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Follow Up Flag: Follow up
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Dear Sir/ Madam

**Draft Supplementary Planning Document –
Landscape Implications of Solar PV Proposals (LUC; Feb 2016)**

Please find attached comments submitted on behalf of the National Trust.

Regards

Michael

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**National
Trust**

Your Ref:
Our Ref: MC/AW

21 March 2016

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



Dear Sir/ Madam

**Draft Supplementary Planning Document –
Landscape Implications of Solar PV Proposals (LUC; Feb 2016)**

The Trust wishes to make representations on the draft SPD *Landscape Implications of Solar PV Proposals* (LUC; Feb 2016).

Policy Context

It should be noted in relation to the *'Mid Devon Local Plan (Part 3) - Development Management Policies'*, as well as Policy DM29 on Protected Landscapes, Policy DM27 on *development affecting heritage assets* is also relevant in terms of designated historic landscapes, specifically the following supporting text under Para 5.6:

'Specific studies may also be relevant to development proposals depending on their location. For instance, where development would affect the setting of Knightshayes Court or Killerton Park, the Council will have regard to The Setting of Knightshayes Park and Garden: A Historic Landscape Assessment (The Parks Agency; Sept 2007), or the Killerton Setting Study (Land Use Consultants; Final Report, April 2013), as appropriate. These documents will be a material consideration when planning applications are determined.'

Historic Landscapes (Killerton and Knightshayes)

The Killerton Setting Study includes a landscape sensitivity assessment of the study area and identifies a 'Zone of Potential Influence' within which the forces of change are considered most likely to affect the setting of the Park (Land Use Consultants, April 2013). With this 'Zone of Potential Influence' the Landscape Character Types were sub-divided into Character Areas.

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Within Mid Devon the Character Areas 1c (LCT 3B), 2a (LCT 3C), and 3c (LCT 1E) are all of 'High' significance to Killerton Park and their sensitivity to all scales of Solar PV needs to be considered further. The sensitivity to this form of development is arguably higher within these Character Areas than elsewhere within their respective Landscape Character Types, the same as where the results show a differentiation for locations within the AONB.

The setting sensitivity for both Killerton and Knightshayes needs to be referred to under 'Historic Landscape Character' for the relevant LCTs and the issue indicated in the additional specific guidance for development. At present, for example, under LCT 3C and the criteria of 'Historic Landscape Character', there is no mention of the sensitivity in relation to Killerton, and yet the landscape flanking the River Culm (Character Area 2a) 'provides the direct setting to the western and northern parts of Killerton Park', and is of high significance. It is critical that additional guidance for development is given on this issue in all relevant Landscape Character Types.

The setting studies for Killerton (LUC; 2013) and Knightshayes (The Parks Agency; 2007) are included with the electronic version of this submission

Yours faithfully

Michael Calder MRTPI
Planning Adviser (South West Region)

Cont/d

THE SETTING OF KNIGHTSHAYES PARK AND GARDEN

A HISTORIC LANDSCAPE ASSESSMENT



**A REPORT FOR THE NATIONAL TRUST
BY
THE PARKS AGENCY**

SEPTEMBER 2007

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PARK AND GARDEN**

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Introduction

Knightshayes is a designed landscape of outstanding national importance, as recognised by its Grade II* status on the English Heritage *Register of parks and gardens of special historic interest*. While there are no additional statutory controls attached to the *Register*, Government planning advice is that ‘the effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application’ (PPG15 para.2.24), and in line with that advice Mid Devon’s adopted local plan has a policy for the protection of Knightshayes and its setting.

English Heritage however defines only the registered land not its setting, and so assessing the effect of proposed development on the setting of a registered site can be problematic. This report has been commissioned by the National Trust with the aim of mapping key views to enhance our understanding of the relationship between Knightshayes and its environs, and identifying and mapping the setting of the historic landscape at Knightshayes.

The historical development of the Knightshayes landscape is set out in the Knightshayes Park Survey Plan by Land Use Consultants (LUC), 1998, to which we are indebted. The present account concentrates on elements of the site’s history relevant to the question of its designed views and its setting.

Planning context

The new development plan structure will eventually consist of the South West Regional Spatial Strategy (RSS) and the Mid Devon Local Development Framework (LDF). The draft RSS has just been subject to an Examination in Public, and the Mid Devon LDF is at the stage where only the Core Strategy has so far been progressed to any degree: it is anticipated that the Core Strategy will be adopted in July 2007.

The transitional arrangements before the new development plan structure is established currently comprise the 'saved' Devon County Structure Plan and the adopted Mid Devon Local Plan (First Alteration), July 2006. A number of policies in the Mid Devon Local Plan are relevant to this report.

First, the Local Plan has a welcome policy for the protection of historic parks and gardens. Policy ENV10 notes that Knightshayes is 'of national importance,' and, in line with the advice in PPG15 (para.2.24) that 'the effect of any proposed development on such a park or garden or its setting is a material consideration in the determination of a planning application,' states that: 'In determining planning applications, there is a presumption that the character of historic parks and gardens or their settings will be preserved.'

The Plan also allocates three sites for residential development on the north side of Tiverton which may have a detrimental impact on the setting of the registered park and garden at Knightshayes. TIV7 allocates 10.2ha. at Oakfields, Waylands and Bolham Road; this has now been substantially completed. The two other sites, 3.2ha. west of Park Road (TIV8), and 10ha. at Farleigh Meadows (TIV10), are both expected to be subject to development briefs. It is recommended here that the development briefs for both these sites should assess the impact on the setting of the registered park and garden, including the views described in this report.

We would also point out that, apart from the development of these allocated housing sites, other development, including retail and office, or telecommunications proposals, might also impinge on the setting of the registered park and garden.

Outline history

The origins of the park at Knightshayes are uncertain but may lie in a deer park belonging to the Courtenays, Earls of Devon, who built Tiverton Castle in the thirteenth century. The white quartz boulder north of the walled garden, at the foot of the old turnpike up Whitestone Hill, is said to have marked the northern boundary of 'the great park of Tiverton.'¹ If there was a mediaeval deer park it was probably disparked in the early sixteenth century when the male line of the Courtenays died out and the estate reverted to the Crown. The castle was let out and a smaller park created nearby, while a court roll entry of 1507 for Knightshayes refers to its houses and ditches, implying that it had been converted to enclosed farm land.² A number of veteran trees in the southern and western park clearly pre-date the eighteenth-century mansion, and these may account for the nineteenth-century notion that the park was the oldest in Devonshire.³

During the seventeenth and eighteenth centuries Knightshayes and the neighbouring Zeal estates were let out in parcels. By 1610 there were two farms at each, and ownership tended to be connected with the commercial trade of the town; latterly it seems to have been transferred frequently. Keene and Butler suggest this was due to the slump in the woollen trade during the reign of George III, with the mortgage being transferred from anxious businessmen to others still feeling wealthy.⁴ The old lane to Zeal Farm is still marked by an avenue of veteran Oaks running off west from the present approach to Knightshayes.⁵

With the rapid growth of the textile trade in Tiverton in the early eighteenth century, the land around Knightshayes and Zeal began to attract the attention of wealthy merchants for aesthetic reasons. In 1720, one of those merchants, George Thorne, built a pleasure house, described in 1790:

*In a field by the 2 mile stone, from the town towards Bampton, is an extensive prospect of the vale and town of Tiverton, and the adjoining hills, the serpentine curve of the river Exe and the slow progress of the Lowman. On the summit of this field stood a pleasure house, built by George Thorne Esq., an eminent merchant of Tiverton, about the year, 1720, the foundations of which are not to be seen.*⁶

The pleasure house was probably an ephemeral structure designed as a place to enjoy the view and *al fresco* meals, no more than a gazebo. Its location has not been identified from early maps and Dunsford states above that it had disappeared by 1790. In 1718, Thorne had built a country house, which is now Allers Farm, 'for a place of occasional retirement from business,' and the pleasure house was part of the walks designed for that house, commemorated in the name of Pleasurehouse Wood. The prospect would have been similar to the main vista at Knightshayes, over Tiverton to the hills and beyond. However, Benjamin Donn's county map of 1765 contains no indication of either Allers or the pleasure house, nor does it distinguish Knightshayes in any way from the surrounding farmland. As it does show the gentry houses at

¹ Dunsford, 1790, quoted in LUC 1998, 8.

² LUC, 1998, 9.

³ *Journal of Horticulture*, 1889, 174.

⁴ Keene and Butler, 1997, 8.

⁵ LUC 1998, 9.

⁶ Dunsford, 1790, quoted LUC 1998, 10.

Beauchamp and Worth, this implies that Allers had reverted to a minor farm by this date.

In 1766, Knightshayes was advertised in the *Exeter Flying Post* as ‘a very agreeable spot for a gentleman’s seat.’⁷ Clearly, the aesthetic interest of the site had by then been established, by a mixture of the surviving parkland trees and the potential for a picturesque view of Tiverton and the hills, illustrated by Thorne’s gazebo.

By 1785, Benjamin Dickinson a prominent merchant and banker of Tiverton, and three-times mayor of the town, was building a new house at Knightshayes, completed in 1787.⁸ This was located slightly lower than the existing house. While the estate he acquired was enclosed farmland, it evidently, given the veteran trees which survive to this day, contained vestiges of parkland wood pasture. No images of the Dickinson house have come to light, although Butler and Keene report that its south front was said to be white and some 45’ long.⁹ Like the present Court, it was located to command views of Tiverton and the hills beyond, and over the years Dickinson seems to have amalgamated fields to create a relatively spacious area of parkland running south to its boundary as a foreground to his view of Tiverton.¹⁰

Under the Dickinsons however, enlargement of the Knightshayes estate was limited. Zeal Farm was owned in 1766 owned by William Gamlen of Creech St Michael in Somerset, and Gamlen expanded his holding when in 1774 he also bought Hayne to the north-west. Both were let to farming tenants, but it is clear that Knightshayes continued to be a comparatively small land-holding despite the Dickinsons taking opportunities to expand as they arose, acquiring for example two fields from the Zeal estate in 1828.¹¹

This was the age of the Picturesque, and Tiverton and its surroundings were much admired. In 1800, the great Devon traveller, the Reverend John Swete, wrote: “I should conceive that a ride from Tiverton to Cove bridge on the Eastern bank [of the Exe] and a return on the Western – a circuit of about 10 or 12 miles, must be superior in rural and picturesque beauty to any other in the Country.”¹² Swete also noted that ‘it received additional embellishment from several Gentlemens seats, one or two of them pleasantly situated,’ admiring Collypriest immediately south of the town, Beauchamp and Worth west of Knightshayes and Knightshayes itself (‘Mr Dickenson’s handsome brick house’).¹³ He also included the town itself as a picturesque object: ‘few scenes that I had met with were more picturesque than this: the trees, the winding River, part of a tower of the Castle, a house or two of the town, and above all the beautifull Church tower rising above the Woody steep, in the centre, formed altogether a group of more than common attraction.’¹⁴ (Fig.1)

⁷ LUC, 1998, 10.

⁸ Knightshayes Estate Office, summary, Butler and Keene, 1997, 10. See also Sampson 2004.

⁹ Butler and Keene, 1997, 10. On the contrary, the Rev. Swete refers to passing ‘a handsome brick house belonging to Mr Dickenson on his journey up the Exe from Tiverton in May 1796 (Swete III, 46; DRO 564/M/F9).

¹⁰ Tithe map and award, Tiverton, Pitt, 1841 (Devon Record Office)

¹¹ LUC, 1998, 11.

¹² Swete, IV, 206.

¹³ Swete, III, 49.

¹⁴ Swete, I, 47; III, 46.

The Knightshayes estate was entailed by Benjamin Dickinson to the eldest son of each generation, and thus continued in the family's ownership despite repeated efforts to sell it, notably by his grandson Benjamin Bowden Dickinson around 1845, and by the latter's son, John Walrond Walrond in 1852 (Benjamin Bowden had married Frances Walrond of Bradfield House and in 1845 had changed his name to Walrond).¹⁵

The first edition 1" Ordnance Survey, 1809 gives no indication of the house or any associated enclosure. However, the Ordnance Surveyors Drawing, 1802, drawn at a larger scale than the printed version, show some details of the late eighteenth-century landscape (Fig.2), including a narrow band of plantation or shrubbery running south along the Bampton road, and a turning circle adjacent to the house; there is no sign of the serpentine drive up through the park shown on the 1842 tithe map; indeed it appears that the lawn was half that width. This suggests that the process of creating a spacious lawn to the south of the house took a considerable time, presumably acquiring individual fields and taking out hedgerows as the opportunity arose. However, it is evident that planting would have served to direct views southward to Tiverton from as early as 1802.

In 1794, Mr Vetch is recorded to have been 'lately employed at Knightshayes about the new house'.¹⁶ John Veitch (1752-1839) began his career as a nurseryman's apprentice in London, from whence his first commission was advising on the laying out of the park at Killerton for Sir Thomas Acland; Acland became his patron, and helped him establish a nursery at Budlake. During 1785 and 1808, when work at Killerton was in abeyance, Veitch developed 'a flourishing business as a landscape consultant and tree contractor'.¹⁷ The line between the two is blurred: Loudon is for example clear in attributing the laying out of the grounds at Luscombe near Dawlish to Veitch, even though Humphry Repton had produced a design;¹⁸ other commissions included Bicton, Nettlecombe and Poltimore. The tree-planting in the south garden, which includes several large Turkey and other hybrid Oaks, in which the Veitch nursery specialised, appears to date from his involvement.¹⁹ This would confirm that the framing of the view to Tiverton in the picturesque style was a key consideration at this time.²⁰

Further evidence of the landscape's development is shown on the 2" county map by Christopher Greenwood of 1825 (Fig.3). This shows the Dickinson landscape as relatively modest in scale, with plantations east and west of the view southward, backed by plantations to the north, with clumps on the south lawn, a plantation or shrubbery along the southern boundary with Bolham Lane; and the turnpike to Bampton running along the eastern boundary.

¹⁵ LUC, 10.

¹⁶ Bourne, *Georgian Tiverton*, 1986, quoted in LUC, 1998, 12.

¹⁷ Heriz-Smith, 1988, 42.

¹⁸ Heriz-Smith, 1988, 42.

¹⁹ Conversation with John Lanyon, 7 June 2007.

²⁰ LUC, 1998, 13.

Fig. 1 Tiverton, 1796, by the Reverend Swete (Devon Record Office)



Fig. 2 Ordnance Surveyors' Drawing, 1802 (British Library)



Fig. 3 Detail from Greenwood's map of Devon, 1825.



Fig.4. Detail from tithe map for the Pitt district of Tiverton, 1842 (Devon Record Office)

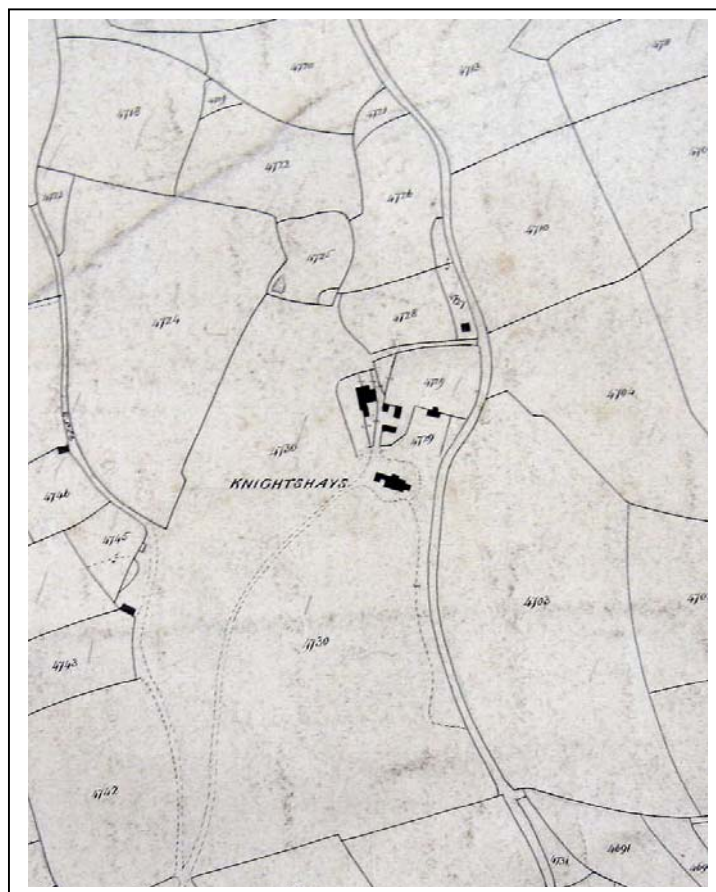
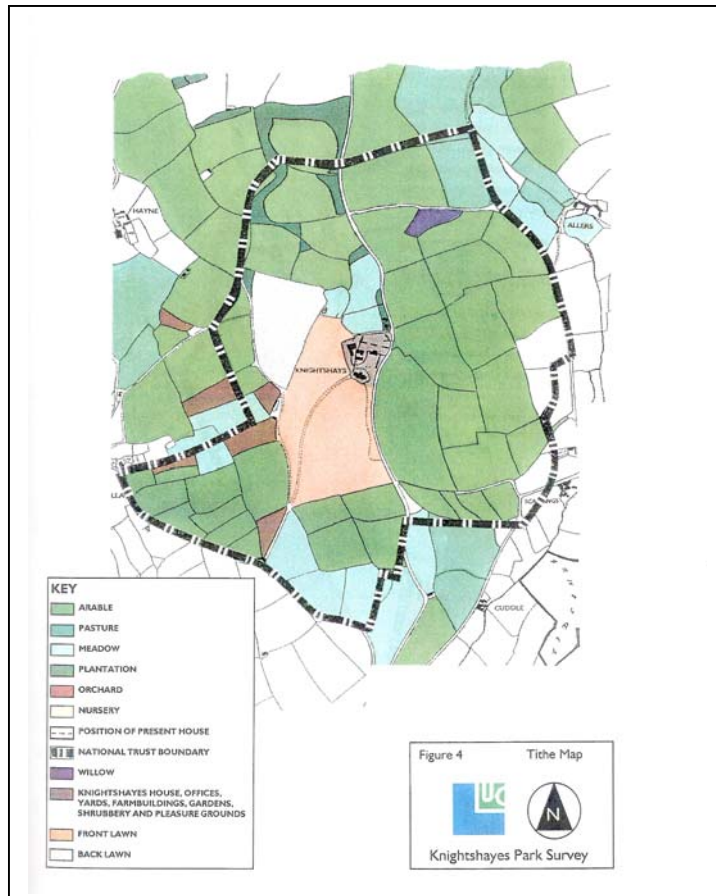


Fig.5. Diagram of tithe map showing plantations (Land Use Consultants, 1998)



More detailed information of the landscape of Knightshayes in the first half of the nineteenth century is afforded by the tithe map of 1842 (Fig.4). This shows the Dickinson house with two 'Lawns' south and west, together with gardens, shrubbery and pleasure grounds. The Lawns contain some 30 acres, with a winding drive approaching from the south, while the Bampton road passed close by the house to the east. The map shows the outline of the late eighteenth-century shrubbery running down the eastern boundary with the Bampton road, but shows the lawn or park extended by the acquisition of a number of enclosures, and the removal of their hedges. Two small enclosures, one arable and one orchard, south of the lane to Zeal are noted as 'added to the lawn,' confirming this map evidence. According to an 1839 valuation, Lower Knightshayes at that time was let separately from the main estate, but two enclosures either side of the Bampton road were recorded as 'park,' while a tree nursery was also noted as part of the farm.

Several existing fields were turned into plantations, and there were smaller plantations fitted into the corners and margins of other fields but with the exception of the two lawns, where hedgerows were removed to create a parkland landscape, the tithe map indicates an adapted agricultural framework rather than the clumps and belts of a more ambitious landscape scheme (Fig.5). This notably does not show any woodland plantation at the southern boundary of the estate, so either the woodland shown on Greenwood had been removed by this date, or the Greenwood plan records only a shrubbery-belt.

The Dickinson house features in a number of views of Tiverton from the south. Although only a background detail, these representations all indicate that the house, while backed by plantations, was open to the south (Figs.5-12).

In 1866, Benjamin Bowden Dickinson's widow, Frances Walrond, died at Knightshayes, and in 1868, after a delay caused by the entailment of the estate, John Heathcoat Amory acquired the estate as well as those of Zeal and Hayne. Heathcoat Amory had been living at Bolham House at the time, and the family had considerable land-holdings around Tiverton and Knightshayes. By 1868, he had already applied to the Turnpike Trust to re-route the road to Bampton which passed close to the house at Knightshayes. The new road up the valley between Knightshayes and Allers was completed and the old turnpike closed in 1869.²¹

Heathcoat Amory was the grandson of John Heathcoat (1783-1861) who had moved his lace business from Loughborough to Tiverton around 1816, and had rapidly risen to prominence in Tiverton. In 1844, Heathcoat commissioned a survey of his lands around Tiverton, and it reveals an extensive estate, which included not only much of what later became the Knightshayes landscape but also a significant number of properties which fell within the view from Knightshayes (Fig.13).²² On his death

²¹ LUC, 1998, 17.

²² 'Survey of the Lands of John Heathcoat Esq. M.P. in the Parishes of Tiverton and Halberton, W Richards, Tiverton, 1844, completed by J M Unwin, London, 1870' (Knightshayes Estate Office). While the dates are ambiguous, most of this estate atlas, excluding surveys of the town properties which seem to be in a different hand, appears to have been compiled in a single exercise. No attempt at updating after 1861 when Heathcoat died, by including Knightshayes or the relocation of the



Figs.5-6. 'View of Tiverton from the Hills above Ashley', 1819 (West Country Studies Library, WCSL). with detail

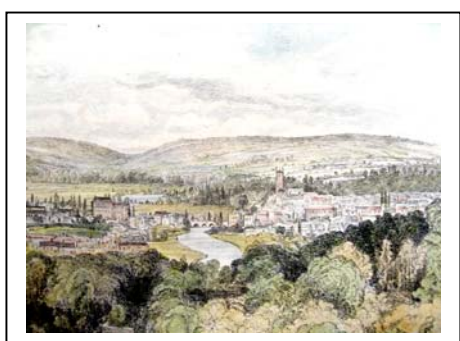


Fig.7-8. 'Tiverton, looking over from Collypriest,' F C Lewis, 1827, with detail (WCSL)



Fig. 9-10. Tiverton, after W Willis, c1850, with detail (WCSL).

