



National
Trust

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Our Ref: MC/AW

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Masterplanning Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP



Dear Sir/Madam

**Tiverton Eastern Urban Extension
Consultation Draft of the Masterplan Supplementary Planning Document**

The Trust wishes to make the following comments in relation to the consultation on the Masterplan for the Tiverton urban extension.

The Mid Devon Local Plan (part 3) - Development Management Policies, adopted October 2013, Policy DM/27 (Development affecting heritage assets), includes the requirement that the Council will:

e) Require developers to make a proportionate but systematic assessment of the impact on setting as set down in the guidance from English Heritage: 'The Setting of Heritage Assets'.

The following supporting text in the Local Plan Part 3 (Para 5.6) is also relevant:

'Specific studies may also be relevant to development proposals depending on their location. For instance, where development would affect the setting of Knightshayes Court or Killerton Park, the Council will have regard to *The Setting of Knightshayes Park and Garden: A Historic Landscape Assessment (The Parks Agency; Sept 2007)*, or the *Killerton Setting Study (Land Use Consultants; Final Report, April 2013)*, as appropriate. These documents will be a material consideration when planning applications are determined. **Applicants are encouraged to** contact the Council or check the Public Access system on the website (<http://planning.middevon.gov.uk/online-applications>) to **check if their site falls within the setting study areas surrounding Knightshayes or Killerton, and consider the implications of this at the design stage.** It should also be noted that the areas covered by setting studies do not represent a finite limit of setting.'

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The English Heritage guidance in *The Setting of Heritage Assets (2011)* stresses the need to consider the effects on the significance of a heritage asset from a project's inception and that: 'Early assessment of setting may provide the basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge latter in the process' (page 20).

Part of the eastern urban extension site falls within the setting study area for Knightshayes. The ridge line running SW-NE across the land is prominent in views on the west side of Knightshayes Plantation, above Chettiscombe, and this ridge in part defines the setting boundary. The ridge is prominent in a historic designed view out from Knightshayes, from the Church Path (Historic designed view out, number 5 on Fig 24 and described on page 39, *The Setting of Knightshayes Park and Garden*), and from the Impey Walk through Knightshayes Plantation.

However, there is, as yet, no evidence that this issue in relation to the setting of Knightshayes has been considered. It is not identified in the *Draft Masterplan SPD: Cultural Heritage and Archaeology* chapter (7.10), despite the Trust's previous representation on this issue in August 2013 (email exchange with Liz Pickering dated 05 August 2013).

In accordance with English Heritage guidance and the Local Plan Part 3, consideration should be given to the effects on the significance of this heritage asset from the project's inception.

Yours faithfully

Michael Calder
Planning Adviser MRTPI

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