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Killerton Setting Study

Final Report, April 2013



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V2_0	17/04/13	Final report	Robert Deane	Louise Tricklebank	Robert Deane

Planning & EIA
Design
Landscape Planning
Landscape Management
Ecology
Mapping & Visualisation

LUC BRISTOL
14 Great George Street
Bristol BS1 5RH
Tel: 0117 929 1997
Fax: 0117 929 1998
bristol@landuse.co.uk

Offices also in:
London
Glasgow
Edinburgh



FS 566056
EMS 566057

Land Use Consultants Ltd
Registered in England
Registered number: 2549296
Registered Office:
43 Chalton Street
London NW1 1JD
LUC uses 100% recycled paper

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1 Introduction

Killerton Park

- 1.1 Killerton Park is located approximately 8km to the north-east of Exeter in the County of Devon, England. The Park lies on undulating land to the south of the River Culm, centred upon Dolbury Hill. Killerton House sits beneath the Hill's southern slopes, with the M5 motorway and village of Budlake lying immediately to the east.
- 1.2 Killerton Park is a diverse and complex designed landscape that easily merits its inclusion at Grade II* on the Register of Parks and Gardens of Historic Interest in England. The special qualities of Killerton are numerous, however, and extend well beyond its importance as a designed landscape. The Killerton Parkland Plan (LUC, 2012) identified four critical areas of significance which are set out in Box 1.1 below.

Box 1.1: THE PRIMARY SIGNIFICANCES OF KILLERTON PARK

1. The Veitch – Acland Partnership: It is the long and fruitful partnership between the Veitch and Acland families at Killerton that above all else places the park upon the national and international stage. As a result Killerton was at the forefront of establishing and promoting newly imported species from abroad and is also considered to be one of the first Arboreta to be established in the country. The plants brought in and tested at Killerton went on to embellish many other estates, making a claim for Killerton to be among the most influential parks in the country in its heyday from the late 18th century to the early years of the 20th century.

2. The Archaeology: Killerton contains a wealth of archaeological remains that testify to the rich time depth of the area and clearly evidence the development of the park. The most important of these are Dolbury Hillfort and the deer park pales, both Scheduled Monuments, and the remains of the mansion house at Columbjohn, which are of Schedulable quality; these are all of national significance and provide a tangible record of the long and varied human occupation of the area. Elsewhere, prehistoric crop marks, the lines of former roads (often removed to expand the park) and sites of earlier buildings contribute to the diverse palimpsest landscape.

3. The Parkland Trees: Killerton also plays host to an outstanding collection of ancient and veteran trees, which contributes both to the time depth of the park and also supports a diverse array of wildlife species. The trees of Killerton Park exceed all of the criteria required by the Joint Nature Conservation Committee (JNCC) to support its selection as a SSSI for veteran trees¹ and as such the site should be regarded as at least of national value in terms of its veteran tree population.

4. The Views to and from the Park: The striking topography of Killerton, centred around its prominent volcanic outcrop, lends the park another of its most distinctive features – the varied and impressive views. The historic design of the park exploits these views to the full, creating a rich and dynamic experience afforded by the undulating topography of both the park and its wider setting. The expansive and undeveloped nature of many of these views contributes greatly to the atmosphere of Killerton and helps to set it apart in this respect from many parks of its kind today. Killerton also stands as an important landmark within the wider landscape, being a distinctive feature in views from much of the surrounding area.

¹ Most of the open parkland is not actually designated as an SSSI and the northern part of the Park (which is more wooded) is designated as an SSSI in relation to its geological rather than its biological interest.

Purpose of the Setting study

- 1.3 The National Trust commissioned LUC in 2012 to prepare the Killerton Setting Study alongside a Parkland Management Plan in order to understand the contribution of the setting to the significance of Killerton Park and to explore its sensitivity to change.
- 1.4 This report is intended to provide guidance to the National Trust on how it should respond to development proposals and other potential changes that might impact on the historic setting of Killerton House and Park, and also to inform the policies of planning authorities and other bodies with responsibilities in land use planning and management.

Format of this report

- 1.5 This report is set out under the following chapters:
 - Chapter 2 Methodology:** explains the approach to the setting study and identifies the existing landscape character framework developed by Devon County, East Devon and Mid-Devon Councils. Includes definitions used in the report with regard to the sensitivity analysis of the setting.
 - Chapter 3 Defining the setting of Killerton Park:** identifies the setting study area and describes its key characteristics. Issues and forces for change across the whole study area and key recommendations are outlined.
 - Chapter 4 Analysis of setting by character area:** identifies and describes the component character areas by describing their key characteristics, historic development, character and current condition, and each character areas' relationship with Killerton Park. An assessment of overall sensitivity to change is summarised at the end of each character area description.
 - Chapter 5 Summary of sensitivities:** summarises in map form the sensitivity scorings of each Character Area within the setting of Killerton Park.
 - Chapter 6 Use and application of the setting study:** outlines the practical use of this study and how it can be used and applied in the consideration of planning applications and land use and management decisions.

2 Method Statement

- 2.1 This chapter sets out the approach to the setting study which involved a desk study and review, site survey and evaluation and analysis, followed by consultation on the results.
- 2.2 There is no universally accepted or standardised methodology for assessing and addressing impacts on the setting of historic landscapes and features. English Heritage has issued guidelines which define key concepts and describes recommended steps^{2,3} which were taken into account in this study. The Government's National Planning Policy Framework (NPPF)⁴ replaced earlier more detailed Planning Policy Guidance⁵ and emphasises the need for proper assessment of the impact of development proposals on the setting of heritage assets⁶, but does not prescribe how this should be done. The methodology for this study was therefore developed in the light of this guidance and in consultation with National Trust staff including Killerton General Manager Phillip Smart, Regional Planning Advisor Michael Calder and English Heritage Regional Landscape Architect Kim Auston.

Key definitions

- 2.3 Before describing the process that was followed in this study, it is helpful to define the concepts that are central to the approach that has been adopted.

Setting

- 2.4 Critical to this study is the definition, in both a conceptual and spatial sense, of the setting of Killerton Park. The NPPF defines the setting of a heritage asset as "*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*". As the English Heritage guidance⁷ states: "*The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and by our understanding of the historic relationship between places*".
- 2.5 From these references, it is clear that the setting of Killerton Park encompasses both its visual relationship with its surroundings (how the views from and to the Park contribute to its character and the way it is perceived and experienced) and its cultural and functional relationships with local communities, landscapes and other heritage assets. This is important both for defining the extent of the study area (below) and for understanding the forces for change affecting the setting (covered at the end of Chapter 3).

The study area

- 2.6 This study starts by identifying the broad geographical area within which Killerton Park is experienced, ensuring that all the land that is visible from the Park, to the limit of the ridge lines that define its immediate horizons⁸, lies within this block of land, while also taking account of the

² English Heritage (2011). The Setting of Heritage Assets: English Heritage Guidance. October 2011.

³ English Heritage (2011). Seeing the history in the view: A method for assessing heritage significance within views. May 2011

⁴ DCLG (2012). National Planning Policy Framework. March 2012.

⁵ DCLG (2010). Planning Policy StatEmment 5: Planning for the Historic Environment. March 2010

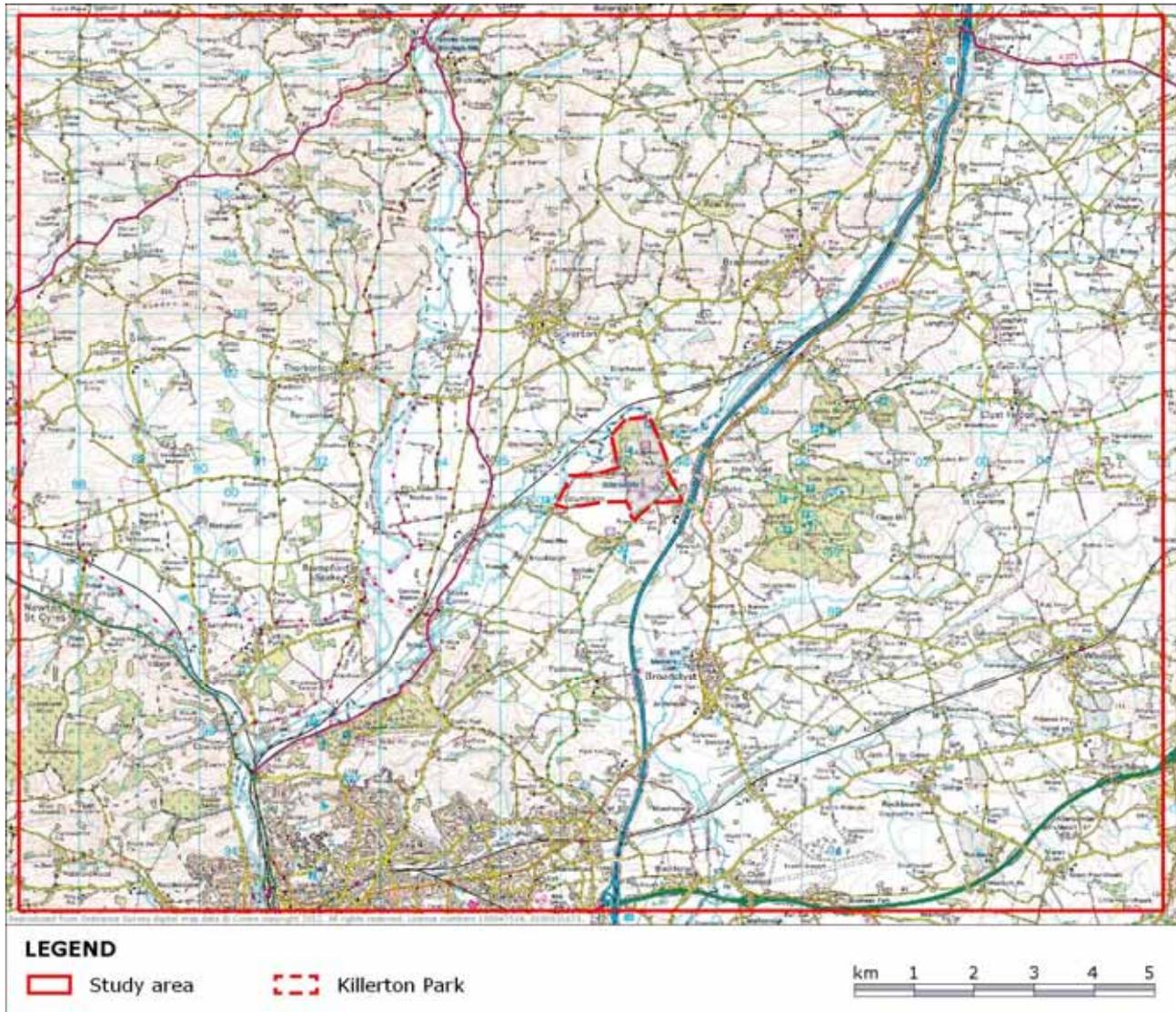
⁶ NPPF paragraph 129.

⁷ English Heritage (2011). The Setting of Heritage Assets: English Heritage Guidance. October 2011.

⁸ The study area does not extend to the distant horizons visible from the Park which include Dartmoor to the south west and the Blackdown Hills to the east.

National Trust's Killerton Estate, which extends to 2,590 ha around the Park, and particularly to the south and to the east where it continues over the ridge lines so that this part of the Estate is not visible from the Park. This is the study area (shown in **Figure 2.1**) within which lies the setting of Killerton Park. Later in this report (Chapter 3), the smaller '**Zone of Potential Influence**' around The Park, which more closely delineates its setting, is described and mapped. A further stage in the study (described in Chapter 4) identifies the discrete areas within the Zone of Potential Influence that have a high significance to Killerton Park, and where impacts on the setting of the historic asset are most likely to occur.

Figure 2.1 The Study Area



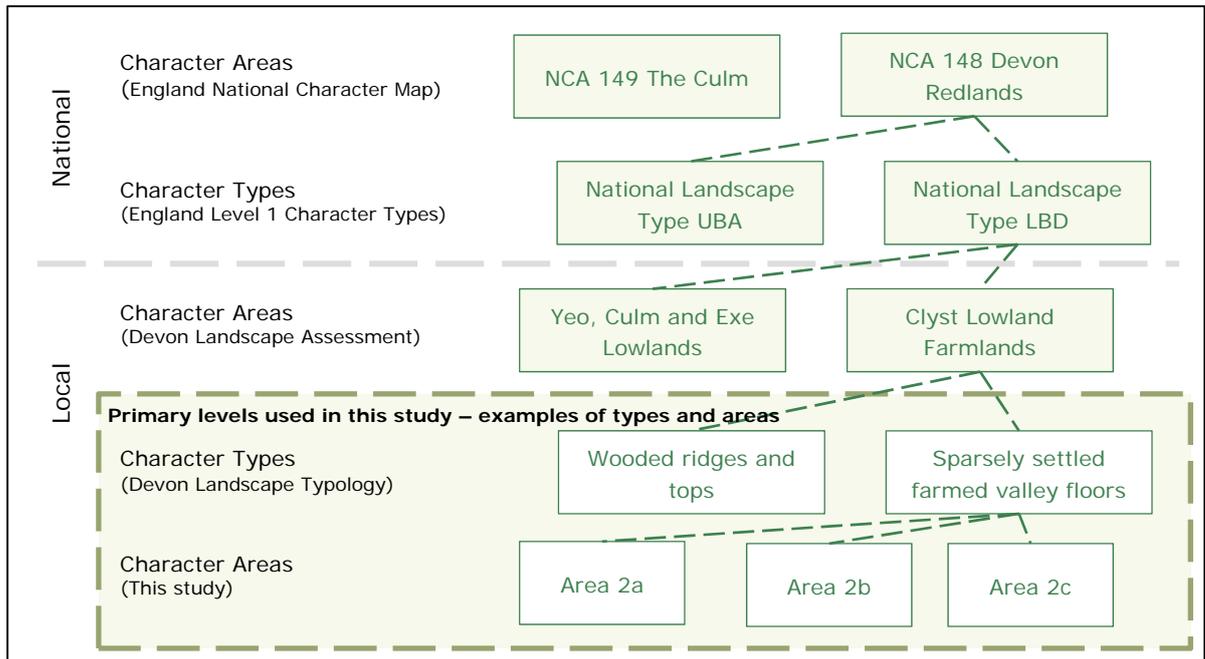
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Landscape character

- 2.7 At the outset of the study, it was agreed with the steering group that the structure of landscape character types and areas provides a good spatial framework for assessing impacts on the heritage assets of Killerton Park.
- 2.8 Landscape character **types** describe distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country. Landscape character **areas** are single unique areas and are the discrete geographical areas of a particular landscape type. This distinction is reflected in the naming of types and areas: landscape character types have generic names such as moorland plateau and river valley, but landscape character areas take on the names of specific places. As **Box 2.1**

shows, landscape character areas and types can occur at different scales (from national to local) with those at smaller scales nesting within those at large scales.

Box 2.1. Schematic diagram showing the relationship between landscape character types and areas



Source: After Countryside Agency and Scottish Natural Heritage (2002). Landscape character assessment guidance for England and Scotland

Methodological steps

2.9 This study has been undertaken using the following stages.

1. Desk study

2.10 Existing Landscape Character Assessments were reviewed to understand the underlying character of the area surrounding Killerton Park and to begin to define a setting study area. As explained above, there are several tiers of landscape character assessment that have been considered and these are described below.

National Character Area

2.11 Killerton and its context falls within National Character Area No. 148 'Devon Redlands', with defining characteristics including (those in bold apply to the study area):

- **Soils derived from red Permo-Triassic sandstone and red-tinged cob buildings** which give the name to this character area.
- **Hilly landscape of villages, hamlets, farmsteads, hedgebanks and winding lanes, cut through by steep-sided valleys with wide floodplains.**
- **Large woodlands confined mainly to steep valley sides with small, irregular broadleaved woods.**
- **Cob and thatch rural buildings.**
- **Extensive urban development, roads and railways on the lower valleys and coast.**
- **Open flood meadows with little tree cover in the lower valleys**, extending to open saltmarsh on the coast.
- Distinctive area of Pebble Bed heaths in the east.
- **Large parks and manor houses** near the towns.

County Wide and Local Landscape Character Assessments

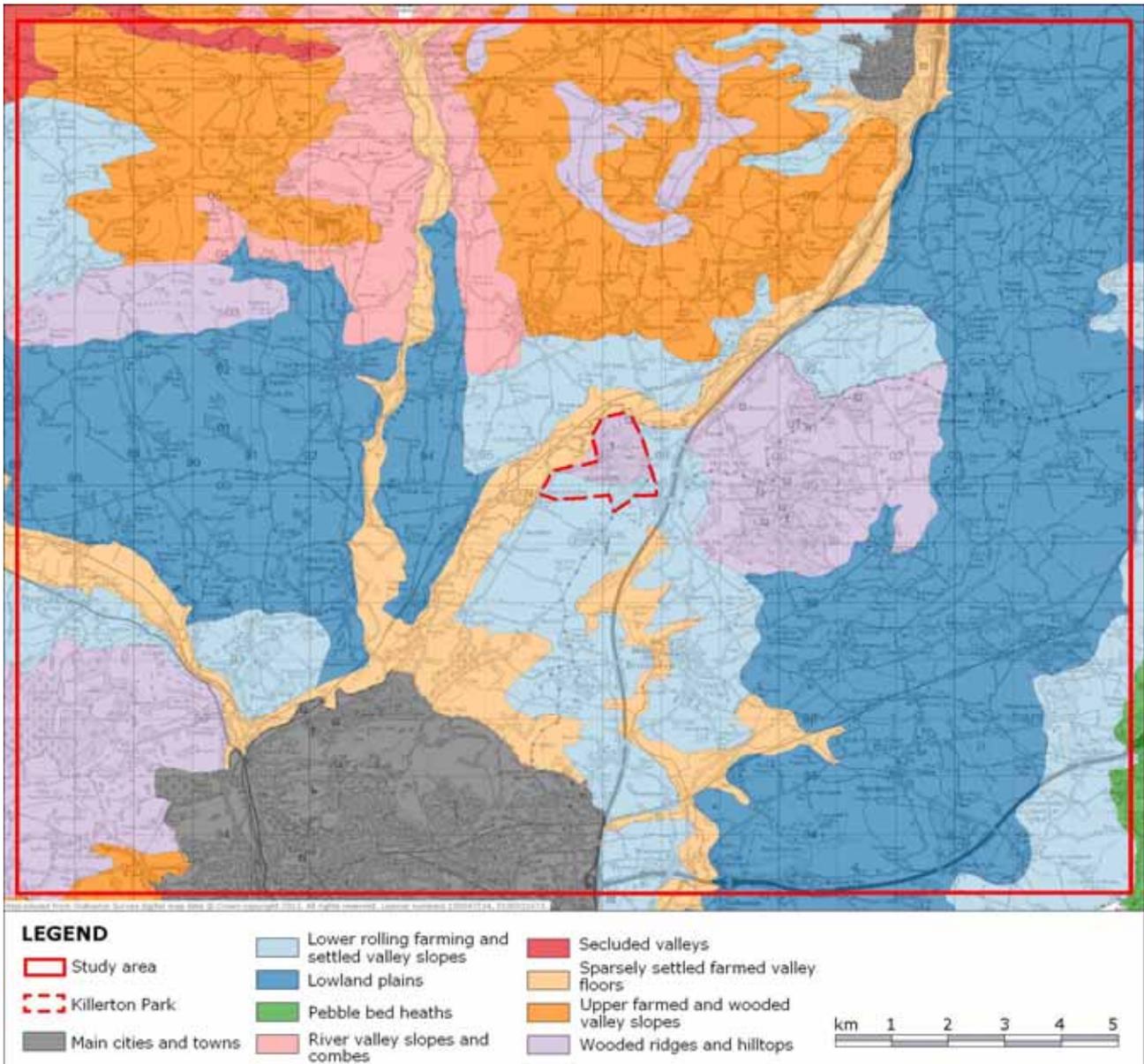
2.12 The Devon Landscape Character Assessment is more detailed than the National Character Area Assessment and was developed to be consistent with that Assessment. The Devon Character Areas give a more precise indication of where key changes in landscape character occur at a County scale. Devon Character Areas are unique, geographically-specific areas of landscape and each one has an individual identity, most being referred to with a specific place name e.g. 'High Dartmoor North'. The Park itself lies within the Clyst Lowland Farmlands character areas, with the Yeo, Culm and Exe Lowlands character area lying immediately to the west.

2.13 Following this assessment, individual District Councils, AONB Partnerships and the Dartmoor National Park Authority have completed local assessments which resulted in the identification of Landscape Character Types occurring in Devon⁹. These are generic landscapes that share similar characteristics but may occur in different parts of Devon, allowing different landscapes to be compared. Landscape Character Types are given a descriptive name e.g. 'Wooded ridges and hilltops'. These types offer a finer spatial resolution than the Devon Character Areas and nest within them. The Landscape Character Types in the study area are shown in **Figure 2.2**.

2.14 For the setting study the Landscape Character Types were adopted as a basis for analysis and developing the study area as they represent a finer grain of analysis at a scale appropriate to the setting study. It was also considered important to work with a pre-existing framework that was embedded within the planning system and one that has been subject to previous consultation. In Section 4 of this study, the parts of the character types that lie within the setting of the Park are numbered and treated as a lower tier of character areas.

⁹ The Assessment relevant to the study are: East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District: Landscape Character Assessment and Management Guidelines (2008); and Mid-Devon District Council Landscape Character Assessment (October 2011).

Figure 2.2: Devon Landscape Character Types



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2. Site survey

- 2.15 A field survey covering the whole of the study area was carried out to:
- Further identify and refine understanding of designed views and record additional views which provide visual amenity in order to consider their contribution to the setting.
 - Assess the character and condition of the wider landscape, taking account of local LCA information (including visual relationship with the Park) and contribution to setting.
 - Help refine the Landscape Character Types into Character Areas for the purposes of this study, based upon their relationship with the Park.
 - Consider the potential impacts of the proposed major developments such as those in East Devon District’s West End and the proposed Clyst Valley Country Park.
- 2.16 In combination with the review of landscape character assessments, the site survey was used to generate analysis of the key forces for change that are considered most likely to influence the setting of the Park in the future.

3. Evaluation/Analysis

- 2.17 The analysis of the likely future influence of the forces for change on the setting of the Park was conducted in three stages, as follows.
- 2.18 **Stage 1.** On completion of the desk study and field survey, the setting study area was refined, producing a 'Zone of Potential Influence' within which the forces for change are considered most likely to affecting the setting of the Park. Within this Zone of Potential Influence, the Landscape Character Types were further sub-divided into Character Areas in order to provide the most appropriate level of detail for this study. Key characteristics of each character area were then described along with an account of its historic development, character and current condition and its relationship with and significance to Killerton Park. Consideration of the setting and views from particularly significant heritage assets within the Registered Park e.g. Killerton House, other listed buildings and Scheduled Monuments e.g. Dolbury Hill Fort were considered as part of this analysis.
- 2.19 **Stage 2.** The sensitivity of each Character Area to change was then assessed based on two criteria.
- Firstly, analysis of historic mapping (using the OS First Revision maps dated 1897 -1904) assessed the extent of landscape change during the 20th century, leading to a score that indicates how intact the 19th century landscape is. The definitions used in this score of high, medium and low are shown in **Table 2.1**.
 - Secondly, the significance of each area to Killerton Park was assessed based on its visibility to and from the Park and on its functional connections with the Park (particularly the extent of the Killerton Estate). The definitions used in this score of high, medium and low significance to the Park are also shown in **Table 2.1**.