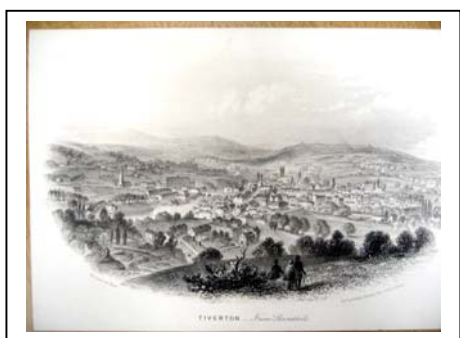


Fig.11-12. Tiverton from Skrinkhills, after G Townsend, 1854, with detail (WCSL)

turnpike for example, was made, and although annotations appear to have continued, it seems that it was meant to stand as a record of John Heathcoat's holding in 1844.

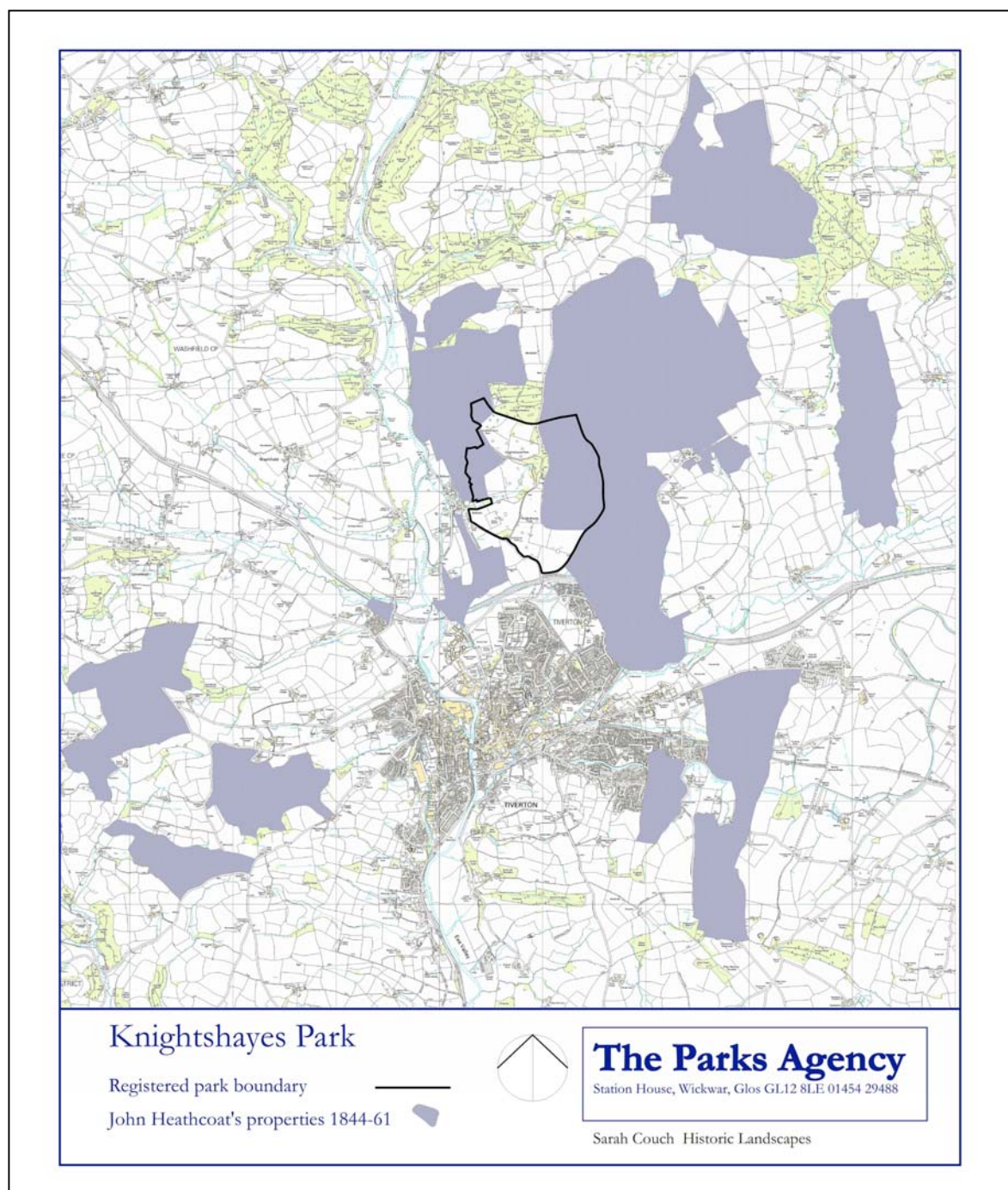


Fig.13. Diagram showing estates recorded in the estate atlas of John Heathcoat, c1844 (Knightshayes Estate Office). Knightshayes, Zeal and Hayne were only acquired 1866-68, after the death of Frances Walrond.

without a son in 1861, the estates were inherited by his grandson, John Amory, who took the name John Heathcoat Amory, becoming a baronet in 1874. Although Heathcoat Amory seems to have taken a back-seat in the management of the company, nevertheless the factory and the town were central to sustaining Knightshayes; a business in which the family could take pride and a town which everywhere showed the benevolence of the family.

Having finally acquired Knightshayes, Heathcoat Amory immediately demolished the old house and in a sign of his ambition commissioned a design from the fashionable and brilliant William Burges. The new house was built slightly north of and above the site of the Dickinson mansion, on the footprint of the former kitchen garden, and the laying of the foundation stone was reported in the local press in April 1869. With the closure of the old Bampton road, and the incorporation of the former arable land to the east and south-east into the estate there was scope not only for the creation of Knightshayes Plantation, but also for new views south. The former Bampton road was incorporated in the plantation which flanked the east side of the main vista: eastward of the plantation to the new Bampton road and south of the Knightshayes Plantation a new area of parkland was created. This incorporated old trees surviving from the field described as 'Zeal Garden and Orchard' on the tithe award.²³

The *Gardeners' Chronicle* of 1882 ascribes the layout of the gardens and grounds 'in the last few years' to Edward Kemp, a major figure in Victorian garden design.²⁴ This presumably took place in the 1870s, although no record of Kemp's work has come to light. Published descriptions make repeated references to the mature trees, which indicates that the new house and gardens was fitted in to the Dickinson framework of older trees.²⁵ The landscape of Heathcoat Amory and Kemp is recorded on the 1889 Ordnance Survey which shows the park in a form recognisable as today's albeit with some notable twentieth-century overlays and alterations (Fig.14). The scatter of trees at the southern end of the lawn below the house is quite dense, and by 1905 has been thinned out, presumably to ensure that the vista is maintained (see Fig.15).

Published descriptions of the Knightshayes refer admiringly to the American garden, which was located in the combe immediately north-west of the house, now occupied by the willow collection of the late twentieth century. This planting, arranged around the only watercourse in the gardens, comprised Rhododendrons, Azaleas, Bamboo, Kalmias, Syringa along with trees including a weeping Ash, and specimen conifers including *Cryptomeria japonica*, *Picea Menziesii*, *Abies cephalonica*, *Cupressus Lawsoniana* and *Lambertiana*.²⁶ It meant that today's wide pastoral western view from the Court's top terrace and south-west from the route between the car park and the Court would have largely been obscured, giving greater importance to the main vista and the view of Tiverton.

²³ LUC, 1998, fig.6.

²⁴ *The Gardeners' Chronicle*, 22 July 1882, 116.

²⁵ LUC, 1998, 16.

²⁶ *Gardeners' Chronicle*, 22 July 1882, *Journal of Horticulture*, 1889.

The acquisition of Hayne allowed for the construction of a new approach to the house leaving the main road along the Exe valley at Lythecourt, coming up the hill in a gentle serpentine to Hayne, which became the home farm, and then following another serpentine line along the contours to the Court. This created a classic landscape garden feature, an approach which allowed for a long unfolding of the landscape in a sequence of designed views, progressing through the tenanted farmland, the park and finally the pleasure grounds. The main prospects from this approach are southward, in which the view to Tiverton emerges as the approach rises over the slope leading up from the home farm. It is notable that this view of the town is less narrow than the main vista; although still bounded by the pastoral skyline, the approach was designed to command the whole of the town in a single prospect.

The landscaping to the west also included a path along the southern edge of Horsepark Plantation. The plantation utilised the boundaries of the former arable fields, as evinced by the substantial Beech trees on a remnant bank which is a notable feature of the woodland edge. A footpath follows this edge, commanding wide views over the parkland from this higher vantage point. The path appears to have led to Backerdown Cottage, the *cottage orné* north of Hayne Farm.

Equally important is the walk along the southern edge of the Knightshayes Plantation shown on the 1889 Ordnance Survey (Fig.16). This was planted on both sides with conifers, but while on the north side it was backed by plantation, on its south side was open to views. The parkland was augmented with fenced oval clumps which framed a series of views of Tiverton and the hills. The reference to a new gravel path to the church in the *Gardeners' Chronicle* of 1889 may refer this path, or to the existing Church Path, added immediately after the OS, which was surveyed in 1887.

By the time of the second edition of 1905, the formal conifer planting has been removed and replaced with an enclosure of mixed planting which however only extended about two-thirds of the length of the boundary with the park; at the eastern end a clear view southwards was opened up (Fig.17). A second walk, which is now known as Church Path, parallel and to the north, and aligned with the south front of the Court, had also been added by this date.

An aerial photograph of 1946 shows both paths clearly visible from the air, implying they were far more exposed than currently, and thus far more open to the southward views (Fig.18.). An aerial from the 1960s after the creation of the glades that formed the Heathcoat Amorys' woodland gardens shows the extension of the woodland into the park, with a strip ploughed ready for planting, the extent of which can be judged against the position of the parkland trees (Fig.19).

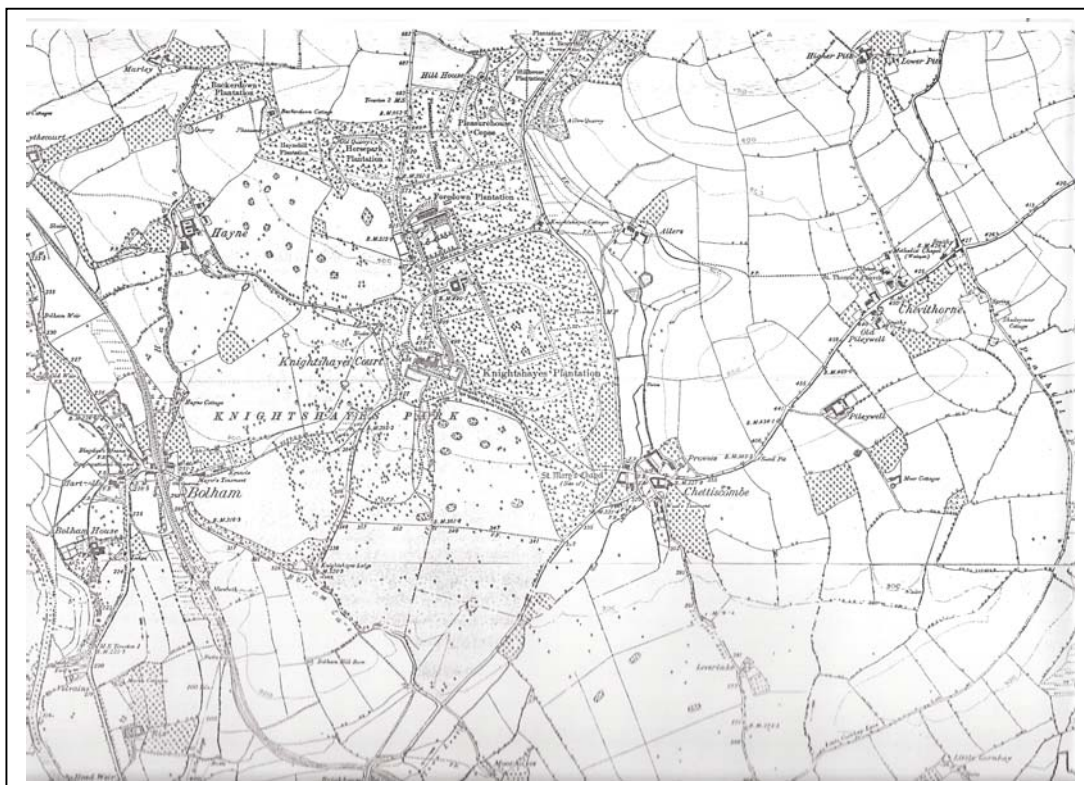


Fig.14. Knightshayes from the Ordnance Survey, 1889

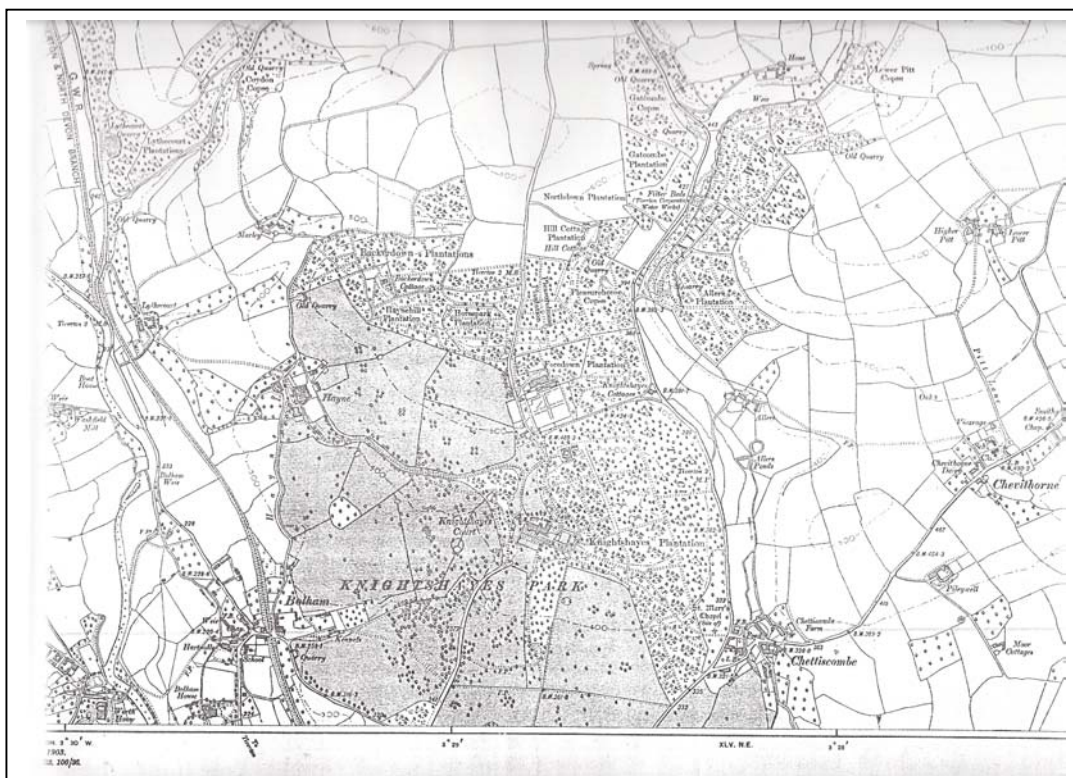


Fig. 15. Knightshayes from the Ordnance Survey, 1905

By 1969, the Ordnance Survey records only the eastern end of the lower walk with mixed planting having filled in that southward view (Fig.20), while the 1998 OS shows an additional band of plantation on former parkland to form a screen to the south (Fig.21). Thus during the twentieth century, views of Tiverton from Church Path have gone from being a distinct feature in their own right, equal in importance to the main vista from the house, to being blocked off.

However, while this thickening up of the woodland south of Church Path is a clear historical trend, nevertheless views southward from the woodland gardens remain important. There are a number of peephole views from the upper parts of the woodland gardens which are considered significant by the Head Gardener and by the NT Gardens Panel, and these clearly contribute significantly to the character of the woodland gardens. In addition, the English Woodland Walk, developed in recent years along the boundary of the wood and the parkland, has a number of wider views southward towards Tiverton.

It is clear then that in the original nineteenth-century design for Knightshayes, there were three main components to the views. The main vista from the house was a narrow framed view, originating in the design of the Dickinson planting recorded on the OSD and maintained to the present. On the west, the approach constructed after the acquisition of Hayne Farm in the mid-1860s, and first recorded on the 1889 OS, was created to enjoy views southward across the park over Tiverton and the pastoral skyline. To the east, the predecessor of the present Church Path was created first as a conifer-lined route along the southern edge of Knightshayes Plantation, and subsequently as a route with a burst of framed prospect at its eastern end, which appears to have been screened off by new planting probably in the second half of the twentieth century. This too would have enjoyed wide prospects of the park, Tiverton and the backdrop of skyline hills.

In addition, at the very end of the nineteenth century, between the 1889 and 1905 Ordnance Surveys, the landscape potential of the Church Path, where it emerged from the Plantation in a field above Chettiscombe was realised, with the felling of the orchard which had previously occupied the field. The Church Path had been established by the Heathcoat Amory family early on as a pedestrian route from their new house to the church at Chevithorne where there is a family chapel and monuments to the family; the vicarage to the rear is by William Burges, and Chevithorne Barton was another family house, all testifying to the importance of the village to Knightshayes. When Chettiscombe was acquired by John Heathcoat, the field below Knightshayes Plantation was an orchard, which it remained until the late nineteenth century. By the time of the second edition OS, 1903, it had been reduced to a single row of trees around its perimeter, opening up the views in a wide arc to the east and south, in a classic burst of prospect, embracing not only the picturesque new estate buildings in the hamlet but also extensive views south and east of the pastoral landscape. It is significant that the 1905 Ordnance Survey records the extension of the parkland eastwards, south of Chettiscombe, to form the foreground of this view.

Fig.16. The edge of Knightshayes Plantation and the new parkland clumps to the south, from the 1889 Ordnance Survey.

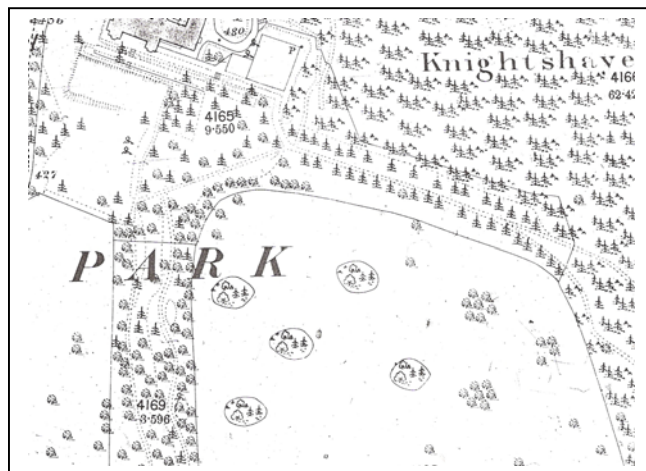


Fig.17. The same area as recorded on the 1905 Ordnance Survey.

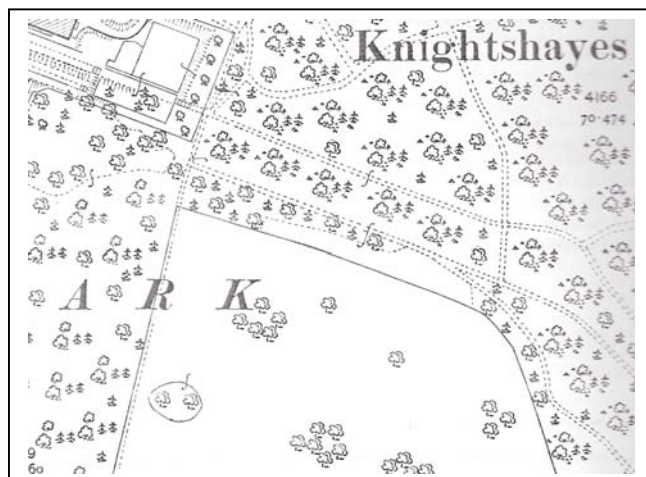


Fig.18. The same area from an aerial photograph of 1946 (English Heritage).



Fig.19. The same area from an undated aerial photograph, c1960s (English Heritage).



Fig.20, The same area recorded on the 1969 OS.

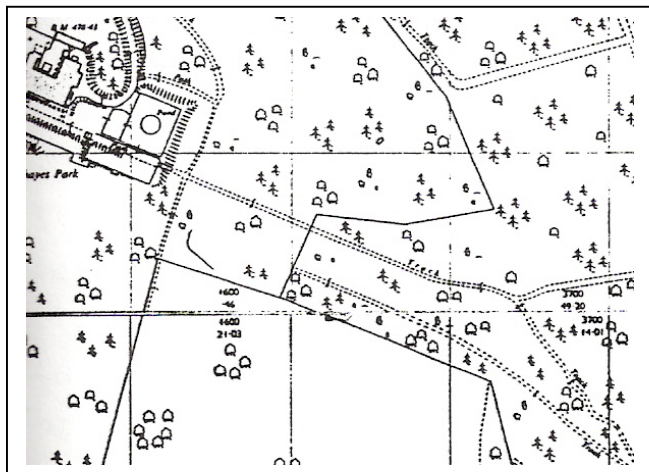
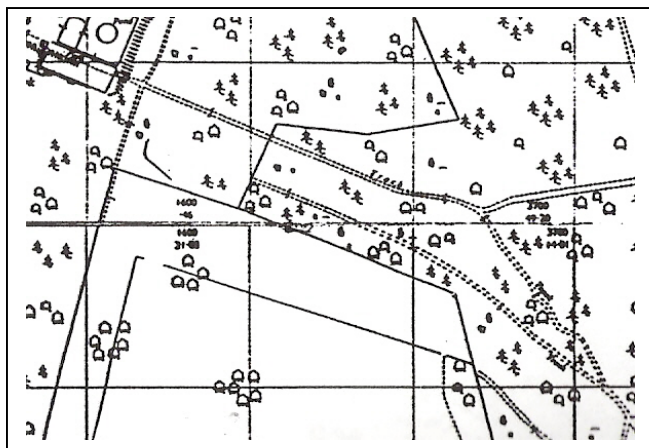


Fig.21. The same area recorded on the 1998 OS.



Knightshayes and Tiverton

The eighteenth and nineteenth-century aesthetics of villas and mansions on the edge of conurbations are only gradually being understood.²⁷ It is clear however, that for many self-made men, their relationship to the town where their fortune was made was highly significant, especially in terms of how it affected the design of their houses and their gardens. They were not old country landowners, but *arrivistes*, linked economically and socially to the town, and the structures of industry and commerce were, prior to widespread concerns about poverty or pollution, objects of unalloyed personal and national pride.

