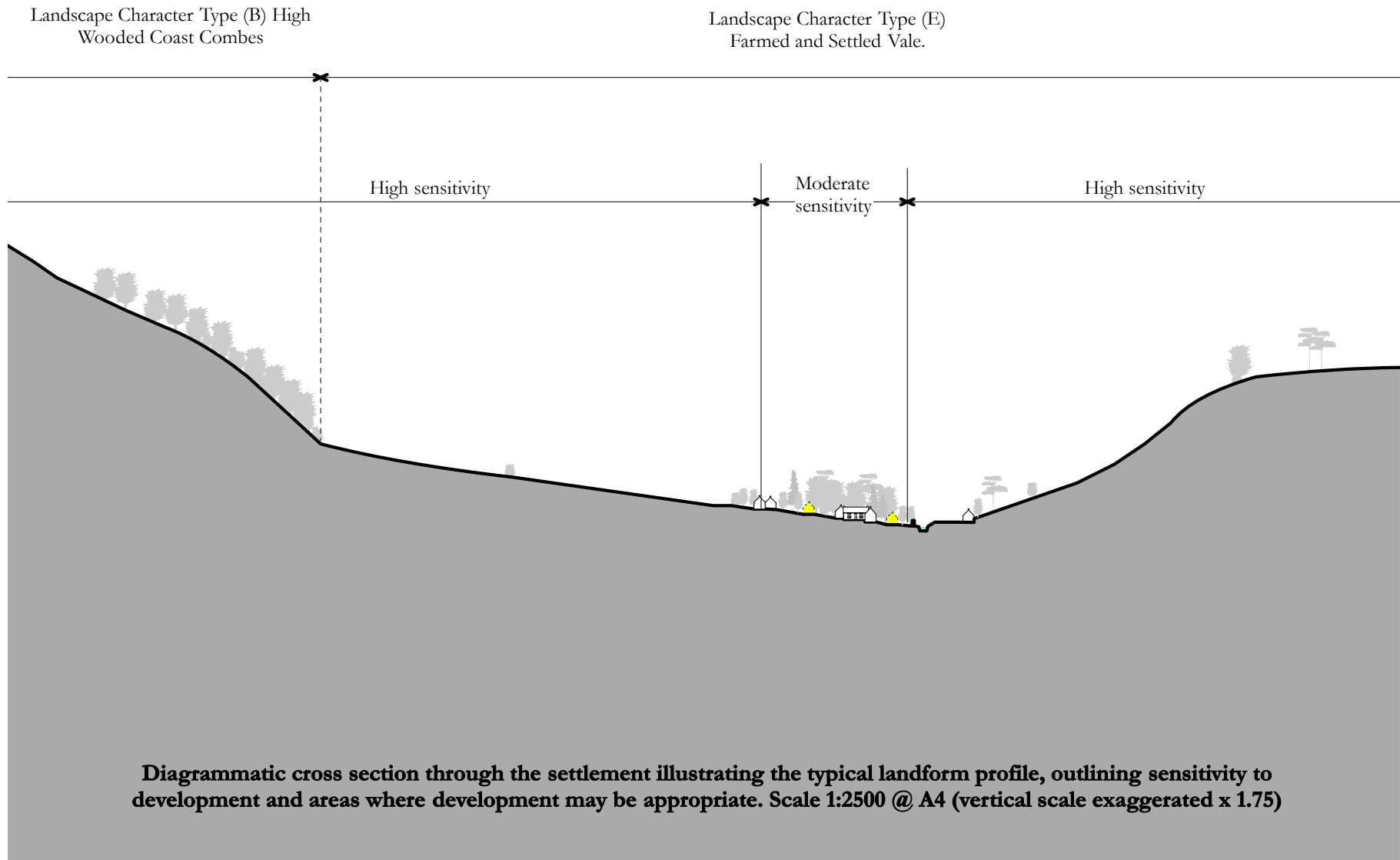
Major pedestrian access routes

Significant view points

Contours



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



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

There is no land that is of low sensitivity to development in or around Luccombe.

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

Land with moderate sensitivity to development includes areas, in well-hidden locations, within the settlement, that abut the core of the existing settlement, however they are hidden from view behind high stone walls and concealed with existing vegetation. Potential development here is limited and should be well concealed with only roofs being exposed. Appropriate new structures would need to be low, with pitched roofs of thatch or reclaimed clay pantiles to complement the other buildings within the settlement. The buildings, although not easily visible, would need to be well designed and relate to the vernacular buildings found in the settlement. Consideration would need to be given to materials, curtilage treatment, paving, window and door details and site layout. Appropriate tree species could include cottage-planting character such as fruit trees, lilac and holly.

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

Land with high sensitivity to development includes all land within and around the settlement with the exception of land with moderate sensitivity described above.

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



Recent dormer bungalow (above) and traditional cottage (below) that help to reinforce character. Both developments share scale, form, materials, discrete curtilages and windows that “peep”.



<b>Settlement Name</b>	<b>Luccombe</b>			
<b>Surveyor</b>	Paul Bryan	<b>Date</b>	29 <sup>th</sup> May 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>  Settlement sits at the edge of (E) Farmed and Settled Vale with (B) High Wooded Coast Combes & Cleaves to the south west of the village.
	Slopes	Scrub	Stream	
	Moorland	Woodland	Pond/wetland	
	Unimproved grassland	Hedges	Bracken	
Landform	Plateau	River Valley	Harbour	
	Rolling	Combe	Other	
<b>Cultural Factors</b>	Parkland	Gardens	Veteran trees	Conservation of 19 <sup>th</sup> century farming patterns.
	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	
<b>Aesthetic factors</b> (Pattern, shape, scale, form enclosure)	Large scale	Small scale	Enclosed	Medium scale.
	Planned	Organic	Open	
	Nucleated	Fragmented	Linear	
	Outward-looking	Inward-looking	Other	
Position	Hill top	Valley	Coast	
	On side of hill	River side	Aspect (describe) South	
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)	Thatch, clay pantiles, red sandstone, timber, high garden walls, doors in walls, wide doors, gabled windows, Steps up to properties, drainage trenches, and small pedestrian bridges.			
<b>Overall Landscape Character Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	Very cohesive settlement with strong 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)	Notes
Mitigation potential	High	Moderate	Low	
Presence of tourist	Low	Moderate	High	
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	
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	County Wildlife Sites.
Other (describe)	National Trust owned			
<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>	<b>Capacity within areas of moderate sensitivity: up to 2 units.</b>			
Notes: Some poor 20 <sup>th</sup> century development to south of church that erodes character. Some good 20 <sup>th</sup> century infill (Slates to north of church) shows how appropriate modern development can be accommodated in this otherwise “conservation” settlement. Very limited capacity for high quality small-scale units set behind high walls. Particular attention needs to be given to screen 21st century domestic curtilage.				