Table 2.1: Definitions of sensitivities to change

Sensitivity Level	Definition for how intact the 19 th century landscape is
High	The elements of the 19 th century landscape are substantially intact, with few new developments or loss of features.
Moderate	Many of the elements of the 19 th century landscape are still evident but there have been changes from new developments or loss of features.
Low	Little of the 19 th century landscape structure or character remains following significant development or loss of features during the 20 th century.
Sensitivity Level	Definition for significance of area to Killerton Park
High	The area has a highly significant relationship with Killerton Park. This is because it is either highly visible to and from the Park and/or has strong historical or functional connections ¹⁰ with the Park.
Moderate	The area has a moderately significant relationship with Killerton Park. This is because it is visible in the middle distance to and from the Park and/or has moderately significant historical or functional connections with the Park.
Low	The area has a relatively insignificant relationship with Killerton Park. This is because it is visible only in distant views from the Park, or cannot be seen from the Park, and has no significant cultural or functional connections with the Park

- 2.20 In combination, these two scores provide a simple assessment of the sensitivity of Killerton Park and its setting to change in each area. For instance, a score of high for historic landscape intactness and high for significance to the Park shows that change in this area would be likely to have a significant impact on the Park's setting. At the other extreme, a score of low for historic landscape intactness and low for significance to the Park shows that change in this area would have little impact on the Park's setting. The way in which other combinations of scores are

¹⁰ Here the term 'functional connections' is taken to refer both to the management of the National Trust's Killerton Estate and also to the network of rights of way which connect the Park to other recreational assets and to local settlements.

interpreted will depend on the nature of the change. For instance it is likely that a major built development within an area with low landscape intactness but high significance to Killerton would have a significant impact on the setting, but changes of agricultural land use or small scale development in this area would not. To provide evidence for this interpretation, the final stage of the analysis therefore considered the forces for change that are judged to be most likely in each area.

2.21 **Stage 3.** Five forces for change that could potentially affect the setting of Killerton Park were considered, as follows:

- Residential and employment development (housing and industry)
- Infrastructure development (road, rail, aircraft routes and energy generation or transmission)
- Incremental development (generally small scale built developments)
- Land cover change (change in agricultural land use or forestry management)
- Recreational pressure (public access by car, cycle or on foot)

2.22 The way in which each of these forces for change could impact on the setting of the Park (in either a negative or positive way) was considered and the likely extent of this force for change in each landscape character area was identified.

4. Dissemination

2.23 Following the preparation of this report, a meeting will be held for National Trust specialist advisors and property staff and officers from local authorities, English Heritage and other statutory consultees and undertakers to receive a presentation and discuss the findings of the study.

3 Defining the setting of Killerton Park

- 3.1 This chapter describes setting of the Park under its component elements which are then brought together in an overall description. This is followed by an assessment of forces for change in the landscape, focusing on those which may affect the significance of Killerton.

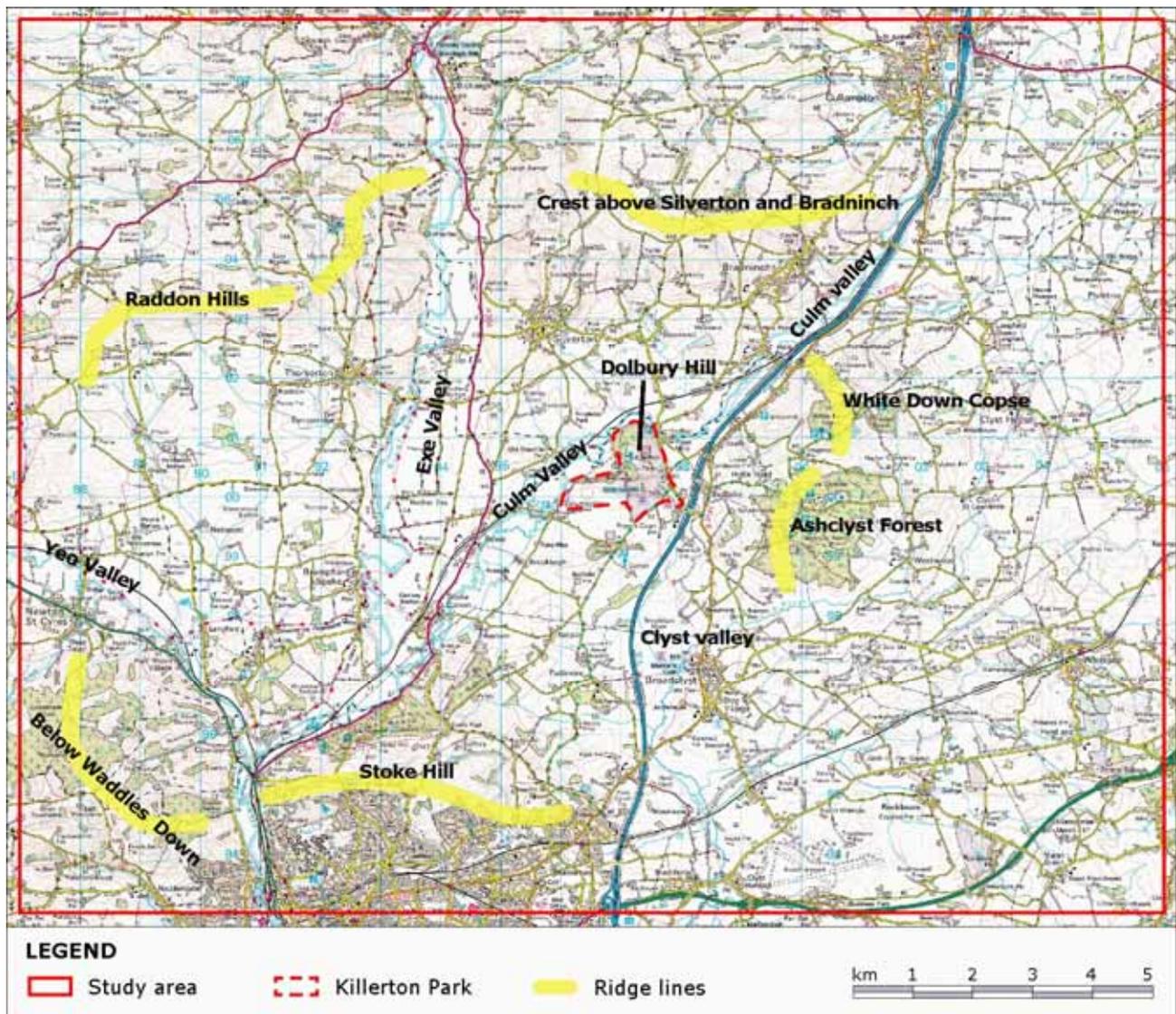
Component elements of the setting

- 3.2 The setting of the Park is described under the following components:
- Landform
 - History of settlement and infrastructure
 - The designed landscape and views
 - Agricultural land use
 - Ecological values

Landform

- 3.3 The topography surrounding Killerton has been greatly influenced by the presence of the River Exe and two of its tributaries, the Rivers Culm and Clyst. The river valleys are defined by superficial deposits of alluvium, whilst sandstones underlie much of the area which also contains outcrops of volcanic rock including an example at Dolbury Hill in Killerton.
- 3.4 The combination of the hard geology of Dolbury Hill and the river erosion of adjacent softer rocks has meant that Killerton Park now occupies a prominent position (maximum elevation 128m OD) within a large basin (lowest elevation 20m). This basin is defined at its edges by ridgelines of relatively low hills such as Ashclyst Forest to the east (elevation 123m), Stoke Hill to the south (158m) and the Raddon Hills to the northwest (235m). These ridgelines are backed at greater distance by higher upland areas including the Blackdown Hills 15km to the east, Woodbury Common 14km to the south east, the Haldon Ridge 15km to the south and Dartmoor 20km and more to the south west. The key topographical features of the setting to the Park are shown in **Figure 3.1**.

Figure 3.1. Key topographical features of the setting



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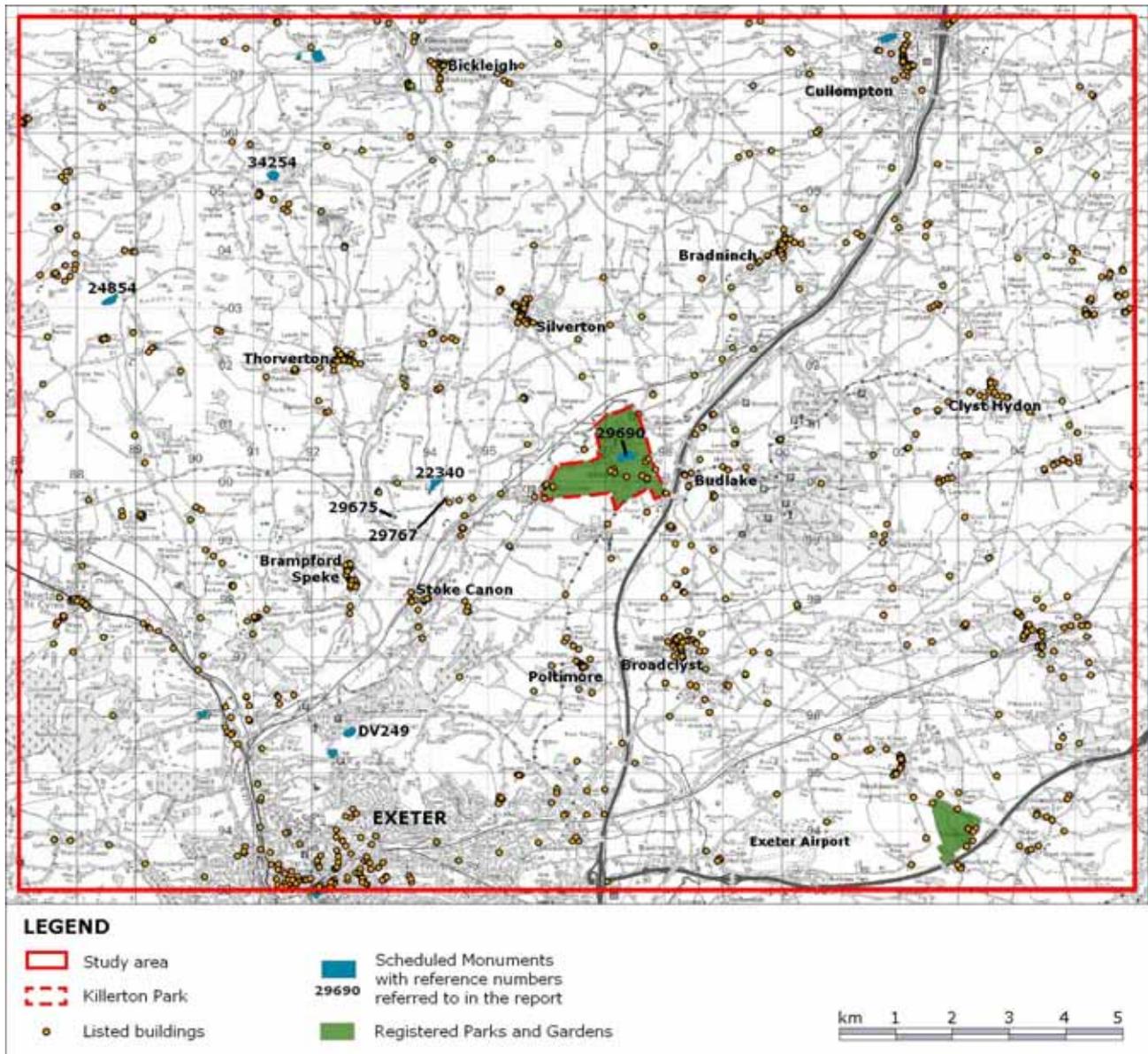
History of settlement and infrastructure

- 3.5 A series of Scheduled Monuments within the setting provide evidence of early occupation, including a cursus that may represent a Bronze Age burial monument (Monument No. 22340) and Bronze Age barrows (Nos. 29676 & 29675) directly west of Killerton and further concentrations of barrows north-west of Brampford Speke and west of Berrysbridge. Along with Dolbury hillfort (No. 29690) there are three other hillforts in the area: Raddon Hill, a Neolithic causewayed enclosure and later hillfort (No. 24854), Cadbury Castle (No. 34254) and Stoke Hill Camp north of Exeter (No. DV249). All these hill forts are visible from each other suggesting that there may have been a strategic relationship between them.
- 3.6 The settlement pattern in the area surrounding Killerton is characterised by an historic pattern of dispersed farmsteads and hamlets linked to medieval field patterns. The ring of larger nucleated villages surrounding Killerton are closely associated with the river valleys. Many are historically significant and designated as Conservation Areas including Bradninch, Silverton, Thorverton, Brampford Speke and Broadclyst. Whilst others including Stoke Cannon, Poltimore, and Budlake, are also of interest given their historic development and buildings of architectural interest. These areas are shown on **Figure 3.2**.
- 3.7 The setting of the Park has been greatly influenced by the growth of Exeter from new residential estates, particularly expansion northwards towards Killerton during the 20th century in areas such as Pennsylvania. To a lesser extent, the growth of larger villages such as Broadclyst and

Bradninch (again predominantly from housing developments) has reduced the rural nature of the countryside around the Park leading to the gradual coalescence of rural settlements (for instance Broadclyst with Exeter).

3.8 The development of transport infrastructure has been another major influence on the setting of the Park over the last two hundred years. The mainline railway (connecting London with Exeter and onwards to Penzance) was constructed in the Culm valley during the 1840s and runs along the northern and western edge of the Park. During the 1970s the M5 motorway was constructed to the east of the Park, running through the centre of the Killerton Estate. Finally Exeter Airport which lies about 6km south east of the Park (and is visible from Dolbury Hill) was expanded as a significant regional airport during the 1980s and 1990s. Individually and cumulatively, this transport infrastructure has a significant aural and visual (through movement in the landscape) impact on the Park, reducing the tranquillity of its setting.

Figure 3.2: Heritage designations and built developments influencing the setting



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- 3.9 Estate ownership has had a great influence on the character of the area with the long history of ownership by the Acland family helping to shape the landscape, particularly land within Broadclyst Parish¹¹. The Aclands have been associated with the area around Killerton, and have been prominent in local society, for over four hundred years, buying the nucleus of what is now the Killerton Estate in the early seventeenth century to add to existing land at Columb John immediately to the west. Marriages to wealthy West Country landowners in the eighteenth century prompted Sir Thomas Dyke Acland to replace the earlier Elizabethan house with the current house and to engage the nurseryman John Veitch to lay out the park and pleasure grounds. The relationship with the Veitch family continued during the nineteenth century during which many new trees and shrubs from the New World and Far East were discovered and brought back to the Veitch's nursery at Budlake and planted at Killerton. During the nineteenth and twentieth century, the Aclands became politically active as MPs in North Devon and West Somerset, well known for their progressive positions in the Tory and Liberal Parties and their public service on the local and national stage¹². The Estate was gifted to the National Trust by Sir Richard Acland in 1944. The enlightened development and stewardship of the Estate by the Acland family over four centuries is an essential part of its character and significance. National Trust has ensured that Broadclyst remains one of the best preserved large estate villages in Devon¹³.

The designed landscape and views

- 3.10 The Killerton Parkland Plan (2012) identifies and maps a series of key viewpoints within the Registered Park & Garden and their corresponding long distance views (see **Figure 3.3** and **Table 3.1** below). These maps show how there are important views out from the Park in nearly all directions, although their extent is determined in part by the proximity of the major ridgelines described above.

¹¹ National Trust (2000). Killerton House. Guide book authored primarily by Lady Anne Acland.

¹² Ibid.

¹³ East Devon District Council (1999) Broadclyst Conservation Area Appraisal

Figure 3.3: Long distant views identified in the Killerton Park Parkland Plan, 2012

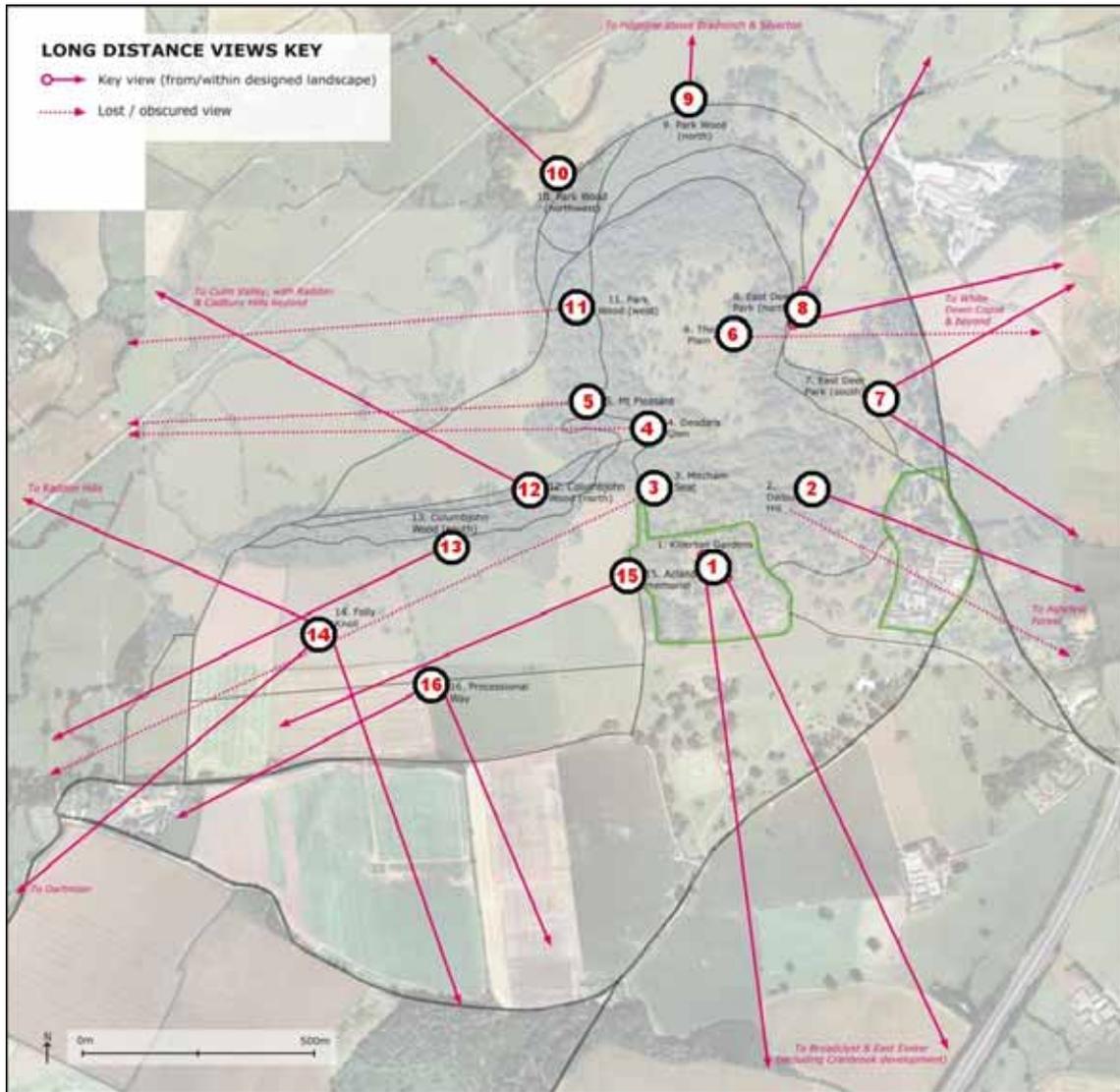


Table 3.1: Schedule of long distant views identified in the Killerton Park Parkland Plan, 2012

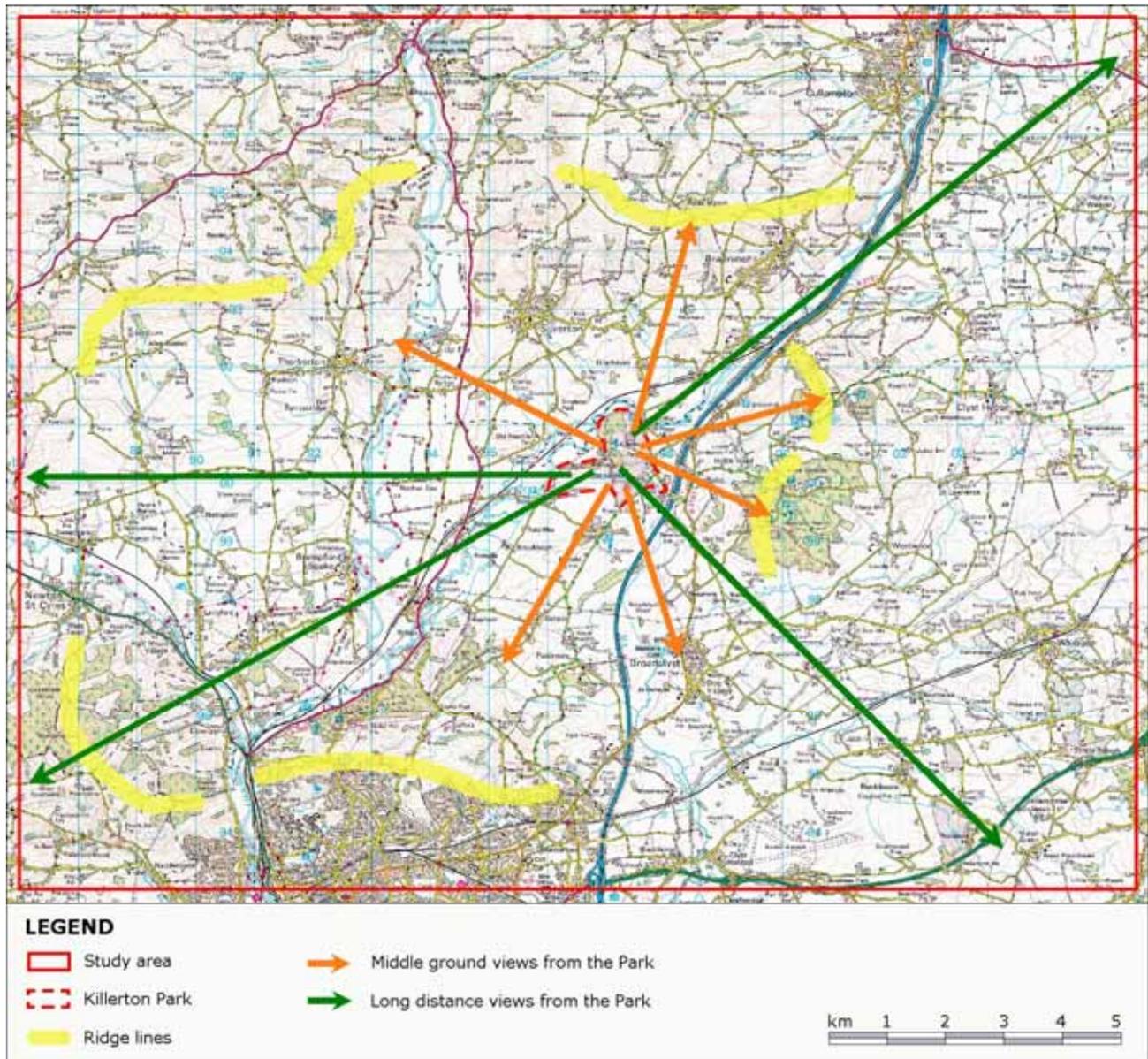
From	To	From	To
1 Killerton Gardens	Broadclyst and beyond to Woodbury Common	9 Park Wood (north)	Ridgeline above Bradninch and Silverton
2 Dolbury Hill	Ashclyst Forest	10 Park Wood (northwest)	Cadbury Hill
3 Mitcham Seat	Long views to Dartmoor	11 Park Wood (west)	Raddon Hills
4 Deodara Glen	Raddon Hills	12 Columbjohn Wood (N)	Raddon and Cadbury Hills
5 Mount Peel	Raddon Hills	13 Columbjohn Wood (S)	Long views towards Dartmoor
6 The Plain	White Down Copse and beyond to Blackdown Hills	14 Folly Knoll	Raddon Hills, Dartmoor, Stoke Woods, and East Exeter
7 East Deer Park (S)	White Down Copse, Ashclyst Forest and beyond to Blackdown Hills	15 Acland memorial	Stoke Hill and beyond to Dartmoor
8 East Deer Park (N)	White Down Copse and ridgeline above Bradninch	16 Processional way	Stoke Hill and East Exeter

3.11 Not all the prominent views out from the Park are of equal importance for this setting study. Far views to distant horizons take in long panoramas where only the most large scale and severe change would have a significant impact on the setting of the Park. Middle views focus on closer features or assemblages in the landscape which are, by their nature, larger in scale and more likely to be affected by change. Near views from the Park to nearby features are often important in defining peoples' experience of the Park but they are less relevant to this study because they

tend to lie within the Park itself rather than in its wider setting. For this study, the most prominent middle ground views, and those far views to specific features on the horizon were selected as making most contribution to the setting of the Park.