Of course a prospect of a distant city was recognised as capable of being picturesque in its own right. It could be a classical topos – Nuneham with its distant view of Oxford for example, inspired Lord Harcourt with thoughts of classical Rome, while Mount Edgcumbe commanded a view of Plymouth across the Sound, rendered picturesque rather than squalid by the distance and the intervening shipping. Saltram's gazebo was designed to enjoy views both towards the parkland, and in the opposite direction to the Citadel and town of Plymouth. At Brandsbury, 1789 for Lady Salusbury, and at Kenwood, 1793 for Lord Stormont, Humphry Repton's layouts included views in which the London skyline was an object, with St Paul's echoing St Peter's as depicted by artists such as Claude Lorraine and Richard Wilson.²⁸ At Ashton Court, ancestral home of the Smythe family, Repton designed a distant view of the city of Bristol, for 'the country gentleman who never visits the city but to partake of its amusements.'²⁹

But a different relationship could be enjoyed by those whose fortunes were made in the expanding towns of the Industrial Revolution. At Catton in 1788, Repton's landscape design for Jeremiah Ives, mayor of the city, incorporated designed views of nearby Norwich. At Moseley Hall, 1791, his Red Book for the banker John Taylor, shows an improved view focused on the skyline of Birmingham; Repton even contrived to write eloquently of the smoke, 'which gives that misty tone of colour, so much the object of Landscape-painters.'³⁰ At Armley, his client, the cloth manufacturer, Benjamin Gott, insisted that the view from the house include his new mill as 'a beautiful and interesting object;' the mill was a tourist attraction in its own right, and was proudly incorporated in views of the house from the adjacent road.³¹ Some industrial owners in fact built their villas in extremely close proximity to their works – Josiah Wedgwood's Etruria in the Potteries for example, or William Reeve's Arnos Vale in Bristol, where the owner would walk home from his smoke-belching copper works and stop en route to bathe in his exquisite Gothic bath-house, or Richard Champion's Warmley in the same city with its grotto pools fed by the zinc factory's reservoir. In the same spirit, the Quaker merchant, Thomas Goldney, built a tower, a gazebo and a terrace walk to command views over the Bristol docks and his

²⁷ See Daniels, 1999; Lambert, 2002.

²⁸ Daniels, 1999, 225.

²⁹ Daniels, 1993, 238.

³⁰ Daniels, 1999, 208.

³¹ Daniels, 1999, 247-49.

shipping.³² These merchants had their new houses constructed ‘close enough to the town to maintain their position in civic society.’³³

In 1787, when Benjamin Dickinson built his house at Knightshayes, he made Tiverton an object in his designed views, not only because he wished to overlook the town from which his fortune derived and of which he was the leading citizen, but also because, as Swete makes plain, in eighteenth-century terms, the town was picturesque in its own right (Fig.22).

Dickinson also acquired a good deal of farmland around the Tiverton area though never on the scale of John Heathcoat. It is notable that according to the 1841 tithe award, Benjamin Bowden Dickinson owned two fields, Lower and Middle Skrinkhill, Hornhill Farm, on the high ground at Cranmore Castle, which he let as pasture. In addition, he also owned the farm known as Crowdens, on the north side of the canal east of the town. He owned Allers which he let, but he retained occupancy of three portions which he turned into plantations, and to the north-east he owned Little Colcombe Farm but retained four portions which he turned into plantations, which now comprise the core of Sunnyside Plantation south of the modern Colcombe Farm.³⁴ While many of his estates were doubtless investments, it is particularly significant that he owned land on the Cranmore bluff: given that it was not a substantial land-holding we can assume this was at least in part because of its visual relationship to Knightshayes.

When John Heathcoat arrived in Tiverton, he took over the large new cotton mill which had been built in the centre of the town in 1793 (also, notably, admired by Swete).³⁵ In addition to developing the business, Heathcoat bought up land in and around the town, built a school, Heathcoat Square and workers’ housing, while his partner and brother-in-law, Ambrose Brewin built St Paul’s Church and the double-fronted houses in St Paul Street (Fig.23). The firm continued to thrive throughout the nineteenth and twentieth centuries, managed it appears with an enlightened paternalism, the owners setting up a Heathcoat Trust for the benefit of workers, introducing a system of co-partnership in 1915 and in 1906 one of the first two pension schemes in the country.³⁶

The prospect of Tiverton was clearly a major consideration in determining the site of the new house. As reported in a report on the laying of the foundation stone in the *Gazette and East Devon Herald* for 20 April 1869:

The site on which this noble mansion is to be erected is one which commands no ordinary view of nature’s most charming scenery. The spot selected is considerably higher up the hill than where the old house stoodAt present, owing to the trees not being arranged as it is ultimately intended they shall be, the view of the country from the site of the new dwelling is, perhaps, not as good as it will be when all is finished. But peeping through the few trees, one might scan an almost endless range of the hills, those most in front being in the neighbourhood of Newte’s hill, and away from the opposite side of the town. The town itself is plainly visible, and had a very pretty appearance from that distance.

³² Lambert, 2002, passim.

³³ Daniels, 1999, 207.

³⁴ Tiverton tithe award, Pitt and Tidcombe portions, 1841.

³⁵ Swete, III, 45.

³⁶ Cornforth, 1985, 163.



Fig.22 . ‘Tiverton from the fields near Prescott’, c1830 (WCSL)



Fig. 23. The lace mill and school in Tiverton, from Harding’s *History of Tiverton*, 1847.

It should be noted that the trees were yet to be ‘arranged’ to frame and enhance that view, although even at this stage the town was plainly visible.

Whether or not Edward Kemp approved of his clients’ wish to command a view of the town is unclear. Perhaps reflecting growing unease about urbanisation among his clients generally, Kemp is cautious on the subject in his book, *How to Lay out a Garden*. He agrees that ‘it is far from being desirable that only the features of Nature should be seen from a place. The better parts of detached neighbouring houses, good public buildings, places of worship, &c., will, if nicely brought into view, give an air of habitation and sociality to a district.’ He continues, ‘a *distant* view of a town or of a portion of it, where there is any irregularity of surface, or where the principal buildings serve to compose a picture, which is framed by nearer trees and plantations, may occasionally be rendered attractive and even striking.’³⁷

Whatever Kemp’s professional opinion, the town was to be the focal point of the garden layout and the orientation of the house; for Heathcoat-Amory the industrialist’s pride in his works, and the paternalist’s pride in the town as a whole, made the linkage essential. *The Gardeners’ Chronicle* noted that the house was ‘charmingly situated within sight of Tiverton, but not too near it’, and praise the view across the park ‘to the half-hidden town whose several shafts and towers are seen among the trees.’³⁸ And as his descendants became more gentrified and rurally minded, the business link developed into one of philanthropy and a long-standing paternalistic involvement in the town.³⁹ The visual relationship of Knightshayes and Tiverton has been described as ‘a classic statement about the Industrial Revolution, about the inventiveness, drive and idealism of John Heathcoat, ... who founded the family fortune and brought prosperity to Tiverton in the years after Waterloo, [and] expresses the continuity of the family’s interests in the business and the welfare of the town.’⁴⁰

However, as described above, it is clear that this key but narrow vista was not the only designed view of the town. Not surprisingly, given the location on the hillside, southern views dominated the landscape, and the account of Knightshayes in the *Journal of Horticulture* the following year referred to how, from ‘the new gravel walk, 7 feet wide, from the Court to the church, and known as “Church Walk”, a fine view of hill and dale, wood and water, including the ancient and industrial town of Tiverton southward, is obtained.’⁴¹

Tiverton not excepted, given the house’s location halfway up a south-facing slope, the pastoral landscape up to and including the skyline of the hills was always going to be an important part of the site’s ‘borrowed views’, and *The Gardeners’ Chronicle* picks this up, referring to the ‘country southwards – a beautifully wooded, rich and pastoral country’ as well as the view to Tiverton.⁴²

³⁷ Kemp, 1864, 17.

³⁸ *Gardeners’ Chronicle*, ii, 22 December, 1888, 723.

³⁹ *Country Life*, 1985, 160.

⁴⁰ Cornforth, 1985, 160.

⁴¹ *Journal of Horticulture*, 28 February 1889, 174.

⁴² *Gardeners’ Chronicle*, 1888, 723.

In the post-war period associated with the revival and remodelling of the garden by Sir John and Lady Joyce Heathcoat Amory, this interest in Tiverton as an object in designed views, clearly wanes. The main vista is of course maintained, but accounts of the development of the woodland gardens to the east along the Church Path notably contain no reference to views southward.⁴³ Neither Sir John, nor Arthur Hellyer nor Lanning Roper refer to views out from the woodland gardens in their essays on Knightshayes. This was partly because the woodlands are essentially plantsmen's gardens with a close focus on individual plants and their arrangement. But also, with post-war urban reconstruction, a very different aesthetic with regard to the age-old dichotomy of country and city emerged. No longer was the town seen as complementary to the estate in aesthetic terms, as it expanded, in some cases onto land sold by the estate, it was judged to be less attractive as a feature, and views instead focused inwards on new internal vistas. The current head gardener, John Lanyon, has confirmed that the Amorys designed their vistas internally, and did not consider Tiverton a particularly picturesque object.⁴⁴ The NT Gardens Panel however, on their visit in 2004, did stress the importance of retaining at least one view of Tiverton church from the far end of the Church Path by minor clearance work.⁴⁵

⁴³ See Heathcoat-Amory, 1960; Hellyer, 1990; Lanning Roper, 1960.

⁴⁴ Telephone conversation, 25 May 2007.

⁴⁵ National Trust archives, Heelis.

The nature of setting

The principle of the desirability of protecting the setting of listed buildings is enshrined in the Planning (Listed Buildings and Conservation Areas) Act 1990, sections 16 and 66, and subject of planning guidance in PPG15 (1994). Setting is likewise understood to apply to ancient monuments and sites. There is however no definition of what comprises ‘setting’: PPG15 advises that ‘the setting is often an essential part of the building’s character’; that ‘the setting may be limited to obviously ancillary land, but may often include land some distance from it’; and ‘in some cases, setting can only be defined by a historical assessment of the building’s surroundings’ (PPG15, paras. 2.16-17).

The principle that there is a setting to registered historic parks and gardens, such as Knightshayes, is also well-established, although, with the registering of parks and gardens only having begun in 1984, it is a more recent consideration. PPG15 advises that: ‘The effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application,’ and local authorities are advised that they ‘should protect registered parks and gardens in preparing development plans and determining planning applications.’ (PPG15 para.2.24).

Many local authorities have consequently included in development plan policies for the protection of registered parks and gardens a reference to the desirability of protecting their setting as well as the land within the boundary of the registered land.

It can be noted that the setting of a building has been defined by a planning inspector in 1996 as ‘the environs of a building or other feature which directly contribute to the atmosphere or ambience of that building or feature.’⁴⁶ However, this definition begs more questions than it answers, and those are discussed below. In general, it is widely acknowledged that there is a ‘lack of any agreed professional framework for considering issues of setting.’⁴⁷

However, Cadw does map the setting of each site on its *Register of landscapes, parks and gardens of special historic interest in Wales*, showing it as a stippled area, along with arrows to indicate ‘significant views’ both inward and outward. Cadw has produced a definition which is included in the *Register* has been tested at public inquiry:

The Essential Setting is a concept developed for the register in order to safeguard areas adjacent to the historic parks and gardens which, although outside them, form an essential part of their immediate background and without which, in their present state, the historic character of the site in question would be diluted or damaged.

In a recent appeal decision concerning the registered historic landscape at Margam in South Wales, the Inspector rejected a proposed wind farm just outside the essential

⁴⁶ 8 February, 1996, Leeds City Council, Institute of Historic Building Conservation archives (http://www.ihbc.org.uk/context_archive/63/law/appeals.html)

⁴⁷ Planarch, 2005. Atkins 2006 states, ‘there is no agreed definition of what constitutes the setting of a cultural heritage feature or what the word “setting” actually means’ (Atkins, 2006, 5)

setting, on the grounds that setting should be understood not as bound by a line on a map but instead as a ‘layered concept’.

However, English Heritage has not attempted to define setting in such detail for the *Register* in England. This leaves owners, development control officers and other decision-makers to determine case-by-case what constitutes the setting to be protected.

In 2005, the European Regional Development Fund, the Office of the Deputy Prime Minister and English Heritage funded the Planarch 2 report, a review of how cultural heritage was covered in Environmental Impact Assessments.⁴⁸ The report advises that understanding of setting needs to be more subtle than simply a question of visual or noise intrusion, and that key factors contributing to the character of setting include:

- the character of the feature itself,
- its location in relation to surrounding landform,
- surrounding vegetation,
- character of nearby buildings and structures,
- archaeological context,
- scale and character of visual envelope,
- views to and from the feature,
- visual ambience of surroundings especially approaches,
- character of noise environment.

In addition to visual and noise intrusion, it recommends that,

- ‘loss of context’

should be assessed, and it distinguishes between,

- ‘*direct* physical loss of setting and visual and noise intrusion’ and
- ‘*indirect* effects of exacerbating existing problems of fly tipping and loss of amenity on the [site] itself’.

It has been argued that setting ‘strongly implies intent, whether on the part of the original “setter” or on that of the “setter” of some later feature impinging upon the settling of the original feature.’⁴⁹ However, this has been challenged as a somewhat narrow understanding of the word, and it has been proposed that setting can be defined as ‘having both intentional elements (eg the placement of features to create a garden around a house) and more descriptive elements (eg the general environment in which a feature is situated).’⁵⁰

In terms of intent, there is little doubt that for both Dickinson and Heathcoat-Amory, and for the owners up until the post-war period, the view southward of Tiverton and its embowering hills, was a key design feature, towards which the main views and vistas were directed. From the point of view of the more general environment, the

⁴⁸ Oxford Archaeology, ‘Planarch 2: A Review of Cultural Heritage Coverage in Environmental Impact Assessments in England’, 2005.

⁴⁹ Colcutt, 1999, 498.

⁵⁰ Atkins, 2006, 6.

siting of the house and garden, on a south-facing slope with a wide angle of vision to the east and west, means that the land from south-east to south-west is the dominant characteristic of views whether designed or fortuitous.

Towards a definition of setting

A recent analysis of the setting of the Saltaire World Heritage Site by WS Atkins suggested that, in the absence of a legal definition, the following considerations should be taken into account in defining setting:⁵¹

Visual aspects

Setting is not synonymous with the visual envelope; land outside the visual envelope may be historically linked to the heritage asset, and development on land outside the visual envelope (for example a tall building) could yet damage the setting of the heritage asset. In assessing the visual aspects, both views from and to the heritage asset should be considered. The views to be considered can be broken down into sub-sets:

- designed views out of a site e.g. park and garden vistas
- views with historical precedents, eg paintings;
- views out of a site which structure visitors' experience of the site;
- views from outside the site with direct historical or cultural connections;
- general views of the site which allow people to appreciate the form of scale of site; and
- views of notable iconic elements within a site.

The analysis concludes that it is appropriate, in defining setting, to develop a hierarchy of views into and out of the site.⁵²

At a site such as Knightshayes, the principal designed views are from within looking outward. Some of these have been lost to more recent plant-growth, but in addition, others have been opened up which contribute significantly to visitors' experience. There are one or two views from outside which either have cultural importance, such as the view from the mill, or indications of a designed relationship, such as Hensleigh House. In addition, Knightshayes is a landmark site for many miles around, in views which epitomise its form and scale. Views of iconic elements within the site are largely a matter of the important internal vistas, and so do not affect the question of its setting.

Significances and characteristics of the site

The historic nature of a site will also have a bearing on defining a site's setting: for example, in a landscape park the 'borrowed views' outwards into the surrounding countryside are likely to have been an important factor historically, whereas a historic farm will probably only have a historical relationship with its surrounding fields.⁵³

Knightshayes' historic development and character is inextricably bound up with its relationship to Tiverton, a relationship that the design celebrates. In addition, the

⁵¹ Atkins, 2006, *Saltaire Environmental Capacity Study*, Appendix: Overview of Setting, 2006.

⁵² Atkins, 2006, 7-8.

⁵³ Atkins, 2006, 8.

widely admired picturesque character of the surrounding countryside means that the design features ‘borrowed views’ prominently.⁵⁴

Topographic relationships

Topography governs in part the visual envelope of a site, but in many cases, sites have an intentional relationship with topography, eg stone circles, hill forts, or garden follies.

At Knightshayes, the topography is integral not only to the design of the landscape but also to any definition of its setting.

Historical relationships

The setting of a heritage asset can be described as comprising a definable area of land which contributes to the asset’s historic interest, or which is integral to its visual appreciation. Because the latter can sometimes be at some distance, it is sometimes desirable to define in addition, what can be considered key views both inwards and outwards.

As referred to above, PPG15 advises that ‘in some cases, setting can only be defined by a historical assessment of the [site’s] surroundings. Atkins notes that ‘this would indicate that historical relationships and past land uses can be a valid element of a site’s setting. This is particularly relevant where those relationships and uses remain.’ Atkins suggests that ‘greater weight may be given to views from features that have a historical relationship with a site. At Saltaire, it was suggested that the canal and river, which were key reasons for the location of the historic development, even though not visible from the site, could be included, although admitting that case law is unclear on this point.’⁵⁵

At Knightshayes, the historical relationship to Tiverton is beyond question, as is the relationship to Chettiscombe in the east and a number of properties that fall within the designed views from the house and the registered landscape.

Context

The Atkins analysis usefully expands on Planarch’s reference to ‘context’, advising that it is a concept recently developed, principally at the A303 Improvement inquiry for the Stonehenge World Heritage Site. The Highways Agency in its proof of evidence defined context as:

*commonly used to describe the concept that allows one thing to be related to others. By doing this, different things can be given relative values. These relationships may be physical or esoteric, the latter relating to concepts of time (historical context), society (social context), economy (economic context) and so fort. The wider use of the term also depends upon knowledge beyond what may be seen or felt on a site. The concept of context is vital to modern cultural heritage studies for without it individual components could only be studied in isolation and their value could not be gauged in relation to other landscape components.*⁵⁶

⁵⁴ Atkins, 2006, 8-9.

⁵⁵ Atkins, 2006, 9-11.

⁵⁶ Atkins, 2006, 10.

There is little in case-law on the subject of context as a planning consideration, and it is not referred to in this sense in PPG15. Nevertheless, there is no doubt that an understanding of context enriches our understanding of heritage.

At Knightshayes, one recent visitor remarked to us that to see Tiverton in the view was ‘slightly weird’. In other words, the aesthetic of the eighteenth and nineteenth centuries, which made of Tiverton a picturesque object in the view, was inscrutable. Interpretation of this contextual relationship is thus critical to an understanding of Knightshayes.⁵⁷

Importance of a site

Finally, Atkins suggests that the cultural importance of a site, as signified by its designation, contributes to assessment of its physical setting.⁵⁸

As a Grade II* registered historic park and garden, Knightshayes is a site of national importance. As a II* site, it is in the top 40% of registered sites, of which in total there are only some 1500.

Conclusion

In conclusion, while setting cannot easily be defined, a number of factors contribute to that definition:

- the visual envelope of the site, which can be either simply visual or theoretical;
- views into and out of a site, especially those that relate to its characteristics or significances;
- historically related features around the site;
- the general environs of a site that contribute to its sense of place;
- topographic relationships, and
- areas that retain a land-use that is broadly the same as contemporary historic uses.

Within these areas, particular weight can be given to

- elements that are related to the site by intention, eg designed views and known historical connections.⁵⁹

Assessing impact

Atkins suggests that even if setting extends as far as a theoretical visual envelope, not all development within that setting would have an equal impact. The main issues to

⁵⁷ Cornforth, 1985, is unusual in picking this up, seeing the view from the house ‘over the formal garden and down the park to the tall chimneys of the factory’ as an important way of interpreting the site and its importance and his articles set out to ‘consider Knightshayes in a rather broader context than usual.’

⁵⁸ Atkins, 2006, 11-12.

⁵⁹ Atkins, 2006, 12.

consider are proximity and impact on key characteristics. It would be possible for a development on the edge of the setting not to affect a key characteristic, or for a development on the edge to have a significant impact on a characteristic. Equally, it is possible to conceive of a development within close proximity which nevertheless did not significantly harm any key characteristics.⁶⁰

⁶⁰ Atkins, 2006, 12-13.

The setting of Knightshayes

While the Atkins analysis suggests, in line with PPG15 , that the setting of a historic site or monument can extend beyond the visual envelope, the situation at Knightshayes requires a different approach, because the visual envelope of the designed landscape at Knightshayes is so extensive, with designed views stretching many miles. This section therefore starts by defining this visual envelope and then goes on to identify a boundary within that visual envelope to define setting. Setting is defined in terms of an assessment of the views into and out of the site and their designed or opportunist nature, and by correlating those views with a topographical analysis and an understanding of known historical, cultural and economic connections.

Visual envelope

In basic terms, the visual envelope at Knightshayes has clear and relatively tight skyline boundaries north and south, but east and west it is much more extensive.

Given its situation on a south-facing slope backed and flanked by woodland, the southern aspect of the visual envelope is the most important. The central feature in the view is Tiverton, but equally important is the skyline of pastoral fields, hedgerows and plantations. The wooded valley of the Exe stretches due south beyond the town.

However, the plantations north and west above the house are also important, both as shelter to the gardens, and in views of the designed landscape from outside. From a wide range of viewpoints to the south, east and west, the Court and the park are crowned by the spectacular skyline of the plantations with their Douglas Firs, Redwoods, Scots Pine and Beeches.

To the east, the emerging Church Path commands a view of Chettiscombe in the foreground, and a wider view south-east over the eastern edge of Tiverton to the skyline at Warnicombe and beyond towards Sampford Peverell. Further north up the Bampton road, the Back Drive emerges at the lodge in a valley dominated by the Knightshayes Plantation and Allers Plantation on the east side of the road.

To the west, the view stretches many miles towards Exmoor. Nearer, the ground rises from the Exe to a ridge at Washfield on the north side of the A361, while further west the woods above Calverleigh form a clear intermediate focal point below the distant skyline.

