

6685 / CRES
6685 / S1

6685 / S2 / mod
6685 / S3
6685 / J27 / mod

6685 / SP2 / mod
6685 / TIV16 / mod
6685 / S12 / mod

6685 / GTAA
6685 / S14 / mod
6685 / CKEMAP

6685 / SA

From: Local Plan Review
Subject: FW: Local Plan Review - Representations to the Proposed Modifications - Email 1/3
Attachments: Reps LP Pedlarspool Mid Devon Jan 2017 - FINAL - 14th Feb 2017.pdf

6685/CRE5/mod

From: Jane Terry [REDACTED]
Sent: 14 February 2017 10:50
To: Local Plan Review
Cc: Oliver Taylor [REDACTED]; James Williams
Subject: Local Plan Review - Representations to the Proposed Modifications - Email 1/3

Email 1 – Representation

Please accept these representations made on behalf of Gleeson Developments Ltd.

Please acknowledge receipt.

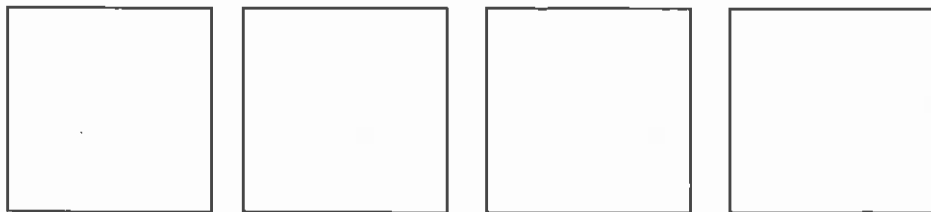
Kind regards,

Jane

Jane Terry BA (Hons) Dip.M MRTPI
Associate

Tel: [REDACTED]

Email: [REDACTED]



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Ref: P17-026



14th February 2017

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

Vail Williams LLP
550 Thames Valley Park
Reading
Berkshire
RG6 1RA

Electronic Submission: [REDACTED]

vailwilliams.com

Dear Sir/Madam,

Local Plan Review 2013 – 2033
Proposed Submission (Incorporating Proposed Modifications) January 2017
Representations made on behalf of Gleeson Developments Ltd
Site: Pedlerspool, Exhibition Road, Crediton

These representations are made in response to the Mid Devon Local Plan Review Proposed Submission document, incorporating proposed modifications, dated January 2017. Whilst these representations also incorporate general comments, they concentrate on the allocation of land at Creedy Bridge, Policy CRE5, for Pedlerspool, Exhibition Road, Crediton. These follow previous representations made as part of the Local Plan Review process and are in addition to recent and ongoing pre application discussions with the Council in relation to the site 'Creedy Bridge' (Pedlerspool) at Crediton.

Strategic Context

The recognition of Crediton as one of Mid-Devon's most sustainable settlements, under Policy S1 (Sustainable Development Priorities) point a), is fully supported.

Whilst it is noted that Policy S2 (Amount and Distribution of Development) has marginally increased the overall number of dwellings proposed, it is maintained that there is an opportunity for Mid Devon to increase this further whilst still adhering to the overall spatial strategy of concentrating development within the most sustainable locations as identified in Policy S1. This would also be in accordance with core principles of the National Planning Policy Framework (NPPF) including making the most effective use of available land; promoting development in sustainable locations; promoting mixed use developments and at paragraph 47 where National Policy is confirmed as seeking "to boost significantly the supply of housing...".

As set out in earlier representations to the plan making process, the objectively assessed needs are minimum figures and are not a 'ceiling' for the number of residential units. Policy S2 should therefore be revised to include; 'at least' rather than 'approximately' in relation to the overall number of dwellings. Given the identification of Crediton as a sustainable settlement (Policy S1 a)), the number of units identified within Policy S2 for Crediton (720) should be significantly increased to accurately represent its role: Though Crediton is the smallest of Mid Devon's market towns it 'serves a wide area in terms of employment, education and shopping' (2.24). The total residential development target set out in Policy S2 for this market



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town, which is acknowledged as a sustainable location and service centre, equates only to that proposed for the rural areas which do not have this important service role.

Policy S3 (Meeting Housing Needs) sets out a number of criteria applicable to housing developments, including those in Crediton. Criterion b) relates to affordable housing where *'a target of 28% affordable dwellings... depending upon viability'* is established for sites of 11 dwellings or more in Tiverton, Cullompton and Crediton. This flexibility, *'a target'* and *'depending on viability'*, is welcomed as sites have to be considered with regard to their individual characteristics and site specific viability requirements. However, as set out below, this essential flexibility to ensure deliverability is not currently carried through into the site allocation policy CRE5. There is therefore a discrepancy between the two policies which should be resolved.

Criterion d) of Policy S3 refers to self-build and custom housing on sites over 20 dwellings. Whilst the other policy requirements, including affordable housing, are contained within site specific policy CRE5 the absence of reference to self-build confirms this is not a requirement for Creedy Bridge (Pedlerspool). This should be made explicit within Policy S3 that site specific policies take precedence and contain more detailed requirements for the particular site. Whilst there continues to be some uncertainty over Starter Homes, they should be classified as affordable housing provision and contribute towards the relevant target.

Criterion e) relates to a five year supply of gypsy and traveller pitches that *'will be allocated on deliverable sites'*. Similar to affordable housing, this needs sufficient flexibility to ensure the policy does not make the allocation unviable. As discussed below in more detail, the Viability Assessment for the imminent planning application at Creedy Bridge (CRE5) has considered the site and scheme specifics as part of the level of detailed design work necessarily undertaken for the application. On this specific site the conclusion is clear: The proposal is unable to support the on-site provision of gypsy and traveller pitches.

A significant addition to the proposed submission Local Plan is the inclusion of 'Land at Junction 27' (Policy J27), which is proposed as a *'major leisure destination themed around agriculture and the agri-economy; the regional environment and tourism; outdoor land and water-based adventure activities and outlet-retailing.'* It is understood that, to support the employment generation associated with J27, Policy SP2 (Higher Town, Sampford Peverell) has been introduced for the residential development of *'no more than 60 dwellings'*. To maintain the overarching spatial strategy, the potential for enhanced yields on existing proposed allocations should have been actively investigated first, due to their inherent sustainability, for their deliverability and suitability to accommodate additional housing, rather than new sites being introduced. Whilst not specifically referenced to J27, Policy TIV16 (Blundells School) has also been included for residential development (200 dwellings); the same argument applies.

As set out below and justified within the technical documents submitted in support of these representations, there is the opportunity to incorporate additional residential units within Policy CRE5 without adversely impacting upon the setting and location. Through the incorporation of additional units here, the additional housing needed would be focused on an acknowledged sustainable location and integrated within the scheme through the detailed site specific design and masterplanning process. In addition, due to the advanced stage of this scheme, it would enable delivery of housing within the early part of the plan process. This approach would make efficient use of land and reflect both national and local policy ambitions.

Crediton and Pedlerspool

The opportunity to deliver further housing would continue to meet with the overall aim of the Local Plan Review by focusing development on the main, sustainable settlements; including Crediton. As identified in Policy S12, Crediton serves a wide area in terms of employment, education and shopping. This vibrant



market town is proposed for a total of 720 dwellings, representing only 10% of the District's total requirement (Local Plan Review Jan 2017 paragraph 2.73). It is acknowledged within the Local Plan that *"this is lower than might be expected for a town of this size..."* This supporting text and Policy S12 seeks to limit the level and capacity of development. This low level of development is strongly contested as Crediton is clearly identified as a sustainable location capable of supporting significant further development and its role as a service centre to a much wider rural hinterland.

Of the proposed allocated sites, Pedlerspool (Policy CRE5) is identified for 200 dwellings. Whilst the Local Plan is primarily a high level strategic document, recent master planning to bring forward the Pedlerspool site through the pre application process, provides more site specific details. A Concept Master Plan has been prepared, influenced by technical surveys and reports including a detailed Landscape Visual Impact Appraisal and Heritage Assessment and Statement. These reports take into account the local constraints including landscape, topography, heritage and potential visual impact. The outcome of this work clearly demonstrates the site is able to accommodate a higher number of dwellings, up to 326 dwellings, whilst still respecting and responding to these local constraints. Therefore, in order to make best use of available development land, it is recommended that Policy CRE5 (and other general policies and supporting text relating to housing) is amended in terms of number of residential units for Pedlerspool, to *"at least 326 dwellings"* or *"around 325 dwellings"*. These detailed studies and reports, produced in support of the application to be submitted shortly and attached to these representations as supporting evidence demonstrate the site's capacity is capable of accommodating this number of residential units. This approach focuses development on one of the District's identified main sustainable settlements, Crediton and makes efficient and effective use of the site that is already a proposed allocation.

The following documents prepared in support of the imminent planning application are included as part of these representations to provide greater detail and understanding in relation to the capacity and developable area of the site:

- Concept Master Plan
- Landscape Visual Impact Assessment
- Heritage Assessment

The conclusions drawn from this technical work demonstrate that the proposed increased quantum of development to *"around 325 dwellings"* will not have a significant adverse impact on the character of the local landscape or heritage assets.

In addition, the representations relating to Gypsy and Traveller provision previously submitted to the District Council Policy Team have also been attached as the requirement impacts on the overall deliverability of the site:

- Assessment of Mid Devon District Council's approach to Gypsy and Traveller provision at Creedy Bridge, Crediton (Gleeson, January 2016)..

Education

Within Policy CRE5 point b), the proposed modifications remove the requirement for extra care housing and in its place require *"a serviced site of 1.1 hectares for a new primary school"*. The supporting text states: *"Pedlerspool allocation will not be expected to meet the full cost of providing the facility. The actual cost to the development and the timing of the transfer will be subject to negotiation"*. (3.167) With this supporting caveat, this proposed modification is accepted.

Gypsy and Traveller Provision

The requirement, under point a) of policy CRES, for “at least five pitches for gypsies and travellers” is strongly contested and an objection is raised to its inclusion. Whilst the requirement to provide suitable Gypsy and Traveller sites is recognised, other objectives within the proposed plan need to be considered to ensure deliverability.

Representations have been previously made to the Council’s Policy Team (Assessment of Mid Devon District Council’s approach to Gypsy and Traveller provision at Creedy Bridge, Crediton: Gleeson, January 2016 - attached) in relation to the Gypsy and Traveller Accommodation Assessment (GTAA) 2015, specifically commenting on the updated definition of “gypsies and travellers”. The GTAA calculates the need based upon the following definition:

“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.” (GTAA 2.4 – our emphasis)

Whilst only a slight change, this results in a significantly different definition than that contained within Annex 1 of the ‘Planning Policy for Traveller Sites’ (CLG, 2015):

“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”

This reduces the scope of the definition and consequently the likely number of pitches required over the plan period. However, the GTAA has not been reassessed in the light of this revised definition and cannot therefore be considered to be a robust part of the Local Plan evidence base. Other specific points in relation to the GTAA are contained with the earlier representations by Gleeson (dated January 2016) and are attached here for reference including:

- *The report [GTAA] notes at paragraph 2.72 that the number of unauthorised encampments in the study area has gradually decreased over recent years. If this is the case then this suggests that demand for new pitches is actually decreasing, as apparently needs are generally met on existing sites. (2.8)*
- *Mid Devon has a few unauthorised pitches in the district, which it could consider authorising. (3.8)*
- *There are also some sites with temporary planning permission which could be granted permanent permission. (3.8)*

The aim of achieving a sustainable and integrated community is acknowledged. However, the specific needs and characteristics for the provision of Gypsy and Traveller sites must also be taken into account. Such specific requirements generate complexities for provision when considered in conjunction with larger general market housing including appropriate access, security and location. It is, therefore, considered that potential suitable sites for gypsies and travellers should be investigated and identified separately, with suitable standalone sites allocated within the Plan rather than forming part of this site. Notwithstanding

these complexities of site identification and allocation however, the main consideration for Policy CE5 is the impact on viability and consequential deliverability of the site.

The draft Policy CRE5 is currently inflexible and makes no allowance for negotiation or alternatives given the scale of obligations and policy burdens placed upon the site and the impact of such provision on viability.

The viability and deliverability of the site is discussed further in the section below. However, in accordance with NPPF paragraphs 173 and 174, if the requirement for pitches is not removed completely, the draft policy should be amended (in relation to gypsies and travellers) to incorporate sufficient flexibility:

- a) Remove the requirement for gypsies and travellers provision.

Or, include:

- b) *"...or the provision of equivalent financial contributions towards off-site provision of at least 5 gypsy and traveller pitches towards the additional total of identified need within the District, where technically, feasibly and viably achievable."*

In addition to details contained within Policy CRE5 on gypsy and traveller provision, Policy S14 (Countryside) proposes to remove reference to gypsy and traveller accommodation. An objection is raised against the proposed removal, as it severely limits other opportunities to provide suitable accommodation if it cannot be delivered on a specific site as part of a large mixed use scheme. Given the potential impacts upon viability through the requirement to provide gypsy and traveller accommodation, sufficient flexibility should be maintained within the plan to ensure deliverability.

Viability and Deliverability

As currently drafted, Policy CRE5 for Pedlerspool places a significant burden on the developer in terms of viability. This currently includes, along with the 200 residential dwellings, a requirement for 28% affordable housing, at least five pitches for gypsies and travellers, a serviced site for a new primary school, the relocation of the rugby club and numerous environmental improvements and transport related infrastructure.

The Local Plan Review and the proposed CIL (which is the subject of separate representations on behalf of Gleeson Developments Ltd), have regard to the viability and deliverability of the Plan as a whole at a strategic level. However, strategic level viability assessments in support of the Plan are not able to take into account the site specific details that can only be understood through more refined viability assessment carried out as part of the master planning and application process.

The NPPF is explicit with regard to viability and deliverability on sites within the plan making process. The NPPF (173 and 174) states that:

"... Plans should be deliverable. Therefore, the site and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal costs of development and mitigation,



provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable.

... In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle."

National policy is therefore extremely clear that the deliverability and viability of the plan, and more specifically allocations, is a fundamental part of the plan making process.

As part of the detailed work associated with the upcoming planning application for Pedlerspool (shortly to be submitted), a detailed Viability Assessment has been undertaken having regard to the site's specific constraints and proposed policy requirements.

The outcome of this assessment is unambiguous: to develop the scheme taking full account of the current draft policy is not viable. The site is not viable for 200 residential units with 28% affordable housing and five pitches for gypsies and travellers.

The site is suitable for increased capacity, *around 325 dwellings*, and this also benefits the viability and deliverability of affordable housing. However, the site remains unviable, and hence undeliverable, with the requirement for on site gypsy and traveller provision.

Consequently, the policy as drafted is in clear conflict with national guidance and will result in an allocation that is not deliverable unless the proposed policy burdens are reduced. Therefore, the policy needs to be amended to incorporate sufficient flexibility to allow site specific viability issues to be addressed and facilitate development of the site. The policy should include the phrase "*where technical, feasible and viable*" in relation to both the affordable housing requirement and also gypsy and traveller provision. As mentioned above either:

- a) the requirement for gypsy and traveller provision should be removed; or
- b) the alternative to provide contributions towards off-site gypsy and traveller provision (incorporating an appropriate balance with the need for affordable housing) should be offered.

Due to the confidential nature of the viability report, it is not attached with these representations. However, the report will form part of the upcoming planning application and it can be made available for scrutiny on a confidential basis.

Other Considerations

Separate representations have been submitted in relation to the Community Infrastructure Levy (CIL) consultation that further considers the viability of the scheme.

Draft Policy CRE5 makes reference to the site area being 21 hectares, whereas the actual site reflected in the upcoming application is approximately 31.2 hectares. This difference is primarily due to the requirement for the provision of significant green infrastructure in the form of a buffer zone around the site area, justified as a requirement to ensure harm to the landscape character of the area and heritage assets are not harmed. The draft planning proposals are for approximately 17.4ha of developable residential area with the remainder being given over to landscaping and open space, the provision of land for the relocated rugby club

and site to be reserved for a primary school. For clarity it is recommended that both the policy and the Proposals Map should be amended to reflect the enlarged developable site area including school and rugby club and that this should be incorporated within the new settlement boundary for Crediton (See enclosed Site Plan).

The consultation is also supported by an updated Sustainability Appraisal (January 2017), which considers alternatives for gypsies and travellers and possible scenarios for distribution. Whilst this is a Sustainability Assessment, it does not make any reference to the viability and deliverability of schemes. The different scenarios include 'meeting housing needs', under item g), which considers there is a significant positive effect (with a rating of +3) due to the provision of pitches meeting the predicted needs for gypsy and traveller sites. However, as referenced earlier, we consider there to be flaws in the 2015 GTAA such that this cannot be considered to form a robust part of the local Plan Evidence base in terms of quantum or location of need. The SA also fails to consider the viability of schemes and, if they cannot be delivered, then, along with failure of housing provision, there would also be significantly reduced provision of gypsy and traveller sites.

Proposed Alterations to Policy CRE5

Taking into account the points raised above it is proposed that Policy CRE5 Pedlerspool, should be amended:

Policy CRE5

Pedlerspool, Exhibition Road

A site of 31.2 hectares at Pedlerspool, Crediton, is allocated for mixed use development of which 17.5ha are for residential development subject to the following:

- a. ***At least 325 dwellings with up to 28% affordable housing subject to technical, feasible and viability considerations and including at least 5 pitches for gypsies and travellers or the provision of equivalent financial contributions towards off-site provision of at least 5 gypsy and traveller pitches towards the additional total of identified need within the District, where technically, feasibly and viably achievable;***
- b. A serviced site of 1.1 hectares for a new primary school;
- c. A suitable site for the relocation of Crediton Rugby Club;
- d. A phasing strategy which ensures that sites for the sports pitches and affordable housing (including contributions to gypsies and traveller pitches) are delivered broadly in step with the housing development, and the school is transferred to the local education authority at a timetable agreed with Devon County Council;
- e. Layout, design and landscaping, including planting on the riverside that reflects the local distinctiveness and its sloping nature;
- f. The protection of the setting of Creedy Historic Park and Garden and the wider area, including the upper slopes to the south and west for Green Infrastructure and landscaping;
- g. Facilitation of access to local bus routes via sustainable travel modes including possible extension of service;
- h. Provision of suitable access arrangements from the A3072 and appropriate highway improvements along Stonewall Lane and Old Tiverton Road;
- i. Improved access to the town centre for pedestrians and cyclists;
- j. Protection and enhancement of trees subject to Tree Preservation Orders within and adjoining the site; and
- k. An archaeological investigation and mitigation scheme.



Conclusion

Our client continues to strongly support the inclusion of the Pedlerspool site as one of the sites allocated for housing in Crediton under policy CRE5. However, in order to ensure deliverability of the site a number of modifications to the policy are required. These alterations have derived from the further site specific assessments and work that has been undertaken in relation to the forthcoming planning application. Primarily these relate to the efficient use of the site to provide a higher development yield and the requirement for gypsy and traveller provision on the site, the impact this has on the overall viability of the scheme and the balance of affordable housing as a result. However, it is reiterated that there is strong support for the allocation of Pedlerspool and it is confirmed that the site is in single family ownership, is relatively unconstrained and can be brought forward quickly and easily subject to the recommended amendments in relation to viability.

These representations should also be read in conjunction with previous representations on the Pedlerspool site and representations to the CIL consultation.

Yours faithfully



Jane Terry BA (Hons) Dip.M, MRTPI
Associate
Vail Williams LLP
MOB [REDACTED]
e-Mail: [REDACTED]

Encs.