- 3.12 These views are shown in **Figure 3.4**. This Figure shows that important views exist in all directions. The shortest views are east across the orchards and hedgerows of the Killerton Estate to the wooded hills occupied by Ashdown Forest and White Down Copse. Slightly longer views occur to the north, west and south across mixed arable and pasture farmland in which settlement has little influence (most of the villages being hidden in the river valleys). The view south east towards Broadclyst which is prominent from the entrance and driveway to the house includes distant views of Exeter Airport and the new developments of Cranbrook and the Skypark. Longer views are afforded through gaps in the ridge of hills around the Park to the Blackdown Hills (to the NE), Dartmoor (the SW) and Woodbury Common (to the SE).

Figure 3.4: Important views out from Killerton Park

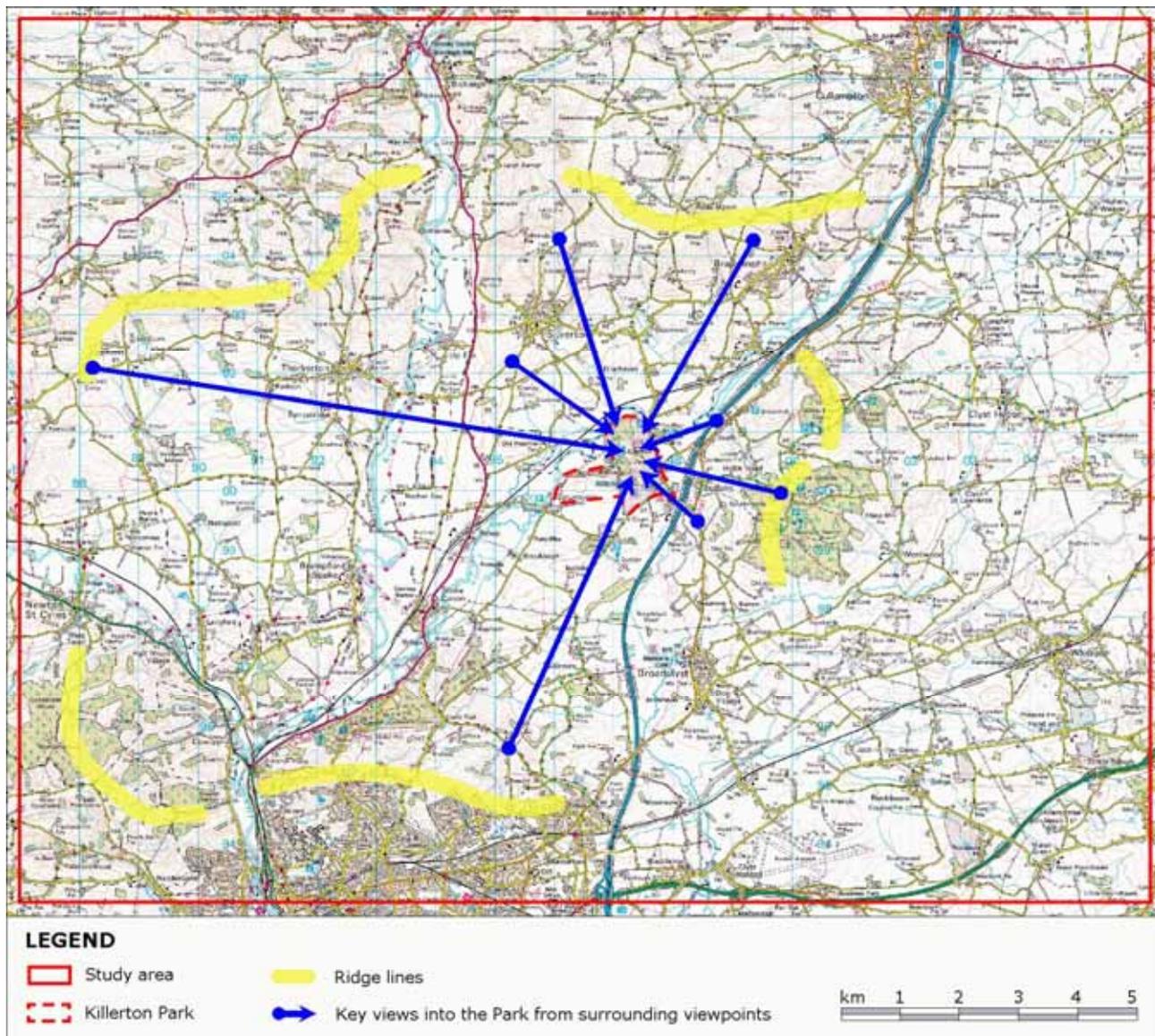


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- 3.13 Important views back to Killerton Park from the wider area have also been identified as part of this study, and these are mapped separately in **Figure 3.5**. This map emphasises the importance of Killerton Park, and Dolbury Hill, as major landmarks from numerous locations in the surrounding area to a distance of up to 9km, including from southbound traffic on the M5 as it rises out of the Culm Valley, Aschclyst Forest which is a popular place for walking and from the

slopes of Stoke Hill north of Exeter. The pink façade of the house, backed by the darker wooded parkland, is a prominent feature when viewed from viewpoints south of Killerton. It is important to note that the Stoke Hill ridge separates urban Exeter from the Park and neither is visible to the other.

Figure 3.5: Important views in to Killerton Park



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Agricultural land use

- 3.14 Analysis of Defra's agricultural survey data¹⁴ shows that nearly two thirds of farmland in the study area is managed as pasture, with the majority of this being permanent pasture (temporary grassland and rough grazing being less common). A third of farmland is under arable cultivation, with wheat, grown as grain for livestock feed, being the most common, followed by maize, grown for ensiling as livestock feed, being the second most common cultivated crop (**Table 3.2**).

Table 3.2. Breakdown of agricultural land use

Crop	Percent of farmed area
Permanent grassland	45.9%
Temporary grassland (<5 years old)	14.8%
Rough grazing	0.6%
Total grassland	61.3%
Wheat	12.7%
Maize	5.4%
Barley	4.6%
Oilseed rape	2.1%
Other arable crops	6.9%
Total arable	31.6%
Orchards	0.1%
Other land on farms	7.1%

Source: The most recent fine-grained agricultural survey data for the two Middle Level Super Output Areas (MSOA) covering the study area (East Devon 006 and Mid Devon 008), June 2004

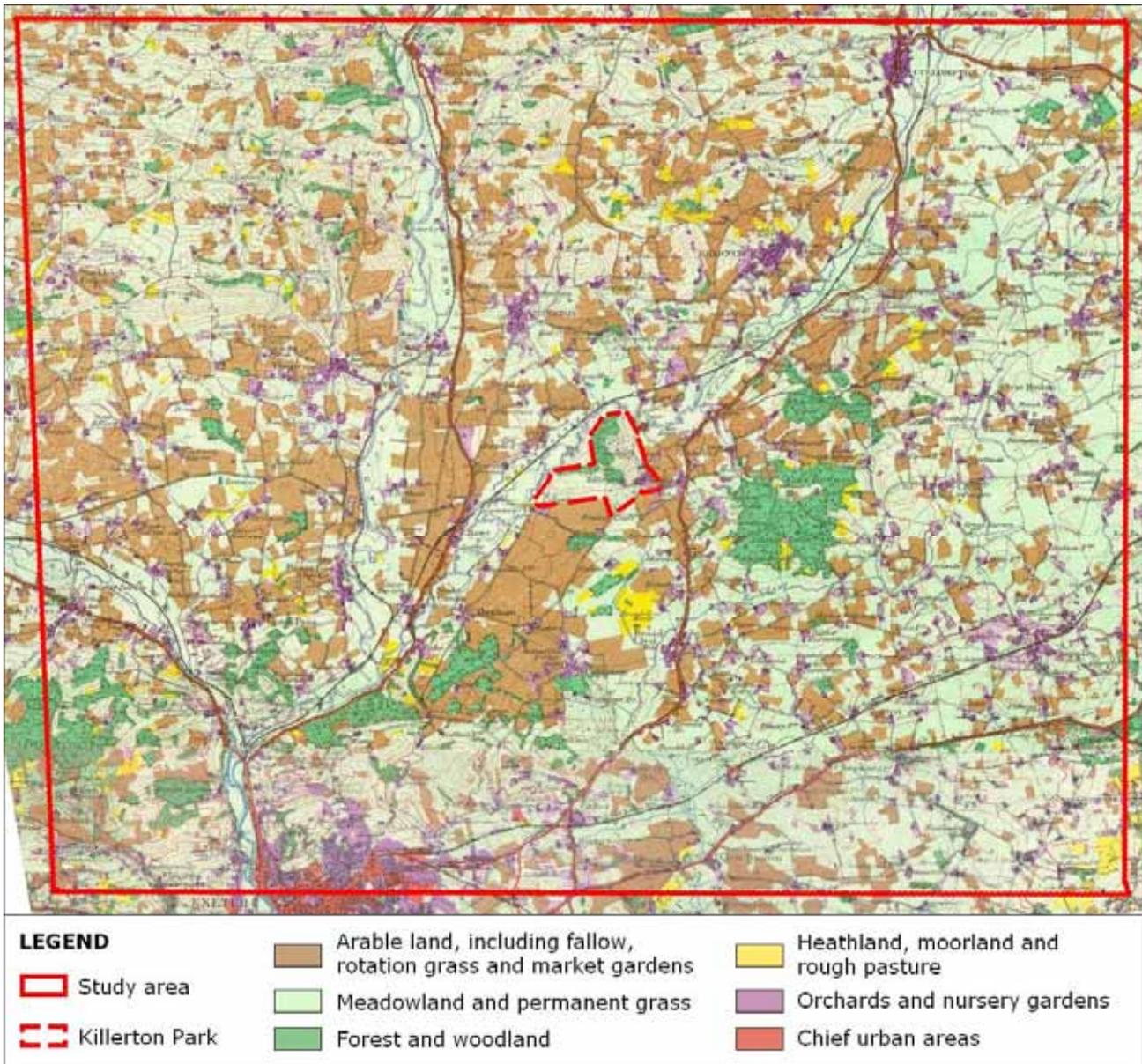
- 3.15 Permanent grassland is concentrated on the lower lying land, particularly in the flood plain of the River Clyst and its tributaries, whereas temporary grassland and arable land is grown on the more elevated and free-draining soils.
- 3.16 Beef and sheep farms are the most common type of enterprise (accounting for over a third of commercial agricultural holdings¹⁵), followed by dairy farms (around 15%), then mixed arable and livestock farms, followed by specialist cereal farms.
- 3.17 Although land use at any location may fluctuate significantly with crop rotations and changes of tenure, it is likely that the broad make-up of the farmed landscape has been relatively static, at least since the late 1930s. The Land Utilisation Survey map for the area prepared by Dudley Stamp over the period 1931 to 1939 (**Figure 3.6**), shows a similar balance of agricultural land use to that described above. However, within this generalisation, there have been a number of significant changes that have affected the environmental and cultural character of the farmland, mirroring regional and national trends.
- Increased mechanisation, the availability of inorganic fertilisers and pesticides and improvements in plant and livestock breeding have allowed agricultural management to become more intensive with increased field sizes and lower biodiversity in cropped areas. Thus, although the overall balance of land use may not have changed much, the scale and way in which land is managed has changed significantly.
 - Farms have tended to become larger and more specialised, with small mixed farms (typically milking dairy cows, rearing beef cattle, sheep and possibly pigs, and growing arable crops to feed and bed their livestock) becoming specialised beef, sheep, dairy or cereal enterprises. In recent decades, there has been strong rationalisation in dairy farms with a sharp fall in the number of businesses, but similar levels of milk production overall.
 - A particular change in agricultural land use in recent decades has been the decline and removal of orchards, most of them grown for cider, made at the Whiteways cider mill at Hele (closed in the 1980s), and before that on individual farms. The Land Utilisation Survey map shows significant areas of land (perhaps 15% of farmland) as growing orchards and nursery

¹⁴ This analysis uses the most recent fine-grained agricultural survey data for the two Middle Level Super Output Areas (MSOA) covering the study area (East Devon 006 and Mid Devon 008) from June 2004, and also the June 2010 and June 2000 agricultural survey data for the Devon Redlands National Character Area.

¹⁵ i.e. excluding minor holdings and 'hobby farms'.

gardens (orchards account for most of this) at the outset of WWII but this area had diminished to 0.1% by the mid 2000s.

Figure 3.6. Snapshot of the Land Utilisation Survey map for the area (1931-1939)



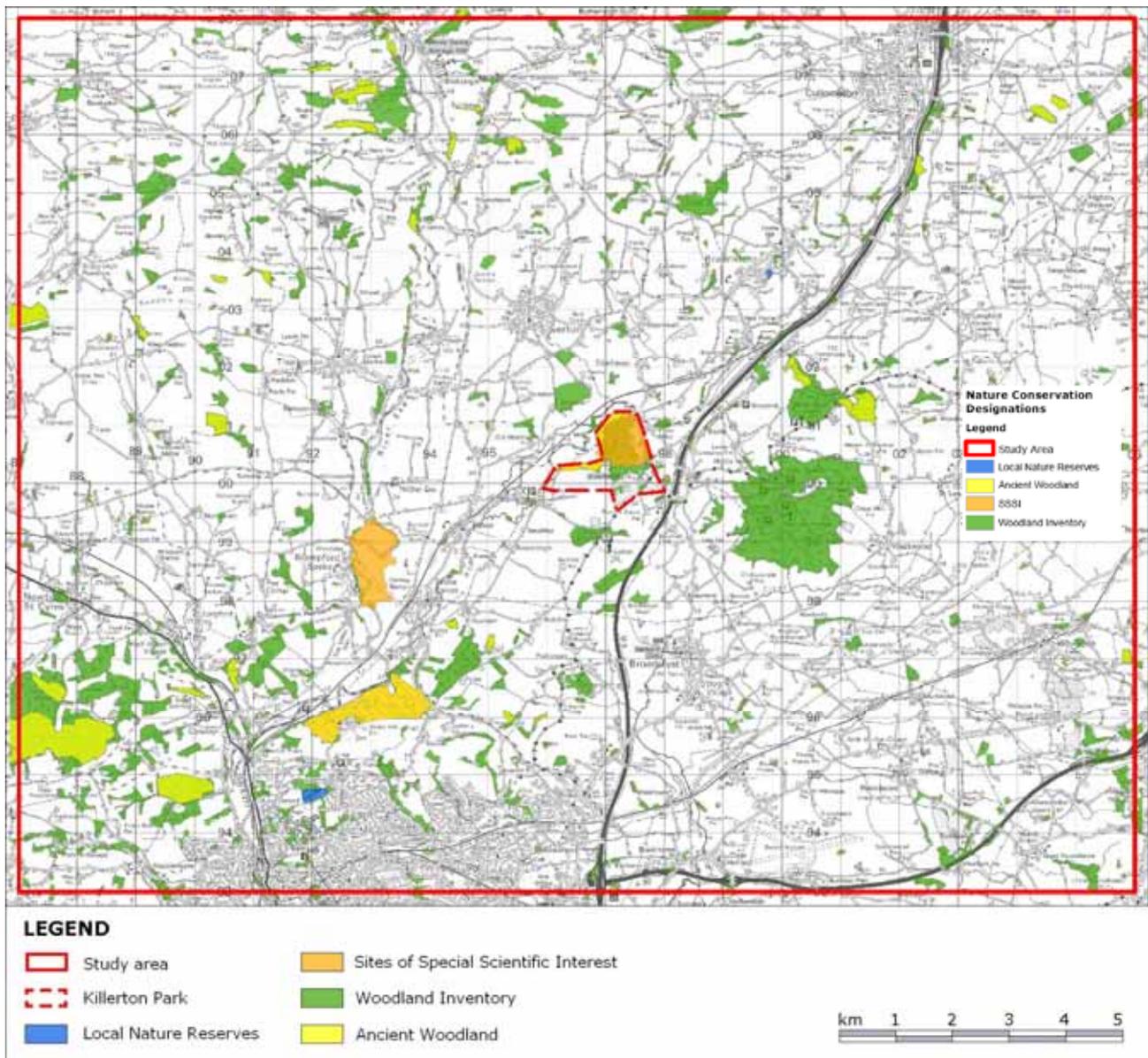
Source: www.visionofbritain.org.uk and University of Portsmouth

Ecological values in the setting

3.18 Several large woodlands are to be found on the steep valley sides, including those at Ashclyst Forest on the slopes of the Clyst Valley, which comprise nearly 300 ha of mixed woodland and Stoke Woods to the north of Exeter amounting to 92 ha of mixed woodland. Small to medium scale woodlands are found scattered throughout the area and they, along with the river corridors, add to the diversity of habitats which are otherwise defined by the more dominant land cover of grassland and arable fields.

Frequent hedgerows with trees define much of the landscape, although the open floodplain has less tree cover with closely trimmed hedges surrounding grazing marsh. Several large Sites of Special Scientific Interest are found within the area including that at Brampford Speke which is designated because it helps illustrate the processes that shape contemporary floodplains along Britain's rivers. Other SSSIs include Killerton Park and the quarries therein, notified for their geological interest as one of the more accessible examples of Permian basalt-like rocks known as lamprophyres, and the previously mentioned Stoke Woods, an area of ancient semi-natural woodland supporting a good population of breeding birds.

Figure 3.7 Nature conservation designations



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Overall description of the setting of the Park

3.19 Putting all these components together, the setting of the Park can be summarised as follows:

Box 3.1. Key features of the setting of the Park

Killerton Park lies in a prominent position on the volcanic outcrop of Dolbury Hill within a broad basin of mixed farmland which is edged on many sides by ridge lines of low hills. The setting is defined primarily by views to and from the Park within this basin (a distance of up to 9km).

- To the east, the land rises steeply across traditional orchards to a wooded ridge 2km from the Park occupied by White Down Copse and Ashclyst Forest. Traffic travelling along the M5 which abuts the edge of the Park at one point, is audible and in places visible from the Park, particularly during the winter.
- The Killerton Estate, all of which forms an important element to the setting because of its long history of management by the Acland family and currently the National Trust, continues beyond the ridge to the east of the Park towards the valleys of the rivers Clyst and Tale.
- Views to and from the southern part of Park are important because of the orientation of the the driveway and front of the house which is designed to be viewed from this direction across the open parkland.
- South east of the Park, lies the village of Broadclyst with its prominent church spire. Beyond this, the land rises gently towards the higher ground of Woodbury Common (around 14 km from the Park). On this rising ground the developments of Exeter Airport (with frequent aircraft taking off and landing), the Skypark and parts of the Cranbrook new town (both the latter under development) are visible from the Park.
- To the south and south west, the land rises again more steeply across mixed farmland with significant areas of woodland to Stoke Hill and its ridgeline that runs west to east, 4 to 5km from the Park. Immediately on the other side of this ridge (but invisible to Killerton) lies urban Exeter.
- To the west, the landscape consists of gently rolling mixed farmland with sparse and largely hidden small villages and farmsteads across the broad valley of the Exe Valley and beyond to the Yeo valley. A cluster of Bronze Age barrows lies 2km west of the Park indicates that this landscape has important prehistoric elements.
- To the north west, on the other side of the confluence of the rivers Clyst and Exe, the ground rises to the Raddon Hills above the village of Thorverton. This landscape is also highly agricultural with little evidence of settlement and few woodlands. Although largely hidden from view from the Park, the mainline railway passes 200m from the north west edge of the Park and the passage of high speed trains is audible from many areas of the Park.
- To the north, beyond the river Culm which skirts the edge of Dolbury Hill, the land rises relatively steeply across mixed farmland to a crest of land 3km from the Park, above the villages of Bradninch and Silverton which are largely hidden.

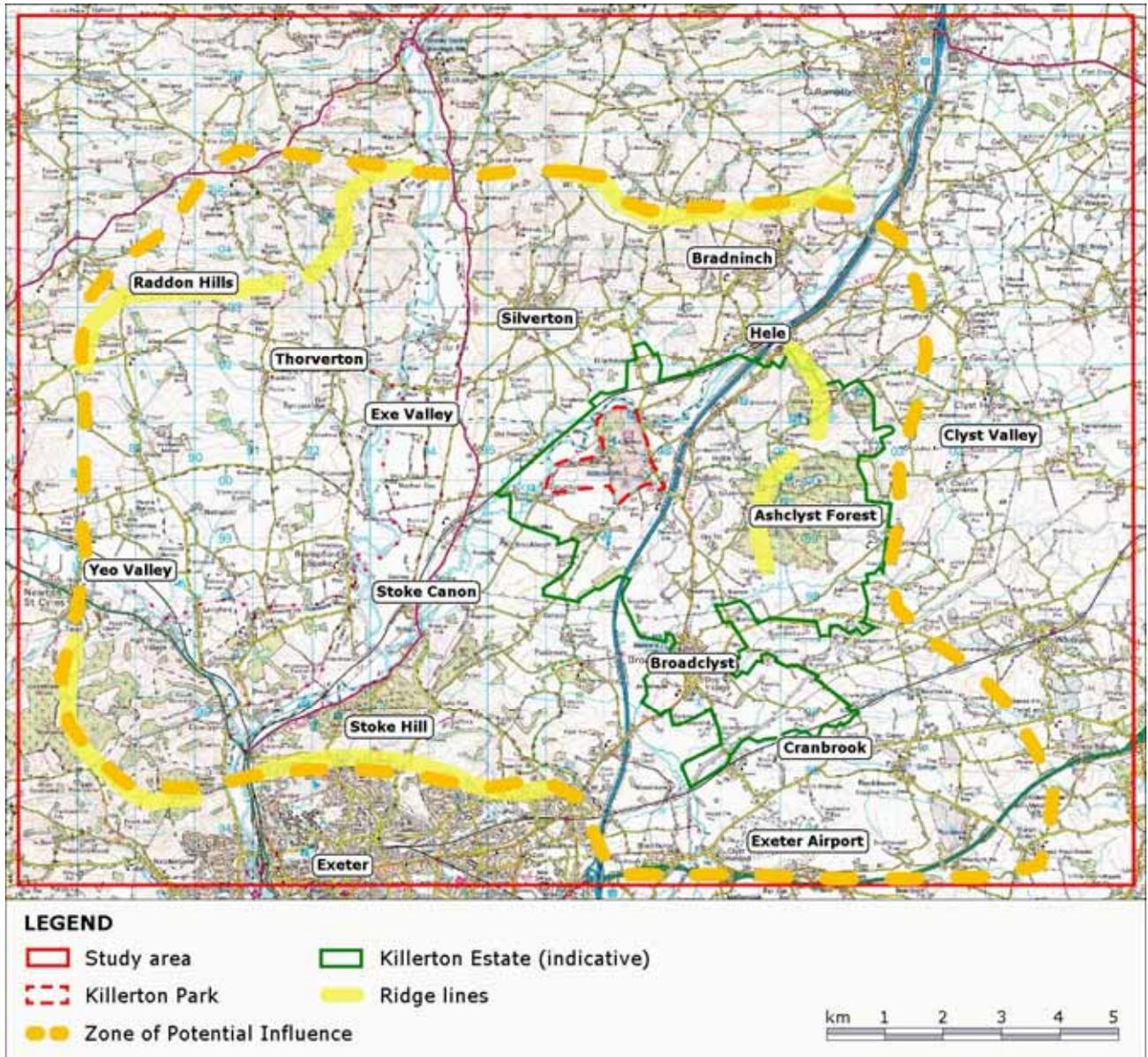
3.20 Taking account of the spatial extent of these components of the Park's setting, it is possible to define a '**Zone of Potential Influence**' in which forces for change are most likely to impact on the setting of the Park (**Figure 3.8**). The size of the Zone of Potential Influence (surrounding the Park by about 8km to the west and south east and by 5km in other directions) is broadly consistent with the areas used to identify historic assets when scoping for impacts of new developments (where a radius of around 5km, extending to 10km or more for major developments is typical¹⁶).

3.21 It is important to note that the Zone of Potential Influence does not represent the finite limit of the setting. Cultural influences of the Park may extend beyond this (for instance encompassing other designed historic landscapes such as Knightshayes near Tiverton). However, this Zone defines the limit of all the areas which have the greatest significance to the Park, in which

¹⁶ Kim Auston, English Heritage, pers.comm.

development and other forces for change are most likely to have impacts on the historic asset of the Park (for instance potentially satisfying the criteria of 'substantial harm' stated in the Government's National Planning Policy Framework), and where the National Trust, statutory consultees and other partners may wish to influence these impacts. A detailed spatial analysis of the Park's setting is undertaken in the next chapter, identifying those areas within the Zone of Potential Influence that have the greatest significance to the Park.