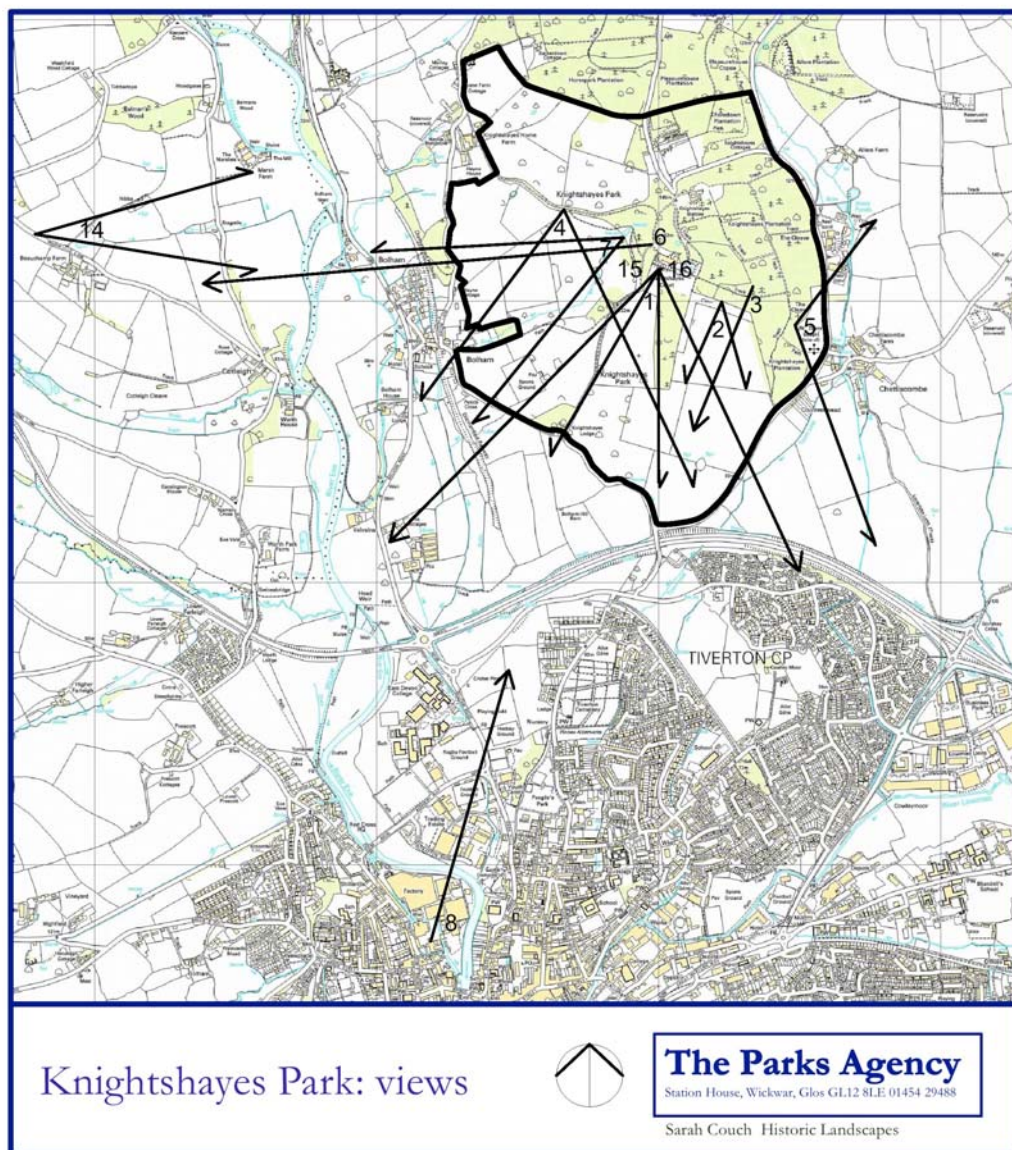


Fig.24. Key views to and from Knightshayes.

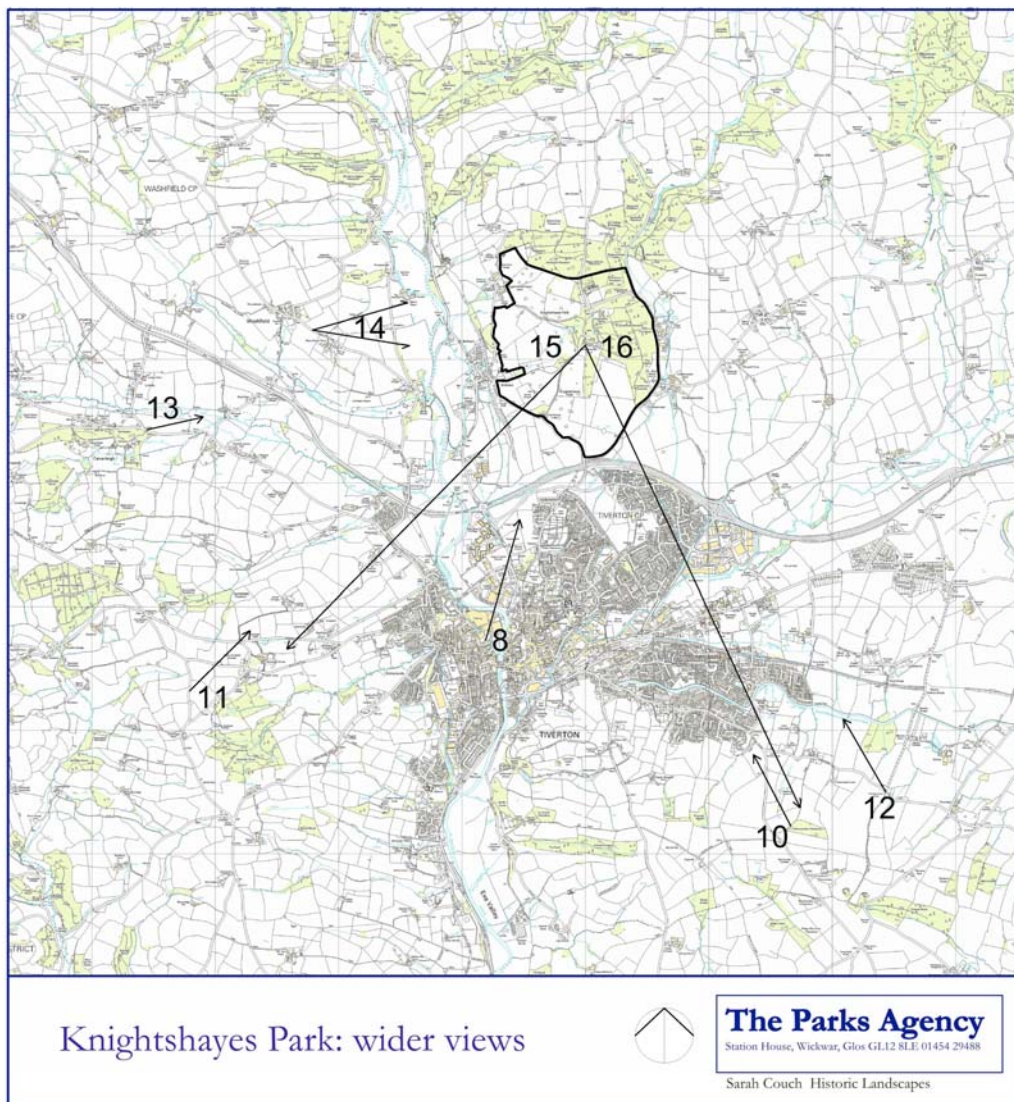


Fig.25. Key views to and from Knightshayes in the wider landscape.

A hierarchy of views

In support of the proposed definition of the setting of Knightshayes park and garden, an analysis of views has been carried out, and a hierarchy is proposed with four broad categories (see Figs.24-25):

1. views out with historical precedents, in this case surviving designed views from within the registered park and garden: **historic designed views out**;
2. other views out which structure a visitor's experience, in this case comprising other views from within the historic landscape which have arisen as a result of tree-loss: **opportunist views out**;
3. views from outside the site with historical or cultural connections; these include views which have featured in artists' views of the area, and views from the town or other locations which are likely to have been important to the owners in the nineteenth century, e.g. from the mill: **historic views in**
4. general views of the landscape from outside which allow people to appreciate the form of scale of site: **opportunist views in**.

The greatest weight in establishing the setting of a historic designed landscape is given to surviving designed views out (1). Views in (2) are important but these will come and go over time, as trees are lost or as others grow up. (3) and (4) are considered important but secondary: there are notable views of Knightshayes from many locations to the east, south and west and those with a historic interest are rated higher than those with no such association. In distinguishing between opportunist and historic views in, we have noted cultural considerations, such as prints and drawings; economic considerations, such as land-ownership; and social considerations, such as estates owned by family or friends. The least weight is given to opportunist views in as these are frequently from minor roads, through field gates or over hedges, or from private land.

In addition to visual linkages, historical research has shown a number of social and economic connections between the Knightshayes estate and some of those external viewpoints. John Heathcoat's landholdings 1844-61, as recorded on his estate atlas, include a number of properties intervisible with Knightshayes, for example Hensleigh, where his daughter and son-in-law lived,⁶¹ and Ducksmoor and Warnicombe, which he owned. Woodland planting in these locations would have been designed to enhance the view from Knightshayes, and views back to Knightshayes from such locations are categorised as historic rather than opportunist.

Historic designed views out (1-5)

The three key nineteenth-century views from the immediate environs of Knightshayes are all southward. In addition, the view from the Church Path where it emerges above Chettiscombe from Knightshayes Plantation, created later, should also be considered a historic view out.

⁶¹ Pevsner, 2004, 811.

View from the terrace (1)

(Fig.26) This view (1), tightly framed by planting, focuses on the centre and west of Tiverton, principally on the bulk of the mill, rebuilt, but not significantly enlarged, after the fire in 1935, but also on the sixteenth-century tower of St Peter's and the Victorian spire of St Paul's, the church built on land donated by Heathcoat and paid for by his daughter and son-in-law Ambrose Brewin. From Knightshayes, the town nestles beneath the slopes of the Exe valley. Cranmore Castle forms a distinctive bluff east of the centre of the town, while the spurs of the hills which descend to the Exe recede into the distance.

There are also two narrow oblique views (15 and 16) from the first floor south-east and south-west towards Cowleymoor, the site of Heathcoat's Higher and Lower Dairy Farm estate, and Farleigh, where Heathcoat owned the mill, respectively (Fig.27). These are subsidiary to the main axial vista, and it is not possible to say whether these are designed, although it appears that they are formed by gaps in the nineteenth-century tree-planting (Fig.28).

Views from Knightshayes Plantation (2 and 3)

The southern edge of Knightshayes Plantation has always afforded views southward over Tiverton and the hills east and west, originally from a conifer walk and subsequently from a point towards the eastern end of this edge (Fig.29). The woodland has been extended post-war but there are still important views from the new English Woodland Walk (2).

The view from the landscape drive (4)

The approach from Lythecourt was a key element in the creation of the nineteenth-century designed landscape. Being located halfway up the slope, its views are all directed southward and include a wide view of Tiverton and the hills to the west of the town, across the older parkland and its veteran trees (Fig.30).

The views that unfold along the approach from Lythecourt are echoed by views from the path along the southern edge of Horsepark Plantation to the north. This path follows the woodland boundary, and is marked by substantial Beech on a former field bank: it affords wide views over the park and the town to the skyline southward.

The view from the Church Path (5)

The picturesque group of buildings which comprise Chettiscombe, includes a number of Knightshayes estate buildings, constructed as part of the estate improvements after 1866 (Fig.31). To the south, the view stretches to Warnicombe, across former agricultural land of which Heathcoat owned a considerable amount including Hay Park, Pool Anthony and Putson; the neighbouring gentry house, Tidcombe Hall, remains a notable feature in this view (Fig.32).

Opportunist views out (6-7)

The clearing away after the War of the remains of Kemp's American garden in the combe immediately west of the house, opened up long views southward to the hills west of the town, and westward towards Exmoor, from both the length of the terrace (6: Fig. 33), and also from the approach to the house from the stables (7: Fig.34). The latter makes the lawn above the combe a favourite picnic spot for visitors.

In addition, there are southward peephole views from within the woodland gardens: these come and go as trees grow or are felled, but are recognised by the NT Gardens Panel and the Head Gardener as a desirable feature of the otherwise inward-looking design (3: Fig.35).

Historic views in (8-11)

The view from the mill (8)

The most important historic view in is that from the mill building (Fig.36). The importance of this view derives from the economic relationship between the mill and the owners of Knightshayes, both the Dickinsons and the Heathcoat Amorys.

Other historic views from the town, notably from Dickinson's house in Fore Street have been obscured.

The view from the hills above Ashley (9)

This viewpoint, along with Cranmore Castle, was one of the key picturesque locations for views of the town. In a number of these, Knightshayes, with its distinctive plantations, appears in the background. As these were published and circulated, they have cultural importance (see Figs.5-12). The view from Cranmore has been obscured by tree growth, but from the hills above Ashley a number of locations afford a view little changed since the nineteenth-century (Fig.37).

The view from Warnicombe Plantation (10)

This wood was part of the Warnicombe estate owned by Heathcoat and appears to have been planted in the nineteenth century for effect in the view from Knightshayes. It is skirted by a public footpath which gives a wide view of Knightshayes in its setting (Fig.38).

The view from Hensleigh (11)

Given that Hensleigh House was owned and occupied by Heathcoat's partner and son-in-law, Ambrose Brewin, it is highly likely that views were enjoyed and enhanced back and forth across the valley (Fig.39). Hensleigh and its ornamental planting are a notable feature in views from Knightshayes, and the view back to Knightshayes would have been equally important in the context of the family relationship.

Opportunist views in (12-14)

The view from Thurlescombe Cross (12)

This old crossroads commands a view back to Knightshayes across farmland largely owned by Heathcoat, including Pool Anthony, Higher and Lower Dairy Farm, and Prowses and Chettiscombe to the north of the A361. However, although a notable view, it does not appear to be designed (Fig.40).

The view from Calverleigh (13)

The present Calverleigh Court was built for Joseph Chichester Nagle by G Wightwick in 1844-45. However Greenwood records the earlier house and plantations which would already have been a notable landmark by the time Heathcoat Amory started to build Knightshayes. The plantations are a notable feature in views from Knightshayes, and the intervisibility is clear in views from the old lane adjacent to the property (Fig.41). In addition, although now largely obscured by the roadside hedge, the view of Knightshayes from the point where the drive meets the public road is significant but unless further information establishes a social or economic link, it should be regarded as an opportunist view in.

The view from Beauchamp Farm (14)

While Washfield is hidden from Knightshayes by the rising ground to the east, there are notable views from the road leading over the brow and east towards Knightshayes (Fig.42). Although Heathcoat did not own land in this area, a gentry house here is noted by Swete.⁶² It is possible that some social link exists but again, in the absence of further information, the view while spectacular, should be regarded as opportunist.

⁶² 'The distant scenery was uncommonly picturesque; amid a thick grove of trees, which crested the top of a hill appeared a cluster of farm houses which were called "Santram" [OS – Stanterton], while somewhat further to the West, lay on the summit of the eminence Beauchamp seat of Nibbs Esq', May 1796, Swete, III, p 49.

Fig.26. The main vista south from the main terrace and house.



Fig.27. The oblique view towards Cowleymoor, on the east of Tiverton.



Fig.28. The oblique view towards Farley, on the west of Tiverton.



Fig.29. View from the English Woodland Walk along the southern edge of Knightshayes Plantation.



Fig.30. View from the landscape approach towards Tiverton.



Fig.31. View of Chettiscombe from the Church Path as it emerges from Knightshayes Plantation.



Fig.32. View south and east from the Church Path: Warnicombe Plantation is a significant feature on the skyline; Tidcombe Hall is just visible above the roof of the cottage on the left.



Fig. 33. The view west along the main terrace.



Fig.34. The view south from the path between the stables and the Court.



Fig.35. One of the peephole views from the woodland gardens, southward towards the mill and church tower in Tiverton .



Fig.36. Knightshayes from the top floor of the former mill.



Fig.37. View from Middle Hill Farm (private land).



Fig.38. View to Knightshayes from near Warnicombe Plantation; the plantation is on the left in the middle distance.



Fig.39. The view of Knightshayes from just above Hensleigh House.



Fig.40. The view to Knightshayes from Thurlescombe Cross.



Fig.41. Knightshayes from Calverleigh plantations.



Fig.42. The view to Knightshayes from the Washfield road, above Nibbs Farm.).



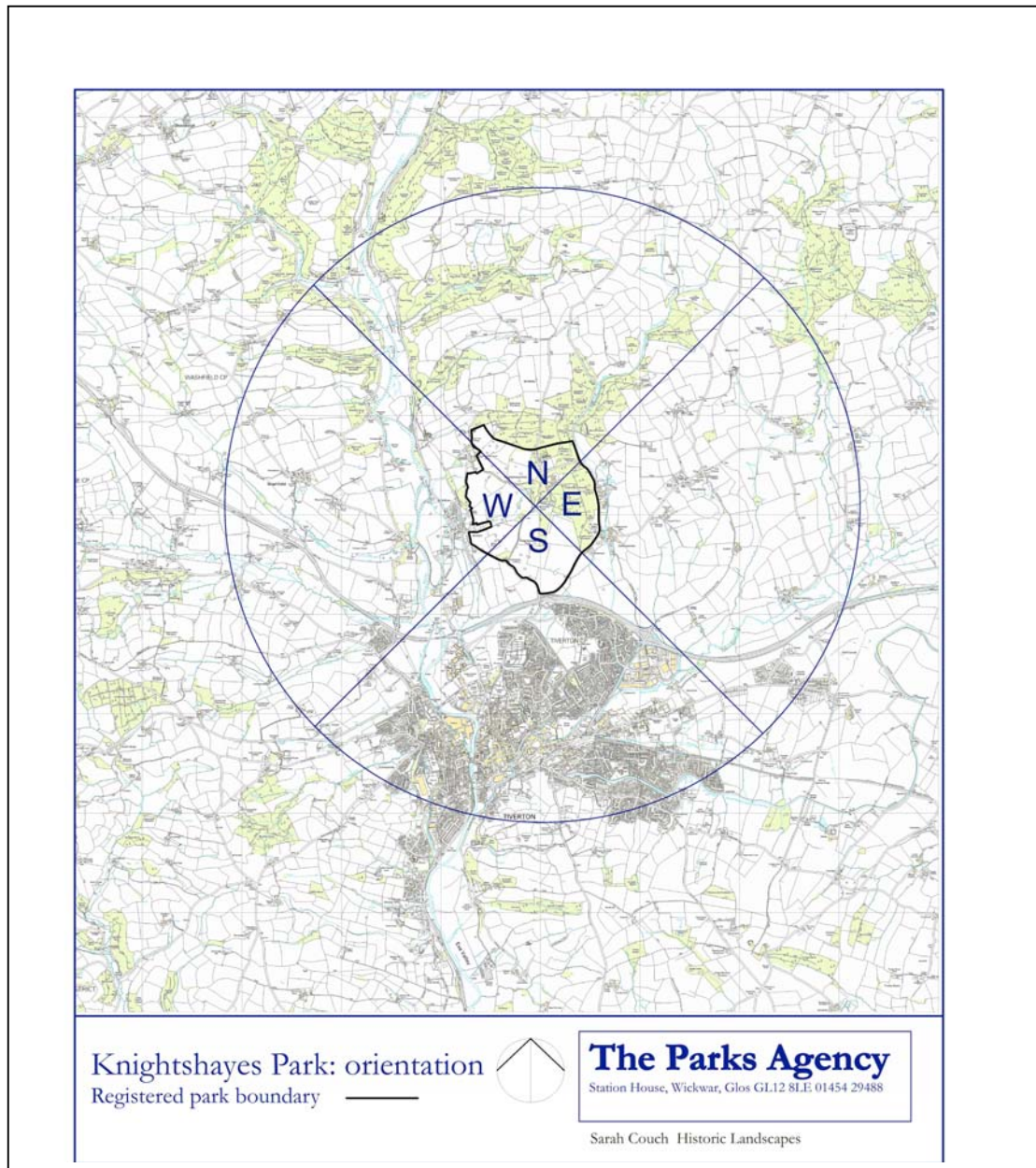


Fig.43. Orientation around Knightshayes.

Proposed setting

To assist with this discussion and for ease of reference, the accompanying plan divides the area around Knightshayes into quarters (Fig.43). A map of the proposed setting follows the discussion (Fig.48).

South

In the main vista from Knightshayes, Tiverton is still a relatively compact feature. Its buildings do not punctuate the skyline of woods and fields, and are contained within a predominantly pastoral and wooded framework. The town clearly forms part of the setting of the registered landscape, given its key importance in the site's historic development, both economically and aesthetically. Cranmore Castle on its bluff, and with its northern planting of Beeches forms a distinct feature on the east of the Exe, and forms an appropriate boundary to the proposed setting. In the nineteenth century, when it was known as Skrinkhills it was a favoured location for picturesque views of the town and the countryside to the north (Fig.44), and Benjamin Bowden Dickinson owned pasture land on the slopes.⁶³

West of the Exe, a number of spurs fall to the river, visible from Knightshayes, but the prominence of Middle Hill Farm in the vista, and the distinctive straight lane immediately above the building, make this ridge an appropriate limit to the setting. In addition, it appears to be close to the location for the 1819 view of Tiverton 'from the hills near Ashley' used as the frontispiece of *Picturesque Views on the River Exe* (see Figs.5-6 and 37).

West of Middle Hill Farm, the boundary of the setting follows the contours. There is a notable view to Knightshayes from private land at Patcott, and as Heathcoat owned the adjacent Burrige estate the boundary takes in the corner of Burrige at Seven Crosses. It then follows the lane to Hensleigh Farm, also owned by Heathcoat, which forms the skyline in views from Knightshayes.

Between Middle Hill Farm and Cranmore Castle, the wooded slopes of the Exe valley's eastern side contribute significantly to the view from Knightshayes.

East of Cranmore Castle, the boundary follows the thick hedges of Exeter Hill before picking up the skyline that ascends to the Crown Castle telecommunications mast at Gogwell, which is a prominent skyline feature from Knightshayes (Fig.45). It then runs along the skyline to include the conspicuous clump of Warnicombe Plantation, owned by Heathcoat, before following the hedges of the old lane northwards to Thurlescombe Cross. From this point it descends to the east of the plantation beside the Great Western Canal west of Manley Dairy. The visual envelope of Knightshayes extends many miles along the ridge in this direction, but the thick hedges of the old lane together with the landmark clump (see Fig.32) afford a distinctive and historic limit to the setting in this direction.

⁶³ Tithe award, Tiverton, Pitt, 1841.

East

From West Manley the boundary follows the line of sight towards the Church Path viewpoint. South of Chettiscombe this meets a gentle ridge which runs between the A361 and a point just east of the village on the road to Chevithorne. The hill north-east of Chettiscombe forms a skyline close to the Church Path at this point and restricts views due east. To the north east, the shallow valley which includes the reservoirs rises to a skyline which the proposed boundary follows to the high ground west of Higher Pitt, also owned by Heathcoat. The setting includes Allers Plantation, which was again owned by Heathcoat and which forms a continuation of Knightshayes Plantation (Fig.46).

North

The line of the proposed setting runs relatively close to the house and gardens here due to the steeply rising contours. It follows the line of the high ground through Horsepark Plantation, including Backerdown Cottage and then follows the contours down to Lythecourt, another Heathcoat acquisition, which was important in affording a route for the new landscaped approach from the west.