Plan indicating the proposed new settlement boundary for Crediton

Appendix A: Assessment of Mid Devon District Council's approach to Gypsy and Traveller provision at Creedy Bridge, Crediton (Gleeson, January 2016)

Appendix B: Previous Representations made to the Local Plan process

Supporting Technical Documentation (attached):

- Concept Master Plan
- Landscape Visual Impact Assessment
- Heritage Assessment



Plan:

Indicating the proposed new settlement boundary for Crediton

**CRE5 including GI and floodplain.
Development footprint to be
finalised through masterplanning.**

APPENDIX A

**Assessment of Mid Devon
District Council's approach to
Gypsy and Traveller provision at
Creedy Bridge, Crediton
January 2016**

gleeson

1.0 Introduction

- 1.1 Gleeson controls a site at Creedy Bridge in Crediton which is a contingency site in the adopted Local Plan as well as being an emerging allocation in the Pre-Submission Local Plan. The emerging allocation is for a mixed use scheme of 200 dwellings, 25 extra care units, a site suitable for the relocation of Crediton rugby club, and 5 Gypsy and Traveller pitches. The Council has indicated that if the Gypsy and Traveller pitches are not provided on this site, the developer must find an alternative. The purpose of this report is to review the Council's approach and supporting evidence which has led to the requirement for five pitches on this site in order to determine whether this is appropriate.

2.0 Review of the Devon Partnership Gypsy and Traveller Accommodation Assessment 2015

- 2.1 It is assumed that the request for the provision of five Gypsy and Traveller pitches at Creedy Bridge Crediton is based on the Council's joint evidence study, the 'Devon Partnership Gypsy and Traveller Accommodation Assessment 2015' prepared by RRR Consultancy Ltd on behalf of all the Devon authorities, including Mid Devon. The study identifies a need for an additional 35 Gypsy and Traveller pitches in Mid Devon over the period 2014-2034. However, there are various flaws/contradictions in the report which put this figure into question.
- 2.2 The introduction to the report indicates that the research draws on a number of data sources including consultation with organisations involved with Gypsy and Traveller issues and face-to-face surveys of Gypsies and Travellers. "Old style" strategic housing market assessments (SHMAs), which established need for bricks and mortar housing used to be based largely on similarly qualitative data like interviews and questionnaires. A very different approach is now taken to SHMAs which is considered to be more robust, i.e. using recognised statistics such as census data and CLG household projections. The reason for this change in methodology has come about due to the results of the "old style" SHMAs being considered questionable as they were based on simply asking people what housing they needed. This approach led to the problem of people sometimes saying what housing they *wanted* rather than what housing they *needed*. There is clearly scope to over-estimate need if one simply asks a particular person or group what accommodation they need. Such a problem may well apply to this study.
- 2.3 One of the key data sources used in the report is the biannual Traveller Caravan Count, this has apparently been used to establish the 2014 base number of pitches. However, the Gypsy and Traveller Accommodation Assessment report itself, at paragraph 2.19 discredits the Counts by references to research undertaken by the ODPM ('Counting Gypsies and Travellers: A Review of the Gypsy Caravan Count System, 2004) which found that some local authority officers have serious reservations about the count due to: officer knowledge of 'guestimates' or errors in their own authority's count; and internal inconsistencies in published figures suggesting entries in the wrong

cell etc. Clearly the use of the Traveller Caravan Count data indicates again that the 35 pitch requirement figure may not be robust.

- 2.4 Section 4 of the Devon Partnership Gypsy and Traveller Accommodation Assessment highlights some of the issues with the statistics on Gypsy and Travellers. At paragraph 4.8 the report notes that the total Gypsy and Traveller population living in the UK is unknown with estimates ranging from 90,000 and 120,000, and even to 300,000. The differences between these figures highlight the lack of robust data on Gypsies and Travellers across the country.
- 2.5 One of the main problems with the report is that unfortunately, although this is a very recent study, the document clearly pre-dates the change to 'Planning Policy for Traveller Sites' (CLG, 2015) which was published in August 2015. This is apparent from the definition of Gypsies and Travellers used in the report which is inconsistent with the newly published national policy. The definition used in the report is as follows:
"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."
- 2.6 Whereas the definition now contained within Annex 1 of the most recently published 'Planning Policy for Traveller sites' (CLG, 2015) reads as follows:
"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."
- 2.7 The important difference to note is the deletion of reference to those having ceased travelling *permanently* in the new definition. Those who have ceased travelling permanently now do not fall within the definition of Gypsies and Travellers, therefore any need for accommodation for these people should be excluded from any calculation of need for Gypsy and Traveller pitches. The study therefore needs to be revised so that any need generated relating to Gypsies and Travellers who have now stopped travelling permanently can be removed. Clearly such an exercise will inevitably reduce the need of 35 pitches to a smaller number. The report does acknowledge in paragraph 2.5 that the definition may be changing to exclude those who no longer travel, but then makes the suggestion that this could lead to Gypsy and Traveller families travelling more often. There is no evidence presented to defend this suggestion.
- 2.8 The report notes at paragraph 2.72 that the number of unauthorised encampments in the study area has gradually decreased over recent years. If this is the case then this suggests that demand for new pitches is actually decreasing, as apparently needs are generally met on existing sites. It is therefore surprising that such a high pitch requirement figure is generated by the report.

3.0 Review of the Council's Approach

- 3.1 Given the flaws listed above in the Devon Partnership Gypsy and Traveller Accommodation Assessment, the request for 5 pitches on Creedy Bridge, Crediton is questionable, as the whole figure of need of 35 pitches over the period 2014-2034 is brought into doubt. However, notwithstanding this, there are further considerations which undermine the approach being taken by the Council.
- 3.2 The national policy for Travellers 'Planning policy for traveller sites' (CLG, 2015) clearly states at paragraph 10 that:
- "Local planning authorities should, in producing their Local Plan:
- a) Identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets
 - b) Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15
 - c) Consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries)
 - d) Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density
 - e) Protect local amenity and environment."
- 3.3 What is not stipulated above is that sites for Gypsies and Travellers should be located on sites for bricks and mortar housing, yet this is the approach being taken by the Council. It is also clear from the above that the responsibility for identifying sites lies with the local planning authority, and not with the developer of housing sites. If therefore it is not appropriate for Creedy Bridge, Crediton to provide five Gypsy and Traveller pitches, it is the responsibility of the Council to identify an alternative site, it is not Gleeson's responsibility.
- 3.4 When identifying sites for bricks and mortar housing, the starting point for the Council is the Strategic Housing Land Availability Assessment (SHLAA, or whatever name has been chosen by the Council for such a document). The SHLAA identifies areas of land which are *available* for housing. The Council would be unlikely to consider a site which had not been identified as available for housing development as a housing allocation. It is therefore unknown why the Council has taken the decision to consider sites available for bricks and mortar housing as appropriate sites for allocation Gypsy and Traveller accommodation when clearly they have not been promoted as available for such a use. For the sake of complete clarity, the site at Creedy Bridge, Crediton has not been made available by the landowner for Gypsy and Traveller accommodation.
- 3.5 Whereas it may be acceptable for uses such as a school or open space to be considered appropriate on a site allocated for housing, as the need for such facilities can be directly linked to the provision of housing, the same cannot be said for Gypsy and Traveller pitches. The need for Gypsy and Traveller

pitches is generated from increases in the existing population of Gypsy and Travellers, need is not related to the development of bricks and mortar housing. The site at Creedy Bridge, Crediton does not currently accommodate any Gypsies and Travellers so would not be displacing any Gypsies and Travellers through its development. It is therefore clear that the development of bricks and mortar housing at Creedy Bridge, Crediton cannot be considered to be linked to the need to provide Gypsy and Traveller accommodation. Any kind of contribution towards Gypsy and Traveller pitch provision would therefore be inappropriate as it would not pass the CIL tests as set out in the Community Infrastructure Regulations 2010 as amended, which are:

- 1) Necessary to make the development acceptable in planning terms
 - 2) Directly related to the development; and
 - 3) Fairly and reasonably related in scale and kind to the development.
- 3.6 The Council does not appear to have considered alternative options to housing allocation sites as suitable for allocation for Gypsy and Travellers. This process of assessing alternative options is clearly necessary in order to establish what type of sites would be appropriate for allocation. It is possible that the outcome of this exercise will establish that it is better for Gypsy and Traveller sites to be on sites solely for that use. The Devon Partnership Gypsy and Traveller Accommodation Assessment suggests that Gypsies and Travellers in Devon tend to prefer to live on private sites that they already own, it also indicates that they prefer small, family-sized sites, there is no suggestion that they would like to live on a large new build housing estate. The report also suggests that such small, family-sized sites are less likely to provoke tensions with the settled community.
- 3.7 The Devon Partnership Gypsy and Traveller Accommodation Assessment indicates that most existing pitches are currently privately owned, it might therefore be a useful exercise to establish what areas of land are currently owned by Gypsies and Travellers to see if any of those sites are suitable for allocation for new pitches.
- 3.8 In addition to the above, Mid Devon has a few unauthorised pitches in the district, which it could consider authorising. There are also some sites with temporary planning permission which could be granted permanent permission. This, along with properly assessing alternative options for allocations for Gypsy and Traveller accommodation would be appropriate for the Council to consider.
- 4.0 **Conclusions**
- 4.1 It is clear that the requirement of 35 pitches for Mid Devon is questionable, and the evidence as a minimum should be updated to reflect the new definition of Gypsies and Travellers. It is also clear that there are a number of steps the Council could take to reduce the requirement for pitches, such as permitting the few currently unauthorised encampments, and allowing permanent permission on sites which currently have temporary permission. In addition the Council could look at sources of sites other than sites they intend to allocate for housing before determining where to identify new Gypsy and Traveller sites.

- 4.2 National policy establishes that it is the Local Planning Authority's responsibility to identify sites for Gypsy and Travellers. The policy does not suggest housing allocations as appropriate locations for such developments. The policy also does not require housing developers to provide for Gypsy and Traveller sites.
- 4.3 In conclusion Gleeson does not believe that the Council's approach of requiring 5 Gypsy and Traveller pitches on the emerging housing allocation at Creedy Bridge, Crediton is appropriate and is based on out of date, and flawed evidence. The Council should therefore revise its evidence base and consider alternative locations for an unmet need for Gypsy and Traveller pitches.



Appendix B:

Previous Representations made to the Local Plan process

- i) **Representations made to the Mid Devon Local Plan Review 2013-2033 Proposed Submission Consultation, April 2015**
- ii) **Proposed Recommendation for Amendment to the Draft Policy Annotation for CRE5, Land at Creedy Bridge**

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Policy S1 – Sustainable development priorities

Draft Policy S1 sets out a list of strategic priorities which outline what will need to be achieved to deliver Mid Devon's Vision for the period 2013- 2033 and address the key issues that have been identified in the district.

As part of the strategy, it is proposed that the development focus will be at Tiverton, Cullompton and Crediton as Mid Devon's most sustainable settlements, with long-term growth to the east of Cullompton and a limited level of development in identified villages.

As part of the range of priorities identified, the draft policy identifies the need to deliver a wide choice of high quality homes through a diverse housing mix and by meeting the housing needs of all sectors of the community; and promote healthy communities through the delivery of social, educational, recreational and cultural facilities and services, access to high quality open space, public rights of way and accessible land and opportunities for sport and recreation.

Observations of Draft Policy S1

Our client supports strongly the overall approach of continuing to focus growth on the three main towns. This approach provides the most practical and logical way of meeting the District's future needs in a way that is sustainable and will reinforce the vitality of the main towns. Our client remains of the view that every effort should be made to optimise the amount of development that can be provided in these locations.

In light of the support for a town focus, our client remains opposed to long-term growth to the east of Cullompton. Our view is that making provision for a new community will only serve to undermine the key approach of focusing on the main towns and will simply generate uncertainty. Experience also indicates that the delivery of new communities is extremely difficult to secure and even with substantial public subsidy given such complexities as land assembly, infrastructure requirements and market fluctuations delays are generally experienced. This will have a negative impact on the Plan's delivery.

Proposed amendment to Draft Policy S1

Given the comments set out above, it is proposed that Draft Policy S1 be amended to remove the reference to long-term growth to the east of Cullompton in order to give full focus to the existing settlements of Tiverton, Cullompton and Crediton.

Proposed Amended Policy S1 Sustainable development priorities:

Amend criteria a) to read:

"a) A development focus at Tiverton, Cullompton and Crediton as Mid Devon's most sustainable settlements, with ~~long term growth to the east of Cullompton and a limited level of development in identified villages;~~"

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Draft Policy S2 – Amount and distribution of development

Draft Policy S2 identifies a need for 7,200 dwellings between 1st April 2013 and 31st March 2033 – a reduction of 1,200 dwellings from the Local Plan Review Options consultation document. Development is to be concentrated at Tiverton, Cullompton and Crediton.

Draft Policy S2 contains development targets for the three main towns and the rural areas. Half of the overall housing target (3,600 dwellings) is allocated to Cullompton in light of the eastern expansion area. 720 dwellings are allocated to Crediton.

Observations of Draft Policy S2

Overall amount of growth

We understand that the lower level of growth (7,200 homes) is based on that contained in the adopted Local Plan. However the results of the Exeter HMA Strategic Housing Market Assessment (SHMA) 2012/15 identifies a range of 378 – 400 dwellings per annum, an objectively assessed housing need of 7560 – 8000 dwellings within the Plan period.

First, it should be made clear that objectively assessed needs are minimum figures and not 'ceiling' figures. The Planning Inspectorate has highlighted this stance, recognising that irrespective of whether a local planning authority's five year housing land supply figure is met or not, the NPPF does not suggest that this has to be regarded as a ceiling or upper limit on permissions. Please see paragraph 51 of the Upper Chapel, Launceston appeal (ref. APP/D0840/A/13/2209757), which states that:

"On the basis that there would be no harm from a scheme, or that the benefits would demonstrably outweigh the harm, then the view that satisfying a five year housing land supply figure should represent some kind of limit or bar to further permissions is considerably diminished, if not rendered irrelevant. An excess of permissions in a situation where supply may already meet the estimated level of need does not represent harm, having regard to the objectives of the NPPF."

Furthermore, in a very recent Planning Resource publication (27th February 2015), experts urge caution over projected lower rates of household growth, saying that latest projections should be treated with caution as they are informed by recent recessionary trends, which led to limited economic growth, low levels of house-building and suppressed rates of household formation. Experts state that: *'now is not the time to 'take the foot off the gas ...' in correcting decades of under provision of housing.'*

Second, based on the higher range identified within the SHMA, the figure of 7,200 dwellings over the Plan period would appear too low and rather than accepting the existing adopted Local Plan figure, the local planning authority should therefore reconsider its housing requirement in the light of the latest SHMA findings. This does not appear to have been done and there are significant implications both in terms of Mid Devon meeting its' objectively assessed housing needs and the knock on impact on adjoining authorities and the Duty to Cooperate.

Options for the Location of Growth

A focus on the existing main towns would align most closely with the proposed Overall Strategy for Mid Devon, which seeks to provide development that is best able to support the local economy, provide for sustainable growth and reduce social inequality. These objectives would clearly be best met through focusing growth towards the main towns as these are the locations where there is substantial existing social, economic and transport infrastructure but which at the same time

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are also suffering from decline due to competition from places like Exeter. Additional growth in such locations would therefore not only be in a fundamentally more sustainable location but would help to support the regeneration of these towns by providing them with greater critical mass.

By contrast, it is highly questionable whether a new settlement can ever have similar sustainability merits to developments that are in close proximity to existing towns.

There is a danger that the cost of infrastructure provision to provide a new settlement from scratch will have implications for viability and the risk is that key priorities for the District, such as the normal percentage of affordable housing provision, are likely to have to be compromised. Unless a single application is submitted there are likely to be difficulties in the delivery of a new settlement, and the difficulties of such an approach are widely known in terms of land assembly and developer interests.

Our client remains concerned that the eastern expansion area providing 2,100 of the total 7,200 dwellings required over the Plan period, which equates to 29% of the overall requirement, is a highly risky 'eggs in one basket' approach, which would leave the delivery of Mid Devon's entire spatial strategy vulnerable in the event that one or more factors conspired to delay the required level of delivery. The only solution to addressing such risk is to identify a wider range of more modest sites and distribute the housing numbers throughout the District, including to Crediton where we feel there is scope to increase the figure of 720 dwellings in light of its size and the positive impacts that the new distributor road will have by enhancing the accessibility of the eastern areas of the town and reducing traffic flows at the most constrained parts of the existing highway network around the East Street / Mill Street / Charlotte Street junctions.

Proposed amendment to Draft Policy S2

In light of the comments made above, it is suggested that Draft Policy S2 is amended to state 'at least' 7,200 dwellings to make it clear that this is not a 'ceiling' figure. The development target for Cullompton should be reduced by removing the urban expansion and the figure for Crediton should be higher to reflect its size.

Proposed Policy S2 Amount and distribution of development:

Amend Policy S2 to read:

"The diverse development needs of the community will be met through the provision of ~~approximately~~ at least 7,200 dwellings and 154,000 square metres of commercial floorspace between 1st April 2013 and 31st March 2033.

Development will be concentrated ...

Development targets are ~~approximately~~ at least as follows:

Tiverton ...

Cullompton ... [The development target for Cullompton should be reduced by removing the urban expansion]

Crediton ... [the figure for Crediton should be higher to reflect its size]

Rural areas ...

Total ..."

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Draft Policy S3 – Meeting housing needs

Draft Policy S3 criterion a) sets out the overall level of housing growth that should be delivered across the Plan period – with a total of 7,200 dwellings needing to be provided at a rate of 360 per annum. Criterion b) of the policy sets out the overall approach to affordable housing to be delivered, depending on viability.

Observations of Draft Policy S3

As mentioned in relation to Draft Policy S2, it should be made clear that objectively assessed needs are minimum figures and not 'ceiling' figures.

Proposed amendment to Draft Policy S3

It is suggested that Draft Policy S3 is amended to state 'at least' 7,200 dwellings to make it clear that this is not a 'ceiling' figure.

Proposed Policy S3 Meeting Housing Needs:

Amend criteria a) to read:

"The diverse housing needs of Mid Devon will be met through the provision of approximately at least 7,200 dwellings between 1st April 2013 and 31st March 2033. In line with the predicted continuing need for new housing the expected annual rate of new housing development will be at least 360 dwellings per annum."

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Policy S12 – Crediton

Draft Policy S12 aims to promote Crediton as a 'small and vibrant market town'. The strategy for the town is to improve access to housing within the town, expand employment opportunities and improve the quality and quantity of the existing retail provision.

According to Draft Policy S12, proposals will provide for approximately 720 dwellings, of which 180 will be affordable, and 15,400 gross square metres of commercial floor space over the Plan period.

The list of development that will be supported in Crediton over the Plan period includes proposals which support the economic regeneration of the town centre, including the provision of new homes, commercial development, cultural facilities and other key town centre uses which support the town centre's viability and vitality.

Observations of Draft Policy S12

Our client supports the general objectives for the town, which seek to ensure its continuing role as an important centre serving the local hinterland and which recognise the need to improve access to housing and expand employment opportunities.

However, we agree with the commentary within the supporting text that the figure of 720 is lower than might be expected for a town of this size. The Local Plan supporting text refers to Crediton being allocated a low housing figure in light of traffic and topographical constraints. However, the new distributor road between the A377 Exeter Road and the Lords Meadow Industrial Estate will enhance vehicular accessibility to the eastern side of the town and reduce traffic flows through the most constrained parts of the existing highway network around the East Street / Mill Street / Charlotte Street junctions. The development of land at Pedlerspool could also provide the opportunity to enhance the existing vehicular links between the north of the town and the A3072 by delivering improvements to the section of Old Tiverton Road that runs adjacent to the site. Land would also be available to provide a new roundabout junction on the A3072 with ample capacity to serve the Pedlerspool site and a route to Old Tiverton Road.

There is a need to increase the housing allocation for Crediton relative to its size and to also help to fill the vacuum left by omitting the urban expansion at Cullompton.