Figure 3.8. Summary map defining the setting



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Forces for change

- 3.22 The setting of Killerton has been greatly influenced over time by increasing population, industrial and housing development and changing agricultural land use and management. Forces for change will continue to act on the setting of Killerton and it is important that these forces are fully understood in order to identify:
- what pressures (forces for change) the Zone of Potential Influence might come under (described below);
 - the likelihood of forces for change occurring within different parts of the Zone of Potential Influence particularly the areas which are judged to be most significant to the historic asset of the Park (analysed in Chapter 4 and summarised in Chapter 5); and
 - how the National Trust might best respond to these forces for change (analysed in Chapter 6).
- 3.23 Five forces for change have been identified as being most relevant to Killerton, these are:
- Residential and employment developments
 - Infrastructure development
 - Incremental development
 - Land cover change
 - Increased recreational pressure
- 3.24 For each of the forces for change a description is given below, along with the nature of impact on the setting of The Park and the parts of the Zone of Potential Influence where the impact is likely to be most significant.
- 3.25 Change should not necessarily be resisted and there will be changes that can be welcome and encouraged to strengthen the setting of the Park. The nature and extent of the impacts will depend on whether they detract from the significant aspects of the historic asset (summarised in Box 1.1) and its setting (summarised in Box 3.1), which will be affected by their location and size. These issues are introduced in this Chapter and covered in more detail in Chapter 4.

Force for Change 1: Residential and employment developments

Definition

- Major development (as defined under the Town and Country Planning (development management procedure) Order 2010)
 - The winning and working of minerals or the use of land for mineral-working deposits;
 - Waste development;
 - The provision of dwelling houses where the number of new houses is 10 or more or the development occupies an area of 0.5 ha or more;
 - The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
 - Development carried out on a site having an area of 1 hectare or more.
- Small scale developments of between 2 – 9 dwelling houses within an existing settlement boundary, any new dwelling houses outside existing settlements or small clusters of agricultural or industrial sheds.

Nature of Impact

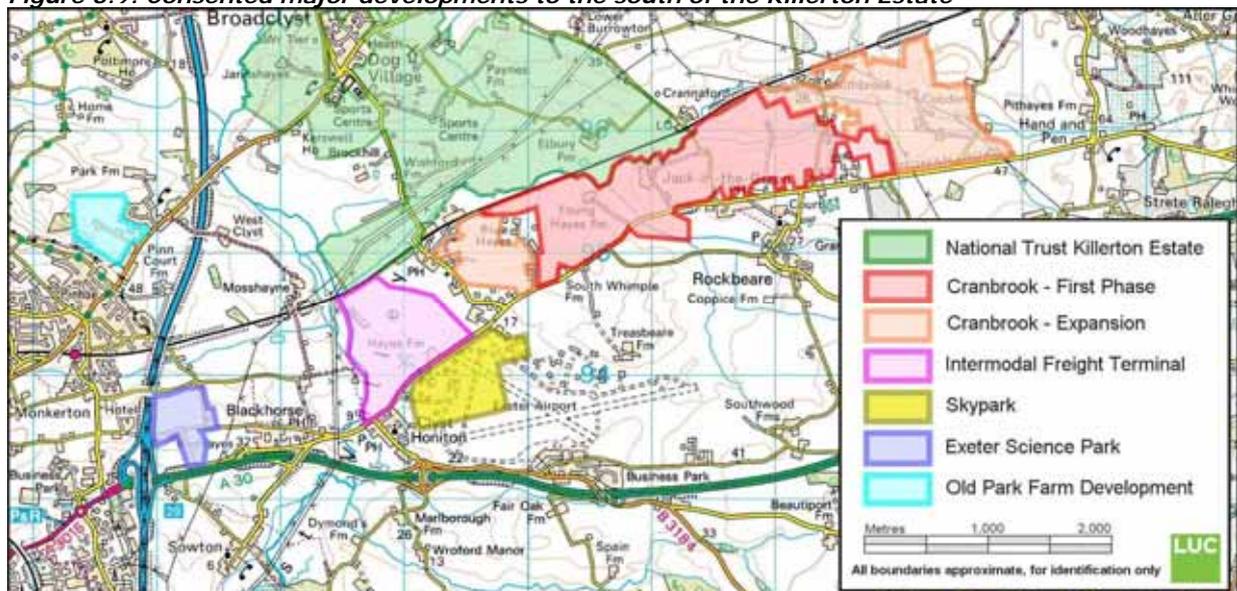
The impacts on the setting of The Park resulting from this force for change are likely to be primarily visual, creating urbanised or industrial blocks of land use within the predominantly rural character of the landscape. Night-time light pollution from large areas of development may also be significant. Where new development is not visible in views to and from the Park, there is the potential for a perceptual impact that changes people's understanding of the historical setting of the Park within a large rural estate and small nucleated villages.

Zone of Potential Influence

The largest existing developed areas in the study area are the City of Exeter to the south and market town of Cullompton to the north east. Both of these are not currently visible to the Park (and are outside the Zone of Potential Influence for the purposes of this study) but the night-time orange glow from Exeter reduces the 'starscape' visible from the Park. Other settlements are relatively small villages such as Broadclyst, Silverton and Bradninch and hamlets such as Budlake and Ellershayes. A cluster of industrial units occurs just outside the north eastern edge of The Park at Silverton Mill.

Significant residential and employment developments are currently taking place or planned in the West End of East Devon District, in the south eastern part of the Zone of Potential Influence. These include the new town of Cranbrook being developed on agricultural land (current provision 2,900 homes with the potential to increase to up to 6,500 homes together with schools, social and community buildings, sports facilities, country park and railway station), new housing on the edge of Pinhoe, an intermodal freight terminal, Exeter International Airport extension, Skypark Business Park and Exeter Science Park. These consented developments are shown in **Figure 3.9**.

Figure 3.9: Consented major developments to the south of the Killerton Estate



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Force for Change 2: Infrastructure Development

Definition

- New roads, road widening, roadway lighting and increased traffic levels;
- Long term engineering work on rail lines and increased frequency of rail services;
- Increased aircraft movements including take offs and landings;
- Electricity pylons and cables;
- Wind turbines (includes all cluster sizes and turbine heights excluding single micro turbines within the curtilage of a property);
- Solar PV (includes all sizes of Solar PV developments excluding household installations).

Nature of Impact

The most significant impacts on the setting of the Park resulting from this force for change are likely to be visual disturbance from movement (of road and rail traffic, aircraft and turbine blades) and noise pollution (sources as above), both resulting in a reduction in tranquillity and increase in the 'busy-ness' of the landscape. Whereas the intrusion caused by movement of traffic can operate over relatively long distances (particularly from lines of fast moving lights at night), the impact of noise pollution is usually evident over short distances (depending on prevailing wind and atmospheric conditions). Developments such as highway resurfacing and landscaping can potentially have a positive impact on the setting of the Park.

The scale of large electricity pylons and wind turbines can alter perceptions of distance, foreshortening the scale of the landscape, and large electricity lines often cut across other patterns of landform and land use. Large (field scale) solar PV installations, which are usually on south- or west-facing slopes, create unfamiliar gridded patterns and uniform textures in what are usually agricultural landscapes.

Zone of Potential Influence

The existing impact from this force for change tends to be in the eastern part of the Zone of Potential Influence close to The Park. This includes road traffic using the M5 (which has increased significantly during the 30 years since it was constructed) and trains using the mainline railway (the influence of which probably changed most during the switch from steam to diesel in the 1950s but has changed little since then). Aircraft using Exeter Airport are visible from The Park, and have increased significantly in the last 20 years, although the flight paths do not pass over The Park.

There is a line of electricity pylons and cables (part of the UK supergrid connecting Devon and Cornwall to the rest of the UK) that runs to the eastern side of Ashclyst Forest (not visible from The Park) to a large substation east of Broadclyst and then west to Stoke Canon where it forms part of the view from the front of the House and the Front Park.

There are currently no large wind turbines in the study area. However, it is likely that there will be commercial interest in the construction of wind turbines on some of the ridge lines or plateaus within the study area. One field-scale solar PV installation ('solar farm') has received planning consent at Burrowton Farm 2 km east of Broadclyst and a planning application has been submitted for another at Saundercroft a few hundred metres further west. It is likely that there will be further interest in erecting field-scale PV installations on south and west facing slopes in the project area. Devon County Council and Natural England, on behalf of the Devon Landscape Policy Group, are currently preparing an advice note on the siting, design and assessment of wind and solar PV developments in Devon which recognises the importance of undeveloped and/or distinctive skylines as part of a broader landscape assessment.

Force for Change 3: Incremental Development

Description

- Household applications (as defined by the Town and Country Planning (development management procedure) Order 2010)
 - An application for planning permission for development of an existing dwelling house, or development within the curtilage of such a dwelling house for any purpose incidental to the enjoyment of the dwelling house; or
 - An application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, but does not include an application for change of use or an application to change the number of dwellings in a building.
- Development of a single dwelling house within an existing settlement boundary;
- Single agricultural sheds or single small scale industrial sheds;
- Single micro wind turbines within the curtilage of a property;
- Household solar PV installations;
- Traffic signs, street furniture and highway improvements or safety measures that lead to a change of character of the area (these changes are governed by a variety of mechanisms and bodies including planning permission, permitted development rights, byelaws and Highways Acts).

Nature of Impact

Incremental development has already exerted an urban / suburban influence in some parts of the Zone of Potential Influence, for example sub-urban infill affecting the character of the historic villages and the prominence of some modern agricultural buildings within the landscape. Erosion of the rural character can also be caused by the inappropriate use of street furniture and highway improvements.

By its nature, incremental development in the Zone of Potential Influence is likely to affect the setting of the Park over long time periods, being difficult to perceive from one year to the next but becoming significant over a period of a decade or more. This impact may be experienced visually (in terms of piecemeal changes to views) or perceptually in the way people understand the locality and its development.

It is accepted that many forms of incremental development of the kind occurring across the country as a whole may not be considered to be producing 'substantial harm' to Killerton Park and its setting, in the terms defined by the National Planning Policy Framework¹⁷, and may therefore not be considered a material consideration in the determination of planning applications. Nevertheless, its influence should be taken into account in the design guidance issued by Local Planning Authorities, in mitigation projects using developer contributions (such as from Section 106 agreements and the Community Infrastructure Levy) and in the National Trust's management of the Estate.

Zone of Potential Influence

Incremental development can affect the setting of The Park across the whole of the Zone of Potential Influence. However, it is likely to have the greatest relative impact (compared to other forces for change) in those areas that are not already subject to high levels of residential, industrial or infrastructure development. As explained above, these other forces for change are likely to be focussed in the south and eastern part of the Zone of Potential Influence, suggesting that incremental development has greater potential to affect the setting in the western and northern areas.

¹⁷ NPPF (2012). See paragraphs 132 to 134.

Force for Change 4: Land Cover Change

Description

- Large scale changes to land cover such as the planting or removal of woodland or conversion from pasture to arable;
- Introduction of major new crop types (for instance oil seed rape or miscanthus);
- Introduction of new crop management techniques (for instance crop films or fleeces to protect field scale horticultural crops);
- Removal or changes to boundary features such as hedgerows;
- Removal or changes to other locally distinctive landscape features.

Nature of Impact

A change in land cover such as the planting or removal of woodland or conversion from pasture to arable will result in visual impacts and a change to the character of the area. For example the decline and removal of orchards throughout the area is a notable loss that has altered the character of the area. Incremental changes to the landscape structure and loss of locally distinctive features through loss of hedgebanks and hedgerow trees due to farming practices and tree diseases (e.g. Dutch elm disease) has had a significant impact over the past 100 – 150 years. The loss of hedgerows has led to larger scale fields, altering intimate scale and historic landscape character and exacerbates problems of soil erosion.

These changes may or may not be considered harmful to the setting of Killerton Park. It is accepted that land use change is an intrinsic part of the evolution of landscapes. Some level of change is both inevitable and necessary if landscapes are to remain relevant and connected to the broader changes taking place in society, such as the demand for agricultural and forestry products.

It is also noted that many types of land cover change are outside the control of the planning system. Nevertheless land use and management are influenced by other instruments such as the EU Common Agricultural Policy (including agri-environment and woodland schemes) and environmental regulations (such as the agriculture and forestry EIA regulations and hedgerow regulations) and also by the National Trust's own land management and its dealings with its tenants.

Zone of Potential Influence

As for the previous force for change, land use change may affect the setting across the whole of the Zone of Potential Influence, but its impact will be felt most where the others forces for change are likely to be less significant. These are the areas where agriculture and forestry are largest component in the landscape character, which is the case in the west and north of the Zone of Potential Influence, as well as the less development areas of the south and east of the Zone.

Force for Change 5: Increased Recreational Pressure

Description

- Increased recreational use of public rights of way and areas of open access on foot (including with dogs), bicycle and horseback;
- Visitor facilities such as car parks, toilets and information signs;
- Conversion of land to recreational uses (for instance pony paddocks and other equestrian uses).

Nature of Impact

Providing high quality public access to the House, Gardens and Park and to other areas of the Estate such as Ashclyst Forest, Danes Wood and White Down Copse is an important objective for the National Trust. A series of seasonal events are held throughout the year and regular events such as a Farmers' Market are held to attract people to the House, Garden and Park. There is no evidence that current levels of access are having a negative impact on the setting of the Park. Indeed increased public understanding and appreciation is increasing the cultural character of the setting.

Significant future growth in population in the Cranbrook new town and the proposal in the East Devon Local Plan for a Clyst Valley Regional Park are likely to increase demand for public access and this could affect patterns of recreation and the need for services such as car parking and signage.

Zone of Potential Influence

Existing recreational activity is concentrated at sites owned and managed by the National Trust. These are at the House, Gardens and Park and the woodland sites of Ashclyst Forest and Danes Wood, where managed car parking areas are provided, and in other areas such as White Down Copse and Paradise Copse where they are not.

It is likely that recreational activity will increase in the south eastern part of the Zone of Potential Influence around the Cranbrook new town. Managed green space is being provided as part of the development but it is likely that there will be demand for access on foot and bicycle to the countryside around the new town. There are few existing rights of way in the immediate vicinity of the development and most of the narrow lanes are probably not well suited to use on foot. This is one of the reasons why East Devon District Council has proposed the designation of a Clyst Valley Regional Park. The latest proposal (April 2012¹⁸) is for the Regional Park to occupy the area south of the Park and Ashclyst Forest as far south as Topsham and west of Whimple (the precise boundary is likely to be subject to change).

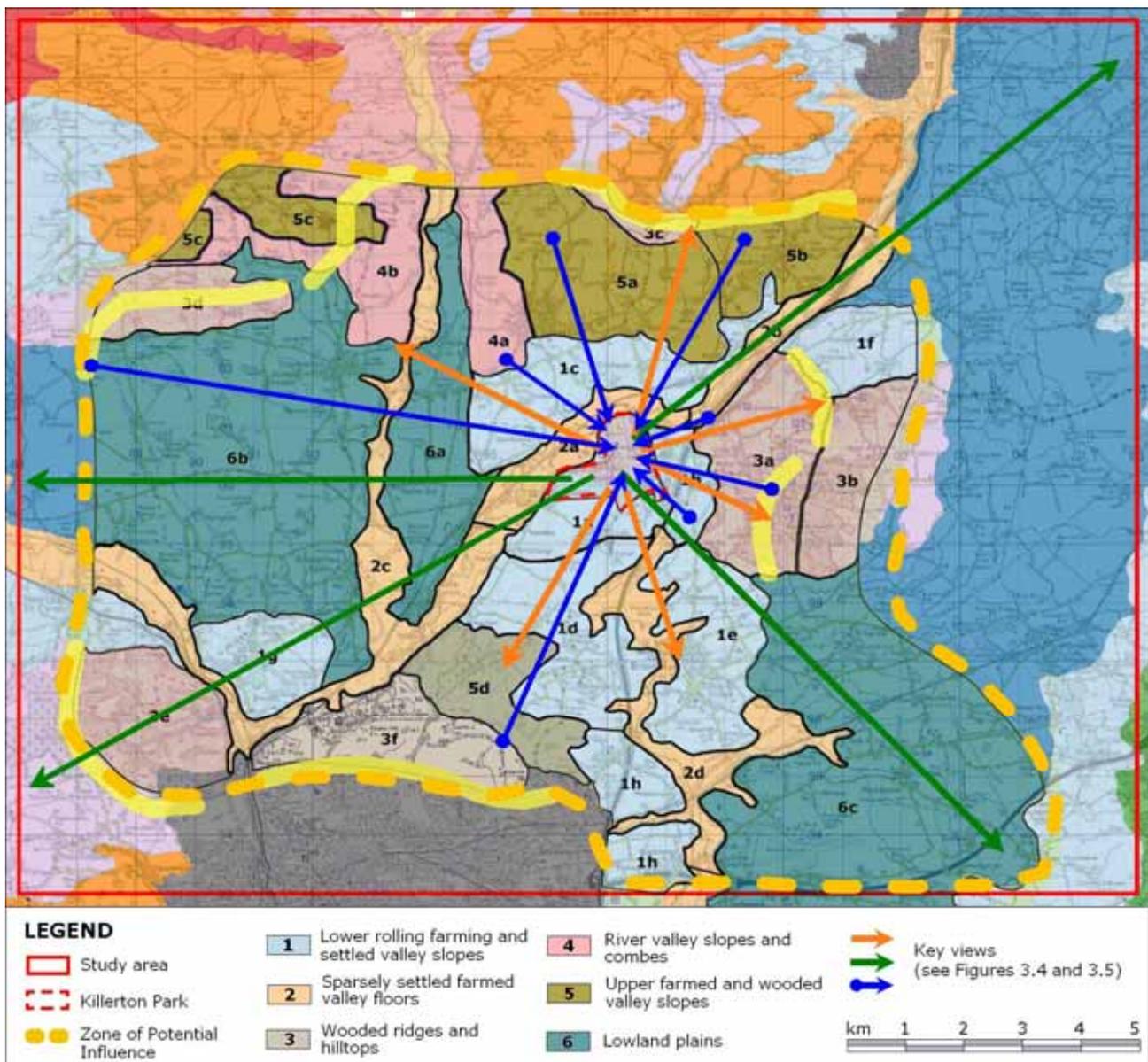
In other parts of the Zone of Potential Influence (such as the farmland to the south, west and north of The Park), recreational access is more dispersed, taking place on country lanes and the relatively sparse network of public footpaths and bridleways. National cycle route 34 and the Exe Valley Way long distance footpath both run along the Exe Valley to the west of The Park.

¹⁸ EDDC (2012). *New East Devon Local Plan. Landscape/Environment Designations Assessment*. April 2012

4 Analysis of Setting by Character Area

- 4.1 This chapter provides an analysis of each of the detailed Character Areas (grouped under the relevant Character Type – see paragraph 2.13) and assesses individual sensitivities to change and the potential impact of change on the setting of Killerton Park, as described in the methodology (Stage 2 of the Evaluation and Analysis – paragraph 2.19).
- 4.2 **Figure 4.1** provides an overall map for the detailed Character Areas that lie within the Zone of Potential Influence described in the previous chapter. The key views into and out of the Park are also shown on this map for identification purposes.

Figure 4.1: Character Area map showing key views



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- 4.3 It should be noted that in this Chapter, Character Area 5d has been reclassified under the Type 'Upper farmed and wooded valley slopes' (rather than 'Sparsely settled farmed valley floors') and Character Area 3f has been reclassified under the Type 'Wooded ridges and hilltops' (instead of

'Main cities and towns'). This is because these types more closely match the character in these areas.

4.4 The rest of this Chapter takes each of the six Character Types that occur within the Zone of Potential Influence in turn. Each section follows the same format, as follows:

- **The key characteristics** of the Landscape Type are described and the individual character areas are shown on a map.
- Photographs illustrate **characteristic views and landscape features**.
- **Historic developments:** Comparison of the OS First Revision maps (1897–1904) with the most recent OS maps is used to assess the extent of 20th century landscape change in each of the character areas. A score of high, medium or low is used to indicate how intact the 19th century landscape is (see Table 2.1 for definitions of these scores).
- **The character and current condition** of each Character Area are described.
- **The relationship of each Character Area with Killerton Park** is assessed and a score denoting the significance of the Character Area to the setting of the Park is given. Again, the definitions used in this score of high, medium and low are those shown in Table 2.1.
- **The likely extent of influence of the forces for change** (see paragraph 3.22 *et sequ.*) on the setting of the Park is described for each of the Character Areas.
- Finally, a **summary sensitivity table** gives an overview of the scores and forces for change in each Character Area.

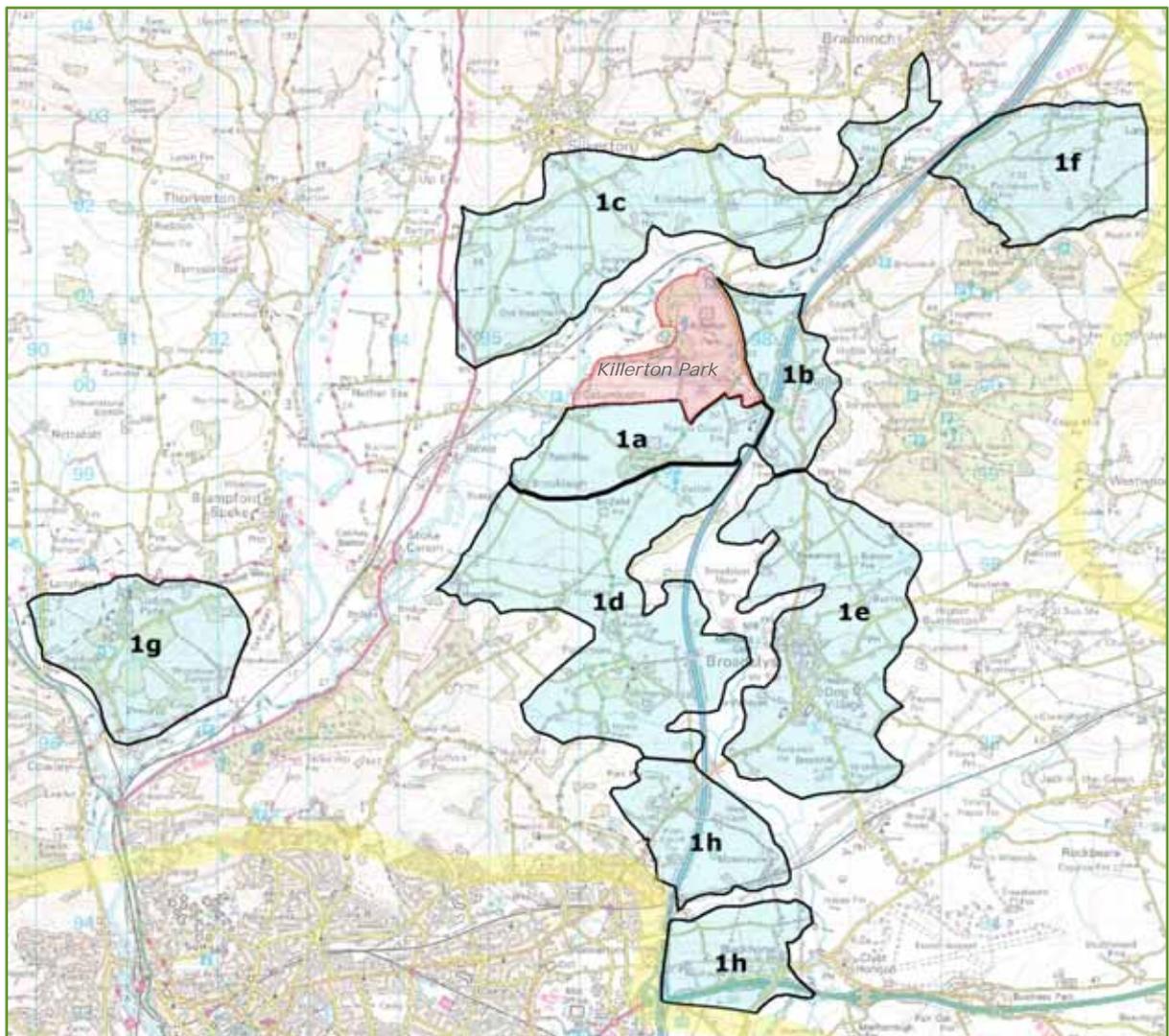
Character Type 1: Lower rolling farmed and settled valley slopes

(Devon LCT Ref: 3B)

Key Characteristics

- Gently rolling lower valley slopes.
- Pastoral farmland, with a wooded appearance.
- Variable field patterns and sizes with either wide, low boundaries and irregular patterns or small fields with medium to tall boundaries and a regular pattern.
- Many hedgerow trees, copses and streamside tree rows.
- Settled, with varied settlement size, building ages and styles, sometimes with unity of materials in places through use of stone.
- Winding, often narrow sunken lanes with very tall earth banks. Main roads may dominate locally.
- Streams and ditches.
- Some parts tranquil and intimate all year round, except near main transport routes.
- Enclosed and sheltered landscape and wider views often restricted by vegetation.