West

Views west from the house are extensive, running far up the shallow valley beyond Templeton. However, a distinct ridge below the skyline is afforded by the hills rising from the Exe valley. The proposed boundary line therefore follows the top of this ridge which runs from the high ground above Washfield Weir, south-west above Washfield to Beauchamp Farm and the spur immediately south. At this point a narrow valley runs west to Lower and Higher Pitt farms, and from Long Lane immediately above Lower Pitt, the view back to Knightshayes is notable (Fig.47). The shortest route possible across the invisible low ground at Lurley is followed to the next prominent feature in this direction, the woods at Calverleigh.

A thickly hedged old lane runs south up the slope from Calverleigh to continue this defined line to Bunkersland and Duxmoor, both owned by Heathcoat and featuring notable plantations. Coombutler Plantations form a distinct feature in views from Knightshayes and are included for that reason.

Fig.44 The distinctive silhouette of Cranmore Castle, seen from Knightshayes, in the centre of the frame.



Fig.45. View from Knightshayes towards the Crown Castle telecommunications mast at Gogwell.



Fig.46, Back Lodge and the road between Allers and Knightshayes Plantations.



Fig.47. The view of Knightshayes from Long Lane above Lower Pitt Farm.



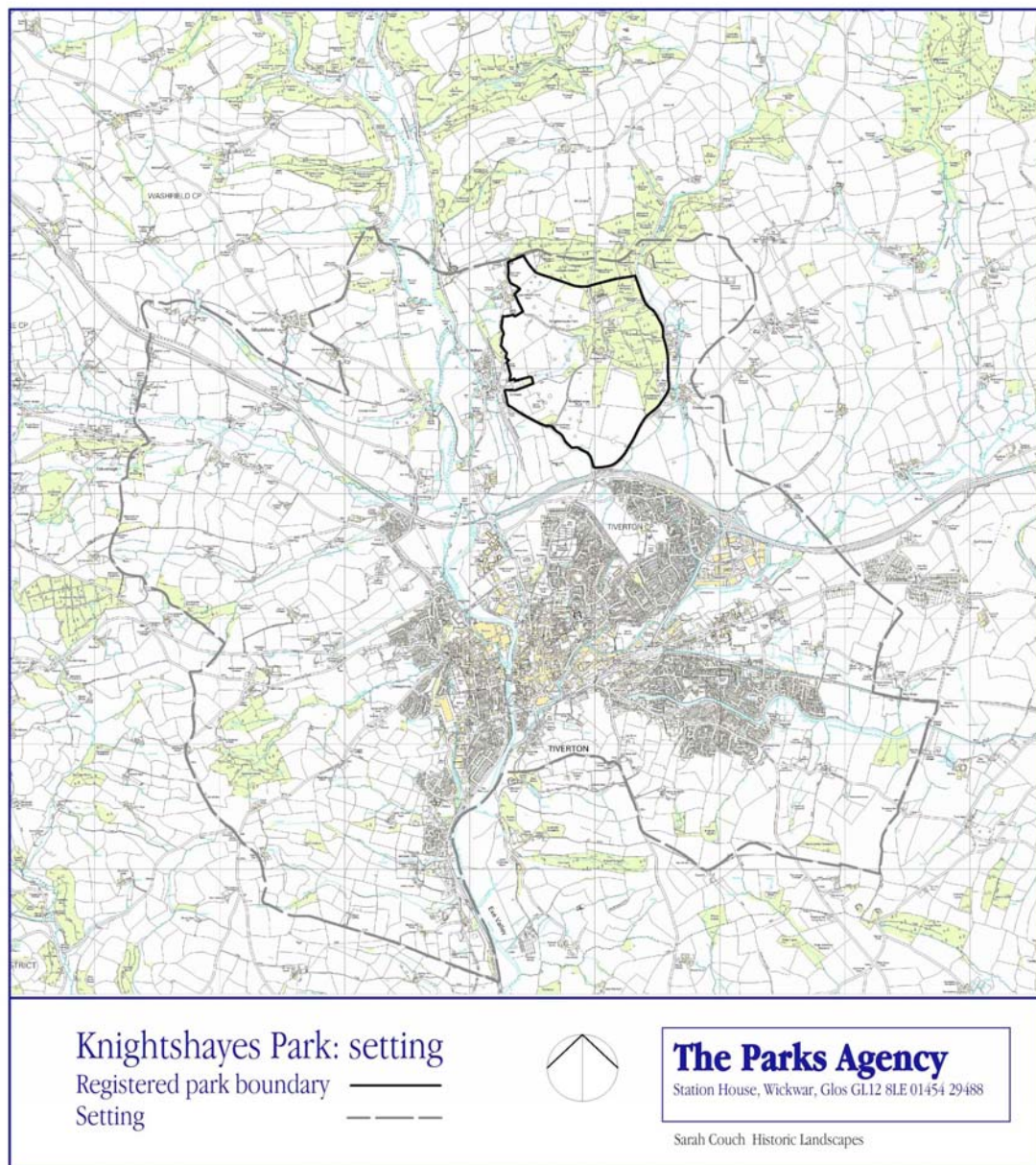


Fig.48. The setting of Knightshayes.

Conclusion

The historic interest and the historic character of Knightshayes is closely bound up with views outward. The design of the registered landscape is unusual but by no means unique, in the extent to which it makes a feature of the nearby town as well as the pastoral landscape, and this illustrates an important aspect of eighteenth and nineteenth-century culture. These views remain a significant part of the visual experience to this day.

If the character and appearance of Knightshayes is to be preserved, it is necessary that, as far as is reasonable, this setting be protected from intrusive development, and that the effect of any development on that setting be a material consideration in the planning process. This is recognised in the adopted Local Plan.

It is desirable therefore that a defined setting is mapped and agreed. Setting is not defined in planning law but, as practised by Cadw, a process of historical research and landscape analysis can propose such a boundary.

This report is intended to aid in the interpretation of policy ENV10 in the adopted Local Plan, and an anticipated LDF policy that replaces it, by mapping spatially an area that particularly contributes to the setting of Knightshayes, and identifying significant views.

While this document can usefully support the existing policy, or any replacement policy for the protection of registered parks and gardens and their settings, we would suggest that it would be best adopted as a Supplementary Planning Document within the LDF, and the defined area should be considered for inclusion within the Proposals Map Development Planning Document.

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Killerton Setting Study

Final Report, April 2013



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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 StatEmnt 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



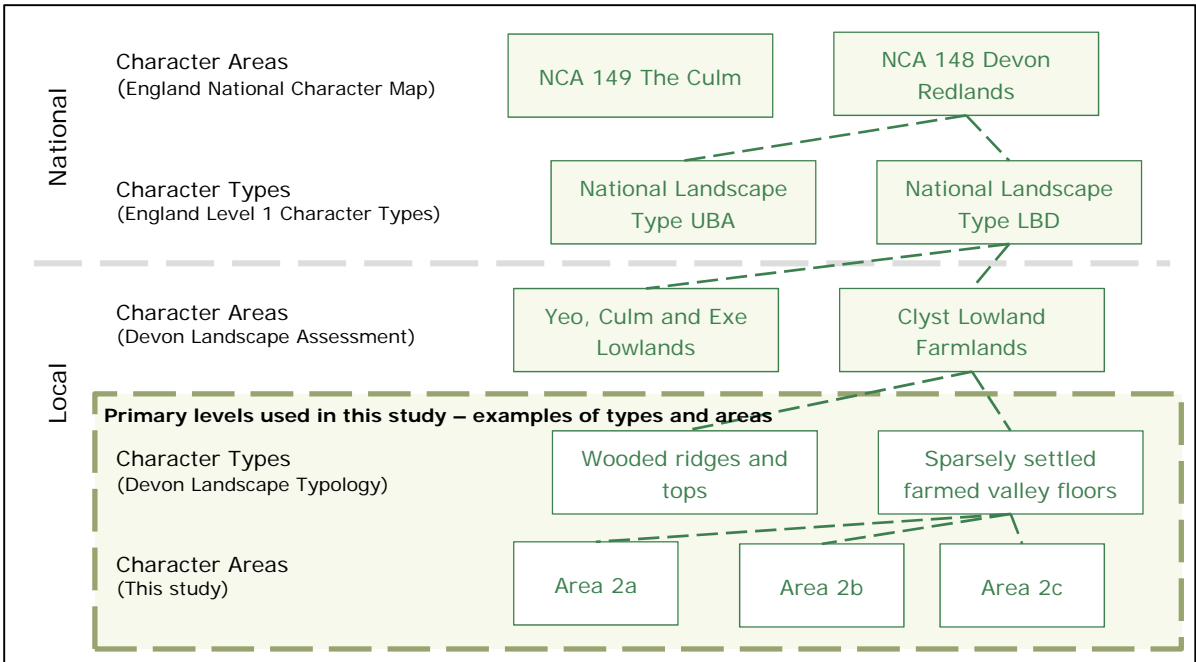
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Landscape character

- 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

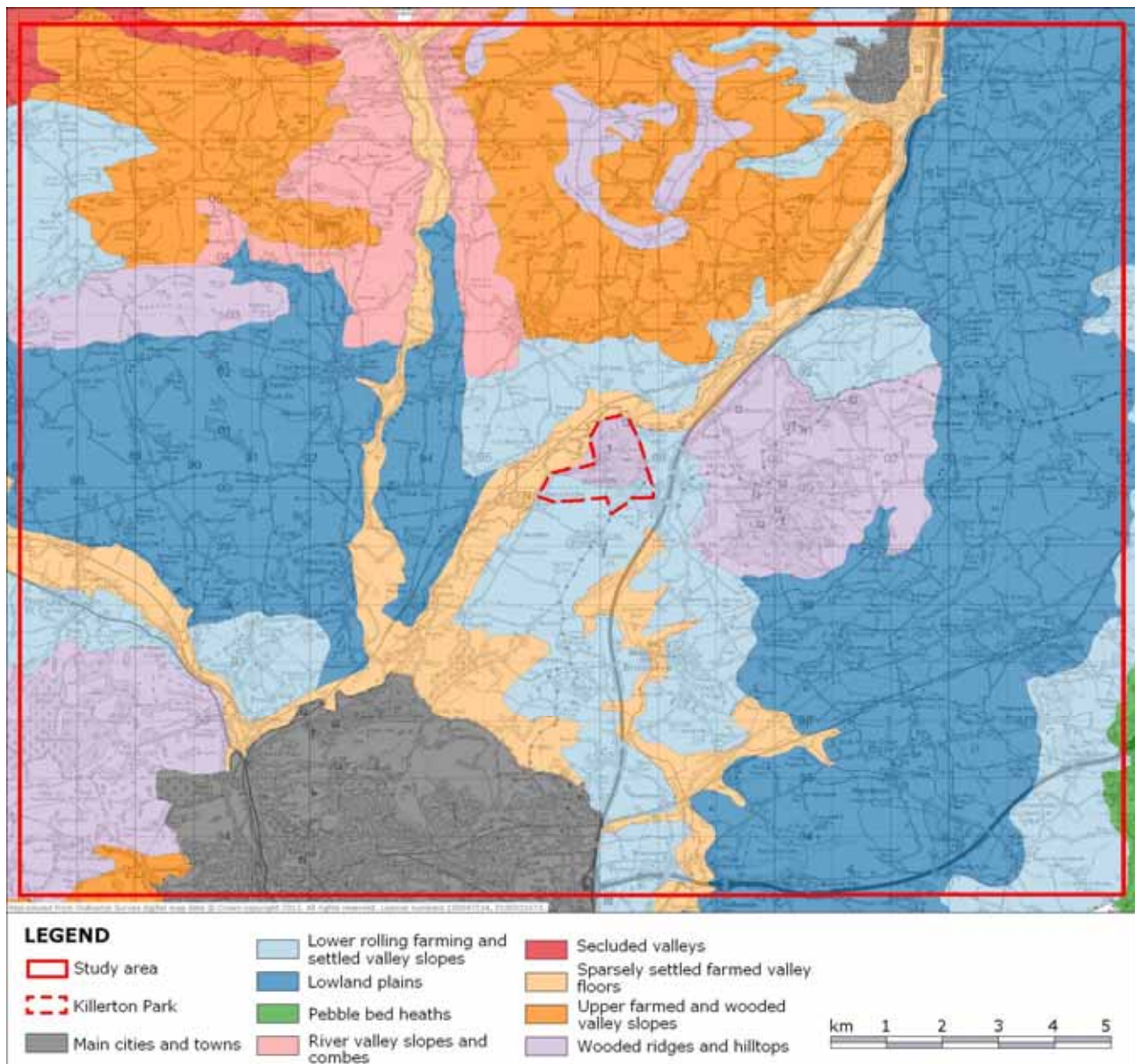
2.12 The Devon Landscape Character Assessment is more detailed than the National Character Area Assessment and was developed to be consistent with that Assessment. The Devon Character Areas give a more precise indication of where key changes in landscape character occur at a County scale. Devon Character 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

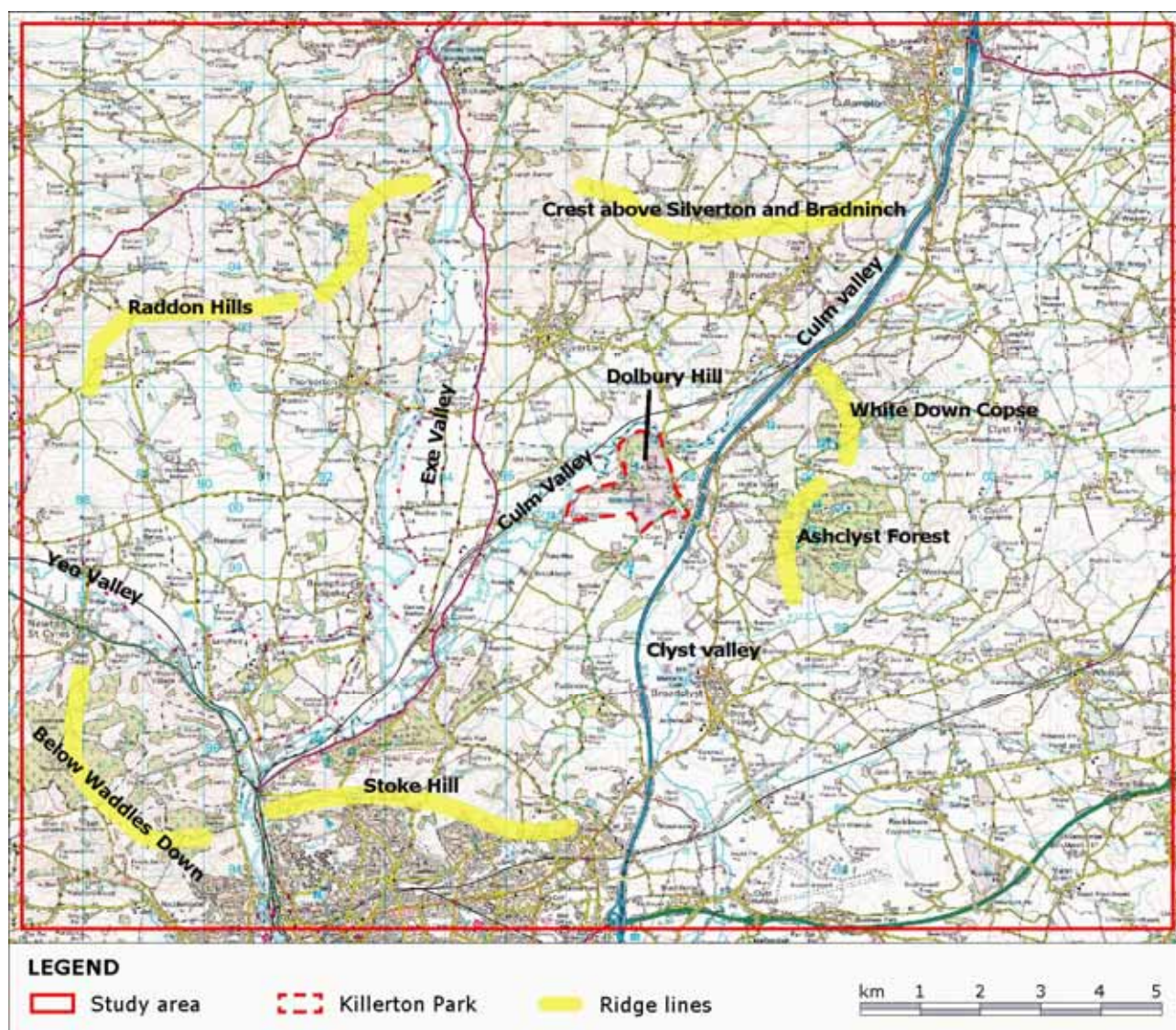
- 3.2 The setting of the Park is described under the following components:

- 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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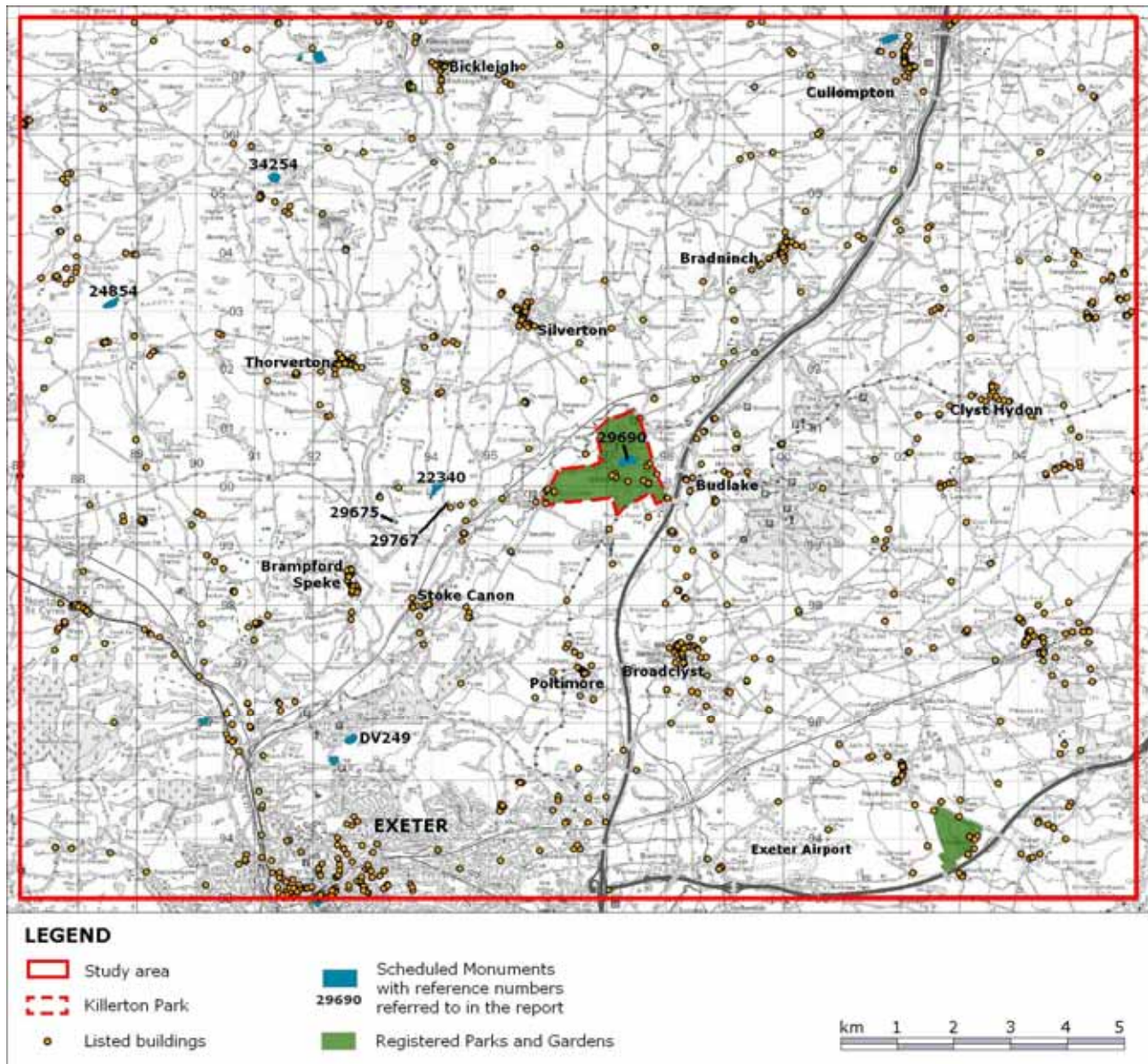
History of settlement and infrastructure

- 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

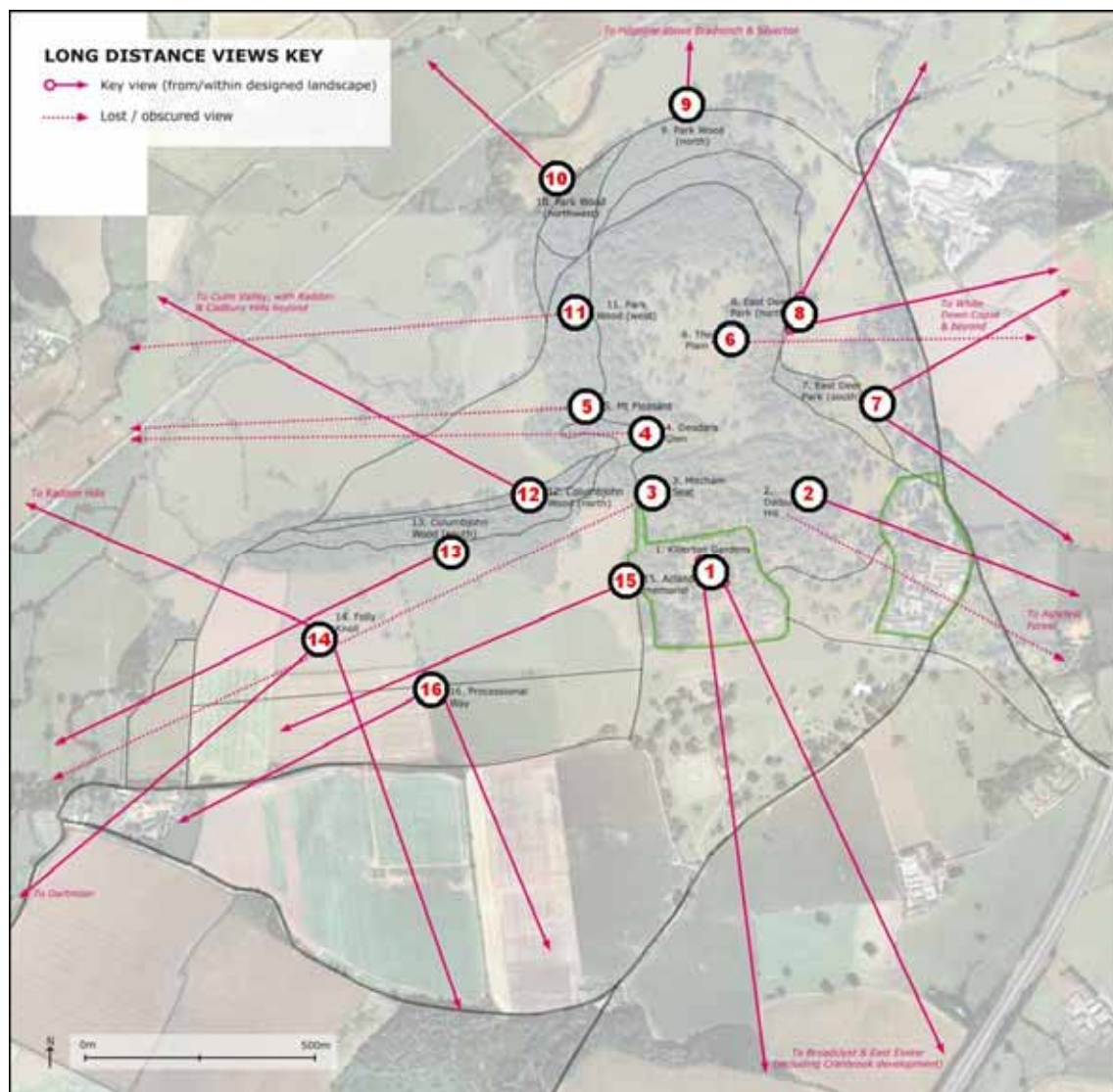


Table 3.1: Schedule of long distant views identified in the Killerton Park Parkland Plan, 2012