The affordable housing target (25% of the total requirement for Crediton) must be subject to viability.

Proposed amendments to Draft Policy S12

It is suggested that Draft Policy S12 is amended to state 'at least' 720 dwellings, of which 180 will be affordable 'subject to viability'.

Proposed Policy S12:

Amend Policy S12 to read:

"Crediton will continue to develop Proposals will provide for ~~approximately~~ at least 720 dwellings ... of which 180 will be affordable subject to viability."

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Draft Policy CU7 – East Cullompton

Draft Policy CU7 identifies a large site to the east of Cullompton for a mixed use development including 2,100 dwellings. The development is also to include commercial floor space, green infrastructure, transport provision, a primary school and contributions towards secondary education provision. The supporting text sets out how a master planning exercise will be essential and the Council will resist ad-hoc development of phases with no reference to the overall vision and development strategy for the urban extension.

Observations of Draft Policy CU7

As we have noted above and in previous submissions to the Local Plan Review, developments of this nature are extremely prone to delays given the impact of issues such as infrastructure requirements, land assembly and economic cycles on development. This risk is borne out by the delays which have been encountered at the Tiverton Eastern Extension, Cranbrook in East Devon and at Sherford in South Hams. The only solution to addressing such risk is to identify a wider range of more modest sites in the District. Sites of this nature are much more likely to be attractive to developers given the shorter timetables required to secure a return and their increased attractiveness to lenders, relative to larger, more complex and, therefore, uncertain schemes.

As we have set out in previous sections, this is a highly risky 'eggs in one basket' approach, which will leave the delivery of Mid Devon's entire spatial strategy highly vulnerable in the event that one or more factors conspired to delay the required level of delivery.

Proposed amendment to Draft Policy CU7

Delete Draft Policy CU7:

~~"A site of 160 hectares to the East of Cullompton is allocated for mixed use development subject to the following:~~

~~...~~"

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Draft Policy CRE5 – Pedlerspool, Exhibition Road

Draft Policy CRE5 identifies the Pedlerspool site at Exhibition Road in Cridton as a site for residential development, including 200 dwellings with 28% affordable housing; at least five pitches for gypsies and travellers; extra care housing comprising at least 25 units and a suitable site for the relocation of Cridton Rugby Club.

Observations of Draft Policy CRE5

Our client supports strongly the inclusion of the Pedlerspool site as one of the sites allocated for housing in Cridton. This is a good decision and even more important to provide the housing that is needed in light of our concerns set out above regarding the risks associated with expansion areas. The site is in single family ownership, is relatively unconstrained and can be brought forward quickly and easily. There are other very considerable merits associated with this site, including:

- The site has the potential to deliver in a single scheme a substantial amount of the future growth required for Cridton.
- The merits of the scheme have already been subject to considerable scrutiny as a result of the Examination into the existing Site Allocations DPD. Having tested the site, the Inspector concluded that it was entirely suitable for development. The Inspector concluded that sufficient protection could be secured as part of any scheme to address any potential landscape concerns (see pages 30 and 31 of report).
- The Pedlerspool site has already been shown to be capable of delivering a large amount of housing, commercial and recreational uses in a location which is within easy access of both the town centre and other employment areas and, therefore, preferable to other untested and more distant greenfield sites. All these factors prove strong support for the allocation of the Pedlerspool site for development.

Whilst our client is supportive of draft Policy CRE5 in general, there are amendments which need to be made, as set out below:

- a) Our client is very supportive of the allocation for 200 dwellings but considers that this is a site that could accommodate a higher number, subject to testing. It is noted that there is an affordable housing target for the site of 28%, but this should be clarified as being subject to viability.

Regarding the requirement to include at least five pitches for gypsies and travellers, there is no evidence to support the proposed locations. We have had sight of the Devon Partnership's Gypsy and Traveller Accommodation Assessment (2014), which considers and quantifies the accommodation and housing related support needs of gypsies and travellers in terms of residential and transit/emergency sites for the period 2014/15 – 2034/35 but does not justify the draft allocations for provision on particular sites, such as the Pedlerspool site, nor does it compare options. There is also no justification or comparison of options in the local authority's Sustainability Appraisal when this is exactly what this document should be providing. Therefore, there is no justification for any or all of the gypsy and traveller pitches at Pedlerspool. In light of this, and our strong view that Pedlerspool is not a suitable site to accommodate any pitches as they would not sit well with the other uses proposed for the site, we object to their inclusion in allocation CRE5. We believe that there are other better, or at the very least comparable, sites available to accommodate the need, such as CRE1 – Wellparks, which would be more appropriate, being associated with existing commercial development.

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- b) Regarding the requirement to include at least five pitches for gypsies and travellers, there is no evidence to support the proposed locations. We have had sight of the Devon Partnership's Gypsy and Traveller Accommodation Assessment (2014), which considers and quantifies the accommodation and housing related support needs of gypsies and travellers in terms of residential and transit/emergency sites for the period 2014/15 – 2034/35 but does not justify the draft allocations for provision on particular sites, such as the Pedlerspool site, nor does it compare options. There is also no justification or comparison of options in the local authority's Sustainability Appraisal when this is exactly what this document should be providing. Therefore, there is no justification for any or all of the gypsy and traveller pitches at Pedlerspool. In light of this, and our strong view that Pedlerspool is not a suitable site to accommodate any pitches as they would not sit well with the other uses proposed for the site, we object to their inclusion in allocation CRE5. We believe that there are other better, or at the very least comparable, sites available to accommodate the need, such as CRE1 – Wellparks, which would be more appropriate, being associated with existing commercial development.
- c) Our client supports the inclusion of 25 extra care units in lieu of the employment provision but the provision of these homes cannot be linked to the delivery of the housing on the site as this could hold up the delivery of the housing that is needed in Crediton, risking the overall strategy for the town and indeed across the District.
- d) Our client also supports the provision of a suitable site for the relocation of Crediton Rugby Club. However again, the delivery of the housing cannot be linked to this requirement. As the details and timetable for relocating the rugby club are not yet known, tethering the rugby club provision could introduce significant delays to the delivery of much needed housing and affordable housing provision. Logistically, this is an unnecessary and undesirable fetter to the delivery of much needed housing and affordable housing which provision of a suitable site for the relocation of the Rugby Club can be secured through the masterplanning and application processes.

Detailed masterplanning will be required which will identify the site and location of the rugby club.

- d) It is noted that criterion d) seeks to tether the delivery of housing which is needed in the town irrespective of wider objectives. Such arrangements have been attempted in other local authorities nearby, such as East Devon, and have been shown simply to restrain delivery of housing. This is contrary to the objectives of the NPPF which seek to support and deliver growth.
- f) Our client objects to the specific green infrastructure annotation shown surrounding the site on the draft proposals map for Crediton. There is no justification from an ecological perspective for the proposed extent of GI within the site. The two main fields within the site are arable and improved grassland, bordered by hedgerows and woodland. Improved grassland and arable are of low ecological value and the boundary habitats, of moderate-high ecological value, would be retained and enhanced. The proposed development could also seek to deliver other multi-functional habitats e.g. wildflower meadow, woodland within POS; wetlands in the form of SUDS. The key point is that it is important to let the ecological survey information help to inform where GI is best placed within the site, in conjunction with input from other technical disciplines: It is important that options to provide all of the uses set out within the draft policy including the green infrastructure are not limited too early, being best addressed at masterplanning stage. Consequently, whilst the importance of GI

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is recognised, it should be incorporated within the overall allocation for Pedlarspool, with the spatial strategy for the site being determined through detailed master planning. In this way a more comprehensive and coherent plan for the site would be achieved. The draft allocation should therefore incorporate the whole area outside the flood plain.

- h) Our client supports the provision of appropriate access arrangements and highways improvements made necessary by the development of the Pedlarspool site. Whilst it is noted that there is the potential for cumulative highway impacts on the local road network arising from the development of this site and the nearby Red Hill Cross (CRE2), Cromwells Meadow (CRE3), Exhibition Road Sports Fields (CRE6) and Stonewall Lane (CRE7) allocations, in accordance with the Community Infrastructure Levy Regulations 2010 any contributions must be directly related to the development and fairly and reasonably related in scale and kind to the development.

The new distributor road between the A377 Exeter Road and the Lords Meadow Industrial Estate will enhance vehicular accessibility to the eastern side of the town and reduce traffic flows through the most constrained parts of the existing highway network around the East Street / Mill Street / Charlotte Street junctions. The development of land at Pedlarspool could also provide the opportunity to enhance the existing vehicular links between the north of the town and the A3072 by delivering improvements to the section Old Tiverton Road that runs adjacent to the site. Land will be made available through the Pedlarspool development to provide a new roundabout junction on the A3072 and a route to Old Tiverton Road. This has been tested to have ample capacity to serve the Pedlarspool site and with capacity to spare. Provision could be made for passing places or indeed the rerouting of Old Tiverton Road where land against the boundary is controlled by our client but beyond that would be up to others and our client cannot be accountable

Preparation of a Transport Assessment will inform the appropriate level of contribution / improvement generated from development of this site.

Policies Map) The policies map identifies the extent of the allocation of Pedlarspool under policy CRE5 making distinction between the proposed mixed use allocation, provision of green infrastructure and extent of the proposed revised settlement limit. As outlined above, it is not appropriate at the level of the Policies Plan to identify the extent of green infrastructure. Nor is it appropriate to restrict the allocation to land outside the area of Priority Habitat (the Unconfirmed Wildlife Site along the river corridor) / flood plain at this stage because it is important to let the ecology survey inform where the green infrastructure is best placed within the site, in conjunction with input from other technical disciplines. Such an approach will not only ensure that interests of bio-diversity are protected through appropriate mitigation and enhancement but will also ensure that most effective and efficient use of the site is determined. This is best done at masterplanning stage rather than within the high level policies plan.

Similarly, and for the same reasons, because it is not yet possible to identify the extent of the developable area within CRE5 it is not appropriate to restrict the extent of the settlement limit either. It would therefore be more appropriate for the settlement limit to reflect the wider extent of the site allocation, with the requirement for green infrastructure and bio-diversity protected through the policy criteria and with detailed definition to be resolved at the master planning stage.

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Proposed amendment to Draft Policy CRE5

Draft Policy CRE5 should be amended as follows:

- a) 'At least' 200 dwellings with 'up to' 28% affordable housing 'subject to viability'. The requirement for at least five pitches for gypsies and travellers should be removed.
- b) Criterion b) seeks provision of an extra care housing comprising at least 25 units. It is questionable whether such a small facility would be commercially viable and in the interests of providing a better care environment and more manageable facility we would suggest that a 60 bed facility would be a more realistic aspiration. This will also be more able to meet the growing needs of a specific sector of society around Crediton. Scope for a larger facility should therefore be incorporated within the policy.
- d) Criterion d) should be deleted. Instead, the policy should be worded to protect the rugby club land within the master plan but ultimately if not required, then reconsider for housing in due course.
- h) Criterion h should be amended to ensure that the developers of the Pedlerspool site are not responsible for dealing with the highways issues associated with the Stonewall Lane site.

We recommend that the site allocation boundary is amended to incorporate the whole extent of the site (as indicated on the attached plan) including the area currently identified for green infrastructure and that part of the site to the east within the area identified as Priority Habitat to ensure that the best use of the land can be made and a comprehensive master plan for the area can be worked up, comprising all of the land uses set out within the draft policy (with the exception of the gypsy and traveller pitches until evidence is published that justifies their inclusion).

We also recommend that the extent of the settlement limit is amended to reflect the site allocation boundary, as above.

Proposed Policy CRE5

Amend to read:

"A site of 21 hectares (plus the green infrastructure land) at Pedlerspool, Crediton, is allocated for residential development subject to the following:

- a) At least 200 dwellings with up to 28% affordable housing (subject to viability) including ~~at least five pitches for gypsies and travellers;~~*
- b) Extra care housing comprising at least 25 units but a larger facility would be considered positively;*
- c) A suitable site for the relocation for Crediton Rugby Club*
- ~~d) A phasing strategy which ensures that extra care housing and a site for sports pitches are delivered broadly in step with the housing development;~~*
- e) Layout, design and landscaping, including planting on the riverside that reflects the local distinctiveness and its sloping nature;*
- f) The protection of the setting of Creedy Historic Park and Garden;*
- g) Facilitation of access to local bus routes via sustainable travel modes including possible extension of service;*
- h) Provision of suitable access arrangements from the A3072 and highways improvements along Stonewall Lane and Old Tiverton Road that are fairly and reasonably related in scale and kind to the development;*

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- i) Protection and enhancement of trees subject to Tree Preservation Orders within and adjoining the site;*
- j) An archaeological investigation and mitigation scheme; and*
- k) Provision of green infrastructure within the site to be determined through master planning in accordance with the requirements of Policy DM26.*

A comprehensive master plan of the site will be prepared to ensure the above criteria are appropriately accommodated within the site.

Should the rugby club land ultimately not be required, the land may be reconsidered for housing."

Consequential Amendments to the Draft Policies Map for Crediton

Consequential amendments to the draft Policies Map for Crediton should include:

- Deletion of the specific annotation for Green Infrastructure;
- The whole of the Pedlarspool site, Exhibition Road under CRE5 to be annotated in yellow for Proposed Mixed Use Allocation (see proposed amendment to the Draft Policies Plan attached);
- The proposed Amendment to the Settlement Limit to be revised to take in the whole of the CRE5 allocation (as addressed in the bullet point above).

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Draft Policy CRE7 – Stonewall Lane

Draft Policy CRE7 identifies a site of 3.2 hectares at Stonewall Lane for residential development of 50 dwellings.

Observations of Draft Policy CRE7

It is noted that Stonewall Lane, which runs along the northern boundary of the site, is narrow and that the junction where it meets Jockey Hill is sub-standard, with limited visibility. According to the draft policy supporting text, Stonewall Lane would need to be diverted through the site, enabling construction of a new junction with Jockey Hill, to the south of the existing junction and providing suitable visibility splays. Stonewall Lane will need to be widened to provide sufficient width for two vehicles along the site frontage and resulting loss of Devon Bank will need to be replaced.

As set out in the comments on Draft Policy CRE5, it is noted that there is the potential for cumulative highway impacts on the local road network arising from the development of the Pedlerspool and Stonewall Lane sites. In accordance with the Community Infrastructure Levy Regulations 2010, any contributions must be directly related to each development and fairly and reasonably related in scale and kind to each development. The Pedlerspool site cannot be expected to fund the highways improvements necessary to facilitate an allocation at Stonewall Lane.

Proposed amendment to Draft Policy CRE7

In light of the potential for cumulative highway impacts on the local road network arising from the development of the Pedlerspool and Stonewall Lane sites, Draft Policy CRE7, criterion d should be amended to ensure that the Stonewall Lane development funds any necessary highways improvements that are fairly and reasonably related in scale and kind to the development.

Proposed Policy CRE7 d):

Amend Criteria d) as follows:

"d) Diversion of Stonewall Lane through the site to Jockey Hill ~~and~~, widening of Stonewall Lane along its frontage, including replacement of boundary landscape, and any other necessary highways improvements along Stonewall Lane that are fairly and reasonably related in scale and kind to the development;"

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Draft Policy DM26 – Green infrastructure in major development

Draft Policy DM26 requires major development proposals to demonstrate that green infrastructure will be incorporated within the site and lists examples of such infrastructure.

Observations of Draft Policy DM26

We are generally supportive of this draft policy but believe that green infrastructure can incorporate recreation and sport uses in addition to those listed. This is because they contribute to the green corridor contributing to the wider landscape and allowing for movement of species between areas.

Proposed amendment to Draft Policy DM26

It is suggested that land used for recreation and sporting facilities, such as playing fields and pitches, is included in Draft Policy DM26 as a fifth type of green infrastructure.

Proposed Policy DM26:

Add new criteria e):

"e) Land used for recreation and sporting facilities, such as playing fields and pitches."

From: [REDACTED]
Subject: Local Plan Review
FW: Local Plan Review - Representations to the Proposed Modifications - Email 2/3
Supporting Documents
Attachments: 24970_LVIA 2016_13 LR.PDF; 24970_9300_Concept Plan_Option D_rev M_24-10-16.pdf;
3rd REV FINAL Submission Creedy Bridge Heritage Statement.pdf
Importance: High

From: Jane Terry [REDACTED]
Sent: 14 February 2017 10:51
To: Local Plan Review
Cc: Oliver Taylor [REDACTED]; James Williams
Subject: Local Plan Review - Representations to the Proposed Modifications - Email 2/3 Supporting Documents
Importance: High

Email 2 – Supporting Documents (Attachments):
▪ Creedy Bridge Landscape Visual Impact Assessment;

Please accept these supporting documents to the representations made on behalf of Gleeson Developments Ltd.

Please acknowledge receipt.

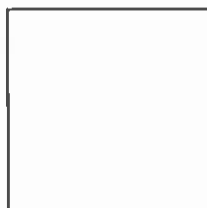
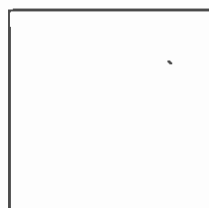
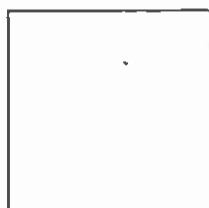
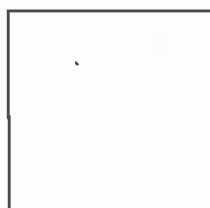
Kind regards,

Jane

Jane Terry BA (Hons) Dip.M MRTPI
Associate

Tel: [REDACTED]

Email: [REDACTED]



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CREEDY BRIDGE CREDITON

**BARTON
WILLMORE**

LANDSCAPE & VISUAL
IMPACT ASSESSMENT
FEBRUARY 2017

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Barton Willmore | 101 Victoria Street | Bristol BS1 6PU
tel: 0117 929 9677 | email: richard.mcwilliam@bartonwillmore.co.uk

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CREEDY BRIDGE CREDITON



Figure 1: Aerial location

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1 INTRODUCTION

1.1. SCOPE

1.1.1. Barton Willmore Landscape was commissioned by Gleeson Developments Limited, Thomas Turner, Stewart Turner, Richard Turner and Bernard Stamp in May 2015 to undertake a Landscape and Visual Impact Assessment (LVIA) of the proposed Development at Land at Creedy Bridge, Crediton (the 'Site'). The LVIA assesses the Site and its surroundings in order to determine its suitability for the proposed development and advises on landscape and visual considerations in order to successfully integrate the proposed development into the surrounding area.

1.1.2. The Site is approximately 30 hectares in size and comprises two irregularly shaped agricultural fields (Figure 1: Aerial Location). The Site lies to the north of the town of Crediton directly adjacent to the existing settlement boundary, and is within the Mid Devon District Council administrative boundary. The Site has been allocated for residential development under Policy CRE5 of the Mid Devon District Council Local Plan 2013-2033.

1.1.3. The proposed development comprises:

- » Residential development of up to 326 dwellings;
- » 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club;
- » Up to 1.1 hectare of land safeguarded for the delivery of a 1 Form Entry Primary School;
- » Access arrangements from A3072 (Exhibition Way);
- » Pedestrian and cycle access on to the Pounds Hill / Stonewall Cross junction, Old Tiverton Road and Pedlerspool Lane;
- » Landscaping and areas of public open space;
- » Ecological mitigation and enhancement;
- » Sustainable urban drainage; and
- » Other associated infrastructure and engineering operations.

1.1.4. All matters to be reserved except for access to include: primary vehicular access from A3072 (Exhibition Road); secondary vehicular access to Pedlerspool Lane; pedestrian and cycle access on to the Pounds Hill / Stonewall Cross junction, Old Tiverton Road and Pedlerspool Lane; and the provision of passing places along Stonewall Lane.