Figure 4.2.: Character Areas of Character Type 1 within the Setting of Killerton



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Characteristic views and landscape features



Columbjohn (left) & Francis Court (right) farmland as direct setting to Killerton Park (CA 1a)



View to Broadclyst, with its church tower in the centre of the image (CA 1e)



Silverton Mill from the deer park (CA 1c)

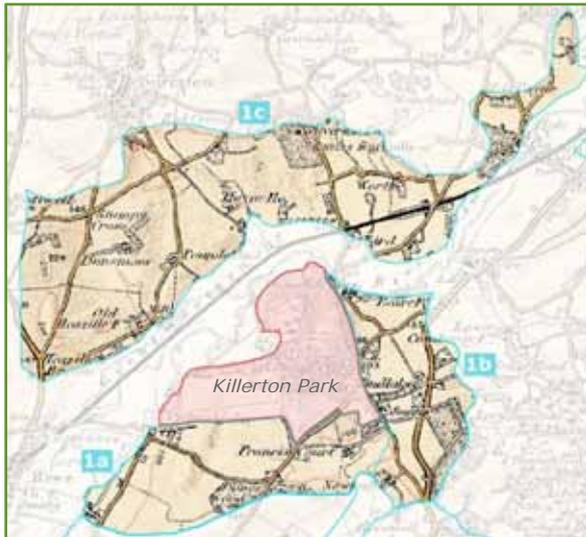


View to Killerton clump from M5 edge (CA 1c)

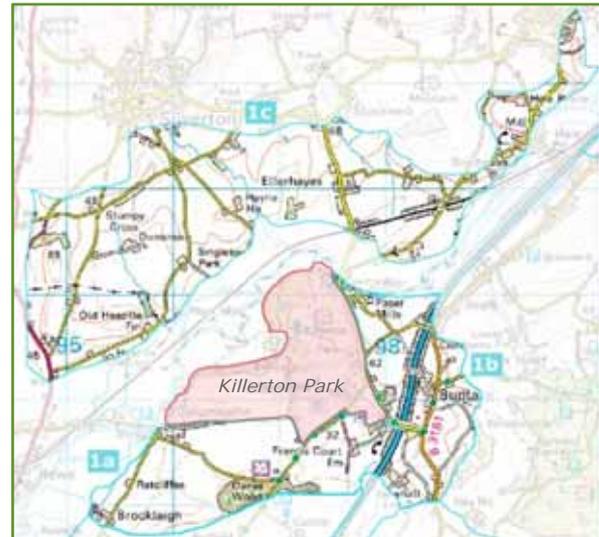


Distinct vernacular in Poltimore (CA 1d)

Historic Development



OS First Revision - 1897–1904

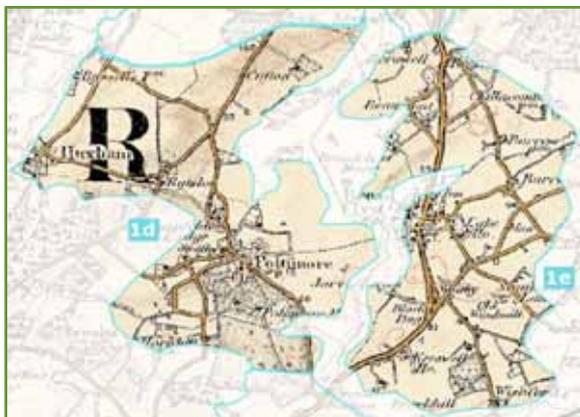


Current Ordnance Survey

1a: Little change in either the settlement pattern or the transport network since the 19th century.

1b: Major change with the addition of the M5 through the middle of the Character Area, as well as the expansion of Silverton Mill, which lies outside the north west edge of the Park, during the 20th century.

1c: Moderate growth of development along roads dispersed throughout the area, with minimal change in the transport network.



OS First Revision - 1897–1904



Current Ordnance Survey

1d: The main change within the area has been through the addition of the M5 in the east, although the road network remains otherwise unchanged. Occasional new roadside development has occurred throughout the area, with minor growth of Poltimore in the centre.

1e: The major 20th century change within the Character Area is the southern expansion of Broadclyst, which sees a doubling in size of the village since the end of the 19th century. Otherwise the road network and settlement pattern remains little changed.



OS First Revision - 1897–1904

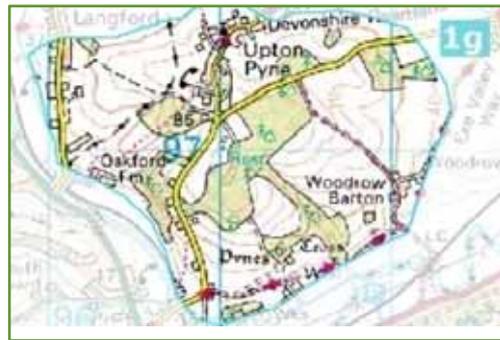


Current Ordnance Survey

1f: The road network and settlement pattern throughout the Character Area in general remains similar to the late-19th century, despite the addition of occasional new roadside dwellings. The major change occurs along the north west boundary with the addition of the M5 and associated development (including Quad World).



OS First Revision - 1897–1904



Current Ordnance Survey

1g: Occurrence of 20th century ribbon development along the Langford Road in the west, with small growth of Upton Pyne. The road network and the pattern of woodland remains largely unchanged.



OS First Revision - 1897–1904



Current Ordnance Survey

1h: This Character Area has experienced significant change since the 19th century, notably with the creation of the M5 through the centre of the area, the A30 and development at Blackhorse in the south. The Exeter Science Park, at the junction of the A30 and M5, and a new residential development at Old Park Farm in the north of the area are both currently under construction (See Figure 3.9). A developer is preparing plans for another residential development at Pinn Court.

Character and current condition

1a: Large-scale farmland with vestiges of parkland planting in the east and a wooded ridgeline. Cottages within the area reflect the distinctive Killerton vernacular (painted yellow).

1b: Arable farmland to the east of Killerton Park, fragmented in the centre by the M5 motorway and the B3181 road (the latter carrying traffic to Killerton) and dominated in the north by the 20th century expansion of Silverton Mill.

1c: An open, gently rolling landscape of mixed pasture and arable fields. The prominent knoll at Penstone is a distinctive feature in the eastern half of the area. The mainline railway crosses the south eastern part of the area.

1d: A gently rolling landscape of mixed pasture and arable fields, medium to large in scale and with an irregular pattern, with occasional scattered blocks of woodland. Poltimore is a defining feature in the centre of the area, being a village with a distinctive traditional vernacular and home to an important historic estate, with pasture concentrated around it. A line of 'supergrid' electricity pylons and cables, large agricultural buildings and the M5, have served to detract somewhat from the historic character of the area.

1e: This area is dominated by the settlement of Broadclyst at its centre, which expanded south significantly over the previous century. Arable land use predominates, with areas of pasture along the River Clyst. Some larger fields in the north, although small to medium sized fields predominate around Broadclyst in irregular patterns. Modern infrastructure (including the water tower at Broadclyst) and housing detracts in part from the historic character of the area.

1f: Comprising medium to large fields of arable and pasture, this area is an undulating landscape with scattered farmsteads and occasional blocks of woodland. The M5 dominates in the north, where associated development, notably Quad World, forms intrusive modern development when view from the motorway.

1g: A distinctly undulating landscape of irregular pasture and arable fields, with large areas of woodland clothing the ridgelines and valleys. The settlement of Upton Pyne dominates in the north, where agricultural uses such as pig farming and modern housing detract from the traditional character of the wider landscape.

1h: Extensive modern development has occurred throughout this area, including the the M5, the dualling of the A30, the Exeter Science Park (under construction) and new residential development at West Clyst and Old Park Farm (under construction). This is giving this area an urban fringe character sandwiched between Exeter, Exeter Airport and the main transport links. Much of the higher land nevertheless remains undeveloped, typically characterised by medium to large scale fields of arable or pasture.

Relationship with Killerton Park

1a: This Character Area provides the direct setting to the southern part of Killerton Park, with key views south from the Front Park, the Garden, Folly Park and Columbjohn Wood into the area. It therefore has a **high** significance to The Park. Francis Court Farm, in the east of the area, historically provided an important parkland setting to the Front Park and the approach to the house, and is integral to the overall design of Killerton Park. This area forms part of the wider Killerton estate, the yellow cottages reflecting the distinctive Killerton vernacular and reinforcing its direct association with the Park.

1b: This area forms the direct setting to the eastern part of Killerton Park, namely the Eastern Deer Park which looks directly out over the area. As such, the modern developments of Silverton Mill and the M5 are prominent features within views from the park and have a significant impact upon its setting. It also forms part of the wider Killerton estate. It has a **high** significance to The Park.

1c: This area forms the near setting to the northern and eastern part of the park, featuring in views north from Park Wood and Columbjohn Wood, as well as from the Eastern Deer Park. Most strikingly, the prominent knoll at Penstone forms a key feature within the near landscape of Killerton Park, the intriguing landform capitalised upon in the designed sequence of views through the Eastern Deer Park. This part of the Character Area in particular is integral to the design of Killerton Park and supported by its undeveloped nature; it also forms part of the wider Killerton estate. Again, it has a **high** significance to The Park.

1d: This Character Area forms the middle-distance setting to Killerton Park, featuring in views from the higher parts of the garden and Dolbury Clump. The distinctive character of Poltimore reflects the influence of the Poltimore estate and provides a contrast with the Killerton vernacular further north. Although not directly relatable, this reinforces the legacy of estate ownership within the area and contributes to Killerton's rich historic setting. The north-eastern tip of the area forms part of the wider Killerton estate (to the north of Poltimore). This area has a **moderate** significance to The Park.

1e: The village of Broadclyst represents an historic settlement within the middle-distance setting of the Park and, as a result, this area has a **moderate** significance to The Park. Much of this area forms part of the wider Killerton estate, and this association is reflected in the use of estate vernacular within the village. Broadclyst is an important feature in views from the garden and Dolbury Hill, with its church tower forming a notably traditional landmark and borrowed 'eye-catcher'. The riparian woodland and hedgerow trees surrounding the village help integrate it into the landscape and softens it in these views, reducing its impact and giving the impression that it is less expansive than it is. This helps to contribute to the generally undeveloped character of the overall setting. Some modern development, however, notably the water tower and surrounding poplars, provides an intrusive feature within these views and the overall setting.

1f: This Character Area is not directly visible from Killerton Park, being hidden behind the hill of White Down Copse. It does, however, form part of the approach by car to Killerton Park from the east, with contrast provided by the M5 and associated development to the right-hand side of the driver and undeveloped farmland to the left. This area has a **low** significance to The Park.

1g: The area is visible in distant views from Killerton Park, notably from Folly Knoll in Folly Park in views south west to Dartmoor. The undeveloped wooded ridgeline contributes to the undeveloped, undulating character of the overall setting. This area has a **low** significance to The Park.

1h: This area is partially visible in distant views from the southern part of Killerton Park, including key viewpoints from Killerton Gardens. This area has a **low** significance to The Park.

Likely extent of influence of forces for change

1a: The presence of the M5 motorway close to the edge of The Park and the minor road which crosses the view from the front of The House and its approach means that infrastructure development could have significant impacts on the setting. The proximity and visibility of the farmland means that land use change could be significant. There is a public footpath to Francis Court Farm and public access is encouraged in Danes Wood so increases in recreational use could also have a significant impact.

1b: The M5 runs through this area, coming to the edge of The Park and the B3515 from Cullompton to Exeter also crosses the area, so infrastructure development could have a significant impact on The Park. The industrial development of Silverton Mill and village of Budlake also occur here and changes to this area could also have a significant impact. The area includes the traditional orchards beside the road that approaches the entrance to The Park and any change of land use here would be significant.

1c: This broad southward-facing sweep of agricultural land occupies the near distance views to the north of The Park and land use change could be significant. The mainline railway crosses the area and an increase in the number of rail services could be of moderate significance. More hidden is the village of Ellerhayes and a number of isolated farms and houses, but incremental development in these areas could have a moderate impact on the setting of The Park.

1d: Changes in the agricultural use of north-facing slope in this area, which is prominent from southern parts of The Park could have a significant impact on its setting. A line of tall 'supergrid' electricity pylons and cables crosses the slope and the M5 motorway crosses this area.

1e: Broadclyst village dominates this area and further small to medium scale residential development away from the historic core could change the village's character, having a moderate impact on the setting. There is also the potential for increased and improved recreational use, particularly on the footpaths that run north and east from the village and towards Ashclyst Forest, as part of the development of the proposed Clyst Valley Regional Park.

1f: This area of mixed farmland and isolated farms bordering the M5 motorway may be subject to land use change and some incremental built development (mostly agricultural).

1g: Small scale incremental development in the village of Upton Pyne and land use change in the strongly wooded landscape bordering the river Exe could have a low impact on the setting.

1h: The M5 motorway and its junction with the A30, as well as the allocation of new housing on the edge of Pinhoe and at Redhayes means that both infrastructure and residential development could have a significant impact in this area. The proposed Clyst Valley Regional Park also covers this area and increased recreational use is possible (as well as an increase in the quality of existing use).

Summary sensitivity table for Landscape Character Type 1

Character Area	Lack of change since C19 th	Significance to Killerton Park	Extent of influence of forces for change				
			Residential/employment	Infra-structure	Incremental development	Land cover change	Recreation
1a	High	High		●		○	○
1b	Low	High		●	●	○	
1c	Moderate	High		●	●	●	
1d	Moderate	Moderate		●	●	●	
1e	Moderate	Moderate	○			○	●
1f	Moderate	Low			○	●	
1g	Moderate	Low			●	○	
1h	Low	Low	●	●		○	●

Notes: ● denotes a high extent of influence, ○ denotes a moderate extent of influence.

A 'High' lack of change since C19th indicates that the landscape has changed little since this time.

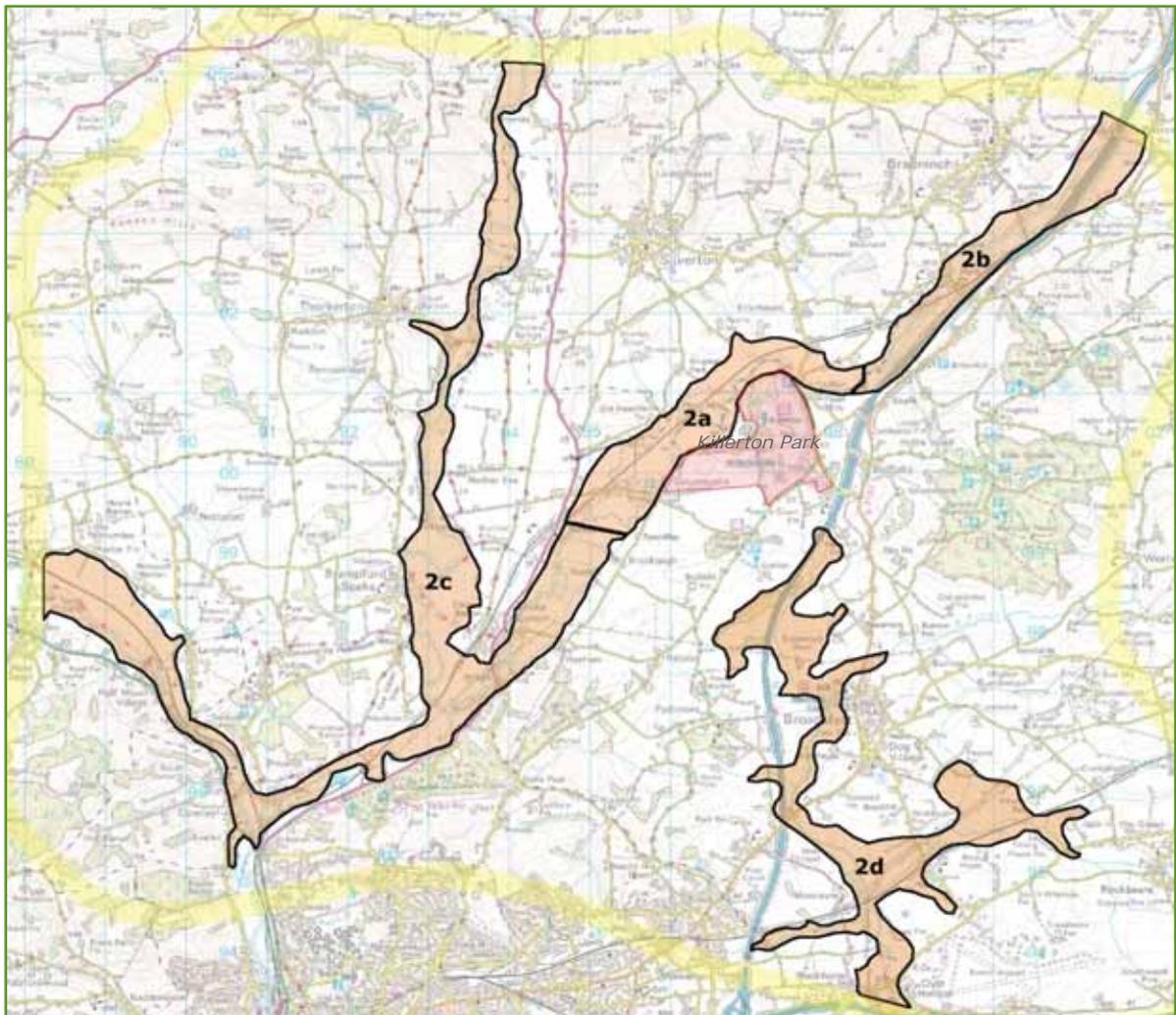
Character Type 2: Sparsely settled farmed valley floors

(Devon LCT Ref: 3C)

Key Characteristics

- Open flat landform, often with distinct vegetated floodplain edge confined by valley sides
- Watercourses screened by riparian vegetation often with low flood-banks
- Hedges, not banks, generally on the boundary with rising land
- Pastoral land use, with wet meadows and some arable, with variable field sizes
- Sparsely settled
- Stone sometimes used for walls, bridges and quays.
- Network of narrow winding lanes, sometimes with major roads along boundaries
- Open internally, with views out screened by boundary vegetation
- Variable field pattern, with some areas apparently unenclosed
- Frequently tranquil although main transport routes may occur, reducing tranquillity
- River views

Figure 4.3: Character Areas of Character Type 2 within the Setting of Killerton



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Characteristic views and landscape features



Culm Valley directly north of Park (CA 2a)



The River Culm west of the Park (CA 2a)



View north up the Exe Valley (CA 2c)



View northeast up the Culm Valley (CA 2c & 2a)



Pylons crossing the Clyst floodplain (CA 2d)

Historic Development



OS First Revision - 1897-1904



Current Ordnance Survey

2a: No change in either the settlement pattern or the transport network since the 19th century, except for the expansion of Silverton Mill in the far east of the Character Area. The railway line was a prominent 19th century addition.



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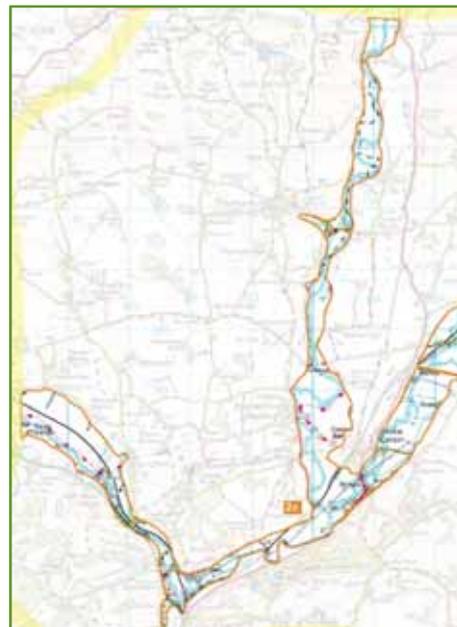


Current Ordnance Survey

2b: Major change with the addition of the M5 through the area. The transport and settlement pattern has otherwise remained unaltered.



OS First Revision - 1897-1904



Current Ordnance Survey

2c: Overall little change in the settlement or transport pattern since the late 19th century. However, significant 20th century additions include two separate industrial works within the valley

to the north of Exeter. There has also been some loss of woodland in the south east of the Character Area. The railway was a prominent 19th century addition throughout the area.



OS First Revision - 1897–1904



Current Ordnance Survey

2d: Significant 20th century addition of the M5 through the west of the Character Area, with several lines of pylons added through both the south and the north of the area.

Character and current condition

2a: Flat valley landscape comprising medium to large scale fields of grazed pasture flanking the winding River Culm. The meandering course of the river is marked by frequent trees and occasional blocks of broadleaved woodland. The mainline railway line carries around four high speed services an hour and these can have a significant audible impact on the west part of the Park. Apart from the railway, the lack of roads or settlement within the area gives it a peaceful, undisturbed character.

2b: Flat valley landscape with large scale fields of mixed pasture and arable either side of the north-east to south-west course of the Culm. The M5 is a significant feature running through the area. Although traffic is visible from the top of Dolbury Hill, the cutting through which the Motorway runs in this section, means that traffic is not visible from the lower parts of the Park. However, traffic noise is often significant. In addition, the railway and industrial development at Hele adds further to the developed character of this section of the valley floor.

2c: Flat valley landscapes of the lower part of the River Culm, the River Exe and the River Yeo. Broadly characterised by medium or large open fields of pasture or arable land flanking the meandering river courses. Riparian vegetation varies between occasional or frequent trees, with some stretches of open bank, in contrast with lines or blocks of woodland following the line of the river. The railway line runs through the western part of the area, whilst the Water Works at Lower Millcote in the south contribute a more developed character in contrast with the undeveloped, rural character of the northern stretch of the Exe in particular.

2d: Open valley landscape associated with the River Clyst. Large open fields of pasture predominate, with Broadclyst Moor in the north a distinct area in its own right. The Clyst itself is tightly meandering in places and canalised in others, lined in stretches by either sporadic or frequent riparian trees. Much of the area is undeveloped floodplain, although the presence of the M5, large electricity pylons and the Exeter to London railway all contribute to a relatively developed character, particularly in the south. Of these, the M5 has the greatest impact. Although partly hidden from view from the lower parts of the Park by a low bank, high vehicles are visible in places, particularly in winter when deciduous trees have no leaves. The audible impact can also be significant.

Relationship with Killerton Park

2a: This Character Area provides the direct setting to the western and northern parts of Killerton Park, with key views into and over the area from numerous identified viewpoints within Park Wood and Columbjohn Wood, as well as from Folly Knoll (7 viewpoints in total, plus 3 potential viewpoints). The area is particularly important in providing the immediate context and setting to Columbjohn mansion and mill, which are located alongside the river and are inextricably linked with it. It has a **high** significance to the setting of The Park.

2b: This character area forms part of the mid-to-distant setting of the East Deer Park, featuring in views from this part of the Park. The M5 runs through this area and the traffic noise is highly audible from the northern and eastern side of The Park. It has a **moderate** significance to the setting of The Park.

2c: This area is predominantly hidden in views from the Park within the undulations of the surrounding landscape. The relationship is thus contextual rather than visual and the area has a **low** significance to The Park.

2d: This area partially features in views south from the slopes of Killerton Gardens, although not prominently (especially further south) due to the lower-lying topography. Broadclyst Moor and the River Clyst itself provide a contextual setting to the Park as part of the wider Killerton Estate. This area has a **moderate** significance to the setting of The Park.

Likely extent of influence of forces for change

2a: The mainline railway is likely to be the main source of changing influence in this area, particularly if the frequency of the most audible high speed services were to increase. The highly agricultural nature of land use means that land cover change could also have a significant impact.