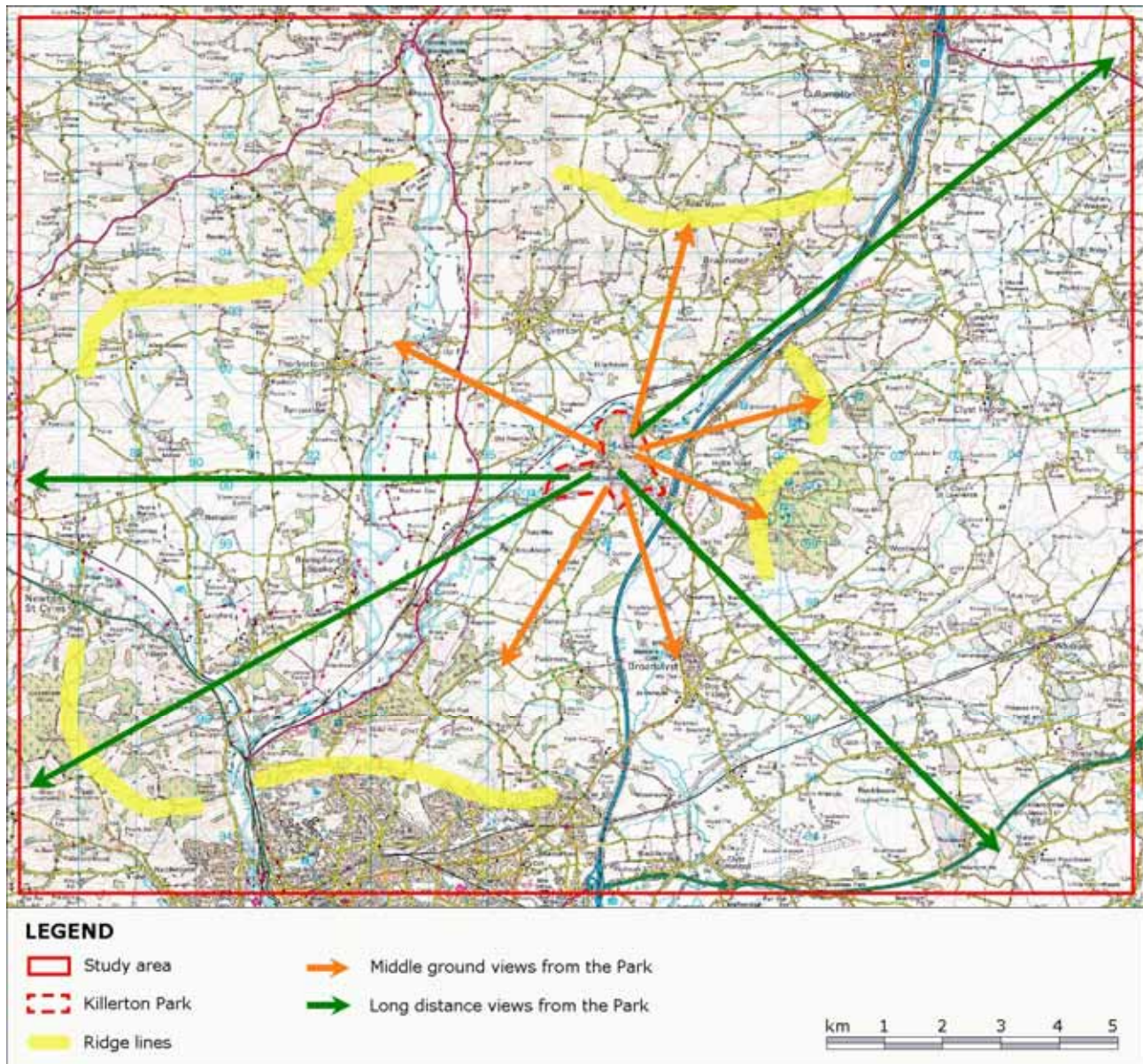
From	To	From	To
1 Killerton Gardens	Broadclyst and beyond to Woodbury Common	9 Park Wood (north)	Ridgeline above Bradninch and Silverton
2 Dolbury Hill	Ashclyst Forest	10 Park Wood (northwest)	Cadbury Hill
3 Mitcham Seat	Long views to Dartmoor	11 Park Wood (west)	Raddon Hills
4 Deodara Glen	Raddon Hills	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

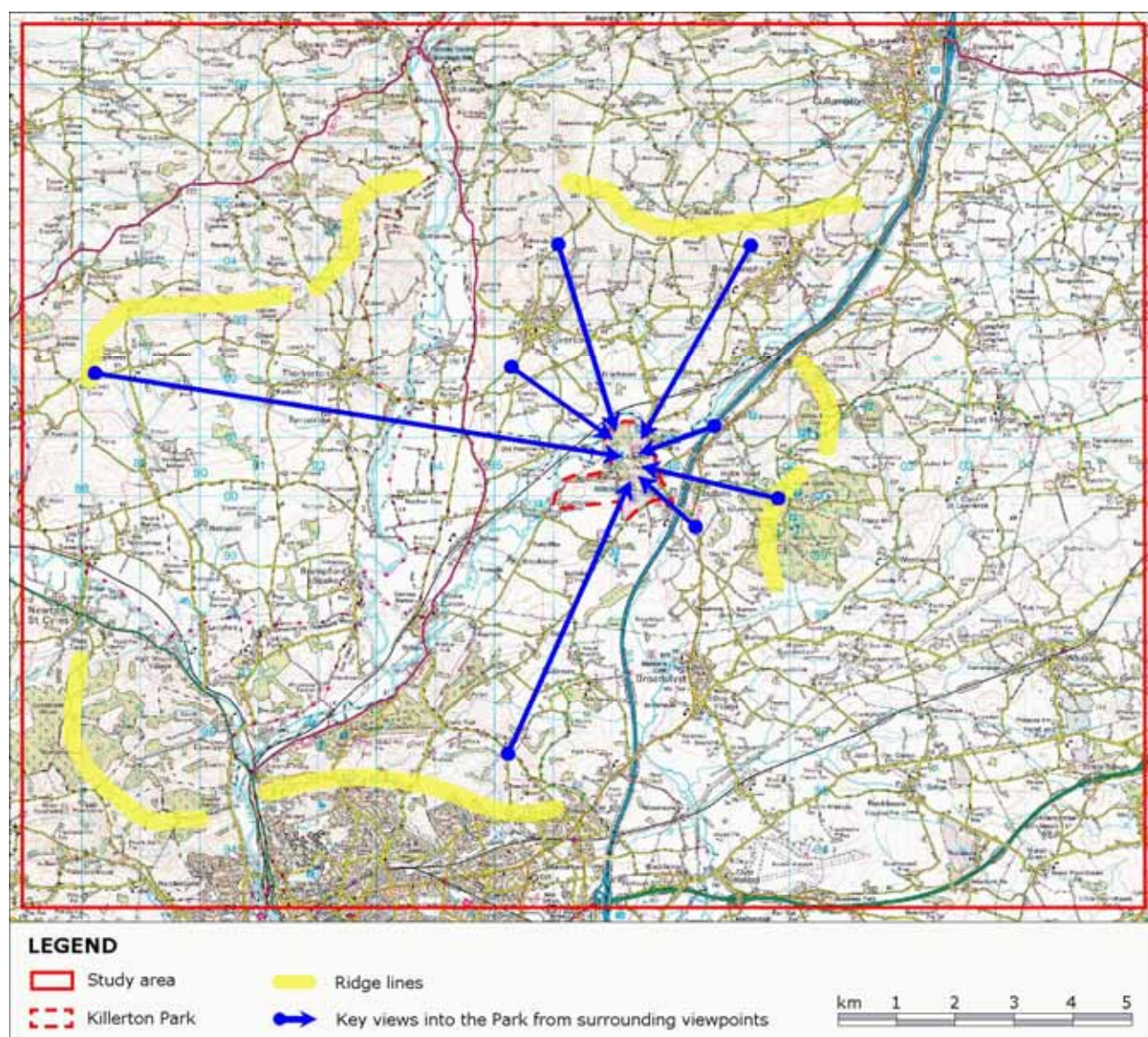


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- 3.13 Important views back to Killerton Park from the wider area have also been identified as part of this study, and these are mapped separately in **Figure 3.5**. This map emphasises the importance of Killerton Park, and Dolbury Hill, as major landmarks 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

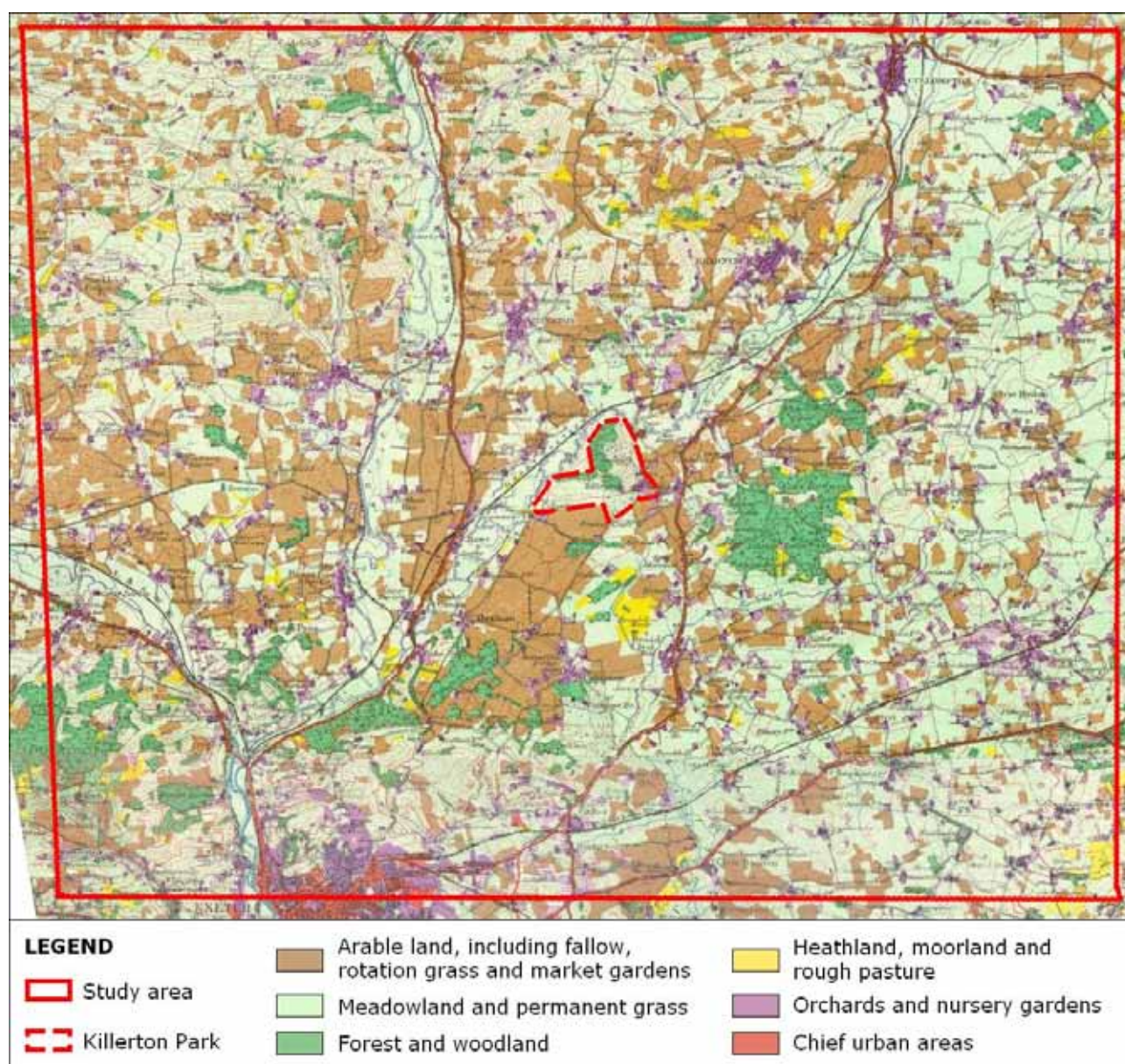
- 3.15 Permanent grassland is concentrated on the lower lying land, particularly in the flood plain of the River Clyst and its tributaries, whereas temporary grassland and arable land is grown on the more elevated and free-draining soils.
- 3.16 Beef and sheep farms are the most common type of enterprise (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)



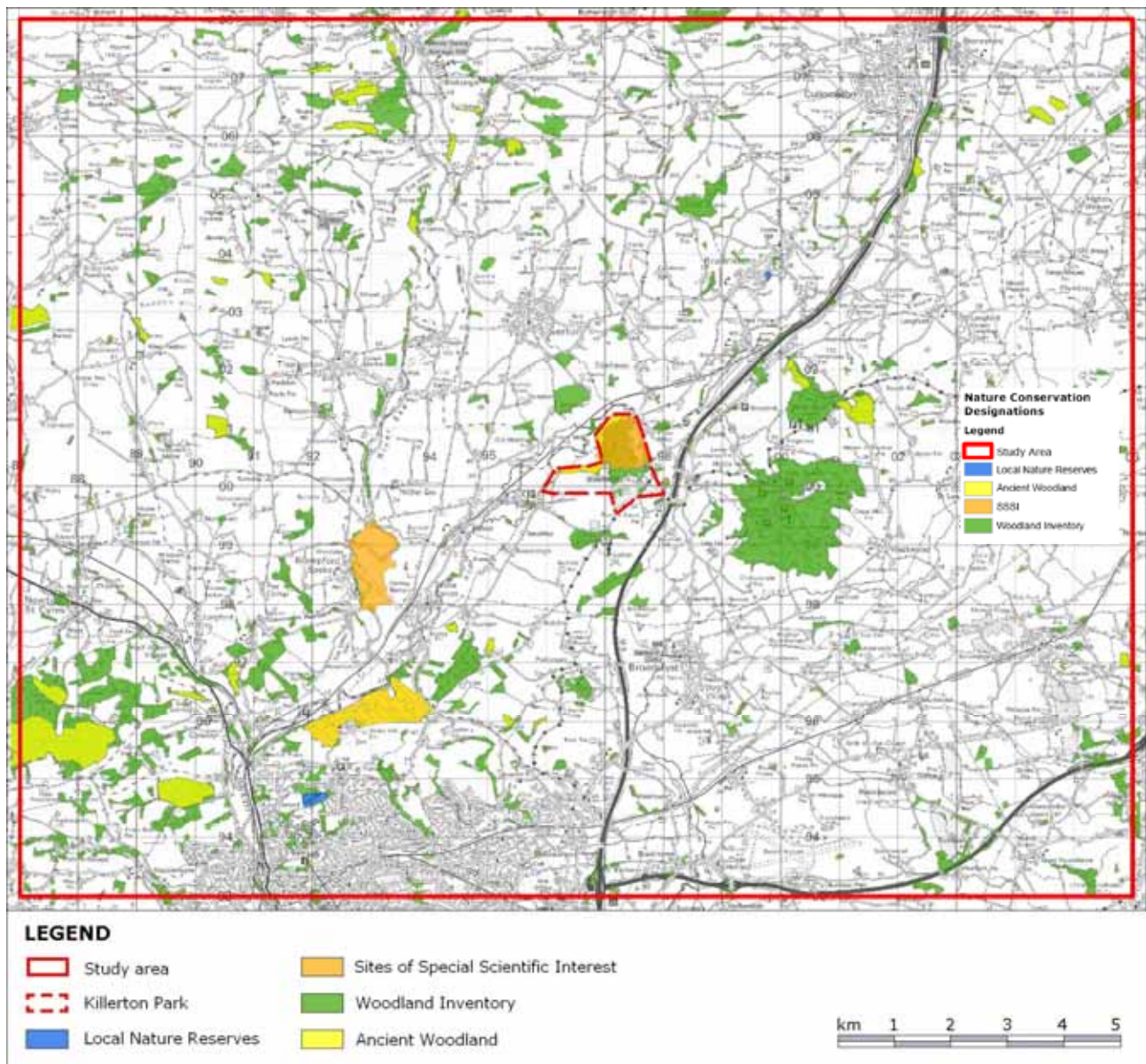
Source: www.visionofbritain.org.uk and University of Portsmouth

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.

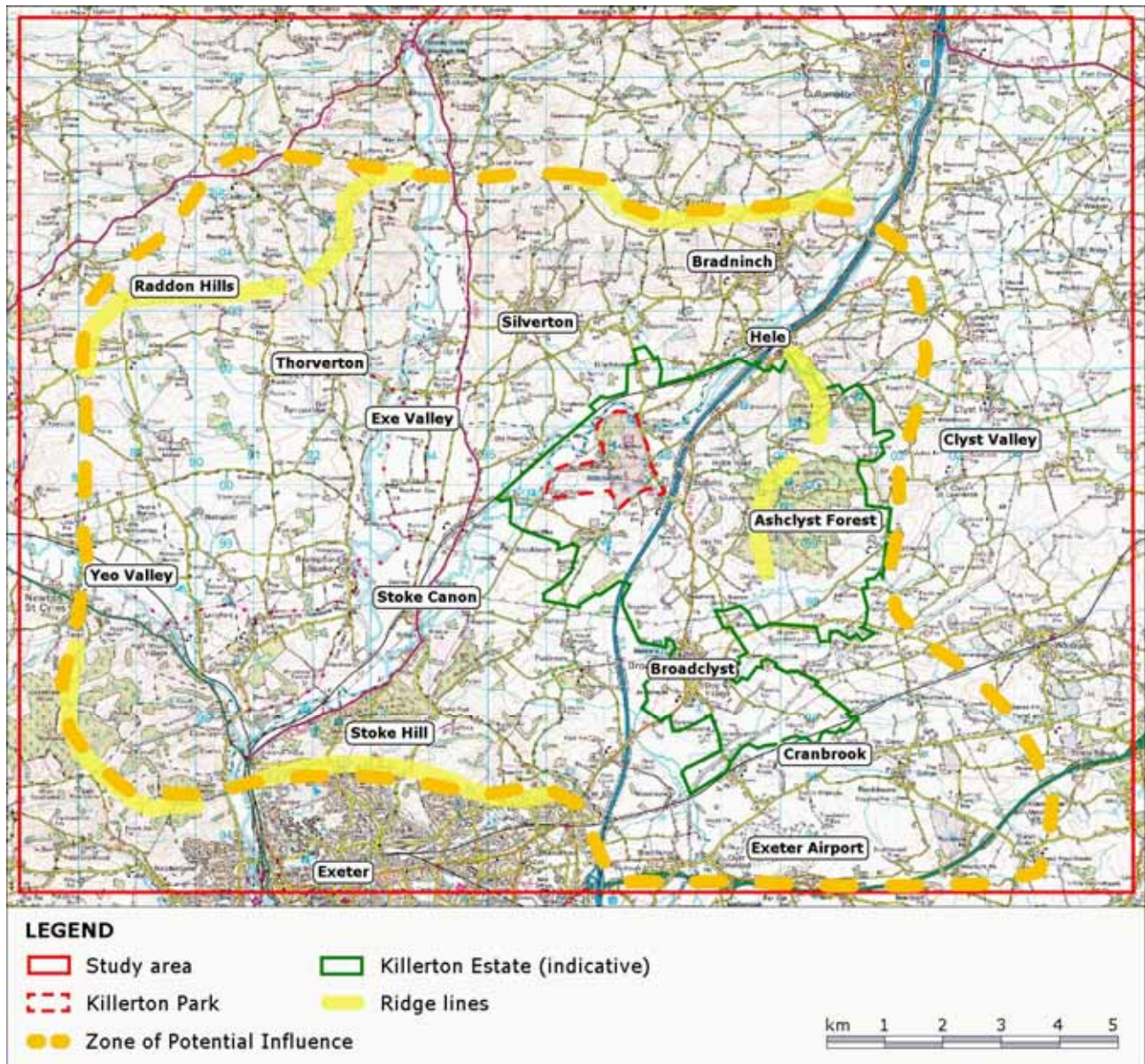
3.20 Taking account of the spatial extent of these components of the Park's setting, it is possible to define a '**Zone of Potential Influence**' in which forces for change are most likely to impact on the setting of the Park (**Figure 3.8**). The size of the Zone of Potential Influence (surrounding 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

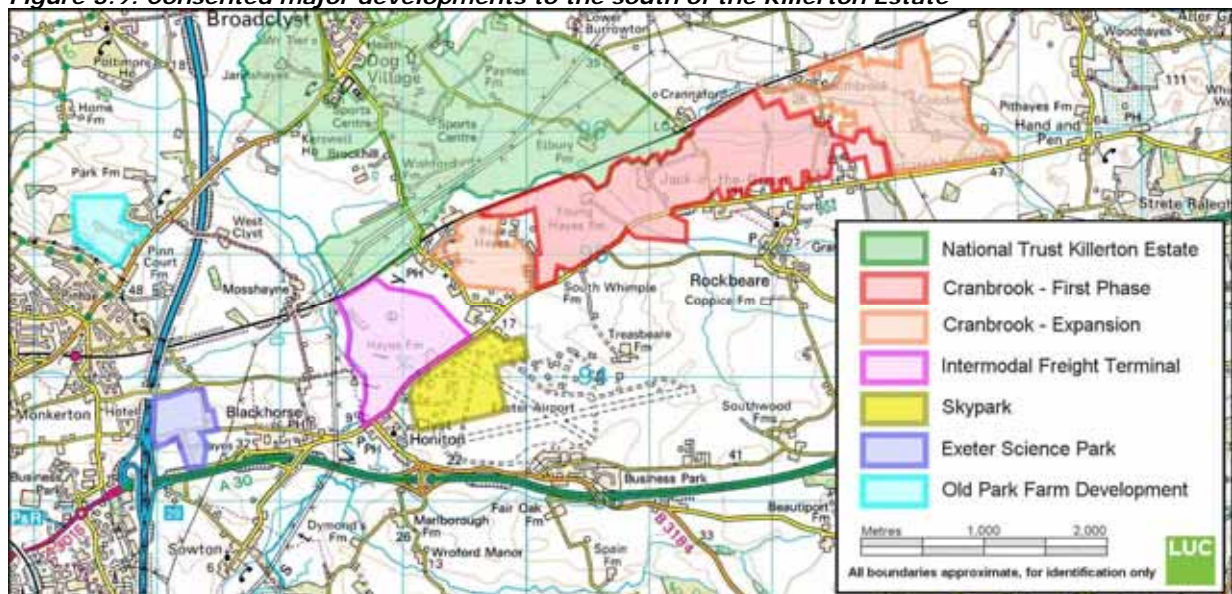
The impacts on the setting of The Park resulting from this force for change are likely to be primarily visual, creating urbanised or industrial blocks of land use within the predominantly rural character of the landscape. Night-time light pollution from large areas of development may also be significant. 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 Whimble (the precise boundary is likely to be subject to change).