1.1.5. In undertaking the landscape and visual assessment of the Site and the wider surrounding area, there are a number of limitations and constraints affecting the outputs from this work. These include:

- » The baseline assessment has been based on information readily available at the time of undertaking the assessment as described in the methodology;
- » During Site visits, weather conditions, the time of day and seasonal factors have influenced the visual assessment and photographic record of the Site. Every effort has been made to ensure that the photographs and their locations are "representative" of the Site and its surroundings;

» The Zone of Theoretical Visibility (ZTV) is based on a bare earth model, which does not take account existing vegetation and built form. The ZTV is further refined through field work to inform the assessed potential visibility of the Site;

» Access to assess the predicted visual effects from private individual properties outside the Site has not been obtained. As a result, the assessment of likely visual effects has been made from vantage points with representative views taken from the nearest available public viewpoint; and

» The assessment is based on the assumption that the proposed Development is delivered in line with the Concept Plan (Figure 2: Concept Plan Option D. October 2017).



1.2. ASSESSMENT METHODOLOGY

1.2.1. The objectives of the LVIA are to assess the landscape character of the Site and its surroundings and to consider the landscape and visual qualities of the Site, its function in the landscape and its contribution to the wider landscape. The work undertaken includes an assessment of the existing landscape features, together with a visual appraisal of the Site and its surroundings. This study was undertaken in accordance with The Landscape Institute and the Institute of Environmental Management and Assessment's "Guidelines for Landscape and Visual Impact Assessment", Third Edition (Routledge, 2013).

1.2.2. A landscape assessment is the systematic description and analysis of the features within the landscape, such as landform, vegetation cover, settlement and transport patterns and land use which create a particular sense of place. A visual appraisal assesses visual receptors, which are the viewers of the landscape, and could include locations such as residential or

business properties, public buildings, public open space and public rights of way.

1.2.3. Assessment of landscape and visual effects, includes a combination of objective and subjective judgements and it is important that a structured and consistent approach is used.

1.2.4. The fundamental considerations in the assessment of landscape and visual effects are:

- » The sensitivity of landscape character area, landscape features and visual receptors rated on a scale of High/Medium/Low; and
- » The scale of magnitude of change (High/Medium/Low/Very Low/Neutral) and whether it is beneficial or adverse, that these receptors are likely to experience as a result of the construction phase, the completed Development at year 1 and at year 20 (residual).

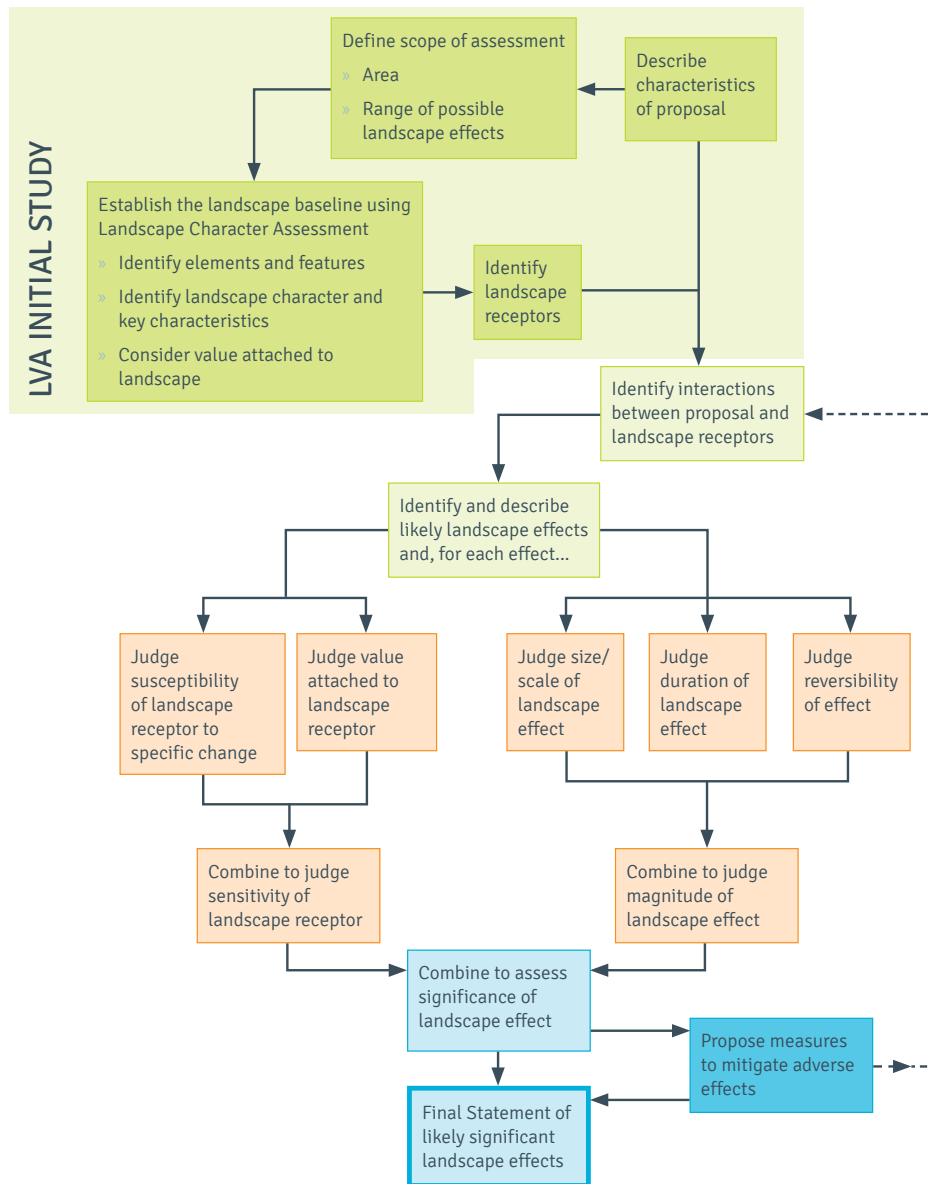
1.2.5. The combination of the sensitivity and magnitude of change determines an effect (adverse or beneficial) which is rated on a scale of Major/Moderate/Minor/Neutral.

1.2.6. A high rated effect would be more likely from high sensitivity receptors such as visual receptors of residential properties and Public Rights of Way (PRoW) where these receptors would be more likely from the least sensitive receptors, such as visual receptors of transport corridors or commercial properties, as viewers would be affected for a shorter period of time, experiencing transient views carrying out an activity not focussed on the landscape. Where it is considered the Development would result in no change, for example where no improvement or deterioration in the existing view is identified, the effect is assessed as neutral.

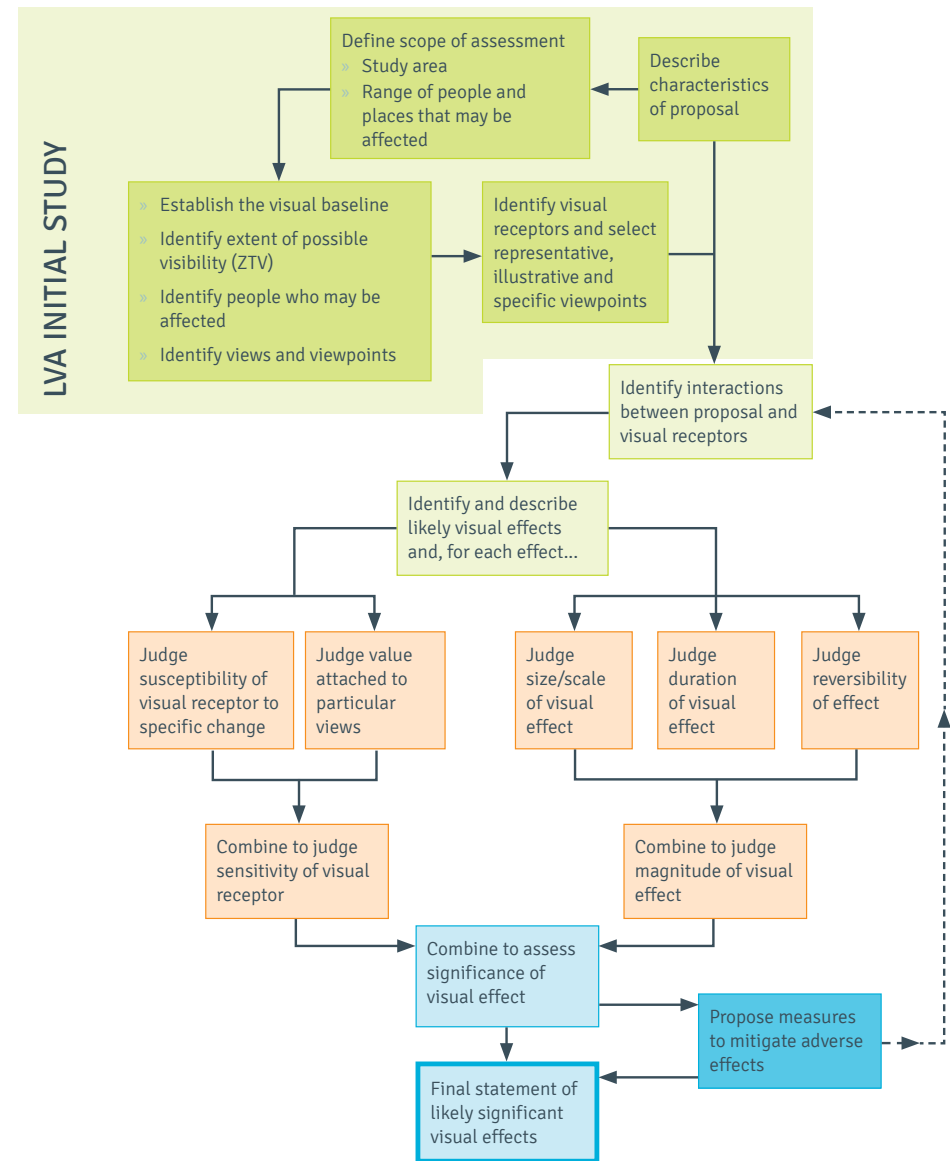
1.2.7. In summary, the objectives of the Landscape and Visual Impact Assessment are to:

- » Assess the landscape features, character and quality of the Site and its surroundings and function within the landscape;
- » Assess the visibility of the Site and the nature and quality of existing views;
- » Identify opportunities and constraints to development on the Site, from a landscape and visual perspective;
- » Describe the proposed development and associated landscape strategy; and
- » Describe the predicted landscape and visual effects of the Development including primary mitigation measures.

1.2.8. The methodology used is included at Appendix 1: Methodology.



GLVIA Steps in Assessing Landscape Effects (GLVA Figure 5.1)



GLVIA Steps in Assessing Visual Effects (GLVA Figure 6.1)

2 PLANNING POLICY CONTEXT

In this study consideration of planning policy is made in terms of reference to landscape and visual matters. This section presents the relevant national and local planning policy framework in relation to the Proposed Development.

2.1. NATIONAL PLANNING POLICY

National Planning Policy Framework (NPPF), 2012

2.1.1. The NPPF, issued in March 2012, promotes a presumption in favour of sustainable development, providing that it is in accordance with the relevant up-to-date local plan and policies set out in the NPPF. Sustainable development is defined as:

“meeting the needs of the present without compromising the ability of future generations to meet their own needs...”

2.1.2. Twelve Core Planning Principles are set out, of which the following are relevant to the Site and landscape and visual matters, recognising that planning should:

- » *“not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- » *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- » *take account of the different roles and character of different areas, promoting the vitality of our main urban areas...;*
- » *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- » *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value...;and*
- » *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their*

contribution to the quality of life of this and future generations.”

2.1.3. The NPPF then identifies and describes thirteen aspects contributing to the delivery of sustainable development which should be considered in developing local plans and reviewing planning applications. Those of relevance to the landscape and visual considerations of the Site and Proposed Development include Section 7 (Paragraphs 56 to 68) provides guidance on ensuring the delivery of good design. The NPPF requires development to respond to local character and be visually attractive, as well as emphasising the integration of development into the natural environment. Paragraph 58 states that planning policies and decisions should aim to ensure that developments:

- » *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- » *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*

» *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*

» *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*

» *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*

» *are visually attractive as a result of good architecture and appropriate landscaping.”*

2.1.4. Paragraph 60 states that:

“Planning policies and decisions should not attempt to impose architectural styles of particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain

development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."

2.1.5. Paragraph 61 states that:

"Planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

2.1.6. With regard to the natural environment, Paragraphs 109-125 of Section 11 focus on conserving and enhancing the local and natural environment. The framework states that the planning system should contribute to and enhance the natural and local environment by inter alia:

"Protecting and enhancing valued landscapes, geological conservation interests and soils".

2.1.7. Paragraph 110 sets out that the aim, in preparing plans for development, should be to minimise adverse effects on the local and natural environment, and that plans should allocate land with the least environmental or amenity value.

Planning Practice Guidance, 2014

2.1.8. To support the policies of the NPPF, the Government produced Planning Practice Guidance (PPG) in March 2014, which covers a number of topics.

2.1.9. Under the heading of Natural Environment, sub-heading Landscape, Paragraph 1, the PPG supports the use of landscape character assessment as a tool for understanding the character and local distinctiveness of the landscape and identifying the features that give it a sense of place, as a means to informing, planning and managing change. PPG makes reference to Natural England guidance on landscape character assessment.

2.1.10. Under the heading of Natural Environment, sub-heading Biodiversity, ecosystems and green infrastructure, paragraph 15, PPG supports positive planning for networks of multi-functional green space, both urban and rural, which deliver a range of benefits for local communities and makes reference to Natural England guidance on Green Infrastructure.



View of the southern corner of the site

2.2. LOCAL PLANNING POLICY

2.2.1. The following local policies from “Local Plan Review 2013–2033, Proposed Submission (Mid Devon, February 2015)” are deemed relevant to this report:

S1 Sustainable Development

“...All development will be expected to support the creation of sustainable communities by:

...h) Requiring good sustainable design that respects local character, heritage, surroundings and materials, creates safe and accessible environments, designs out crime and establishes a strong sense of place;

...k) Conserving and enhancing the natural environment by protecting and enhancing valued landscapes including the Blackdown Hills Area of Outstanding Natural Beauty, Exmoor and Dartmoor National Parks, providing accessible green infrastructure, and preventing significant harm to soil, air, water, noise and visual quality, in particular air quality as a local issue at Crediton and Cullompton;

...m) Conserving and enhancing the historic environment through the identification and protection of designated and non-designated heritage assets and assessing the impact of new development on the historic character of Mid Devon’s landscapes and townscapes...”

S9 Environment

“Development will sustain the distinctive quality, character and diversity of Mid Devon’s environmental assets and minimise the impact of development on climate change through:

a) High quality sustainable design which reinforces the character and distinctiveness of Mid Devon’s historic built environment, mitigates and adapts to climate change and creates attractive places;

...d) Renewable energy development in locations where there is an acceptable local impact, including visual, on nearby residents, landscape character and wildlife, balanced with the wider sustainability benefits of renewable energy;

e) The preservation and enhancement of the distinctive qualities of Mid Devon’s natural landscape, supporting opportunities identified within landscape character areas. Within or adjoining the Blackdown Hills Area of Outstanding Natural Beauty, and Exmoor and Dartmoor National Parks, the primary objective will be to protect the special environmental qualities of that landscape and its setting;

...g) The preservation and enhancement of Mid Devon’s cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.”

S12 Crediton

“The following development will be supported over the plan period:

...b) Proposals which respect the setting provided by the open areas of hillside and the adjoining historic parklands of Creedy Park, Shobrooke Park and Downes;”

DM1 Sustainable Development Principles

“Designs of new development must be of high quality, based upon and demonstrating the following principles:

a) Clear understanding of the characteristics of the site, its wider context and the surrounding area;

...c) Positive contribution to local character including any heritage or biodiversity assets and the setting of heritage assets;

...e) Visually attractive places that are well integrated with surrounding buildings, streets and landscapes, and do not have an unacceptably adverse effect on the privacy and amenity of the proposed or neighbouring properties and uses, taking account of:

i) Architecture

ii) Siting, layout, scale and massing

iii) Orientation and fenestration

iv) Materials, landscaping and green infrastructure”

DM2 Renewable and Low Carbon Energy

"...Proposals must demonstrate that impacts are or can be made acceptable, and that the development will preserve:

a) Landscape character and the character and setting of heritage assets;"



View of the site from the southern edge

3 BASELINE CONDITIONS

3.1. SITE AND WIDER SETTING

Location

3.1.1. As illustrated on Figure 3 Site Context, the Site lies to the north of the town of Crediton, directly adjacent to existing settlement boundary. The immediate area surrounding the Site to the north, east and west comprises of irregularly shaped fields of varying sizes. Arable and pastoral fields are frequently bound by low hedgerow reinforced by hedgerow trees. To the south the sprawling built form of Crediton; the settlement has expanded laterally contained in the narrow vale of the River Creedy. Large waterbodies associated with Creedy Park and Shobrooke Park are noticeable features in the landscape to the northwest and east of the Site respectively. The River Creedy flows to the northeast of the town and the River Yeo to the South.

3.1.2. The Site which is irregular in shape is situated against the current settlement edge, the southern parcel of the Site has very steep topography rising to a high point in the far southern point of the Site. The Site is adjoined to the west by Creedy

Park (Local Register of Historic Parks and Gardens), beyond which lie several small settlements amongst the undulating topography; to the north the shallow valley of the River Creedy which is a matrix of irregularly shaped fields intersected by the River Creedy itself, the small settlement of Creedy Bridge, a series of smaller watercourses and riparian vegetation, beyond the valley on the rising ground Shobrooke Park (National Registered Park and Garden); Exhibition Road leading to Old Tiverton Road forms the eastern boundary of the Site beyond which is located the built form on the northern edge of Crediton including the Lords Meadow Industrial Estate and arable fields. Crediton can be approached from a number of major A roads the A3072 from the north and the A377 from the east and west.

Land Use

3.1.3. The land use of the wider landscape is largely pasture and arable with varied hedgerow patterns. Locally some of the hedges have deteriorated but the small woodlands and copses provide a predominantly wooded character. There are a number of woodland copses and tree belts surrounding the Site which are important

features in the landscape and provide containment and screening. The Site is currently used for both arable and pastoral agriculture, it is sectioned into two parcels, north and south, by Pedlerspool Lane which runs in a broad southeast-northwest direction.

Vegetation Cover

3.1.4. There are occasional scattered woodlands and copses across the wider area. Hedgerow and river vegetation contributes to the overall well-treed appearance. Estates at Creedy Park and Shobrooke Park are set within parkland tree planting, avenues and woodland blocks.

3.1.5. This is a predominantly pastoral landscape, field vegetation tends to be mixed improved grassland and rough meadows. Fields are divided by hedgerows and hedgebanks. Along the rivers vegetation is marshy with riparian shrubs and trees.

3.1.6. The Site is contained by a mix of species rich and species poor hedgerows. Hedgerow trees occur along the boundaries of the Site with a small belt of broadleaved woodland along the southeast edge and small pockets of trees at either end of Pedlerspool Lane. The northern parcel of the Site is grassland with marshy areas along the River Creedy. The vegetation of the Site is typical of the wider surrounding agricultural landscape.

3.1.7. An arboricultural assessment of the existing trees within and along the boundaries of the Site has been undertaken. This confirms the species, condition and Arboricultural constraints of the individual trees and tree groups. This is submitted as a separate application document. None of the trees or woodland areas within the Site are protected by Tree Preservation Orders (TPOs).



Figure 3: Site Context

Landscape Designations

3.1.8. The Site does not lie within a nationally or locally designated landscape.

Heritage Assets

3.1.9. There are no heritage assets (listed buildings, SAMs etc) within the Site.

3.1.10. Creedy Park, East Lodge (adjacent to the western boundary of the Site at the junction of Pedlerspool Lane), former stable blocks and Keeper's Cottage are all Grade II listed, The Park is on the Devon Local Register of locally important parks and gardens. The Park is privately owned and inaccessible to the general public.