2b: The M5 Motorway is likely the main source of changing influence. A change in the surfacing of the road, or an increase in traffic, might increase road noise and increase the aural impact on the setting of the Park. The addition of lighting could have a significant night-time visual impact. Any additional development of the industrial area at Hele could also have an impact on the setting of the northern part of the Park.

2c: The agricultural nature of this area, which is largely but not completely hidden from view from the Park, means that land cover change is likely to be a moderate force for change.

2d: Again, the M5 Motorway is a significant potential force for change, with increased volumes of traffic or changes in the road surfacing having the potential for significant impacts on the setting. The proposed Clyst Valley Regional Park covers the southern part of this area and increased recreational use, possibly along new permissive rights of way that may be created, (as well as an increase in the quality of existing use) is likely.

Summary sensitivity table for Landscape Character Type 2

Character Area	Lack of change since C19 th	Significance to Killerton Park	Extent of influence of forces for change				
			Residential/employment	Infra-structure	Incremental development	Land cover change	Recreation
2a	High	High		●		●	
2b	Low	Moderate	○	●			
2c	High	Low				○	
2d	Moderate	Moderate		●			●

Notes: ● denotes a high extent of influence, ○ denotes a moderate extent of influence.

A 'High' lack of change since C19th indicates that the landscape has changed little since this time.

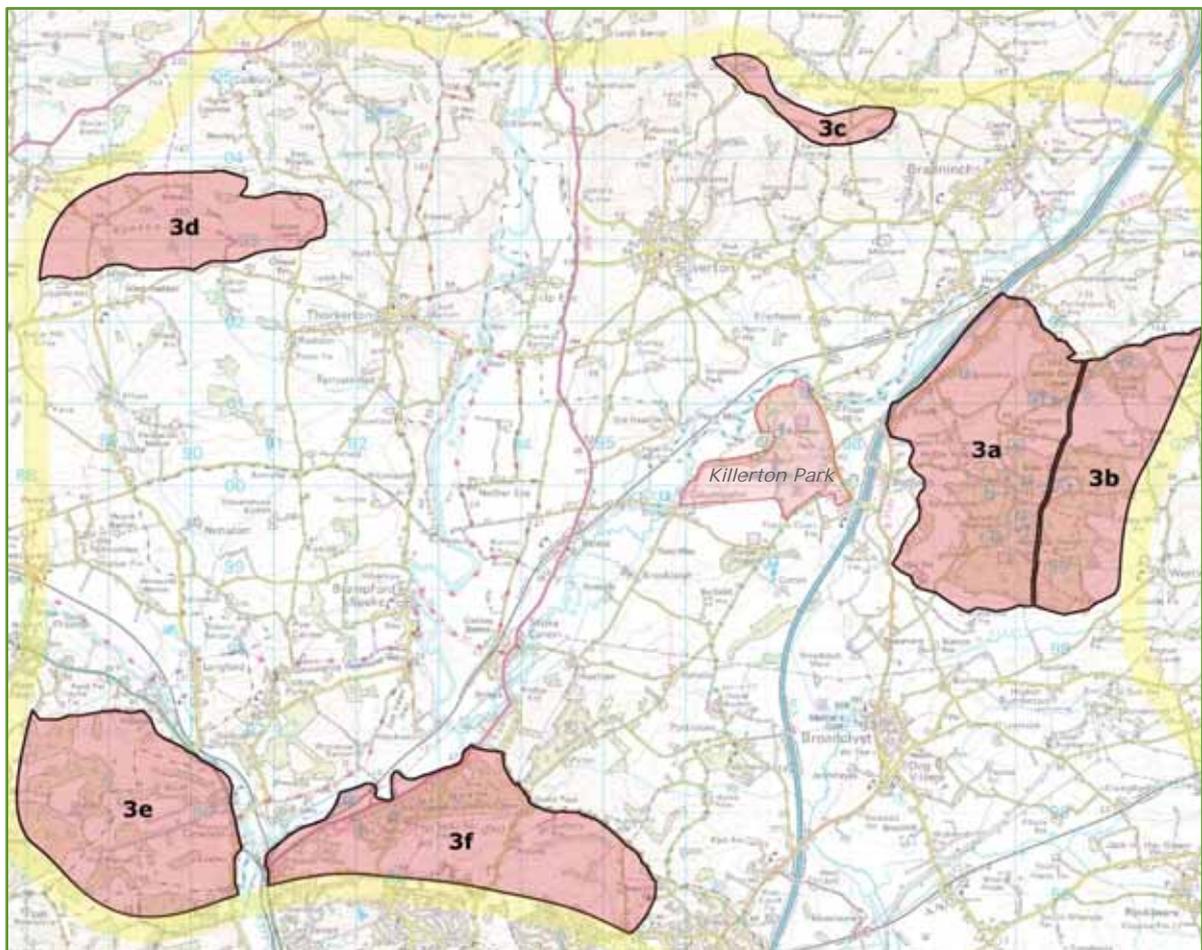
Character Type 3: Wooded ridges and hilltops

(Devon LCT Ref: 1E)

Key Characteristics

- Small hills and associated small ridges, or area of undulating small hills
- Irregular fields of variable size, some with spring-line mires
- Species-rich hedgebanks and tree rows, ancient woodland and great species diversity, with oak and ash common as hedgerow trees
- Mixed woodland and some pasture; hilltop fields may be arable
- Sparsely settled
- Narrow enclosed winding lanes
- Limited views out
- High and sometimes remote

Figure 4.4: Character Areas of Character Type 3 within the Setting of Killerton



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Characteristic views and landscape features



Ridgeline above Silverton (CA 3c)



Road along ridgeline (CA 3c)



Spydoncote (CA 3a)



View towards the Park from Ashclyst (CA 3a)

Historic Development



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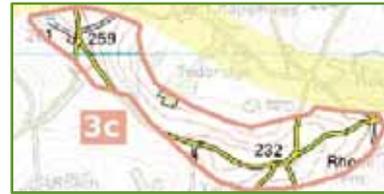
Current Ordnance Survey

3a: There has been little change in the settlement pattern and road network within the majority of the Character Area. The addition of the M5 along the north-eastern boundary has led to some industrial units being built adjacent to it.

3b: Minimal change in either the settlement pattern or the road network since the late C19th.



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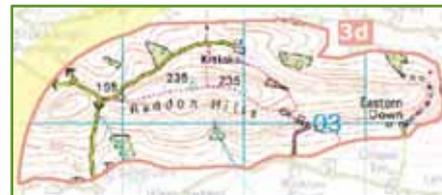


Current Ordnance Survey

3c: No settlement in the area, and little change in the road network. The addition of a mast and access track in the far west has had an emphasised impact given its prominence within the landscape.



OS First Revision - 1897-1904

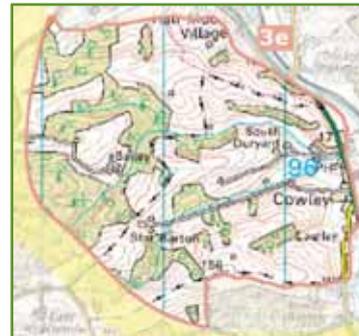


Current Ordnance Survey

3d: Minimal change in the pattern of scattered farmsteads or the road network, with limited change in the size and distribution of scattered woodland blocks.



OS First Revision - 1897-1904



Current Ordnance Survey

3e: There has been little overall change in the road network or the settlement pattern, although there has been some development of commercial infrastructure (a nursery) in the east at Cowley.



OS First Revision - 1897-1904



Current Ordnance Survey

3f: There has been little change in the pattern of woodland, settlement or roads within the majority of the area, although the major change has been the significant expansion of Exeter to the south which has brought development up to the Character Area's southern boundary.

Character and current condition

3a: Steeply undulating ridgeline topography, dominated in the south by the Ashclyst Forest on the upper slopes, with White Copse Down another prominent woodland on the northern ridge. The lower slopes are characterised by medium-scale irregular fields of mixed arable and pasture, although fields are larger in the northern part of the area and arable dominates. The woodland

and trees of Sprydon Park are a feature of the south-west edge of the area, whilst the M5 adds a visual/aural intrusion along the north west edge. Occasional farmsteads, though otherwise undeveloped.

3b: Adjoining 3a and sharing a similar character, with steeply undulating ridgeline topography, dominated in the south by the Ashclyst Forest on the upper slopes and Paradise Copse a feature of the high ground in the north. The lower slopes are characterised by medium-scale irregular fields of mixed arable and pasture. Occasional farmsteads, though otherwise undeveloped.

3c: Ridgeline summit in the north of the study area, characterised by medium-large scale fields of mixed pasture and arable devoid of woodland and with infrequent hedgerow trees. Road access runs through the centre of the area along the summit, which is undeveloped.

3d: Prominent ridgeline in the north west of the study area known as the Raddon Hills, characterised by large/medium scale fields of mixed pasture and arable. Largely devoid of woodland, although small scattered blocks occur either side of the summit. Occasional farmsteads, though otherwise undeveloped.

3e: Complex ridgeline topography, with woodland clothing certain slopes and occasional summits. Enclosed within the woodland lie irregular mixed fields of arable and pasture, small-medium scale in the south and larger in the north. Scattered farmsteads, though otherwise undeveloped.

3f: Ridgeline topography along the north edge of Exeter, characterised by woodland in the north (Stoke Woods), and small-scale irregular fields of pasture on the higher land in the south. The field pattern is reinforced by wooded thickets and small copses, which contribute to the wooded character of the area. The urban edge of Exeter lies adjacent to the southern boundary, although the area itself is largely undeveloped apart from occasional farmsteads.

Relationship with Killerton Park

3a: This Character Area provides the direct setting to the eastern side of Killerton Park, with key views to the area from a number of identified viewpoints within the eastern deer park and Dolbury Hill. Ashclyst Forest in the south and White Down Copse to the north both provide a distinctive wooded ridgeline backdrop to these views. The area also forms an important part of the wider Killerton Estate, with Sprydon falling along the western edge of the area and sharing a clear visual interrelationship with the house and park (and forming one of the key views from Dolbury Hill), and Ashclyst Forest representing the largest area of woodland within the estate. Views back to Killerton Park are also a distinctive feature of specific parts the area. It has a **high** significance to the setting of The Park.

3b: This character area does not share a direct visual relationship with Killerton Park, forming the eastern side of the Ashclyst ridge. Nevertheless it forms a contextual relationship as part of the wider Killerton Estate (including the eastern half of Ashclyst Forest). Consequently, the area has a **moderate** significance to the setting of The Park.

3c: This area represents an open, undeveloped ridgeline forming the backdrop to views from the northern part of the Park, including key views from Park Wood. Views back to Killerton Park are also a distinctive feature of the area. It has a **high** significance to the setting of The Park.

3d: This area (the Raddon Hills) forms the distant backdrop to views from the west part of the Park, including key views from Park Wood, Columbjohn Wood and Folly Knoll. It has a **moderate** significance to the setting of The Park.

3e: This area features in distant views from the south west part of the Park, including key views from Folly Knoll, Columbjohn Wood, the Acland Memorial and (historically) Dolbury Hill. It has a **low** significance to the setting of The Park.

3f: As with the adjacent Character Area 3e, this area features in distant views from the south west part of the Park, including key views from Folly Knoll, Columbjohn Wood, the Acland Memorial and (historically) Dolbury Hill. Views back to Killerton Park are also possible from the area. It has a **moderate** significance to the setting of The Park.

Likely extent of influence of forces for change

3a: The significance of forestry and agricultural management in defining the views to and from the east of the Park means that land use change is a significant force for change (over which the National Trust, as owner, has a high level of control). Incremental change to the character of the farm buildings and isolated houses (again over which the National Trust has a high level of control) is also a significant force for change. The potential for increased recreational use of

Ashclyst Forest and White Down Copse is also a potential positive force for change (increasing public enjoyment of the setting) although high levels of inappropriate activities (such as with motorised vehicles) could be detrimental. The siting of wind turbines on the ridge line, or large areas of solar panels on the western facing fields would be a significant force for change. The B3181 runs along the northern edge of this area and increases to traffic levels or other related developments could be a moderate force for change.

3b: Although not visible to or from The Park, land cover change and recreational use could both be significant influences on the setting of The Park.

3c: The only anticipated significant force for change on this small area would be the siting of wind turbines on the ridge line.

3d and 3e: Again, the siting of wind turbines on the hill tops would be a significant force for change. Although land cover is not highly visible from the Park, the agricultural nature of these areas means that land cover change (for instance novel crops or crop treatments) could be a moderate influence altering the character of the landscape

3f: As above, the introduction of wind turbines to the ridgeline would be a significant force for change. The proximity of urban Exeter on the other side of the ridge line means that any increase in residential development on or just behind the ridge, or incremental development of existing dwellings, could be a significant impact.

Summary sensitivity table for Landscape Character Type 3

Character Area	Lack of change since C19 th	Significance to Killerton Park	Extent of influence of forces for change				
			Residential/employment	Infra-structure	Incremental development	Land cover change	Recreation
3a	High	High		●	●	●	●
3b	High	Moderate				●	●
3c	High	High		●			
3d	High	Moderate		●		○	
3e	Moderate	Low		●		○	
3f	High	Moderate	●	●	●		

Notes: ● denotes a high extent of influence, ○ denotes a moderate extent of influence.

A 'High' lack of change since C19th indicates that the landscape has changed little since this time.

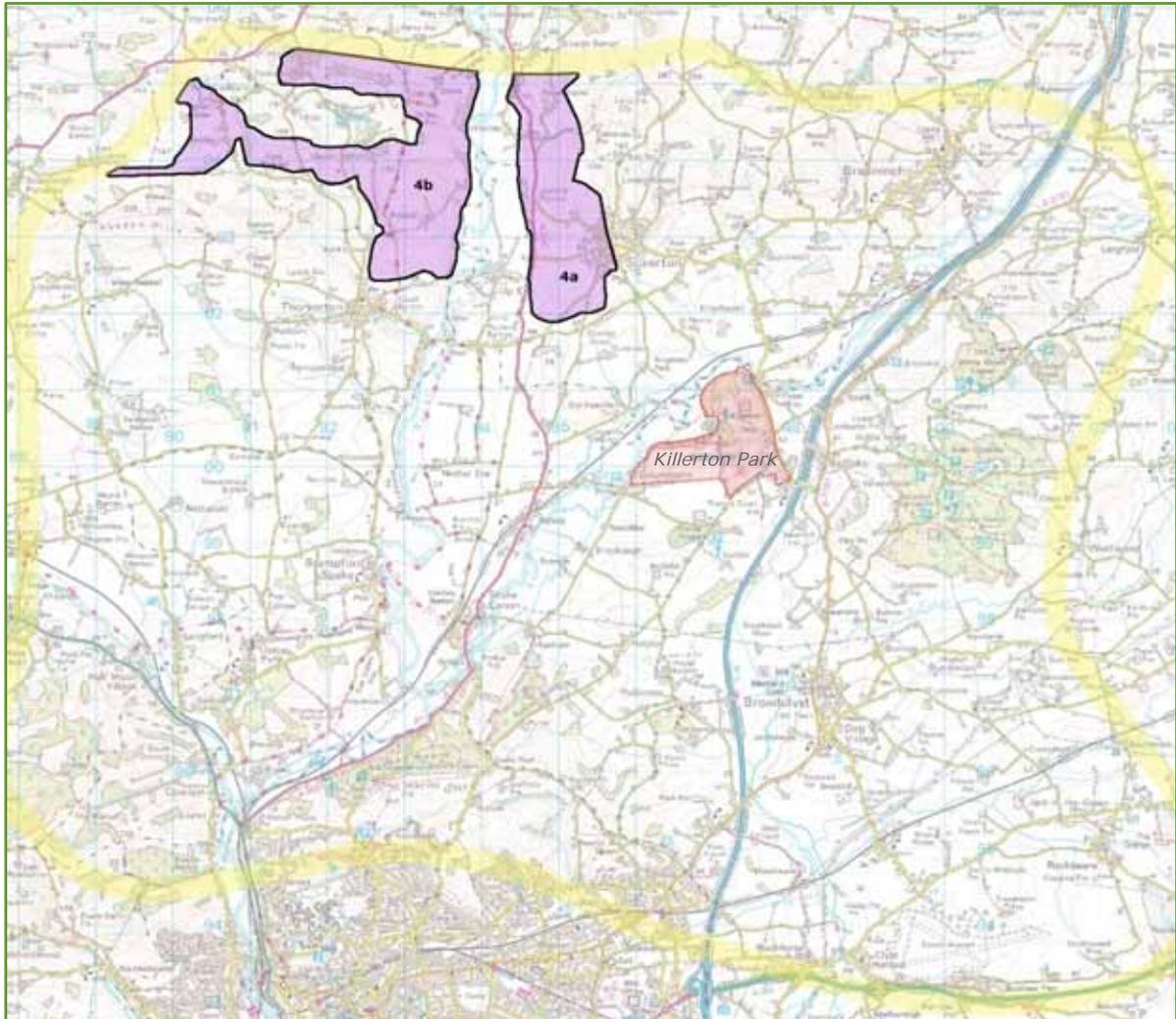
Character Type 4: River Valley Slopes & Combes

(Devon LCT Ref: 3G)

Key Characteristics

- A tightly rolling, medium to small scale landform
- Well-wooded and pastoral character
- Smooth fertile slopes running into small-scale vales
- Woodlands predominantly characterised by oak and extensive deciduous tree species
- Landform characteristics are emphasised by the wooded outlines of the hills
- Hedgerows are often untrimmed and dense bounding regularly shaped, variable scale enclosures of pasture
- Views are generally limited due to vegetation and the topography of the landscape
- Settlements are small and are not a visually dominant feature

Figure 4.5: Character Areas of Character Type 4 within the Setting of Killerton



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Characteristic views and landscape features



Looking north east to Upcott Barton (CA 4b)

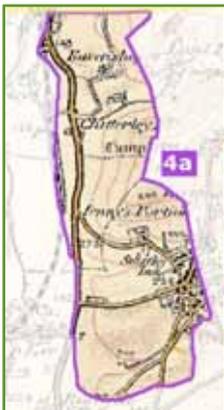


Looking south east over Bidwell (CA 4b)



Key view north-west from Columbjohn Wood to the areas either side of the Exe (4a right, 4b left)

Historic Development

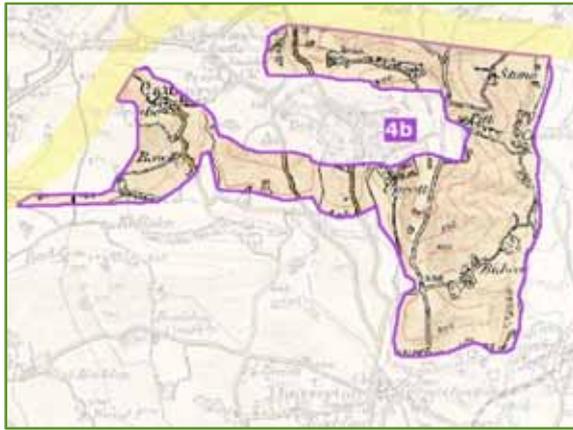


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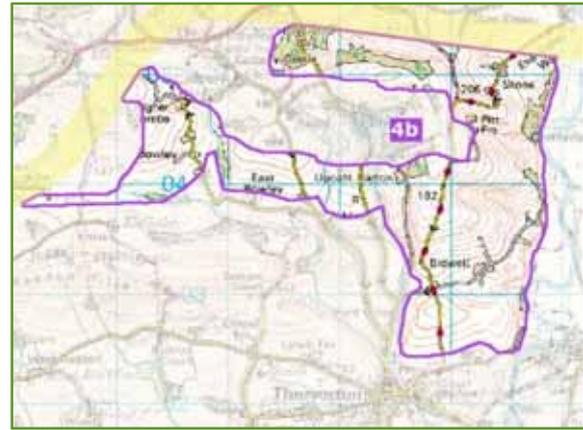


Current Ordnance Survey

4a: There has been little change in either the settlement pattern or the road network within the Character Area, excluding limited new development along the western edge of Silverton (predominantly modern agricultural buildings). The A396 runs along a main historic route, although its modern usage has undoubtedly changed the character of this area.



OS First Revision - 1897–1904



Current Ordnance Survey

4b: Little change in the road network and the settlement pattern, excluding occasional new development along roadsides. The pattern of woodland blocks remains broadly similar, although there has been an expansion of some woodlands and a reduction of others.

Character and current condition

4a: Small scale fields of pasture surround Silverton in the south and lie on steeply sloping land in the centre, whilst medium and occasionally very large fields of arable define the lower slopes. Wooded thickets enclose fields on the higher land, creating a wooded feel in these areas, with occasional patches of woodland elsewhere within the area, although the lower slopes have a large, open character.

4b: Forming the western part of the Exe valley and similar in character to its eastern counterpart 4a, with a mix of small to medium scale pasture and arable fields. Occasional woodlands are scattered throughout, whilst settlement comprises scattered farmsteads along roadsides.

Relationship with Killerton Park

4a: This Character Area provides the middle-distant setting to the north west part of Killerton Park, featuring in views from key viewpoints within Park Wood and Columbjohn Wood. Silverton is a distinctive historic village within these views. It has a **moderate** significance to The Park.

4b: In a similar way to 4a, the south eastern part of this Character Area provides the backdrop to views from the north west part of Killerton Park, its ridges featuring in views from key viewpoints within Park Wood and Columbjohn Wood. It has a **moderate** significance to The Park.

Likely extent of influence of forces for change

4a and 4b: The same influences are present in both these areas. The strongly agricultural nature of the landscape means that land use change could be a significant force for change. Solar farms on the south facing slopes might be visible from The Park and are a moderate force for change. Incremental development of existing settlements (chiefly Silverton) and the isolated farms and house could also be a moderate force for change.

Summary sensitivity table for Landscape Character Type 4

Character Area	Lack of change since C19 th	Significance to Killerton Park	Extent of influence of forces for change				
			Residential/employment	Infra-structure	Incremental development	Land cover change	Recreation
4a	High	Moderate		○	○	●	
4b	High	Moderate		○	○	●	

Notes: ● denotes a high extent of influence, ○ denotes a moderate extent of influence.

A 'High' lack of change since C19th indicates that the landscape has changed little since this time.