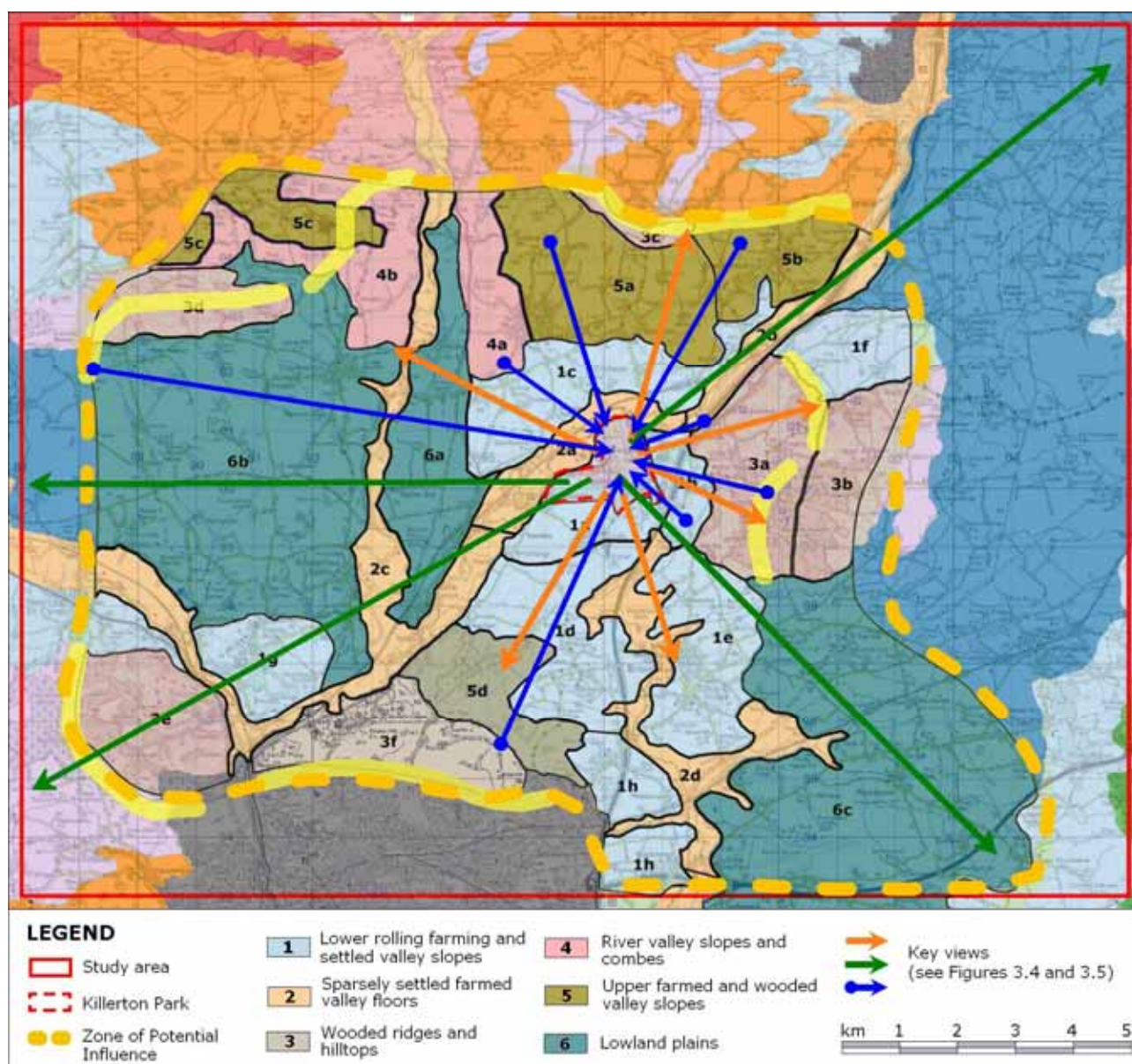
In other parts of the Zone of Potential Influence (such as the farmland to the south, west and north of The Park), recreational access is more dispersed, taking place on country lanes and the relatively sparse network of public footpaths and bridleways. National cycle route 34 and the Exe Valley Way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

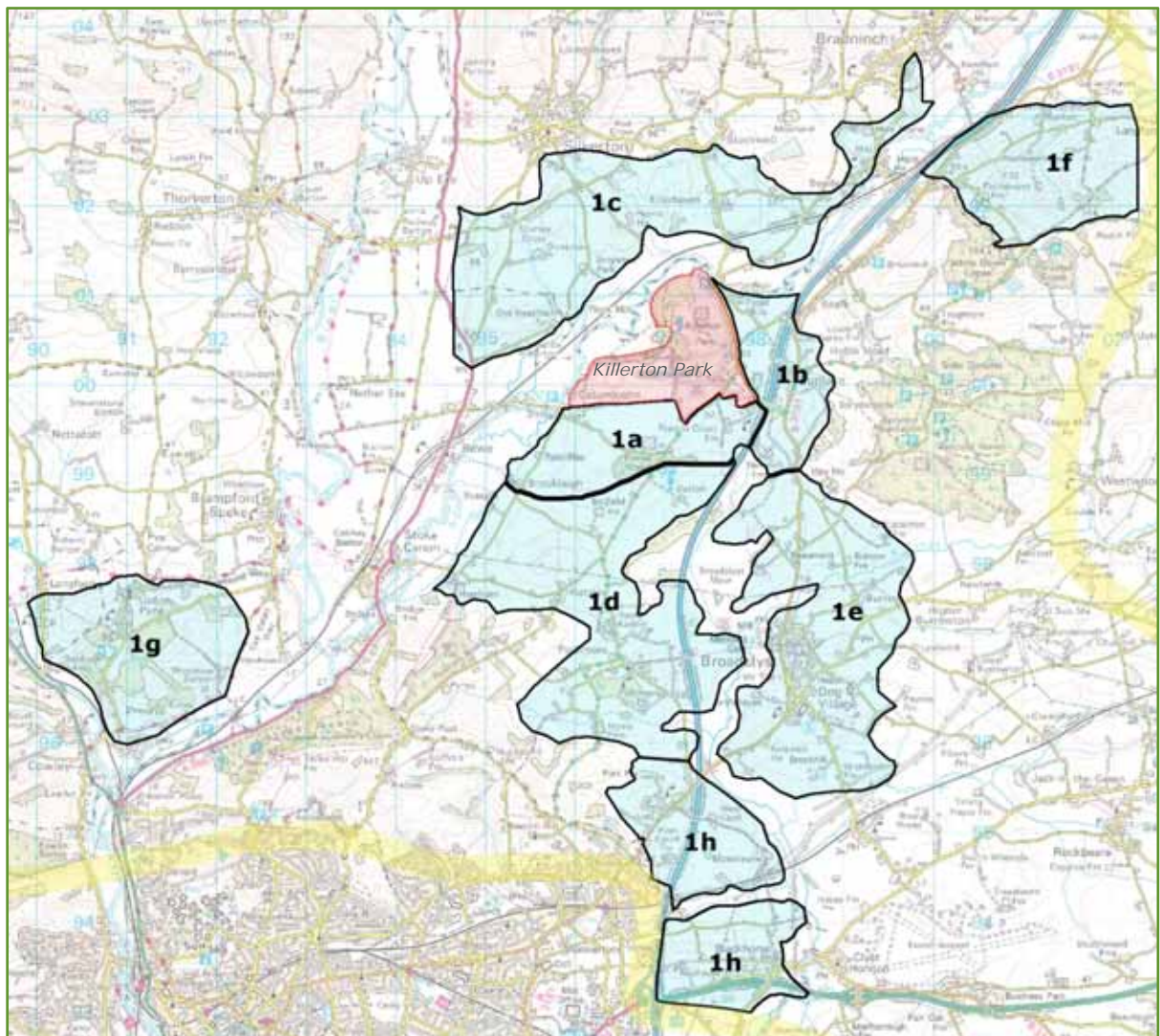
Character Type 1: Lower rolling farmed and settled valley slopes

(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)

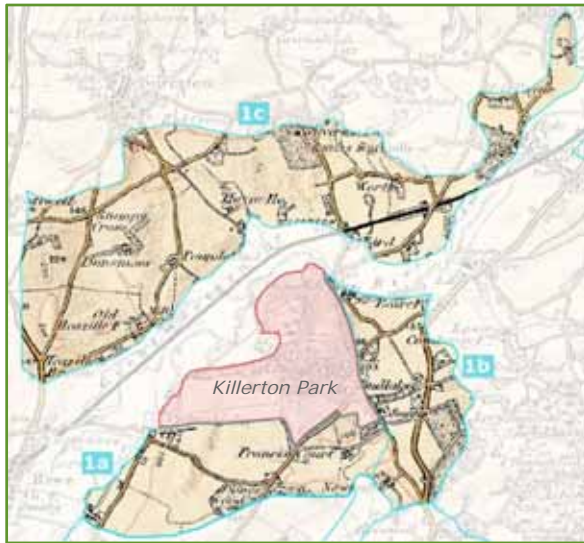


View to Killerton clump from M5 edge (CA 1c)



Distinct vernacular in Poltimore (CA 1d)

Historic Development



OS First Revision - 1897–1904

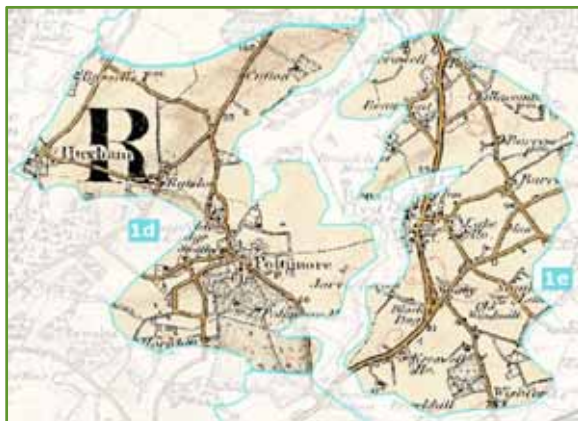


Current Ordnance Survey

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				
			<i>Residential/employment</i>	<i>Infra-structure</i>	<i>Incremental development</i>	<i>Land cover change</i>	<i>Recreation</i>
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.

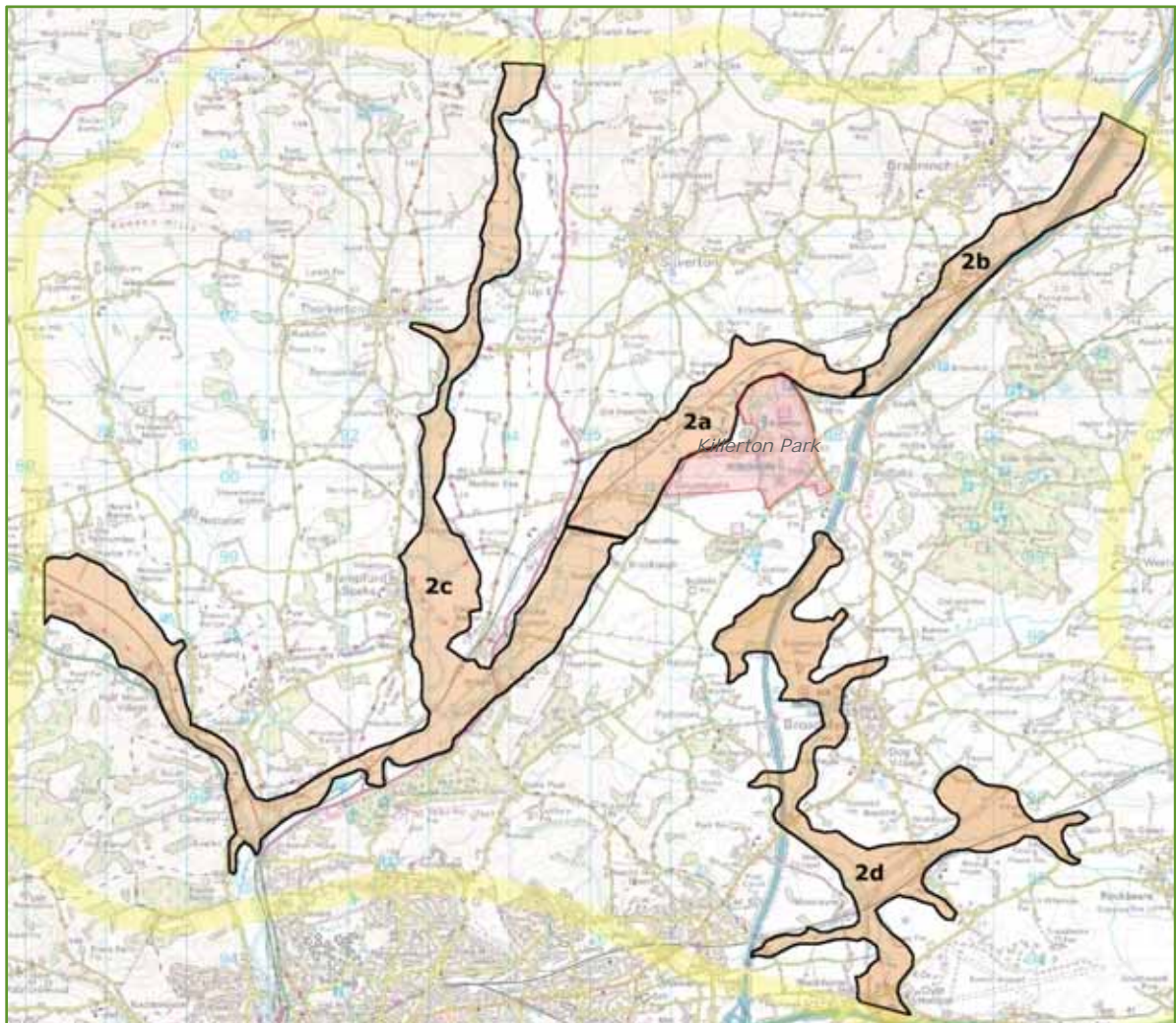
Character Type 2: Sparsely settled farmed valley floors

(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.



OS First Revision - 1897–1904



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.

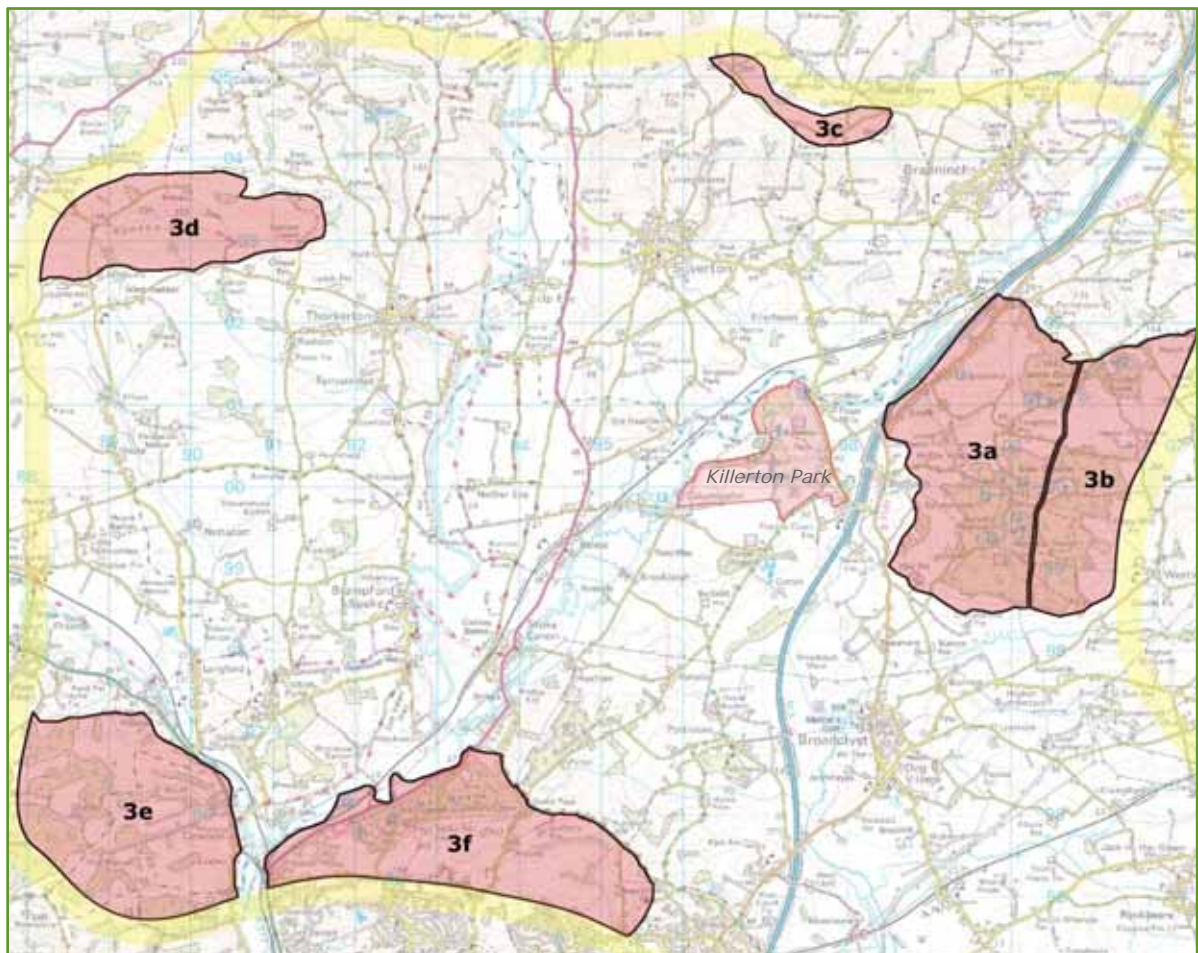
Character Type 3: Wooded ridges and hilltops

(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)



Sprydoncote (CA 3a)



View towards the Park from Ashclyst (CA 3a)

Historic Development



OS First Revision - 1897–1904



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.



OS First Revision - 1897–1904



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

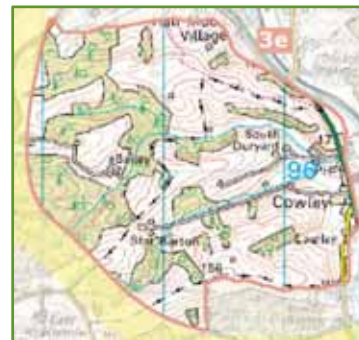


Current Ordnance Survey

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				
			<i>Residential/employment</i>	<i>Infra-structure</i>	<i>Incremental development</i>	<i>Land cover change</i>	<i>Recreation</i>
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.