3.1.11. To the east of the Site there are several Grade II Listed buildings located within Shobrooke Park Grade II listed Registered Park and Gardens. The grounds are accessible to the public with permissive footpaths and part of the Devonshire Heartland Way Long Distance Footpath crossing it.

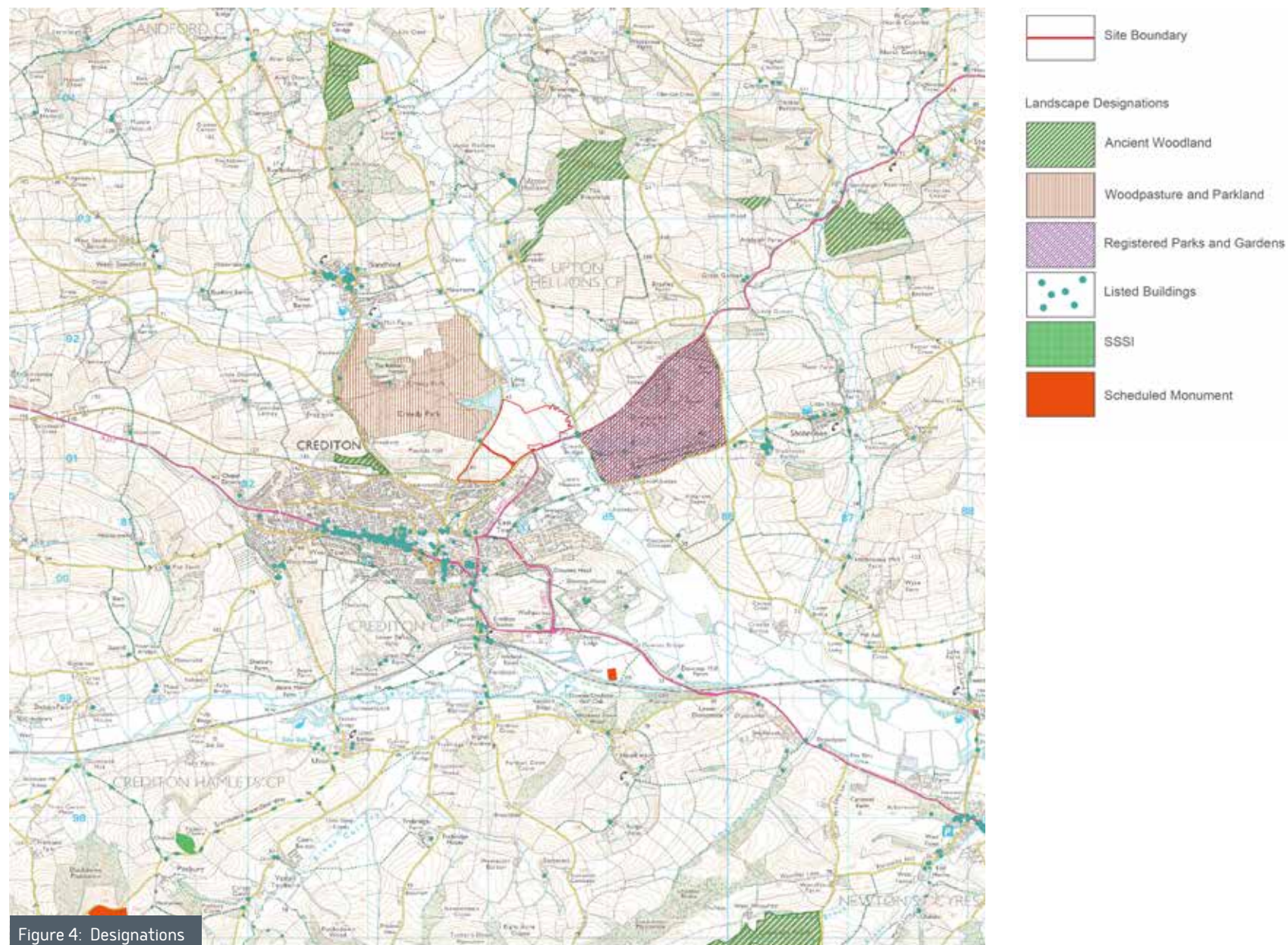
3.1.12. There are several listed buildings in the wider area including Cemetery Chapel (Grade II) located approximately 50m to the southeast of the Site along Old Tiverton Road; and Parish Church of the Holy (Cross Grade I) located in East Town. There are a number of Grade II and II* Listed buildings within the settlement of northwest of the Site including Grade I Listed Church of St Swithun.

3.1.13. No part of the Site is within or adjoining Crediton Conservation Area which covers areas of the town along the A377 and contains several listed building and locally listed heritage assets.

3.1.14. There are several blocks of replanted Ancient Woodland in the surrounding landscape primarily to the north of the Site. Scattered sporadically between are small blocks of Ancient and Semi-Natural woodland.



Shobrooke Park



Landform and Topography

3.1.15. The landform change across the Site is noticeable. Particularly in the southern part where the landform of the Site climbs steeply from around 54m AOD (Above Ordnance Datum) at Pedlerspool Lane to around 96m AOD in the far southernmost corner of the Site adjacent to Stonewall Lane.

3.1.16. The topography of the surrounding landscape rises and falls gently influenced by the watercourses which cross the landscape. The town of Crediton sits contained within the shallow valley of the River Creedy, locally the northern extent of Crediton sits on a ridgeline looking out over the valley formed by the River Creedy. Land to the south of Crediton rises to form a series of local high points which contain the built form of Crediton.

3.1.17. To the east of the Site the land falls to be between 0-20m AOD alongside the River Creedy, beyond the valley the land rises to around 100m AOD. Tree cover associated with Shobrooke Park is located on elevated ground starting at around 47m AOD and rising to 118m AOD to the east, south-east of the Site. In the wider landscape to the south of Crediton the land

falls to around 40m AOD influenced by the River Yeo. The branch line between Exeter and Barnstable follows the meandering route of the river at this location. The A377 road also curves along the valley.

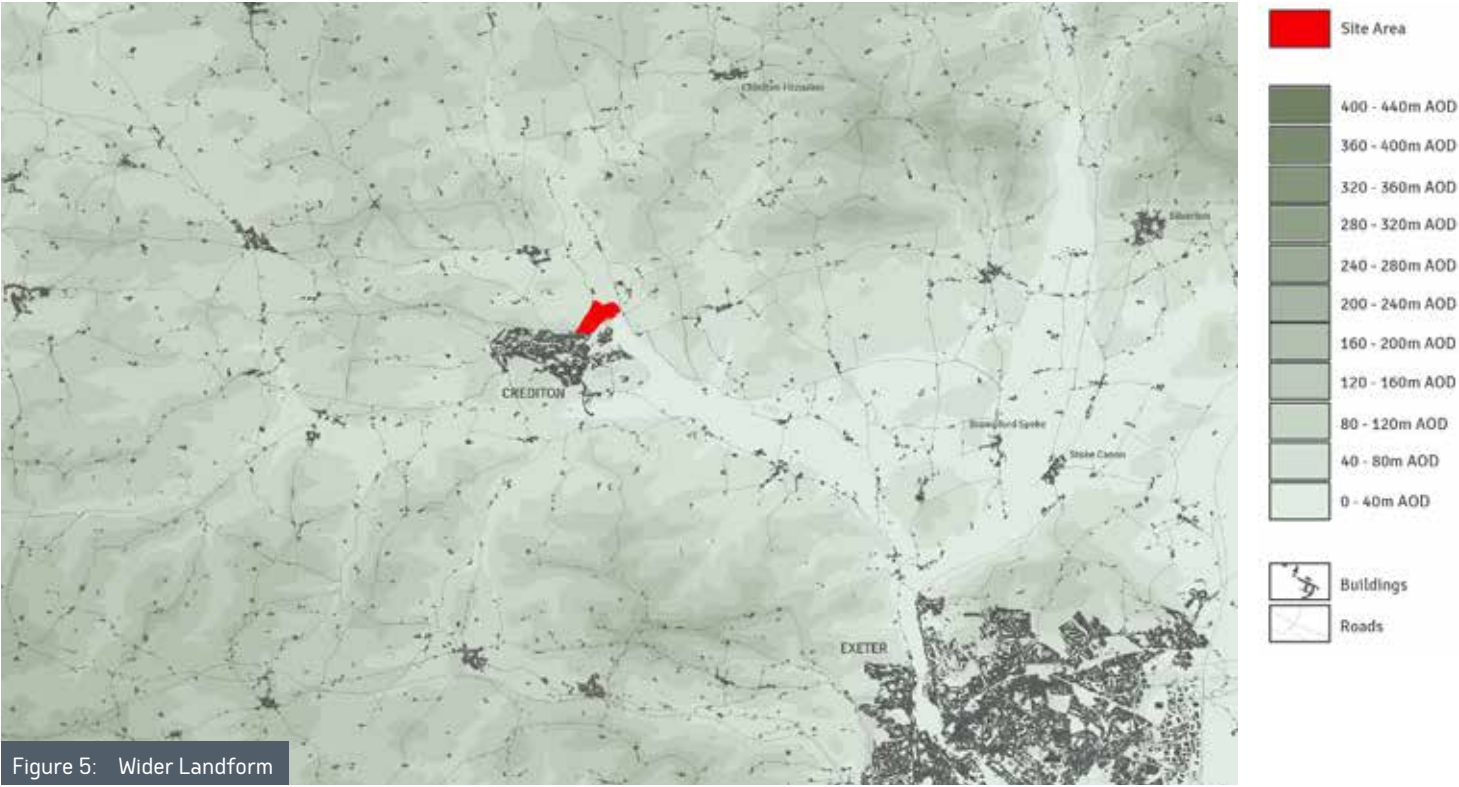
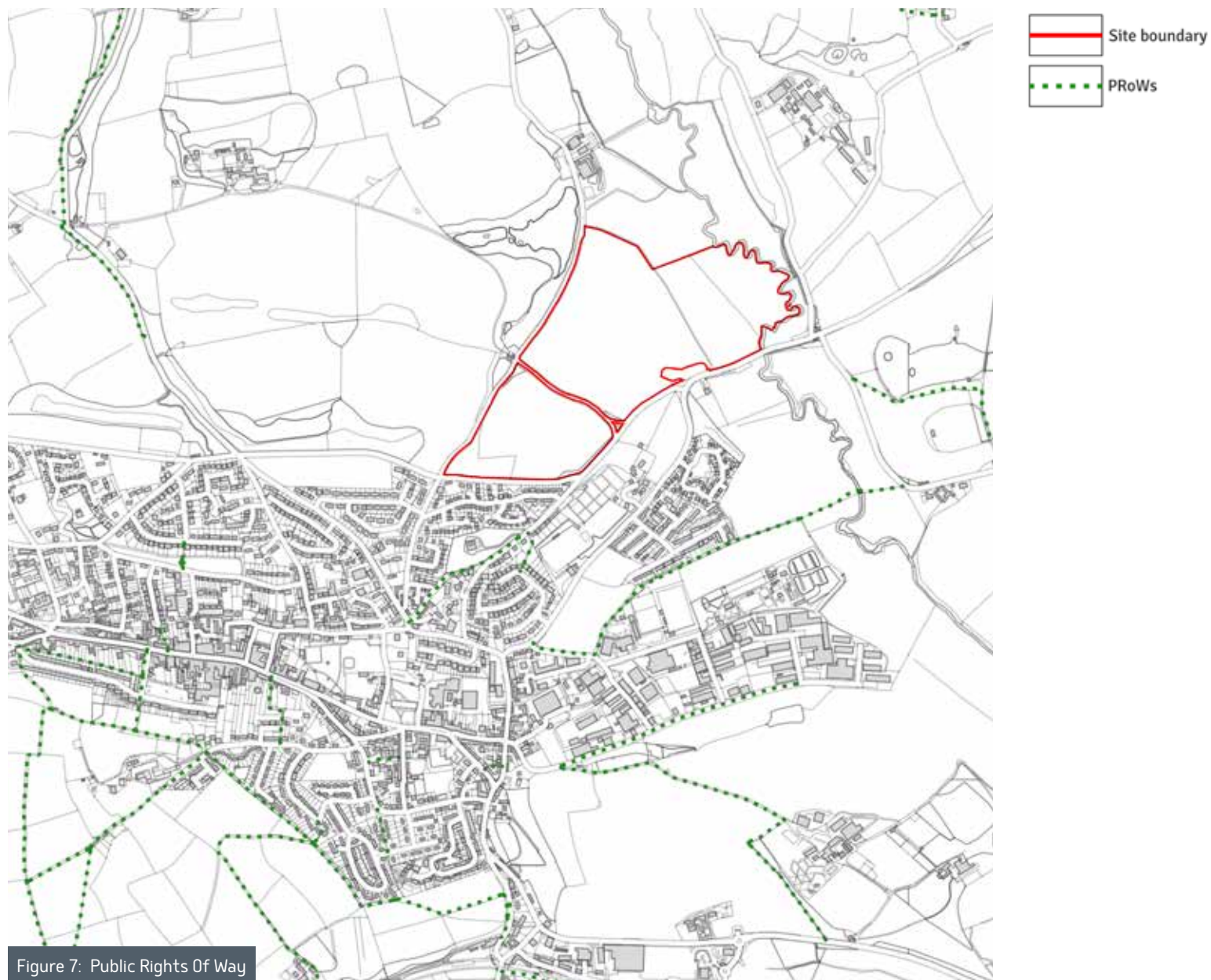




Figure 6: Site Landform

Public Rights of Way (PRoW)

3.1.18. No PRoW pass through or around the Site. The nearest PRoW the Devonshire Heartland Way Long Distance Footpath is approximately 230m south east of the Site at its closest point. It runs in a broadly east-west direction though the grounds of Shobrooke Park where it joins several permissive footpaths which cross the Park. The Long Distance route crosses the River Creedy and continues to the centre of Crediton. Further to the east adjacent to the A3072, Footpath 27 runs adjacent to the road before diverting into the park. There are several PRoW south of Crediton connecting to the wider area but fewer to the north of the town.



Summary of the Site and its Surroundings

3.1.19. The southern parcel of the Site is comprised of a single field and is bound by mature vegetation. Pedlerspool Lane forms the northern boundary, it is lined by mature low hedgerow with hedgerow trees which is interrupted at two locations at field gates. The eastern side of this parcel of the Site is bound by Old Tiverton Road, the road sits in a cutting which is lined on both sides by a belt of mature trees and shrubs. The southern boundary is contained by Stonewall Lane, the residential edge of Crediton is located directly adjacent to the south of Stonewall Lane. The boundaries to the back gardens of these residential properties are frequently lined by hedgerow, trees and shrubs. The western boundary is comprised predominately of mature and dense managed hedgerow with occasional small trees. In the far northwest corner of the Site there is a small stand of mature trees nestled amongst which is East Lodge, Grade II Listed on the west side of the road.

3.1.20. In the north parcel of the Site a single line of telegraph poles crosses the open fields. Pedlerspool Lane forms the southern boundary of this section of the Site, mature hedgerow and mature trees line the road. The eastern boundary is lined by low managed hedgerow and mature trees. This part of the Site is sectioned into four broad areas by lines of low hedgerow and post and wire fencing, there are two ditches that cross the Site in a south-south easterly direction with grazed areas and arable. Within the Site there are isolated mature trees located along the hedge lines. The western edge of the Site is contained by trees within Creedy Park on the western side of the boundary road. The northern boundary of the Site is formed by the meandering path of the River Creedy and mature riparian vegetation.



View from southern tip of the site

3.2. PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

3.2.1. The landscape character assessment approach is a descriptive approach that seeks to identify and define the distinct character of the landscapes that make up the country. This approach recognises the intrinsic value of all landscapes, not just 'special' landscapes, as contributing factors in people's quality of life, in accordance with the European Landscape Convention. It also ensures that account is taken of the different roles and character of different areas, in accordance with the NPPF Core Principles.

3.2.2. The description of each landscape is used as a basis for evaluation in order to make judgements to guide, for example, development or landscape management. Figure 8: National Character Areas illustrates the extent of the published landscape character areas in the vicinity of the Site.

National Landscape Character

3.2.3. As part of Natural England's responsibilities in delivering the Natural Environment White Paper, Biodiversity 2020 and the European Landscape Convention, Natural England has developed a series of National Character Area (NCA) profiles. These NCA profiles provide a broad range of information including an outline of the key characteristics of a given area; a description of the ecosystem services provided and how these relate to people, wildlife and the economy; and identify array of opportunities for positive environmental change.

3.2.4. The Site lies within the western extent of NCA Profile 148: Devon Redlands. The key characteristics of the NCA that have relevance to the appraisal of the Site and wider area are:

» *"Hilly landscapes of villages, hamlets, farmsteads, hedgebanks and winding sunken lanes, rising in height towards the fringes of the NCA. Steep-sided but flat bottomed river valleys cut through the hills opening into wide flood plains...;*

- » *Red soils derived from the Permo-Triassic sandstone and red-tinged cob buildings give the name to this NCA;*
- » *Large woodlands confined mainly to steep valley sides. In upper valleys small, broadleaved woodlands and copses give a strong sense of enclosure and provide valuable habitat for wildlife...;*
- » *Mixed farming predominates... Fields tend to be small and irregular with dense hedgerows on top of earthbanks in the transitional areas, while there is a larger, more open field pattern elsewhere;*
- » *A high frequency of designed landscapes; and*
- » *Cob, red sandstone and thatch buildings are distinctive of the area."*

3.2.5. A series of landscape opportunities are identified and includes:

- » *"Create new landscapes around the fringes of new developments... making the most of existing landscape features and supporting the diverse landscape character and biodiversity."*

3.2.6. Overall the NCA is considered to be in good condition, with many of the landscape features such as copses of broadleaved woodland remaining generally intact. The Site itself represents several of the key characteristics identified within the NCA, Stonewall Lane which runs along the southern boundary of the Site is a sunken lane lined with hedgebanks which is a key characteristic of the NCA. The NCA as a whole has a scenic quality, amongst the rolling landform sit historic parks and gardens, the area as a whole is devoid of large intrusions from development.