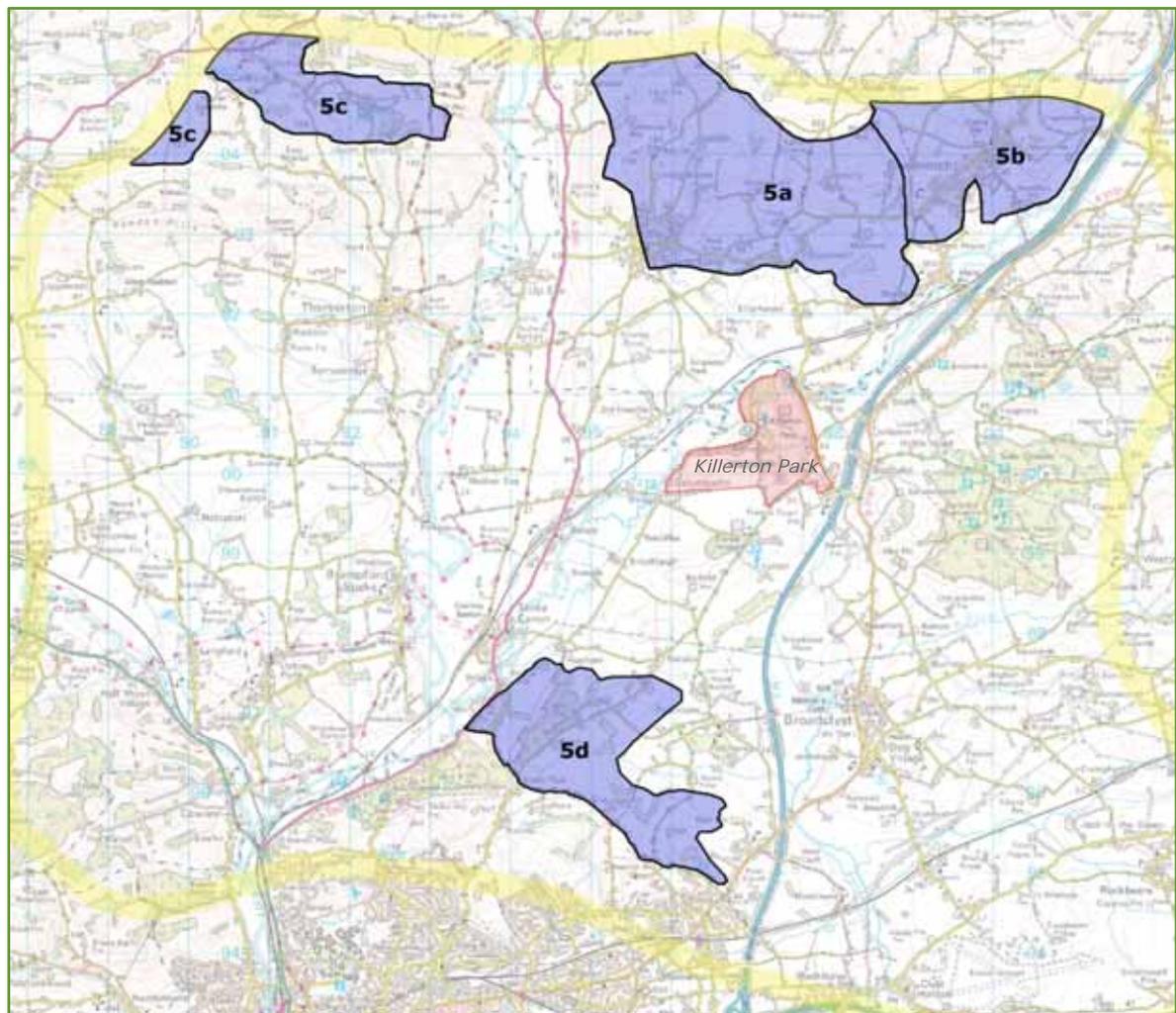
Character Type 5: Upper farmed and wooded valley slopes

(Devon LCT Ref: 3A)

Key Characteristics

- Undulating upper valley slopes below the scarp slope
- Well treed pastoral farmland, with arable cultivation on lower slopes
- Small to medium size fields with irregular boundaries
- Deciduous woods and copses, especially on hilltops and upper slopes
- Very wide, usually low, species-rich hedges with many hedgerow trees
- Dispersed settlement pattern of isolated farms and small villages
- Very winding narrow lanes
- An intimate and intricate landscape with views out confined by vegetation
- Remote and with little 20th century development

Figure 4.6: Character Areas of Character Type 5 within the Setting of Killerton



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Characteristic views and landscape features



Ridgeline above Silverton (CA 5a)



West of Bradnich (CAs 5a & b)



View to Killerton from the lower slopes of CA 5a



Key view from Killerton Park to Silverton (5a)

Historic Development



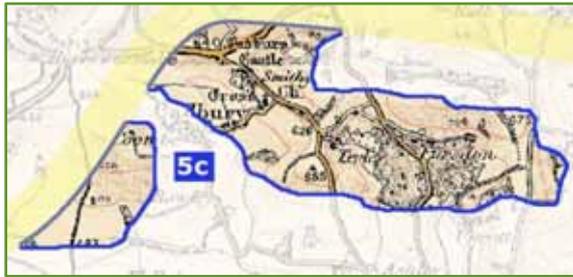
OS First Revision - 1897–1904



Current Ordnance Survey

5a: There has been little change in the road network whilst the settlement pattern has altered marginally – Silverton has expanded to the east, whilst sporadic roadside development (mainly modern agricultural buildings) has also occurred. Other changes include the occasional loss of woodland blocks.

5b: There has been no change to the road network, although Bradnich has expanded along the roadside to the south west, with sporadic development (mainly modern agricultural buildings) also having occurred.

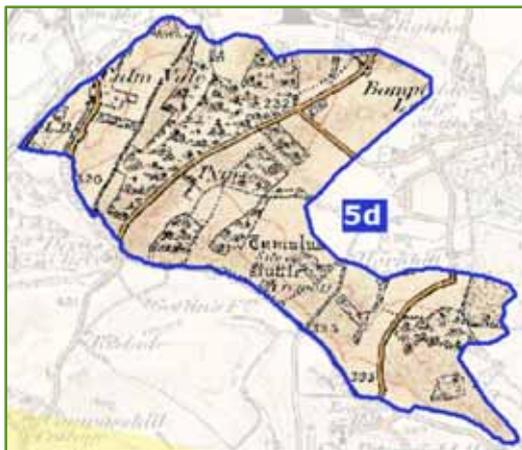


OS First Revision - 1897–1904

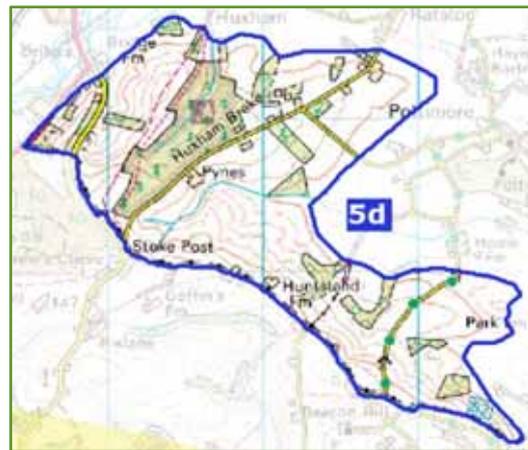


Current Ordnance Survey

5c: The road network remains the same although the A3072 along the north of the area has altered the remote character to an extent, with individual residential developments along this road also having occurred. Elsewhere settlement pattern remains largely unchanged, although the extent of parkland surrounding Fursdon House has been reduced.



OS First Revision - 1897–1904



Current Ordnance Survey

5d: The road network remains unchanged but there has been noticeable piecemeal development at Huxham Brake with a corresponding loss of plantation woodland. There also appears to have been some reduction in woodland throughout the area.

Character and current condition

5a: Undulating ridgeline topography, with irregular medium scale fields of mixed arable and pasture. Farmsteads nestle in the folds whilst ancient sunken lanes traverse the slopes. The historic village of Silverton lies within the lower slopes. The upper slopes have a tranquil character and afford far-reaching views over the surrounding landscape, including to Killerton Park. Modern land uses, including crop film protecting horticultural crops, and a small/medium scale turbine, have altered the character of the area to some extent, although by and large the traditional character remains.

5b: Dominated by Bradnich, 20th century expansion in the south west of the area has altered its character fairly significantly. Small-medium scale irregular fields surround the village, with the traditional character of the area further diluted by prominent rows of moveable livestock housing being used in several fields.

5c: A steeply undulating landscape with a strong sense of time depth reinforced by Cadbury Castle hillfort and vestiges of parkland around Fursdon House. Fields are irregular and small-to-medium in scale, characterised by a mix of pasture and arable. Woodland blocks occur in places and combine with the area's hedgerow and in-field trees to give it a 'well treed' character. The A3072 and associated 20th century development in the north has impacted upon the area's historic character to an extent.

5d: A north-east facing sloping landscape characterised by small to medium scale irregular fields of predominantly pasture, enclosed by blocks of woodland and smaller coppices. Enclosed in places, with far-reaching views to Killerton and beyond in others between the breaks in woodland. Huxham Brake plantation dominates in the north of the area, whilst modern development here

and along the road forming the area's southern boundary has further impacted upon the tradition character of the area.

Relationship with Killerton Park

5a: This Character Area provides a large extent of the middle distance setting to the north part of Killerton Park, featuring in views from key viewpoints within Park Wood and, to a lesser extent, Columbjohn Wood. Silverton is a distinctive historic village within these views, whilst the area's northern ridgelines form important features within the overall setting. Views back to Killerton Park are also a notable and important feature of the area. The area has a **moderate** significance to The Park.

5b: This Character Area is not generally visible in views from the Park, with Bradnich hidden behind the folds of the landscape, although development on its upper ridgelines may well have a direct visible impact, and contextually the area provides a setting to the Park as an arrival from the north east. It has a **low** significance to The Park.

5c: This Character Area forms a distant setting to the Park, with the Cadbury Castle Hillfort have a similar (if somewhat higher and larger) historical and topographic character to Dolbury Hillfort (with the possibility that they were culturally linked as part a chain of forts). It has a **moderate** significance to The Park.

5d: This area forms the middle-distant setting to the south-west of the Park, and partially features in views from the upper slopes of Killerton Gardens. Views back to Killerton Park are also an important feature of the area. It has a **moderate** significance to The Park.

Likely extent of influence of forces for change

5a: As noted above, novel forms of land use such as the use of crop film, and a small scale wind turbine are already changing the character of this area. Land cover change, which could include solar farms on the south-facing slopes, is likely to continue to be the most significant force for change, with incremental development of Silverton and outlying farmsteads also having an influence.

5b: Again, land use change and incremental change to the built character of Bradnich are likely to be the most significant forces for change, but the lower visibility of the area to and from Killerton means that these forces for change are classified as moderate.

5c: Although relatively distant from Killerton, land cover change, particularly the removal of the prominent tree cover (or the addition of further tree cover) could be a significant force for change. Similarly, other additions to the skyline such as wind turbines could be significant. At this distance, incremental change to the relatively sparse rural buildings in the landscape is unlikely to be significant.

5d: The relatively high visibility of the pastoral farmland and woodland in this area to The Park means that land cover change could have a significant impact here. The proximity of urban Exeter, and the ongoing new development beside the B3181 north of Pinhoe, means that new development, or incremental development of existing areas could also be a significant force for change.

Summary sensitivity table for Landscape Character Type 5

Character Area	Lack of change since C19 th	Significance to Killerton Park	Extent of influence of forces for change				
			Residential/employment	Infra-structure	Incremental development	Land cover change	Recreation
5a	Moderate	Moderate			●	●	
5b	Low	Low			○	○	
5c	Moderate	Moderate		●		●	
5d	Moderate	Moderate	●		●	●	

Notes: ● denotes a high extent of influence, ○ denotes a moderate extent of influence. A 'High' lack of change since C19th indicates that the landscape has changed little since this time.

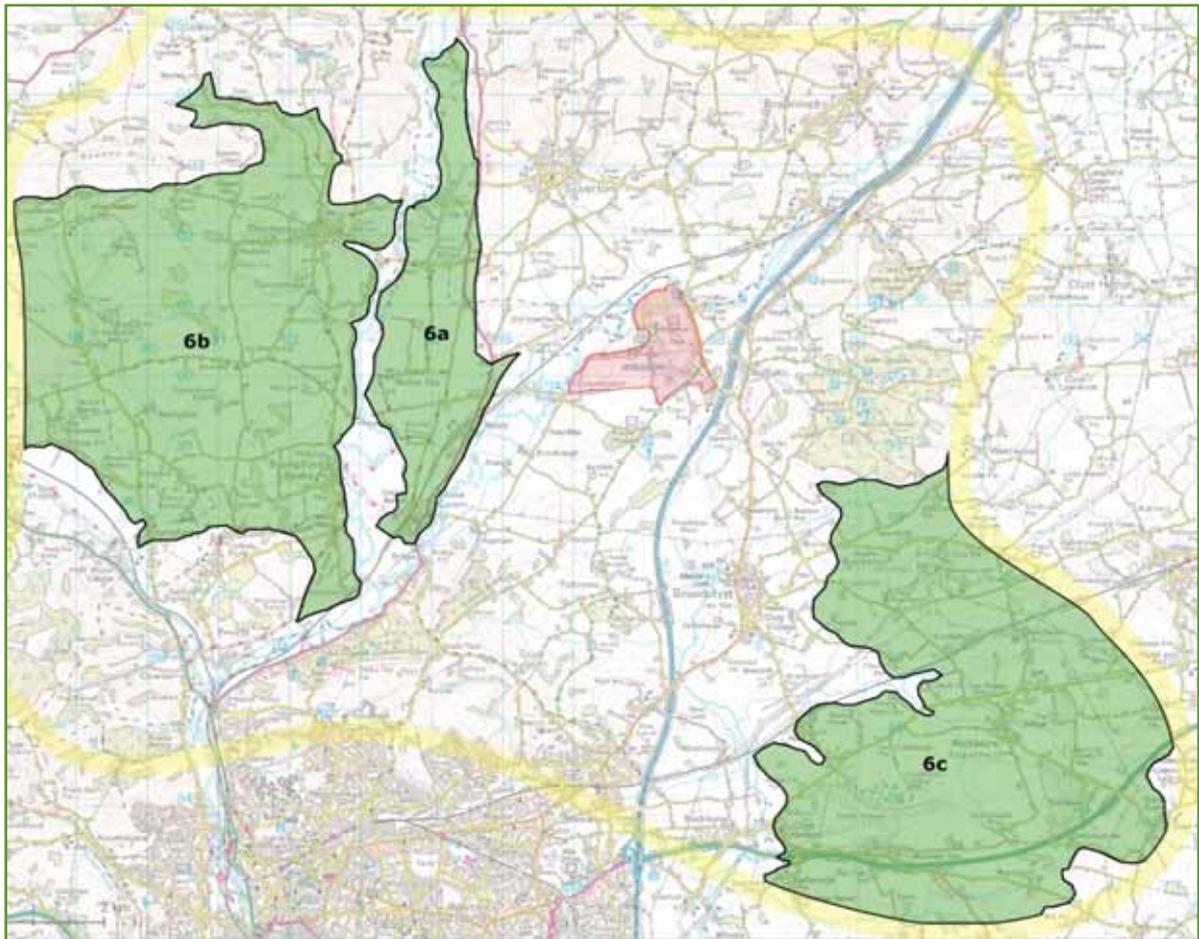
Character Type 6: Lowland Plains

(Devon LCT Ref: 4D)

Key Characteristics

- Level to gently sloping landform
- Mixed farmland, often in arable cultivation
- Small discrete broadleaf woodlands
- Regular medium to large field pattern with local variation
- Wide low roadside hedges and banks with hedgerow oaks
- Settled, with mixed pattern of large villages, hamlets or isolated farms
- Some villages significantly enlarged and modified by 20th century expansion
- Victorian Killerton estate cottages and large farm buildings
- Extensive commercial development
- Long views over low hedges
- Surprising feeling of remoteness in some parts, despite general level of development

Figure 4.7: Character Areas of Character Type 6 within the Setting of Killerton



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Characteristic views and landscape features



Thorverton village (CA 6b)



'The Starved Oak' crossroads (CA 6b)



Plain between the Exe and the Culm (CA 6a)



Views to Exeter Airport and ridgeline beyond from Killerton Gardens (CA 6c)

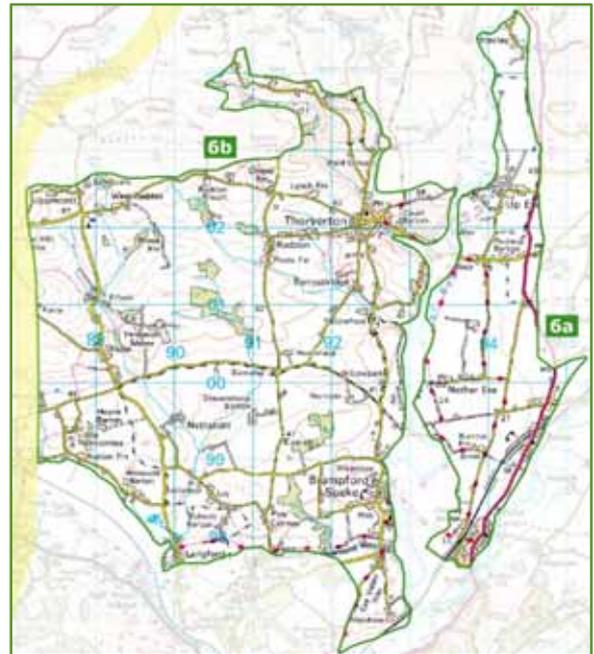


New development at Cranbrook (CA 6c)

Historic Development



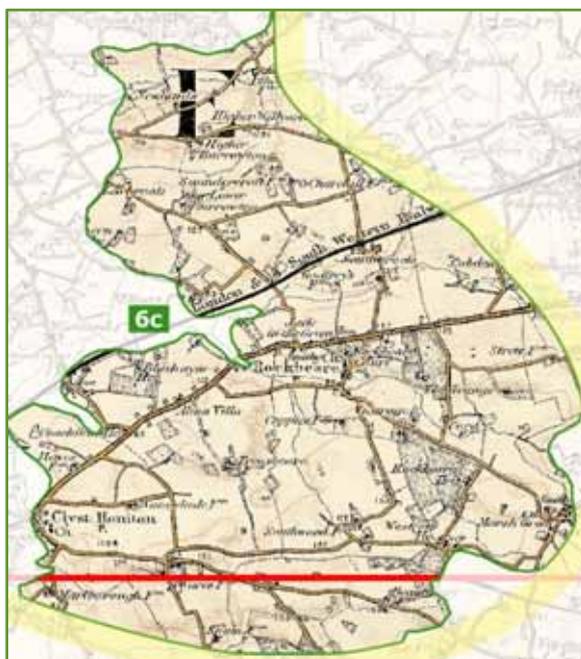
OS First Revision - 1897–1904



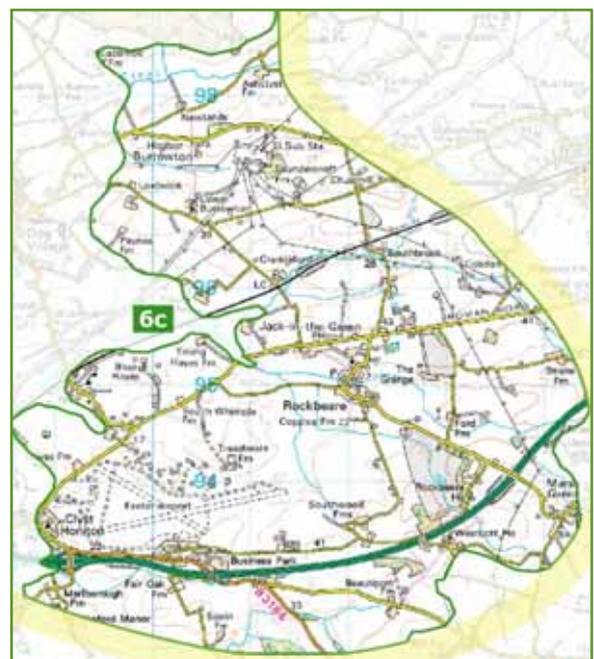
Current Ordnance Survey

6a: There has been little change in the transport network, apart from the loss of a functioning 19th century railway branch line. However, individual development has occurred along the roadside throughout the area, whilst the main road through the east of the area is now the A396.

6b: On the whole this large area has changed little in terms of settlement and transport patterns since the 19th century. There has, however, been some modest expansion of Brampford Speke and occasional new development along roadsides, often related to commercial agriculture. There has also been some loss of orchards throughout the area.



OS First Revision - 1897–1904



Current Ordnance Survey

6c: Major change has occurred within the area since the 19th century, most notably through the development of the A30, Exeter Airport and the business park in the south of the area, and the creation of the electricity sub-station and radiating lines of pylons in the north of the area at Saundercroft Farm. A new solar PV array has been consented at Burrowton west of the sub-

station and an application has been submitted for another at Saundercroft just south of the sub-station. New development has also occurred in the centre of the area at Rockbeare and along the Roman Road, and continues to do so significantly with the creation of the Cranbrook new town and Skypark industrial area, both currently under construction.

Character and current condition

6a: Flat open plain characterised by medium-large scale arable fields dissected by straight roads. Lanes are bounded by ditches and hedgebanks, with sporadic settlement scattered throughout, both traditional and modern. Trees are generally restricted to settlements.

6b: Gently undulating landscape dominated by medium-large scale arable fields, with widely spaced settlement. Outside the villages of Thorverton and Brampford Speke, settlement occurs along the roadside and is more concentrated in the southern part of the area. A different character occurs along the streams that dissect the area, where smaller areas of pasture and woodland can be found. The steeply sloping ridges to the north of Thorverton share a character more similar to the adjacent River Valley Slopes and Combes Character Type, whilst elsewhere the undulating landscape is quite different from the flat plains to the east. The area often feels remote, and is far less affected by 20th development than Character Area 6c.

6c: A generally flat landscape that rises to higher ground in the south and east. Notably affected by 20th century development throughout, with Exeter Airport, the A30 and associated development in the south, the tangle of pylons spreading out from the substation at Saundercroft Farm in the north, and existing and proposed new development (Cranbrook) in the centre of the area. Fields are generally medium or small in scale, with pasture predominating and some arable.

Relationship with Killerton Park

6a: This low-lying Character Area forms the middle distance setting to the western part of Killerton Park, featuring in key views from Park Wood, Columbjohn Wood and Folly Knoll. It has a **moderate** significance to The Park.

6b: This Character Area forms the middle to distant setting to the western part of Killerton Park, as with CA6a featuring in key views from Park Wood, Columbjohn Wood and Folly Knoll. There are also some notable views back to Killerton Park from this area. It has a **low** significance to The Park.

6c: This Character Area forms the middle to distant setting to the southern part of Killerton Park, featuring in key views from Killerton Gardens and potentially Dolbury Hillfort. The glinting buildings of Exeter Airport are apparent in these views, whilst the vivid red roofs of the new Cranbrook development are also clearly visible. The northern tip of the area (north of the Saundercroft Farm substation) falls within the wider Killerton Estate. It has a **low** significance to The Park.

Likely extent of influence of forces for change

6a and 6b: Both these areas are susceptible to change from incremental development in the existing settlements and farmsteads. The strongly open agricultural nature of the landscape means that land cover change (such as the introduction of new crops or crop treatments) is also likely to be a significant force for change.

6c: This area is currently subject to the greatest degree of change of all the areas covered by this study. The building of the Cranbrook new town, Skypark industrial area and associated infrastructure (for instance a new rail interchange and service roads from the A30 and M5) are all major forces for change. Future development of Exeter Airport, including increased numbers of flights, could also have a significant impact on the area's character. It is possible that the presence of the electricity sub-station will give rise to further solar PV arrays (the sub-station reducing the cost of grid connection). Finally, the proposal for a Clyst Valley Regional Park, which would cover much of this area, is likely to increase recreational use (for instance on new permissive paths, improving access between Cranbrook and Ashclyst Forest) and to enhance the quality of existing use.

Summary sensitivity table for Landscape Character Type 6

Character Area	Lack of change since C19 th	Significance to Killerton Park	Extent of influence of forces for change				
			<i>Residential/employment</i>	<i>Infra-structure</i>	<i>Incremental development</i>	<i>Land cover change</i>	<i>Recreation</i>
6a	Moderate	Moderate			●	●	
6b	High	Low			●	●	
6c	Low	Low	●	●			●

Notes: ● denotes a high extent of influence, ○ denotes a moderate extent of influence.
 A 'High' lack of change since C19th indicates that the landscape has changed little since this time.

5 Summary of sensitivities

5.1 **Table 5.1** provides a summary of the generic sensitivity of all of the Character Areas that make up the setting to Killerton Park along with the forces of change that are currently likely to influence that Character Area.