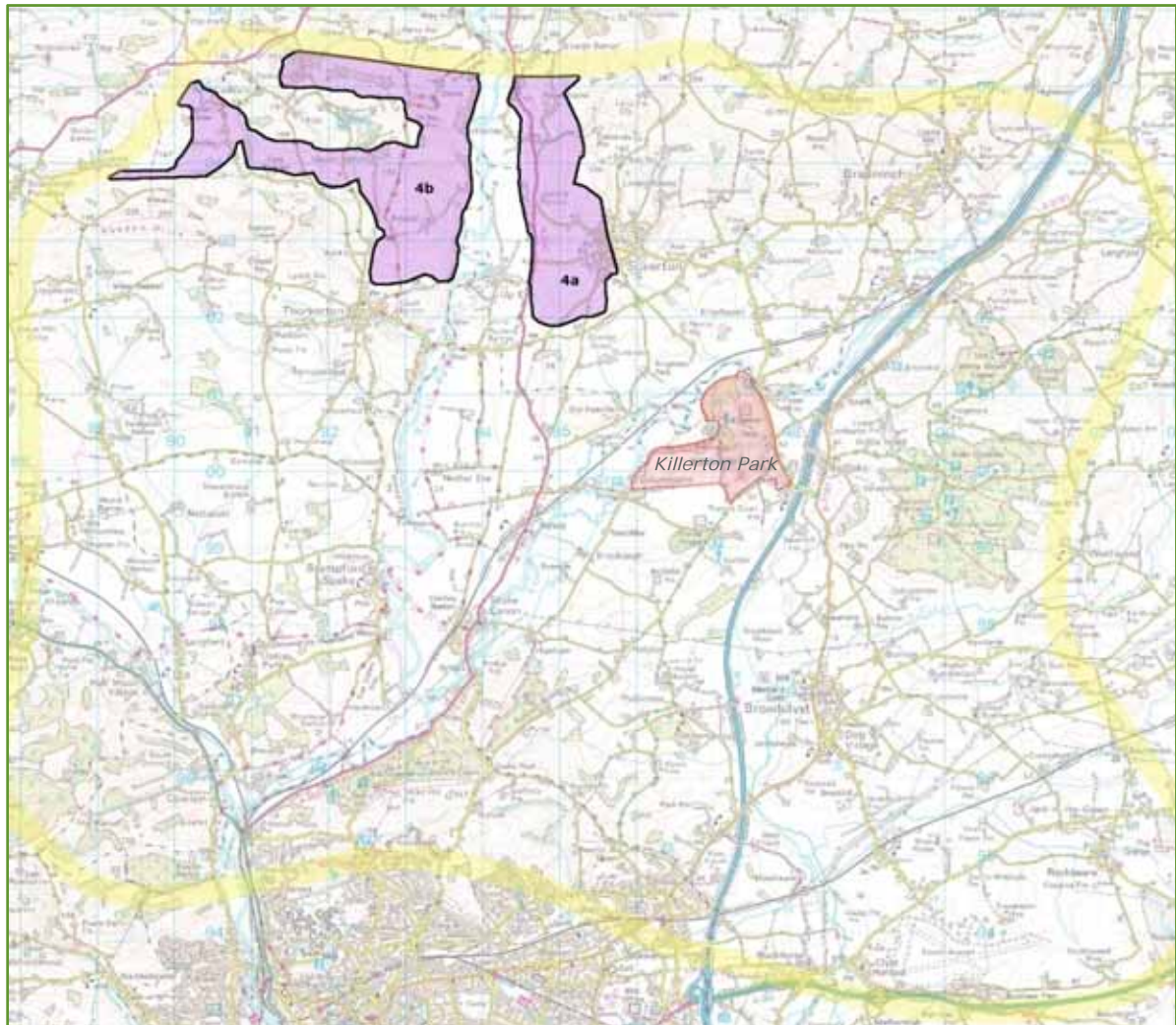
Character Type 4: River Valley Slopes & Combes

(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

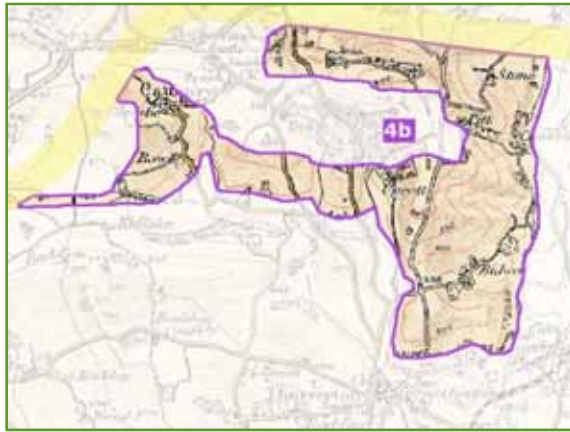


OS First Revision - 1897–1904

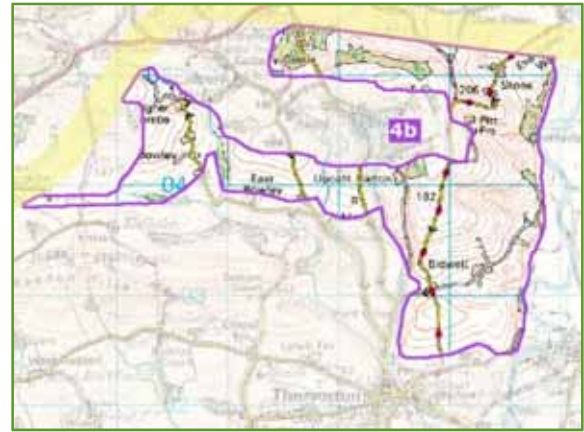


Current Ordnance Survey

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.

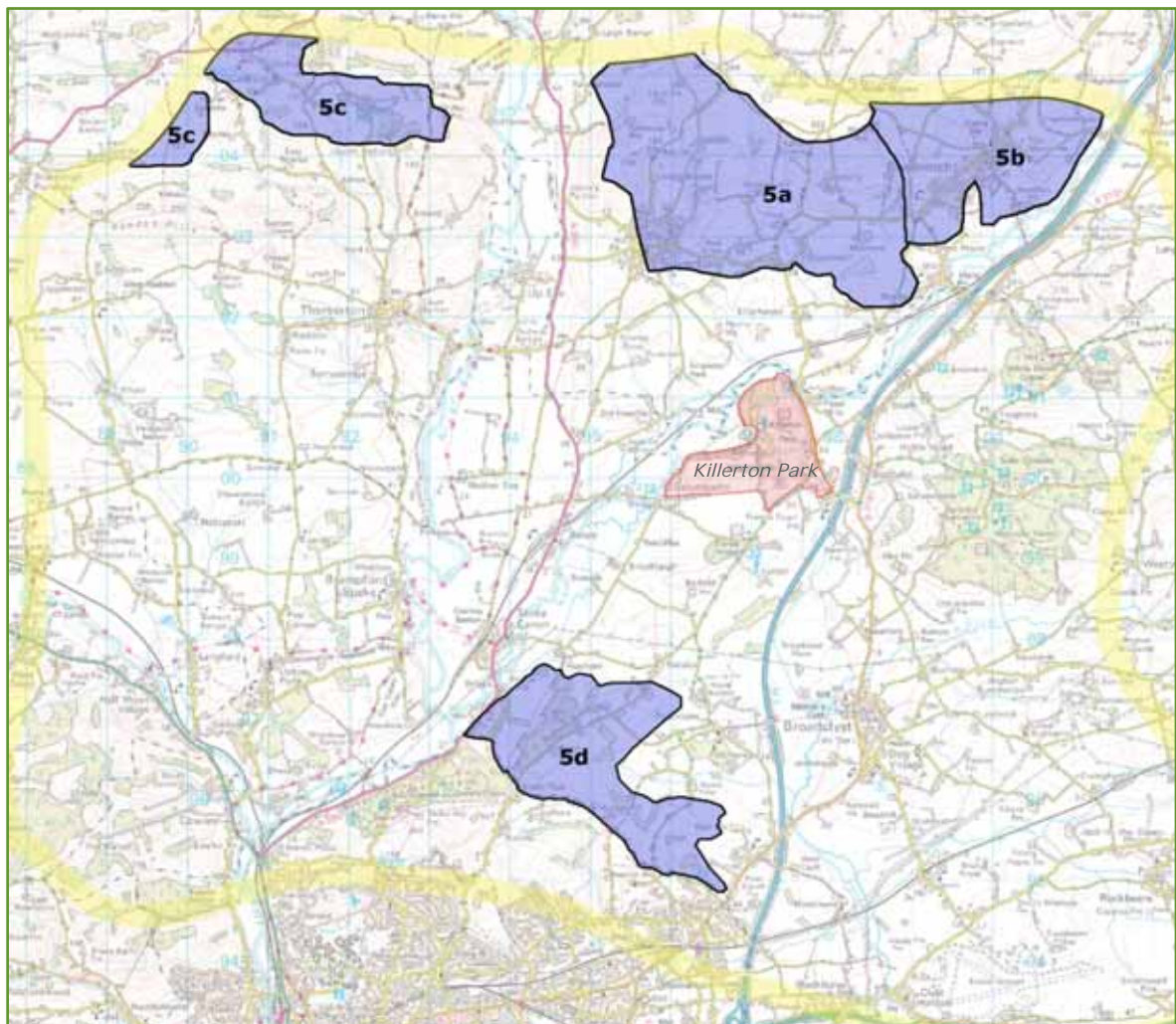
Character Type 5: Upper farmed and wooded valley slopes

(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



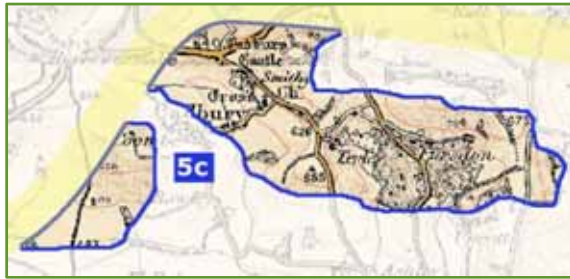
OS First Revision - 1897–1904



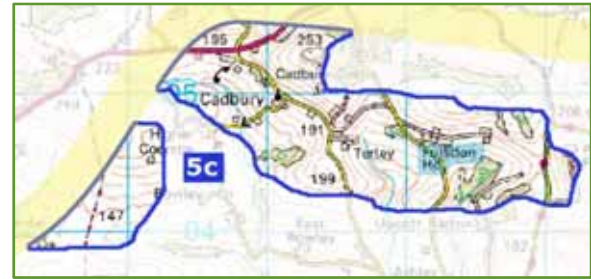
Current Ordnance Survey

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.

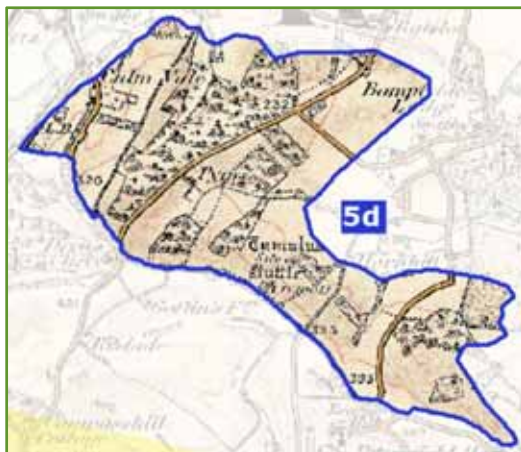


OS First Revision - 1897–1904

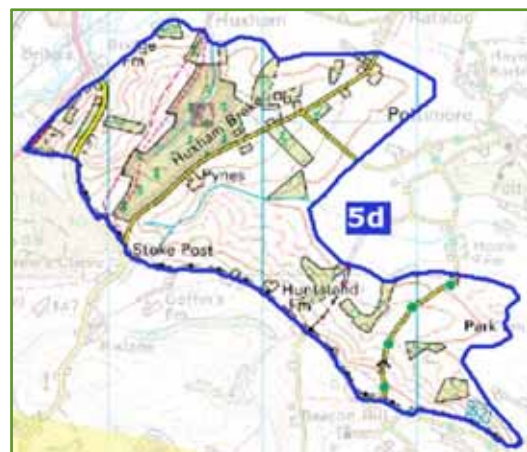


Current Ordnance Survey

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 Bradninch 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 Bradninch 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.

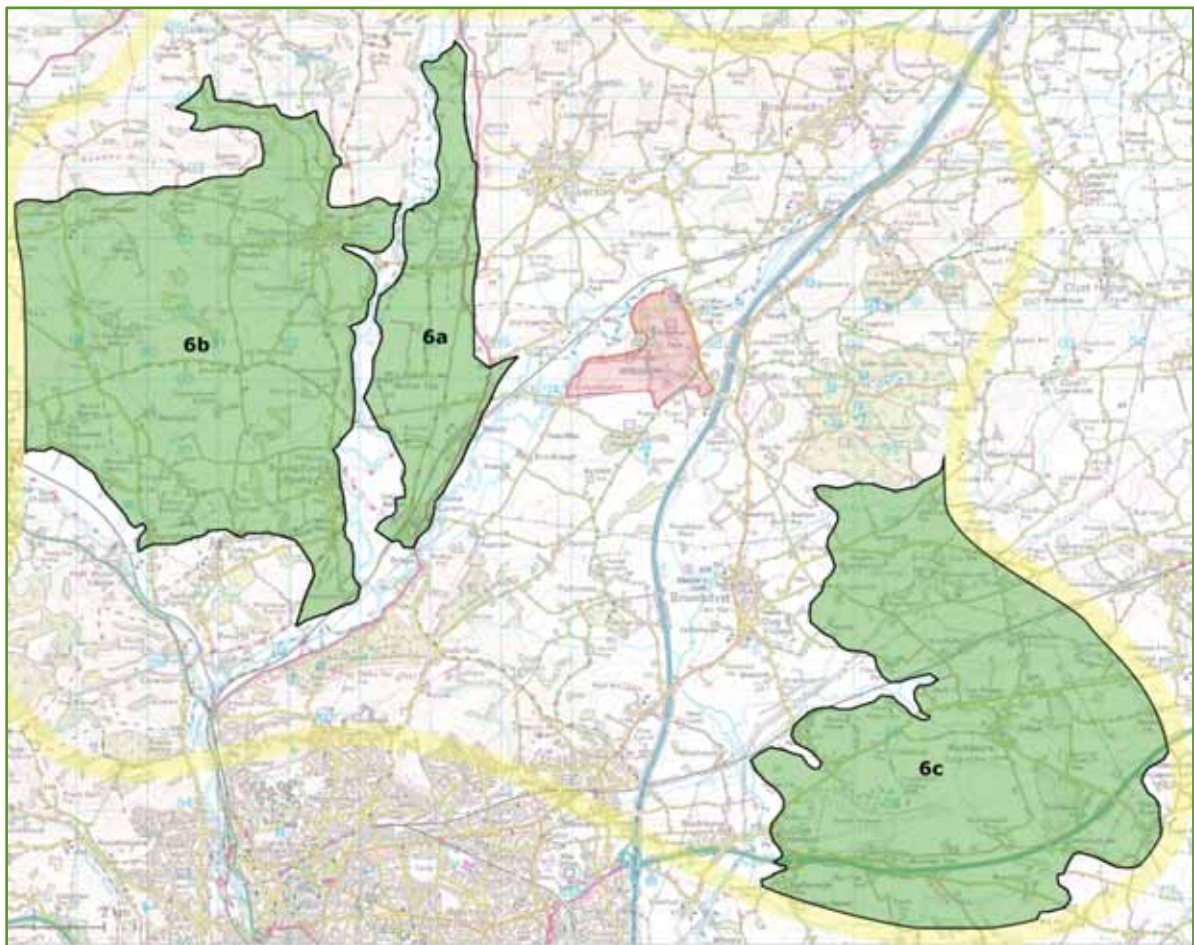
Character Type 6: Lowland Plains

(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



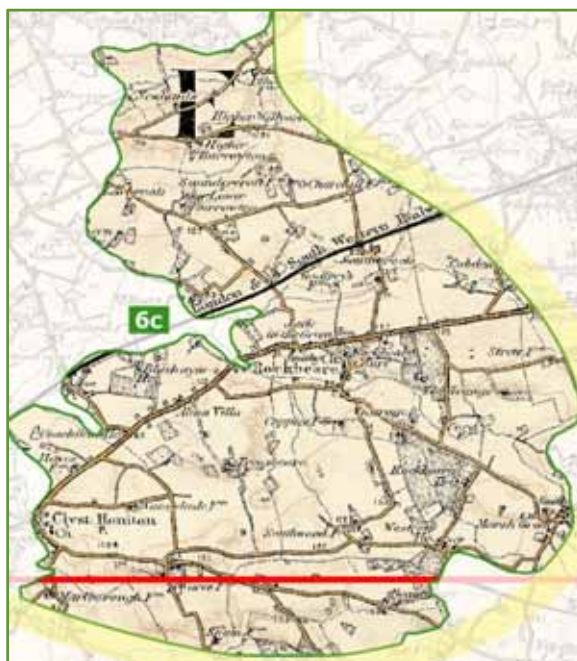
OS First Revision - 1897–1904



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 Clyn 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	●	●			●

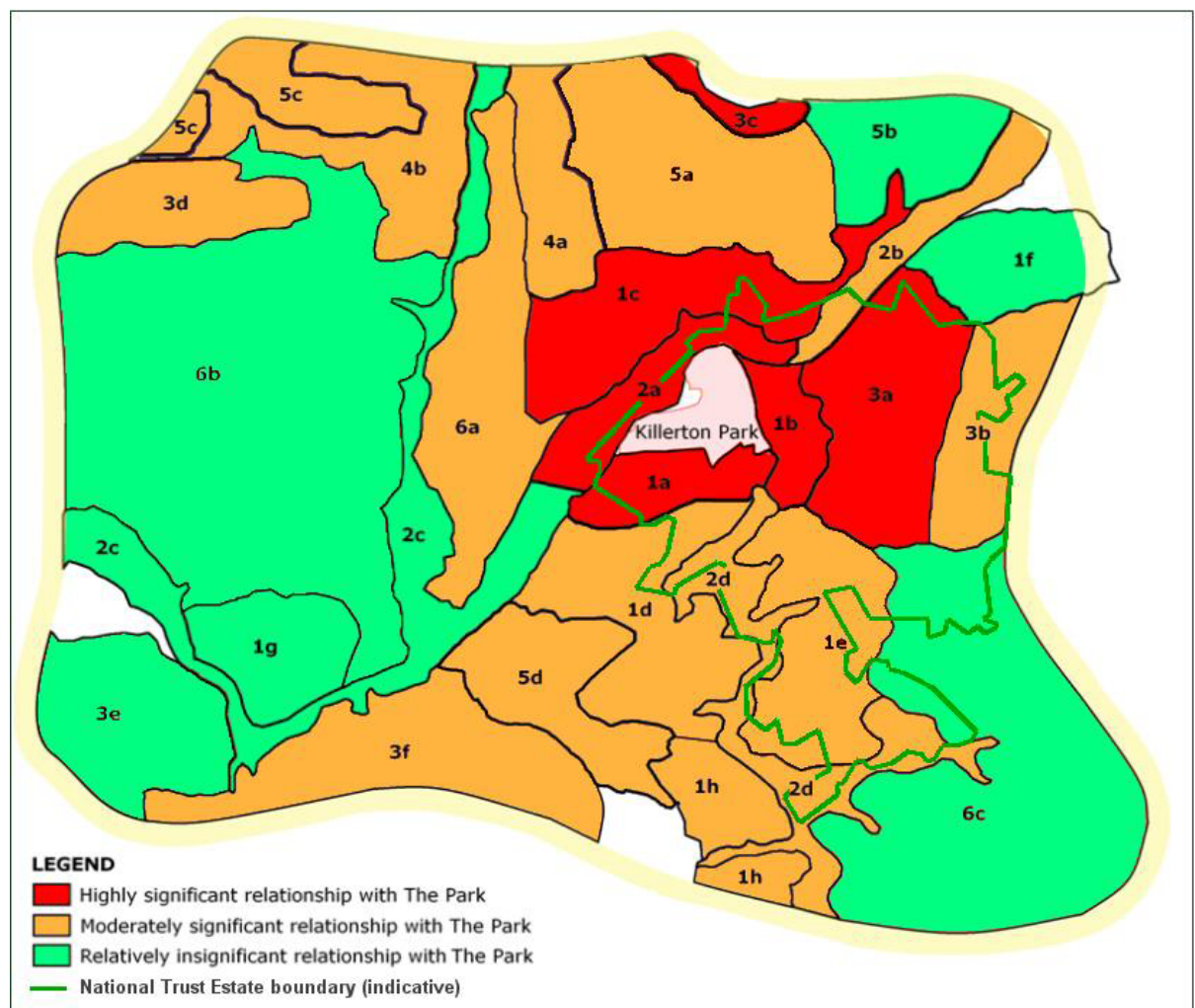
Notes: ● denotes a high extent of influence, ○ denotes a moderate extent of influence.

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.

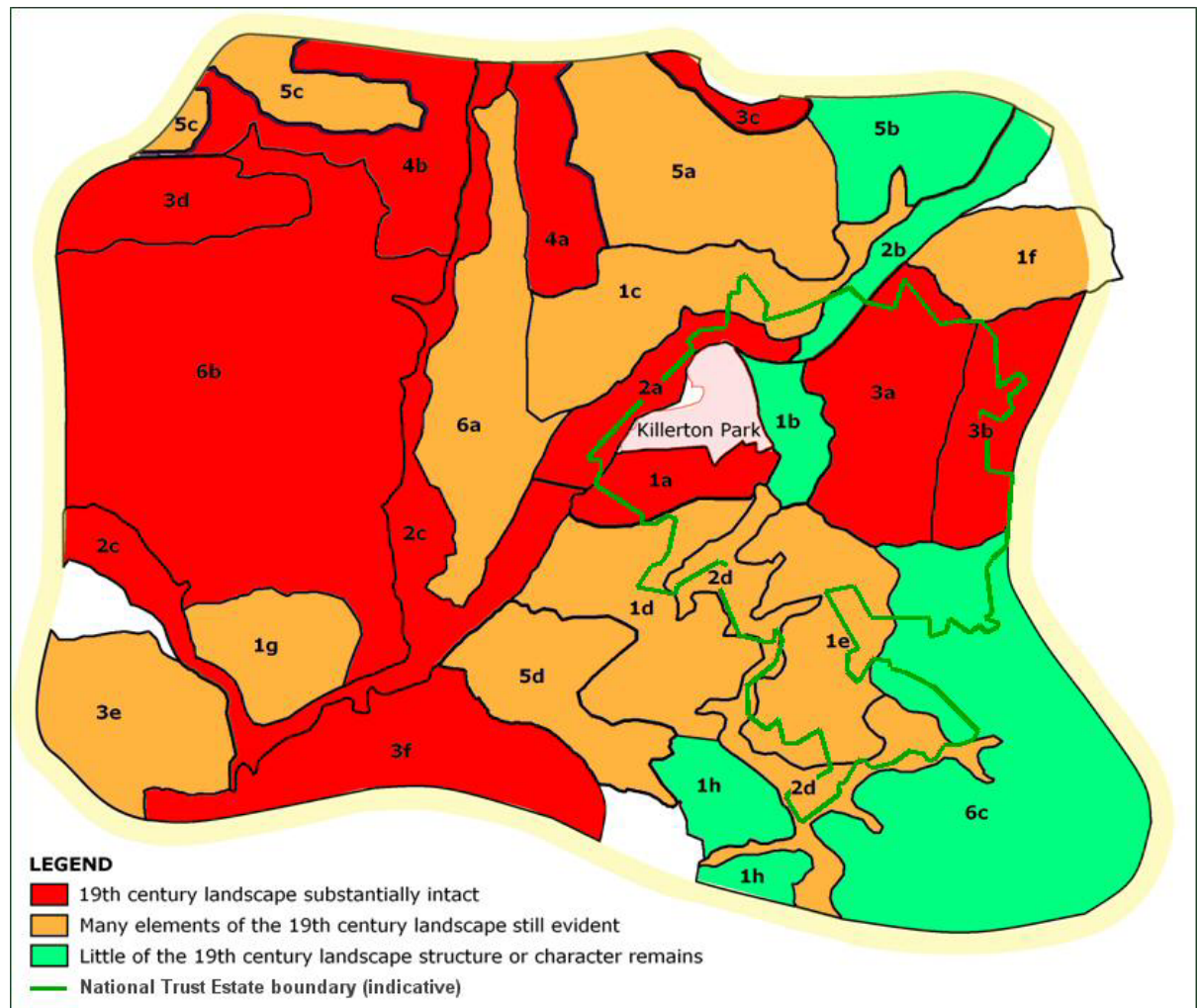
Figure 5.1. Summary map showing significance of the relationship with The Park



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.