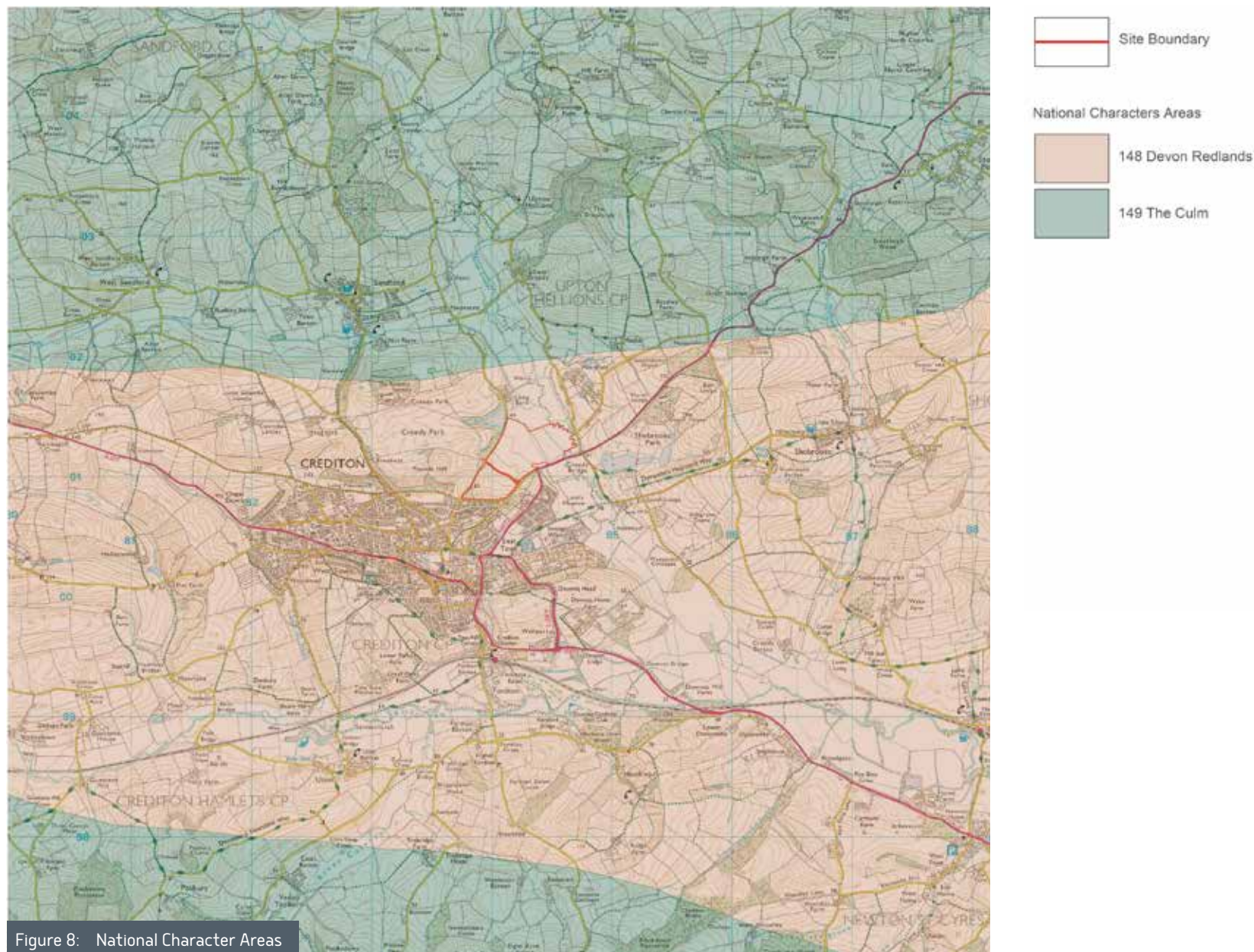


Figure 8: National Character Areas

Devon Landscape Character Types and Devon Character Areas

Yeo, Culm and Exe Lowlands LCA

3.2.7. The Site is identified within the Yeo, Culm and Exe Lowlands LCA (Figure 9: Devon Landscape Character Areas) which is described as, a quiet and peaceful landscape which is visually self-contained, but with the occasional long view along river valleys. The Rivers Yeo and Creedy meander through the landscape within wide floodplains. Fields are generally medium to large and semi-regular in shape divided by thick often flower rich hedgerows, hedgerows sometimes hedgerow trees. Villages and farms are connected by a network of often straight sunken lanes which run between two hedgebanks. Parkland Estates often found in valley side locations to maximise views out locally influence the character of the landscape.

3.2.8. "Special Qualities and Features" identified include, undeveloped high land north, west and south of Crediton that provides a valuable setting of the town, Shobrooke Park (Grade II Registered Park and Garden) Creedy Park and, long distance recreational routes the Devonshire Hartland Way which follows the River Creedy.

3.2.9. The Overall strategy for the areas is:

"To protect the area's rural character and enhance the landscape and biodiversity interest of the agricultural landscape. The area's distinctive patchwork of hedged fields, traditional orchards and varied agriculture is retained and enhanced. The river valleys are well managed to function as flood plains and as a biodiversity resource. Archaeological and historic features within the landscape are protected, and opportunities for access are enhanced."

3.2.10. Guidelines to protect the LCA include:

- » *"Protect hedgerows and hedgerow trees from further loss, in order to retain the 'patchwork' effect of fields within the landscape;*
- » *Protect the setting of Crediton;*
- » *Protect the historic built fabric of the area, ensuring that any new development is appropriate in scale, well designed and sited, and respects traditional vernacular styles and materials;*

» *Protect historic lanes and their associated hedgebanks...;*

» *Protect floodplains from development, enabling them to retain their functions as floodplains, and reduce the likelihood of downstream flooding; and*

» *Protect high-quality agricultural land from development."*

3.2.11. Guidelines to manage the LCA include:

» *"Manage agricultural land, retaining historic features and enhancing its biodiversity through (for example) the introduction of grass buffer strips around the edges of arable fields, and re-linking hedgerows as wildlife corridors; promote the learning of traditional agricultural skills;*

» *Manage trees, hedgerows, hedgebanks copses and woodland to promote species diversity (using traditional techniques such as pollarding and coppicing where appropriate);*

» *Manage river corridors and floodplains to enhance their biodiversity and flood water storage function; and*

» *Manage parkland and veteran trees, including planting the next generation of specimen parkland trees and encouraging open-grown trees within the wider countryside."*

3.2.12. Guidelines to plan for the LCA include:

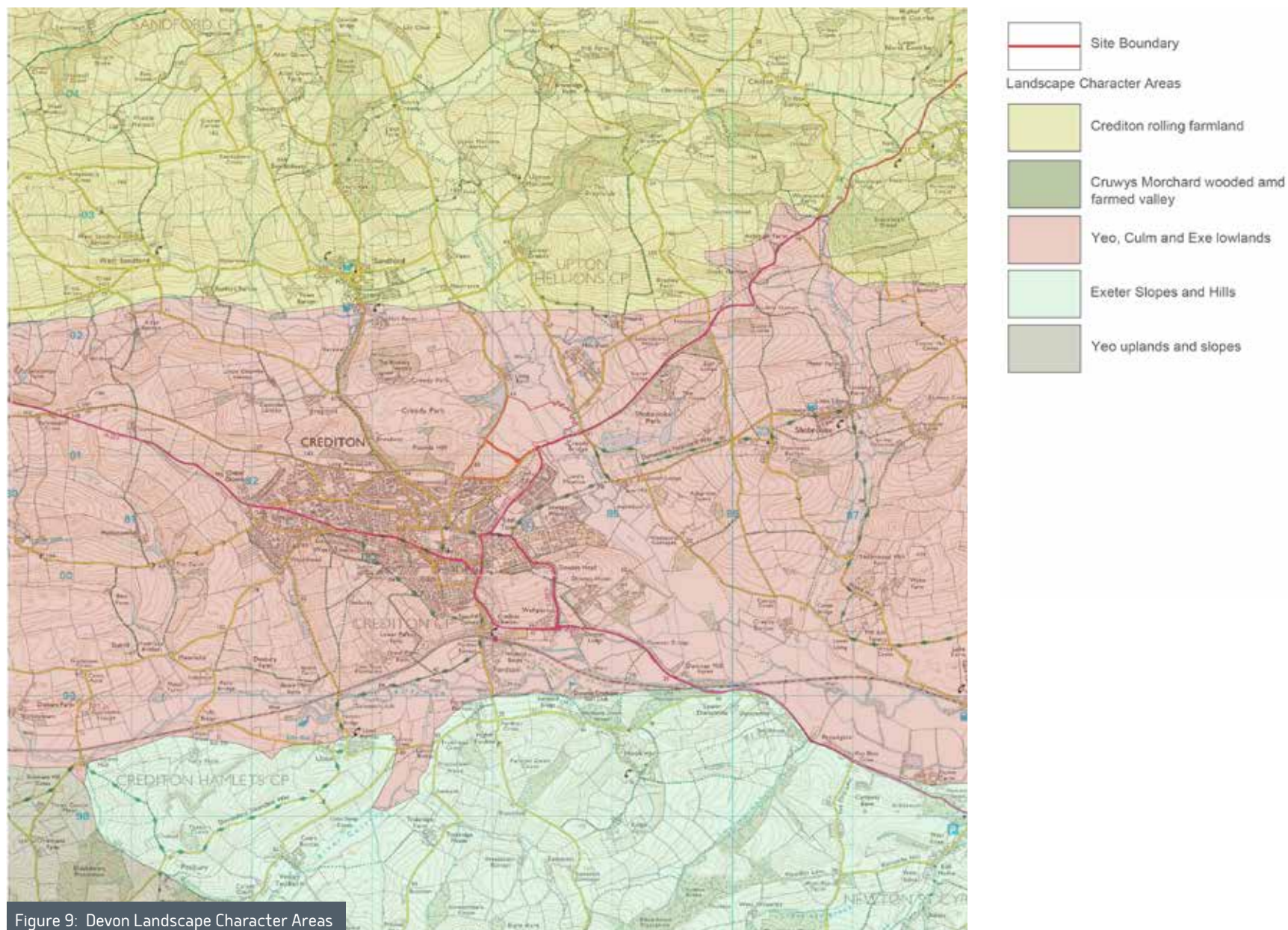
» *"Plan to extend and link semi-natural habitats and hedgerows to increase their biodiversity value and resilience to climate change;*

» *Plan to improve the rights of way network along river valleys and into areas of higher land, to increase the accessibility of the countryside;*

» *Plan sensitive siting and design of any proposed settlement extensions to settlements, in order to minimise impacts on the landscape, and aim to reduce developmental pressure on floodplains;*

» *Plan any future development of Crediton to ensure it is sensitively-sited, and incorporates green infrastructure to link the town with the surrounding countryside; and*

» *Plan to reduce light pollution from Crediton and main roads."*



Mid Devon Landscape Character Types

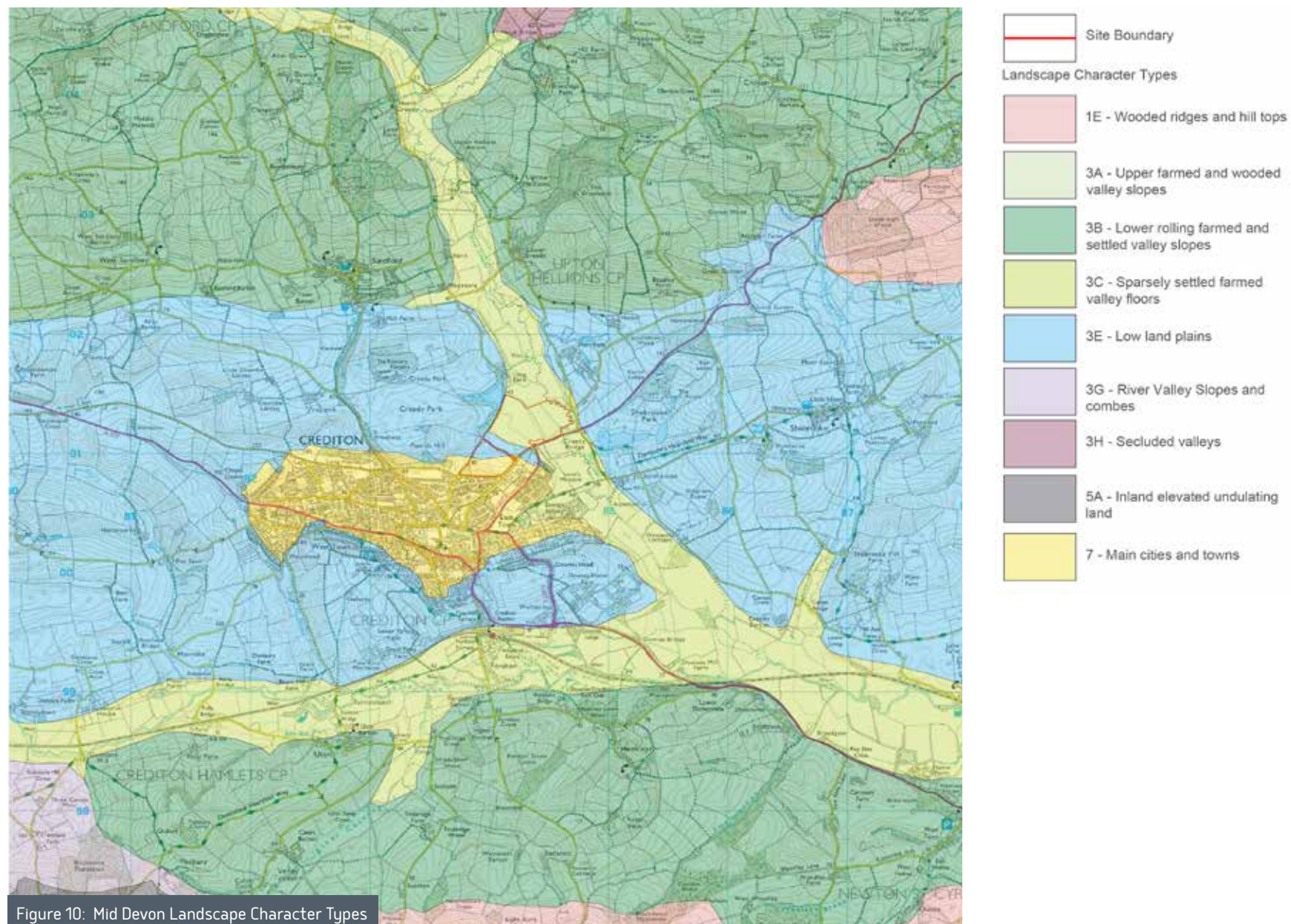
3.2.13. Mid Devon's Landscape Character Assessment was published in 2011 subdivides the NCA into 68 Devon Landscape Character Areas (LCA), these character areas have been further subdivided into 37 Landscape Character Types (LCT). The assessment also identifies objectives to guide landscape change.

Sparsely Settled Valley Floors LCT

3.2.14. Mid Devon Landscape Character Assessment identifies the majority of the northern parcel as falling within the 3C Sparsely Settled Farmed Valley Floors LCT (Figure 10: Mid Devon Landscape Character Types) which is described as a landscape consisting of rivers or streams and related flat or gently sloping valley bottoms found within the low lying areas of the District. This type extends over the valley floors of the Rivers Yeo and Creedy. Villages and hamlets are characteristically found alongside the rivers and there are a number of prominent land uses associated with the river, such as mills, fish farms and factories. There is also a high number of locally valued features present such as meadows, bridges and weirs.

3.2.15. Characteristic features within the LCT include:

- » *"Low-lying flood plains of the lower reaches and broader parts of the river valleys. A medium to small scale landscape, characterised by relatively narrow strips of gently sloping or level land with a smooth surface topography;*
- » *This landscape has an inherently damp character. In places this damp character becomes wet, with sinuous rivers meandering across the plains. Some streams diverge, and the split channels create wetland, and a number of water bodies;*
- » *The woodland patterns tend to be sinuous, with small-scale scattered deciduous stands. Tree cover along the riverbanks creates a sense of spatial enclosure, with species, including alder, ash, oak and hawthorn;*
- » *This is a pastoral landscape with locally improved grasslands within a mosaic of generally grazed and rough meadows. The field vegetation tends to be mixed with marshy areas of rushes, which become more scattered on the drier, better-drained land;*
- » *This landscape experiences greater levels of enclosure due to woodland and the rising landform. Hedges and hedgerow trees further reduce the level of visibility particularly on the narrower sections. Where the valleys broaden towards the south, the levels of visibility and available views increase and the landscape has a more open and exposed character;*
- » *The hamlets and roadside cottages are linked by a network of winding lanes narrowly contained by high hedges on banks. Some are sunken lanes. There are some public rights of way, however this is an inherently inaccessible and isolated landscape;*
- » *Settlements within this landscape tend to have developed over time by spreading up onto higher land away from the rivers, rather than along their banks...;*
- » *Transport routes through this landscape are highly visible. Characteristically roads follow the valley floor edge, above the risk of flood. Some of the minor roads have stonewalls or hedges separating the valley from the valley sides and there are many stone bridges crossing the rivers; and*
- » *The mainline train from Penzance to London runs through the Culm Valley within the district..."*



Lowland Plains LCT

3.2.16. The majority of the southern parcel of the Site falls into “Main cities and towns” which covers the settlement of Crediton, which is not classed as a landscape character type due to its built nature. The northern end of the south parcel and southern end of the north parcel falls within LCT 3E Lowland Plains, this landscape is typically present around Crediton and east of the River Creedy. It is an open, low lying flat landscape and is a prosperous agricultural area. Primarily managed as arable farmland with some areas of improved grassland. This is a traditional Devon landscape where the Redlands characteristics are superimposed on the rolling landform. There are some early but isolated settlements and notable estates and manor houses within the area that have important visual relationships to the broader landscape and designed vistas.

3.2.17. Characteristic features of the LCT include:

- » *“Gently rolling middle ground to lowland with smooth, rounded hilltops that have concave lower and convex upper slopes;*

- » *An agrarian landscape with medium to large scale field patterns;*

- » *Fields are divided by hedgerows and hedgebanks, with the hedges forming spines along the rolling hills, with rib-like hedges crossing the convex slopes down into the valleys. These hedges are distinctive in their regularity and simplicity;*

- » *Hedgerow trees are infrequent within the type. Individual trees within amalgamated fields indicate the positions of lost hedges;*

- » *Copses and discrete woodlands are characteristic. In some areas the fields are defined by hedgerow trees with isolated clumps of trees on hillsides or ridge lines...;*

- » *Whilst there are a number of outlying, regularly distributed farms and villages, hamlets and small groups of houses, this is generally a sparsely populated area;*

- » *The landscape is dotted with large-scale farmsteads which tend to be located on the rolling sides of the land, above the valley floor. Villages tend*

to be located either near to valley crossing points or on the higher ground. Modern steel framed farm buildings are sited alongside the more traditional farm building style of cob and thatch;

- » *The tree cover is enriched by parks around small manor houses. There are two notable estates at Crediton present within the landscape, Creedy Park and Shobrooke Park. These have a parkland and large-scale pastoral character created through the absence of hedges and are characterful of clump tree planting within extensive shelterbelts;*

- » *Views are highly variable. The landscape is semi-open with some long extensive views afforded from on top of hilltops. Where hedges are high views are mostly framed or confined with glimpses into and out only present from field gate openings;*

- » *Historic features include the parklands near Crediton...;*

- » *Roads are straight or very gently winding in nature and characterised by narrow routes that are lined with traditional hedgebanks...; and*

- » *The landscape typically has short vistas terminated by a backdrop of curving hills with occasional long views from prominent locations, giving rise to a patchwork of irregular shaped fields with green pastures.”*

3.3. LANDSCAPE RECEPTORS

3.3.1. From the baseline information a range of landscape features and components present on the Site which contribute to the overall character of the Site have been identified as potential sensitive landscape receptors. Given their condition and contribution to the landscape, as noted in the context of the aforementioned landscape baseline information, their sensitivity to the type of development proposed is noted within the Table 1: Landscape Receptor Sensitivity.

Table 1: Landscape Receptor Sensitivity

LANDSCAPE RECEPTORS	SENSITIVITY
LANDSCAPE CHARACTER AREAS	
National Character Area (NCA) 148: Devon Redlands	Medium
LCA: Yeo, Culm and Exe Lowlands	Medium
Landscape Character Type (LT): Sparsely Settled Farmed Valley Floors	Medium
Landscape Character Type (LT): Lowland Plains	Medium
LANDSCAPE FEATURES AND COMPONENTS WITHIN THE SITE	
Tree blocks and belts	Medium
Boundary hedgerows and hedgerow trees	Medium
Agricultural fields	Low
River Creedy edge and floodplain	High
Vegetation associated with Pedlerspool Lane	Medium
Sloping landform	Medium

3.4. LANDSCAPE SUMMARY

3.4.1. A landscape appraisal has been undertaken to ascertain the existing character of the Site. This is accomplished through recording and analysing the existing landscape features and characteristics, the way the landscape is experienced, and the value or importance of the landscape and visual resources in the vicinity of the Site. The elements of the landscape that contribute to landscape character include the built and natural form, the pattern of features, detailing, scale, planting, land use and human perception. In this regard, landscape character is derived as a result of the perception of, and action and interaction between, natural and human factors.