Table 5.1: Sensitivities of Character Areas forming the setting the Killerton Park

Character Area	Lack of change since C19 th	Significance to Killerton Park	Extent of influence of forces for change				
			Residential/employment	Infra-structure	Incremental development	Land cover change	Recreation
1a	High	High		●		○	○
1b	Low	High		●	●	○	
1c	Moderate	High		●	●	●	
1d	Moderate	Moderate		●	●	●	
1e	Moderate	Moderate	○			○	●
1f	Moderate	Low			○	●	
1g	Moderate	Low			●	○	
1h	Low	Low	●	●		○	
2a	High	High		●		●	
2b	Low	Moderate	○	●			
2c	High	Low				○	
2d	Moderate	Moderate		●			
3a	High	High		●	●	●	●
3b	High	Moderate				●	●
3c	High	High		●			
3d	High	Moderate		●		○	
3e	Moderate	Low		●		○	
3f	High	Moderate	●	●	●		
4a	High	Moderate		○	○	●	
4b	High	Moderate		○	○	●	
5a	Moderate	Moderate			●	●	
5b	Low	Low			○	○	
5c	Moderate	Moderate		●		●	
5d	Moderate	Moderate	●		●	●	
6a	Moderate	Moderate			●	●	
6b	High	Low			●	●	
6c	Low	Low	●	●			●

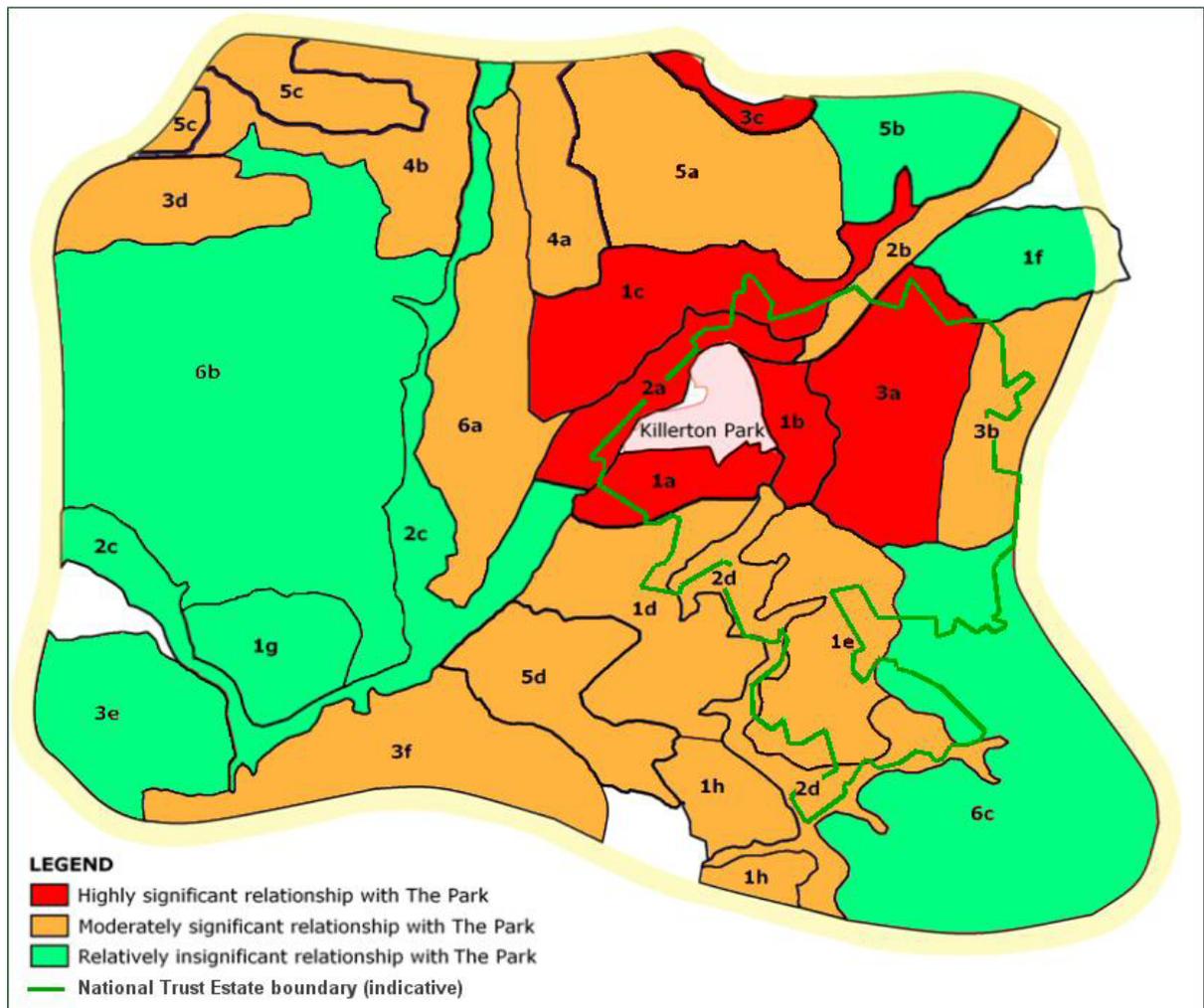
Notes: ● denotes a high extent of influence, ○ denotes a moderate extent of influence.

A 'High' lack of change since C19th indicates that the landscape has changed little since this time.

Relationship with Killerton Park

- 5.2 Table 5.1 shows that six Character Areas are judged to have a highly significant relationship with The Park. These are all areas that lie close to The Park or provide key views to and from The Park (Figure 5.1). These areas include the pasture and arable fields immediately surrounding the Park itself, the southward facing slope of primarily agricultural land north of the Park, rising to the ridge above Silverton, the more wooded slope of land rising to Ashclyst Forest and White Down Copse to the east of The Park and finally the area including and around Broadclyst village, which includes the Estate vernacular in the design of the historic core of the village. It is these areas that are judged to be most sensitive to future change that could impact on the setting of The Park.
- 5.3 Most of the remaining areas are judged to have a moderate relationship with the Park (13 areas). They cover the large sweeps of primarily agricultural land to the west and south of The Park, rising to the high points of the Raddon Hills and Stoke Hill, and also the more developed area south and east of Broadclyst village. These are areas in which large scale or dramatic change could have a significant impact on the setting of The Park.
- 5.4 Finally there are eight Character Areas that are judged to have a low relationship with the Park. These include the narrow flood plains of the rivers Exe and Yeo to the west of Killerton which are largely invisible to and from the Park, and secondly the two sides of the Culm valley to the north east of Killerton which are again invisible to and from The Park. These are areas where almost all forms of change are unlikely to have a significant impact on the setting of The Park.

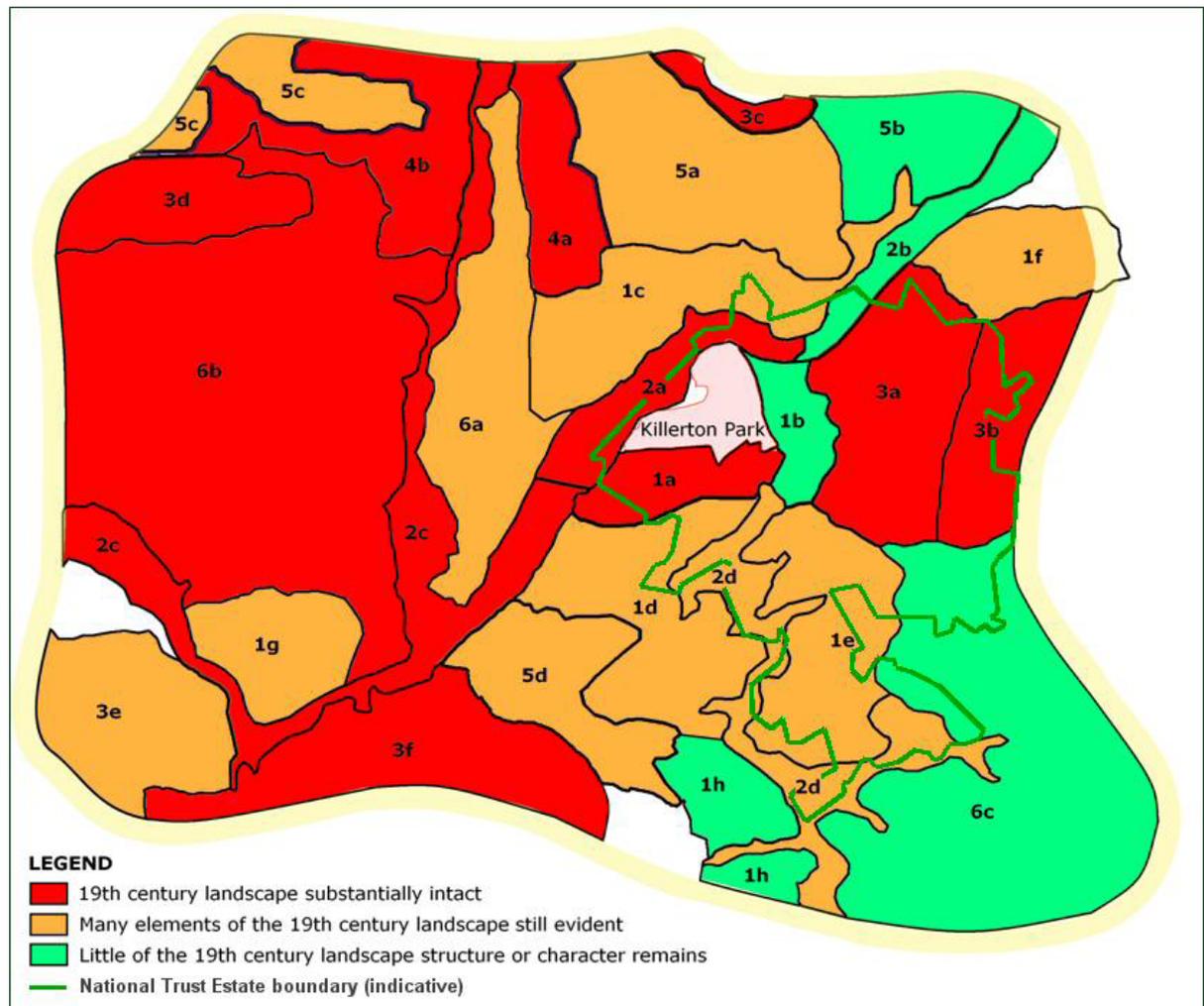
Figure 5.1. Summary map showing significance of the relationship with The Park



Historical development

- 5.5 Eleven character areas are judged to have had relatively little landscape change during the 20th century and therefore have a largely intact 19th century landscape structure (Figure 5.2). These tend to be in the west of the project area, along the lower flood plain of the Culm Valley and on the wooded ridge to the east of Killerton. It is these areas that are likely to be most sensitive to landscape change that could alter their character relative to the situation that existed at the end of the nineteenth century. Of these, four Character Areas (1a, 2a, 3a and 3c) are also judged to have a highly significant relationship with The Park. It is in these areas that landscape change would have the most significant impact on the setting of The Park, threatening to reduce the largely intact historic character of the immediate setting of The Park.
- 5.6 In contrast, Figure 5.2 shows that five areas have experienced significant landscape change in the last century. These lie in the eastern part of the study area where the main drivers for change have been the construction of the M5, industrial development at sites such as Silverton Mill and Exeter Airport, residential development around areas such as Broadclyst, Pinhoe and the Cranbrook new town, and finally agricultural change, such as east of Broadclyst. One of these areas (1b) is judged to have a highly significant relationship with The Park and in this area, work to enhance and improve landscape quality (in particular to mitigate the impact of traffic noise and visual disturbance from the M5) could restore and improve the setting of The Park.

Figure 5.2. Summary map showing the intactness of the 19th century landscape



Forces for change

- 5.7 The previous Chapter identified a variety of different pressures that may be expected to affect the setting of The Park. Key issues that should be anticipated, and where action might be taken to mitigate or avoid impacts that will harm the setting are as follows.

Residential and employment developments

- 5.8 Ongoing and future residential and employment development is judged to have a high potential for change in four Character Areas (1h, 3f, 5d and 6c), with a further two (1e and 2b) having a moderate potential for change. Of these, one (3f), which is on the northern fringe of Exeter on the north facing slopes of Stoke Hill, is an area that has a moderately significant relationship with The Park and has experienced little landscape change in the last century.
- 5.9 The other areas where future development is considered likely have already experienced significant development and landscape change in the past. This includes area 1e (around Broadclyst) which is nevertheless considered to have a highly significant relationship with The Park. In this area, it will be important that the design and scale of further development is appropriate to the setting of The Park.

Infrastructure development

- 5.10 There are two different types of infrastructure development that are considered to have the potential to impact on the setting of The Park. Transport infrastructure in the form of the M5 motorway, the mainline London to Exeter railway and Exeter airport are judged to have a high potential to change in eight Character Areas (1a, 1b, 1h, 2b, 2d for the M5, 1c and 2a for the railway, and 6c for the airport). Impacts arise from the noise (affected by the volume, speed and type of vehicles, and screening) and movement (affected by screening) of traffic. Changes to the lighting of roads and runways (the M5 is not currently lit in the section passing Killerton) could also have significant impacts.
- 5.11 Energy infrastructure in the form of the line of high voltage 'super-grid' electricity pylons and the potential for wind turbines on high ground affect a further seven Character Areas. Solar PV farms are a potentially significant force for change in at least three areas. The electricity pylons crossing the landscape to the south of The Park (area 1d) have become an existing component of the landscape and there is no immediate prospect for change. Change from the installation of wind farms on high ground (affecting areas 3a, 3c, 3d, 3e, 3f and 5c) is probably a more likely force for change. Of these areas, 3a and 3c are judged to have a highly significant relationship with The Park and also to have a substantially intact 19th century landscape, with the result that the installation of large groups of turbines (or possibly small numbers of tall turbines) in these areas would be likely to have a significant impact on the setting of The Park. The influence of solar PV farms (installations at a field scale rather than on roofs) is less certain. The potential for a significant impact is considered possible in three areas (4a, 4b and 5a) where a south or west facing slope is highly visible from The Park. However, it is possible that solar farms might be accommodated successfully within these areas, and installation in other areas might have a significant impact on the setting of The Park.

Incremental development

- 5.12 Incremental development has the potential to be a significant force for change in ten Character Areas and to be a moderate force for change in a further four. These are areas where piecemeal small-scale development within settlement boundaries, the construction of agricultural buildings outside settlements, or changes to the character of existing buildings are considered to pose a threat to landscape character. Areas where this force for change is not considered an issue are those with little or no built development or those where more significant residential and employment development are likely (in the latter case, producing a more significant force for change that is likely to over-ride the impact of incremental development).

Land cover change

- 5.13 Land cover change (defined in Chapter 3 as large scale changes to agricultural or forestry land cover, the introduction of new crop types or management techniques or changes to field

boundaries and other distinctive features) is judged to have the potential to affect almost all the Character Areas to a greater or lesser extent. The impacts on the setting of The Park would generally be greatest in the areas closest to Killerton. The fact that the National Trust directly manages, or has a large degree of influence through its tenants, on land use in these areas should reduce the risk of negative impacts. Nevertheless, 'natural' changes such as the ageing of orchard trees and die-back of hedgerow trees (including of Ash from *Chalara fraxinea*).

- 5.14 Land cover change is strongly dependent on the external forces of the Common Agricultural Policy (including grants and subsidies to land owners and managers) and to global and national markets for agricultural produce and timber. Changes are likely to be difficult to predict and may affect all agricultural and forestry land use in the study area, even though land is under the control of many individual businesses.

Increased recreational pressure

- 5.15 Increased recreational use should not necessarily be regarded as a negative force for change on the setting of The Park. Indeed, increased public understanding and enjoyment of the many qualities that Killerton and its surrounding area has to offer local residents and visitors is an important opportunity. Nevertheless, certain forms of recreation (such as the use of off-road motorised vehicles), the infrastructure that often accompanies recreation (such as car parking and signage) and high levels of use could have undesirable effects on the setting.
- 5.16 The proposal by East Devon District Council for a Clyst Valley Regional Park, to provide new recreational opportunities for residents of the West End of the District and Exeter has the potential to affect recreational use in four Character Areas (1e, 1h, 2d and 6c). The precise nature of improved provision, which is likely to be delivered through voluntary measures, is yet to be discussed by the District Council with its partners. However, it is likely that many of these measures would not have a negative impact on the setting of The Park, and could improve the public's experience of Killerton and the National Trust Estate. The provision of additional parking, the use of signage, path surfacing and facilities for more active forms of recreation (such as cross-country cycling routes) would need to be carefully designed to ensure that the impact on the setting (both visual and perceptual) is minimised.

6 Use and application of the setting study

- 6.1 The purpose of this study is to identify the sensitivity of each character area and to identify the current forces for change that are currently acting upon that area. Chapter 5 provides a summary of the sensitivities of all of the Character Areas that make up the setting to the Park and the forces for change that may be expected to affect each one. This information should ensure that development or change within the setting is directed towards areas that are less sensitive and that it occurs in a way that has a minimal negative effect on the setting. However, realising this ambition will depend on the effective communication of the findings of the study by the National Trust and its partners to those stakeholders and decision makers who influence the development and change taking place in the area.
- 6.2 Summarised below by force for change are the key organisations and stakeholders (along with any relevant policies and plans that they produce) that it will be important for the National Trust and its partners to engage with, in order to disseminate the findings of the report and gain a positive influence on development and change within the Zone of Potential Influence of Killerton Park.

Influencing the Forces for Change

Residential and employment development and Incremental development

- 6.3 Engagement with **East Devon and Mid Devon District Councils** will be vital in terms of influencing the location, design and scale of further development within the Zone of Potential Influence, either through consultation on the Local Plan or through responding to individual planning applications.
- 6.4 The key opportunities in the local planning process for taking into consideration the sensitivities of the setting of Killerton are:
- in the development of the **overarching policies** contained in the Local Plans (Core Strategies) on topics such as the conservation of landscape character, protection of heritage assets and provision of green infrastructure;
 - through the process of selecting **site allocations** for future development;
 - through inclusion in the **planning guidance on allocated sites** covering issues such as the expected scale and design of developments; and
 - in specific **development management policies** that protect identified aspects of the setting.
- 6.5 Mid Devon District Council have an adopted Core Strategy (2007), an adopted Allocations and Infrastructure Development Plan and the Development Management Policies Plan has recently been submitted to the Planning Inspectorate for examination in public. Natural England has submitted a representation to Mid Devon DC and the inspector has indicated that in relation to policy DM/28 Killerton House will be discussed. Ahead of the examination the Council have indicated in their schedule of modifications that additional supporting text will be added referring to the setting of Killerton Park and that this setting study will be a material consideration in determining planning applications.
- 6.6 East Devon District Council has just completed a consultation on its Publication Draft of the new Local Plan. A representation was submitted by the National Trust as part of this consultation.
- 6.7 There are also opportunities for the National Trust and its partners to work with both District Councils to ensure that the setting of the Park is taken into consideration when decisions are being made on planning applications. In addition to submitting **responses to planning applications**, there may be opportunities to influence the **pre-application advice** that the Councils' Development Management (DM) officers provide to applicants and also to ensure that

DM officers use the evidence provided by the setting study when making decisions and issuing **planning conditions**.

Infrastructure development

- 6.8 The **Highways Agency** is responsible for operating, maintaining and improving the strategic road network in England including the M5. The Agency prepare their own landscape character assessments and biodiversity plans for the strategic road network and there may be opportunities to work with the Agency to coordinate positive improvements along the M5 which benefit the setting of Killerton. The Agency also will carry out on-going maintenance and highway improvements such as resurfacing works and possibly improved carriageway lighting. There is an opportunity for discussions to be held on the benefits of noise reduction tarmac being introduced and ensuring that the section of the M5 within the Zone of Potential Influence remains unlit, in order to help preserve the setting of the Park.
- 6.9 Similarly **Network Rail**, who own and operate Britain's railway network, have a responsibility to protect and wherever possible, enhance the natural environment adjacent or near to the railway. In addition to managing local environmental impacts required by environmental regulations they are also beginning to take a proactive approach to issues such as biodiversity on their line-side estate. A research project has been initiated to help establish a long-term National Sustainable Line-side Management Strategy with a view to creating a safe, fully functioning landscape corridor that's well-connected, ecologically diverse, attractive and productive. The strategy recommends developing a suite of management codes for woodland, scrub, grassland and wetlands to guide and inform future land management. There is an opportunity for the National Trust and its partners to work with Network Rail both locally around Killerton and more widely to coordinate positive improvements to the setting of The Park and other estates.
- 6.10 Network Rail are also working with an industry-wide Noise Policy Working Group and Defra in relation to noise mapping, a process which supports the development of action plans to address the EU Environmental Noise Directive in line-side areas at greatest risk of noise pollution. These plans detail the steps required to assess the need for interventions to reduce noise levels. There may be an opportunity for the National Trust and its partners to work with Network Rail both locally around Killerton and more widely to look for opportunities to reduce noise pollution that detracts from the setting of the Park and other estates and also to look at the potential impact of any future increases in service frequency along the mainline that passes through the Zone of Potential Influence.
- 6.11 **Exeter Airport** is operated by Regional and City Airports Limited (RCA) and the airport's Management Team oversee the daily running of the airport. It would be beneficial for the National Trust and its partners to engage with RCA in order to ensure they are aware of any proposed changes to the operation of the airport (such as changes to flight paths which could affect the Park) and to ensure they are consulted on significant developments set out in future Master plans.
- 6.12 **Devon County Council** has responsibility for Minerals, Waste and Local Transport Planning, for environmental protection and enhancement and for flood risk management. It will be important for the National Trust and its partners to engage with the County Council on individual planning applications and also on the preparation of the next Local Transport Plan, Waste Local Plan and Minerals Plan. The County Council and Natural England, on behalf of the Devon Landscape Policy Group, is also currently producing guidance on accommodating Wind and Solar PV Developments in Devon's Landscape, minimising harm to the distinctive character and special qualities of Devon's landscape through sensitive siting and design. This provides an important opportunity for the National Trust and its partners to highlight the sensitivities of Killerton in particular to renewable energy development.
- 6.13 **East Devon and Mid Devon District Councils** have both produced Infrastructure Plans recently (Exeter and East Devon Infrastructure Study 2010 and the Mid Devon Infrastructure Plan 2009), however many authorities are reviewing and updating these documents regularly particularly when they are preparing their CIL Charging Schedules so it will be worth the National Trust and its partners ensuring they are consulted on any future revisions of these Plans.

Land cover change

- 6.14 The **National Trust** is a major landowner within the Zone of Potential Influence, particularly in the central area around the Park itself. Through its own activities (guided by the Park Management Plan), and through the influence it has on the activities of its agricultural and other tenants, the Trust is able to have significant influence on the setting of the Park. In order to influence the activities of its tenants, new clauses may be required within its tenancy agreements and these agreements should be reviewed in light of the findings of the setting study.
- 6.15 One of the most significant opportunities for the National Trust and its partners to influence land cover change outside of its own land holdings is by working closely with **Natural England** to identify opportunities with the Environmental Stewardship program. In particular, identifying opportunities for specific local targets to be set for Higher Level Stewardship agreements which focus on replanting of hedgerows and field trees where appropriate.

Increased recreational pressure

- 6.16 In addition to new recreational opportunities delivered through the Local Plan process (see section on residential and employment development and incremental development above) **Devon County Council** has prepared a draft Green Infrastructure Strategy which shows green infrastructure opportunities and deficiencies on a Devon-wide scale. **Mid Devon District Council** is also working towards producing a Green Infrastructure Plan which includes improving access to green infrastructure and green tourism. There may still be opportunities for the National Trust and its partners to ensure that the sensitivities of the Park are taken into consideration within both of these Green Infrastructure documents.
- 6.17 The County Council is responsible for public rights of way in the County and also hosts the **Devon Countryside Access Forum** whose role it is to improve public access to land for the purposes of open-air recreation and enjoyment. The Forum represents land managers and owners, users of land and those with other interests and advises the local authority and other bodies on access issues and will also consider wider strategic issues such as the Rights of Way Improvement Plan. This will be a key organisation for the National Trust and its partners to engage with and communicate the findings of the setting study so that the sensitivities of the Park receive consideration when Rights of Way issues are being discussed.

Assessing the effect of proposed developments

- 6.18 Early engagement and consultation between developers and infrastructure providers should be sought in order to ensure that the findings of this study and the setting of Killerton Park are fully taken into account. However, in addition English Heritage has produced a series of guidance notes that provide a useful resource for when development proposals are put forward. These guidance notes provide the basis for advice by English Heritage when they respond to consultations and when they assess the implications of development proposals on designated heritage assets.
- 6.19 *"The Setting of Heritage Assets (2011)"* sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. A five step method for assessing development proposals is set out;
- Step 1: Identifying the heritage assets affected and their settings
 - Step 2: Assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset(s)
 - Step 3: Assessing the effect of the proposed development on the significance of the asset(s)
 - Step 4: Maximising enhancement and minimising harm
 - Step 5: Making and documenting the decision and monitoring outcomes
- 6.20 This setting study will help to inform Steps 1 – 3, and a more detailed checklist is provided under Step 3 of the potential attributes of development affecting setting that may help clarify the implications for the significance of the heritage asset.

- 6.21 This guidance should be referred to by all planning developments within the setting of Killerton Park.

Next Steps

- 6.22 Although it will be a long term on-going process for the National Trust and its partners to successfully engage and influence these organisations, a useful exercise to kick start this process will be to hold a workshop with the key stakeholders mentioned above. This will provide an opportunity to communicate and disseminate the findings of the study to those who have a role in influencing these forces for change. It will also provide an opportunity to strengthen relationships with these key players so that the National Trust and its partners are able to have more opportunities to positively influence development and change that occurs within the setting of Killerton Park.