3.5. VISUAL APPRAISAL

3.5.1. A visual appraisal has been undertaken to determine the relationship of the Site within its surroundings and its approximate extent of visibility within the wider landscape from publicly accessible locations. This was undertaken as an initial desk top study to establish the extent of potential views to the Site.

3.5.2. The Zone of Theoretical Visibility or ZTV is identified as the general area around the Assessment Site which may provide views of the Proposed Development. Following this, the public locations within the area were visited and photographs taken of the Assessment Site. The ZTV area only provides an area of search for potential views as it includes many locations where no view can be gained due to intervening buildings hedges or tree cover. The views were categorised in terms of their relative sensitivity based on the nature of the viewpoint, the condition of the existing view and relative numbers of viewers. A further ZTV study can be found in Appendix 2.

3.5.3. Representative views, selected to depict the views obtained towards the Site, are presented in viewpoints 1-13, the locations of which are identified on Figure 12: Viewpoint Location Plan. The photographs were taken on the 23rd of April 2016. The value and susceptibility of the representative visual receptors identified is outlined in Table 2: Visual Receptor Sensitivity.

3.5.4. The visual appraisal was undertaken from publicly accessible viewpoints within the surrounding landscape, such as from roads and footpaths to determine the approximate extent of the area from which the Site is visible from the eye level of a person standing on the ground. The potential visibility of the Site is largely determined by the intervening landform and built form, as topographic features such as ridgelines and subtle undulations may block or curtail views towards the Site. In addition land cover has an important role in determining potential visibility as woodland, tree belts or built forms may contribute to additional blocking, filtering or curtailing of views.

3.5.5. There is, in most visual appraisals, a continuum of degrees of visibility ranging from no view of the Site to full, open views. To indicate the degree of visibility of the Site from roads, public rights of way and properties, three categories of visibility have been used in this assessment:

- a) Open view: A clear view of a significant proportion of the Site within the wider landscape.*
- b) Partial view: A view of part of the Site or a filtered view of the Site, or a distant view in which the Site is perceived as a small part of the view; and*
- c) Truncated / No view: Views towards the Site are curtailed by visual barriers, such as intervening topography, vegetation or built forms.*

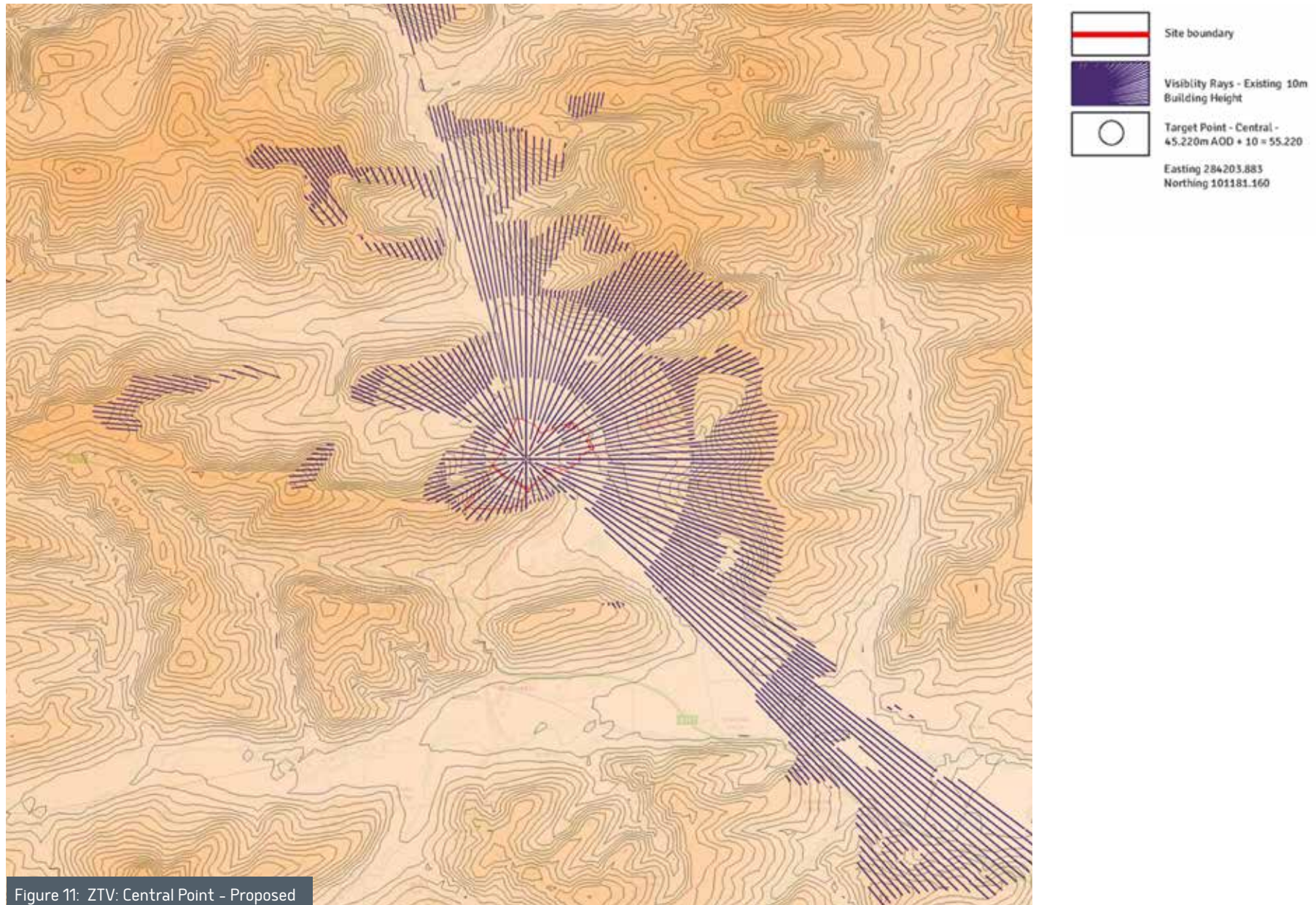


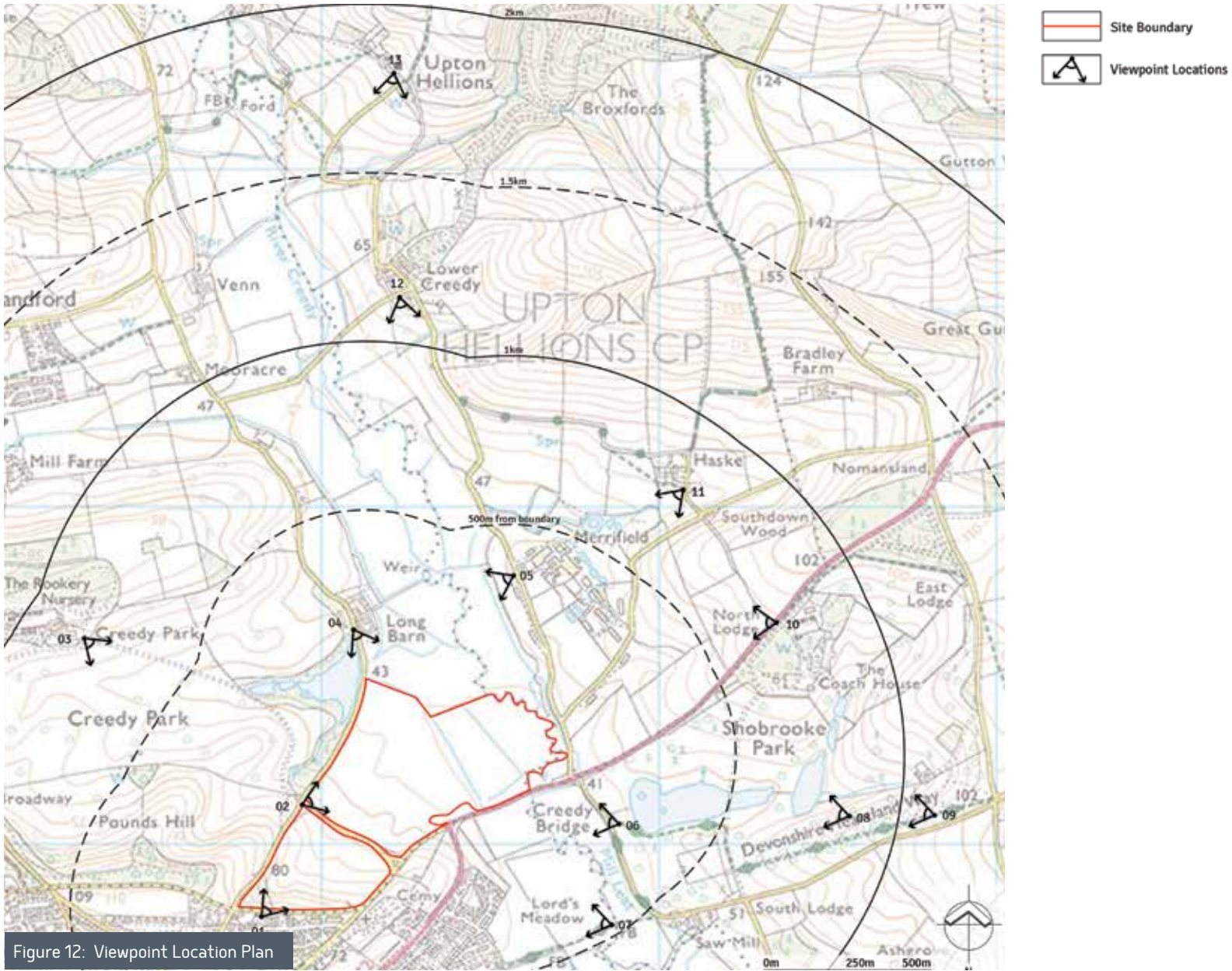
Figure 11: ZTV: Central Point - Proposed

3.6. VISUAL RECEPTORS

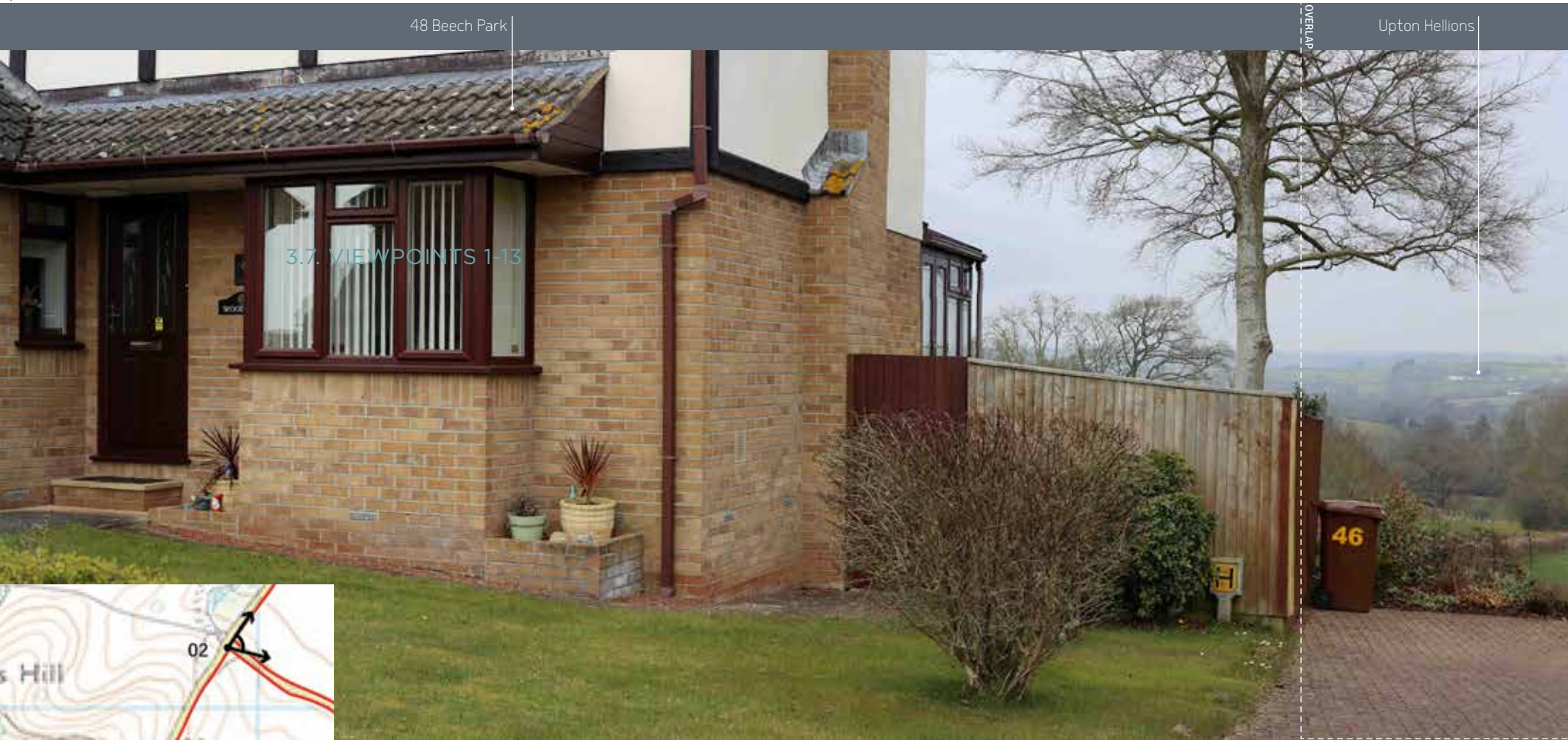
3.6.1. Viewpoints (01-13) represent a range of visual receptor groups who are sensitive to the effects of the proposed Development from the selected representative viewpoints. The judgement of visual receptor sensitivity is the result of a combined judgement of the receptor group’s susceptibility to change and the value of the view. The following summarises the sensitivity of the identified visual receptors which are assessed within this LVIA at Appendix 4: Visual Effects.

Table 2: Visual Receptor Sensitivity

VISUAL RECEPTORS	SENSITIVITY
Users of the Devonshire Heartland Way long distance route (represented by Viewpoints 06-09)	High
Visitors to the church of St Mary the Virgin (Grade 1)	High
Visitors and residents of Creedy Park (Viewpoint 03)	High
Residents, including farmsteads (represented by Viewpoints 01,02,04 and 05)	Medium
Users of PRoW Upton Hellions Footpath 1 (represented by Viewpoint 11)	Medium
Road users including: Pedlerspool Lane, A3072, Thornhedge Lane and several other unnamed local roads (represented by Viewpoints 02,04,05,10 and 12)	Low



Approximate extent of Site boundary extends beyond the panorama



3.7. VIEWPOINTS 1-13



VIEWPOINT 01: FROM BEECH PARK

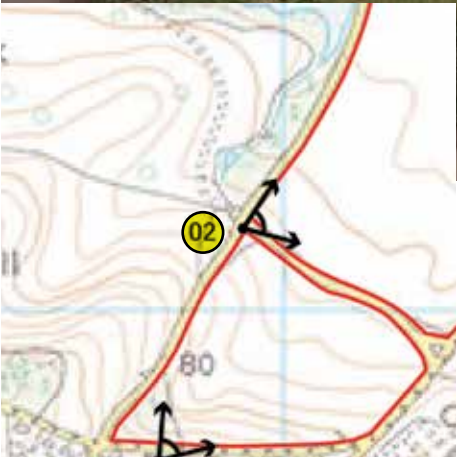
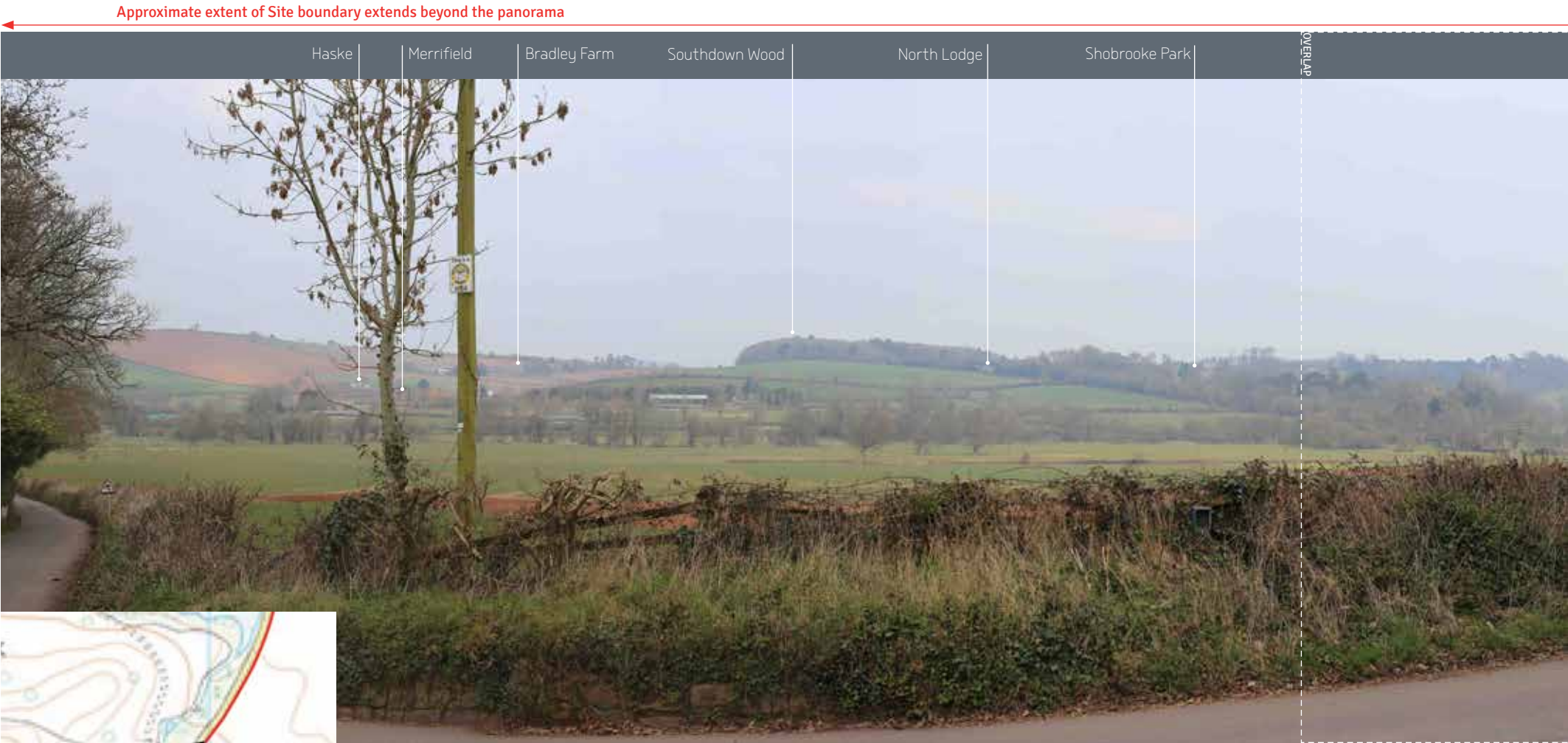
Viewpoint Details

View Direction: North
Date: 23/03/2016
Time: 14:11

Grid Reference: 283824, 100781
Elevation: 91m AOD
Distance to Site: 29m

Approximate extent of Site boundary extends beyond the panorama →





VIEWPOINT 02: AT THE JUNCTION OF PEDLERSPOOL LANE WITH POUNDS HILL ADJACENT TO EAST LODGE (GRADE II)

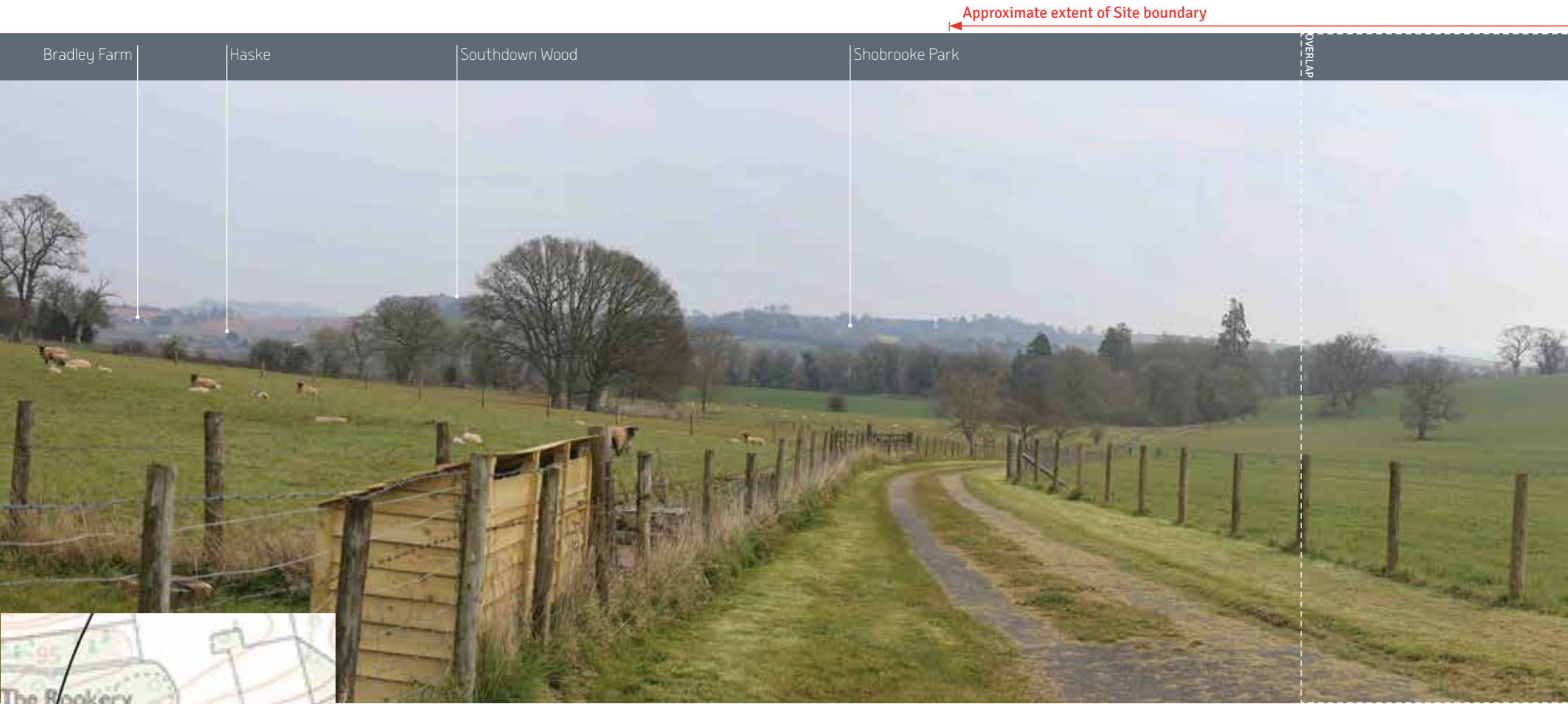
Viewpoint Details

View Direction: Northeast
Date: 23/03/2016
Time: 15:09

Grid Reference: 283943, 101131
Elevation: 67m
Distance to Site: 7m

Approximate extent of Site boundary extends beyond the panorama





VIEWPOINT 03: FROM WITHIN THE GROUNDS OF CREEDY PARK

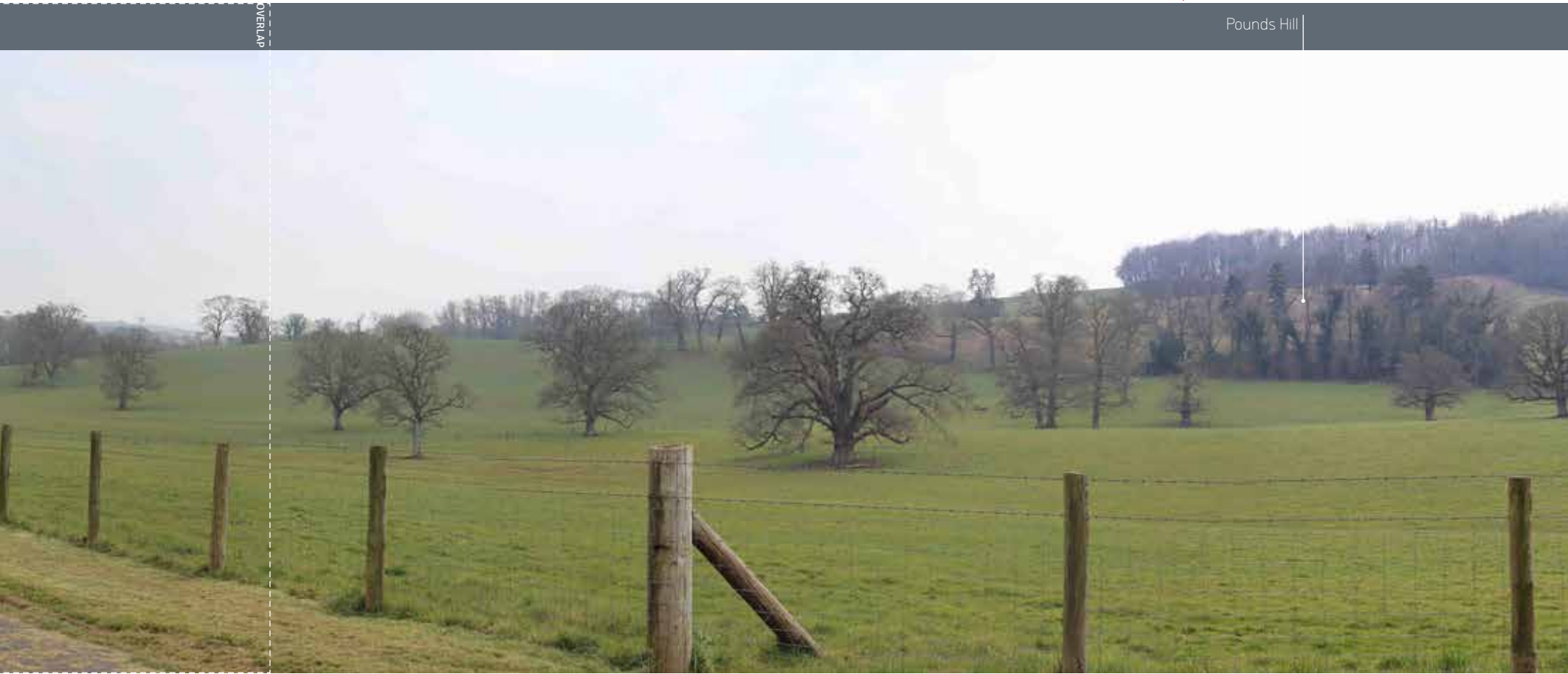
Viewpoint Details

View Direction: Southeast
Date: 23/03/2016
Time: 14:20

Grid Reference: 283305, 101602
Elevation: 61m AOD
Distance to Site: 790m

Approximate extent of Site boundary

Pounds Hill





VIEWPOINT 04: ADJACENT TO LONG BARN NEAR CREEDY MANOR

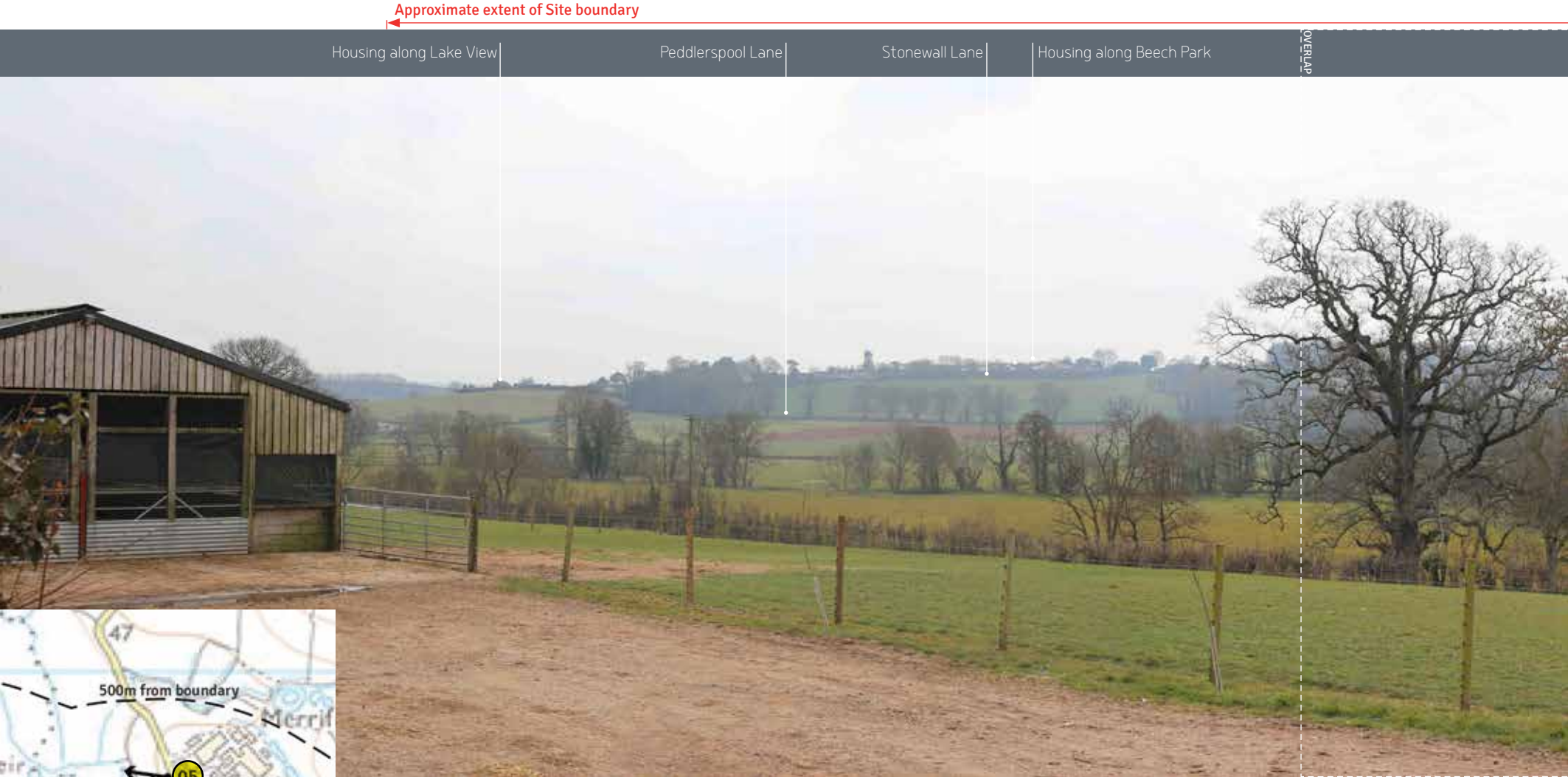
Viewpoint Details

View Direction: South
Date: 23/03/2016
Time: 15:13

Grid Reference: 284087, 101662
Elevation: 51m AOD
Distance to Site: 175m

Approximate extent of Site boundary extends beyond the panorama





VIEWPOINT 05: ADJACENT TO MERRIFIELD FARM

Viewpoint Details

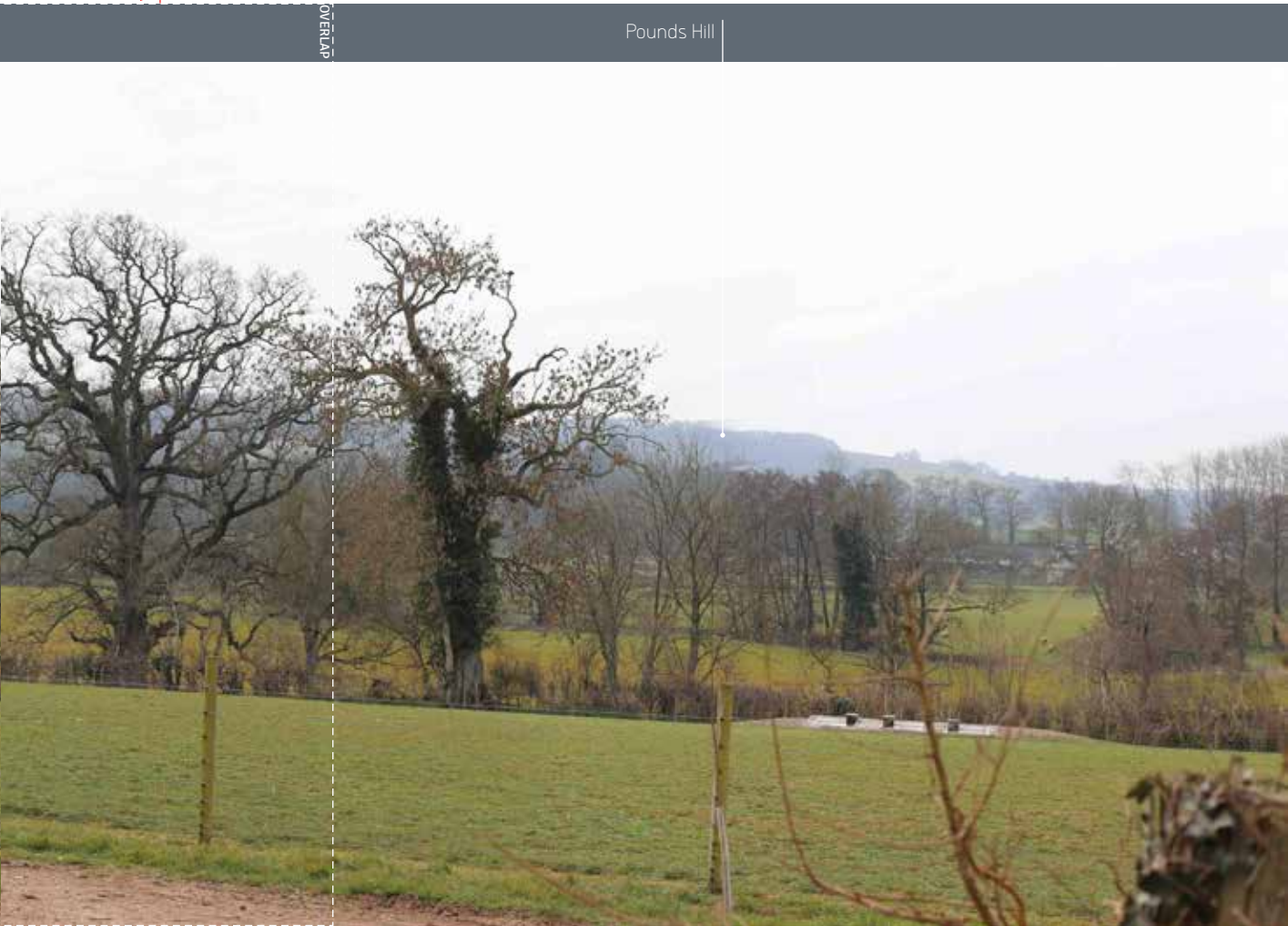
View Direction: Southwest
Date: 23/03/2016
Time: 14:46

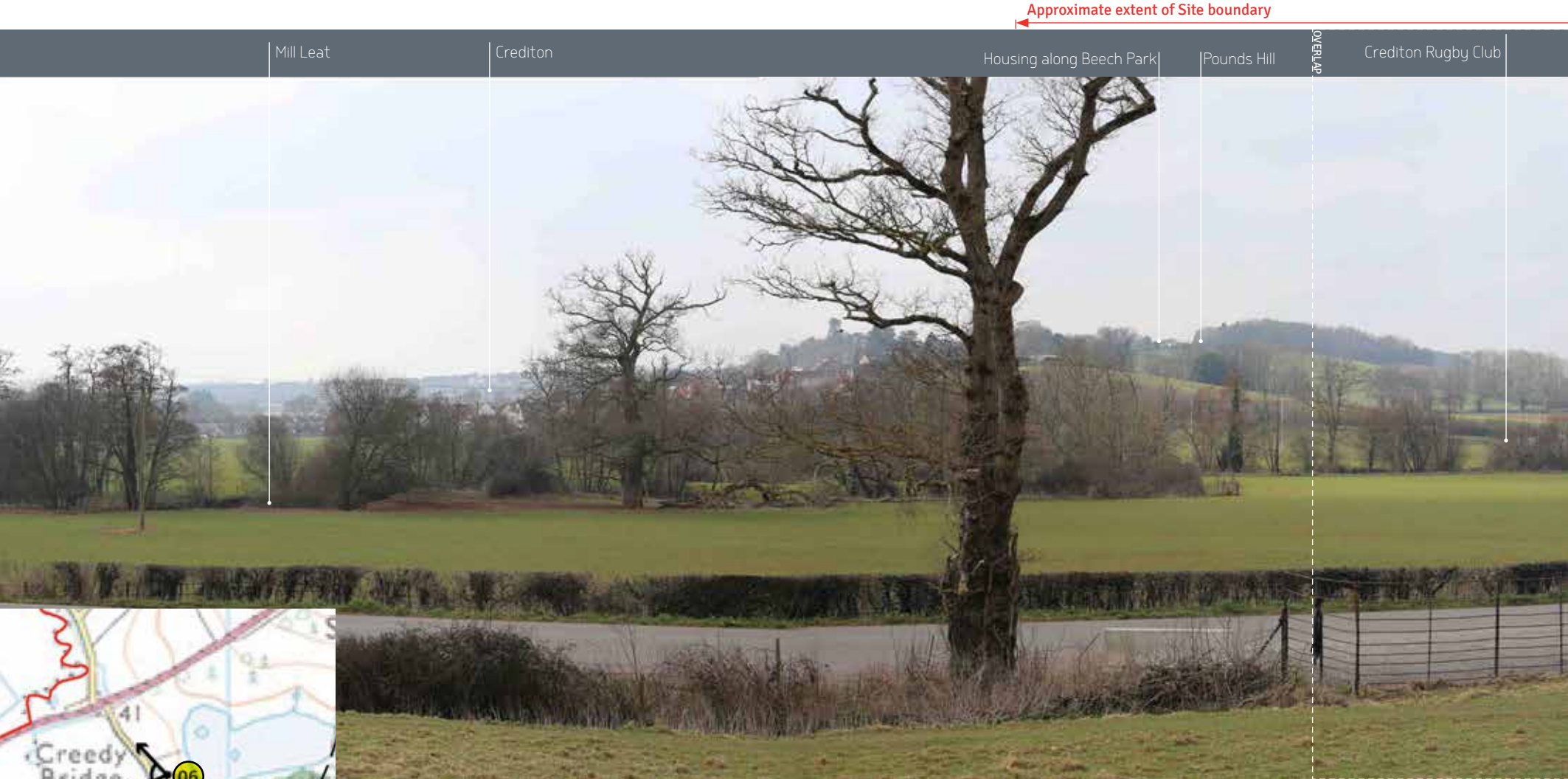
Grid Reference: 284579, 101792
Elevation: 45m AOD
Distance to Site: 349m

Approximate extent of Site boundary

OVERLAP

Pounds Hill





VIEWPOINT 06: FROM THE DEVONSHIRE HEARTLAND WAY (SHOBROOKE FOOTPATH 23) WITHIN SHOBROOKE PARK

Viewpoint Details

View Direction: West- Southwest	Grid Reference: 284875, 101067
Date: 23/03/2016	Elevation: 42m AOD
Time: 13:55	Distance to Site: 287m

Approximate extent of Site boundary





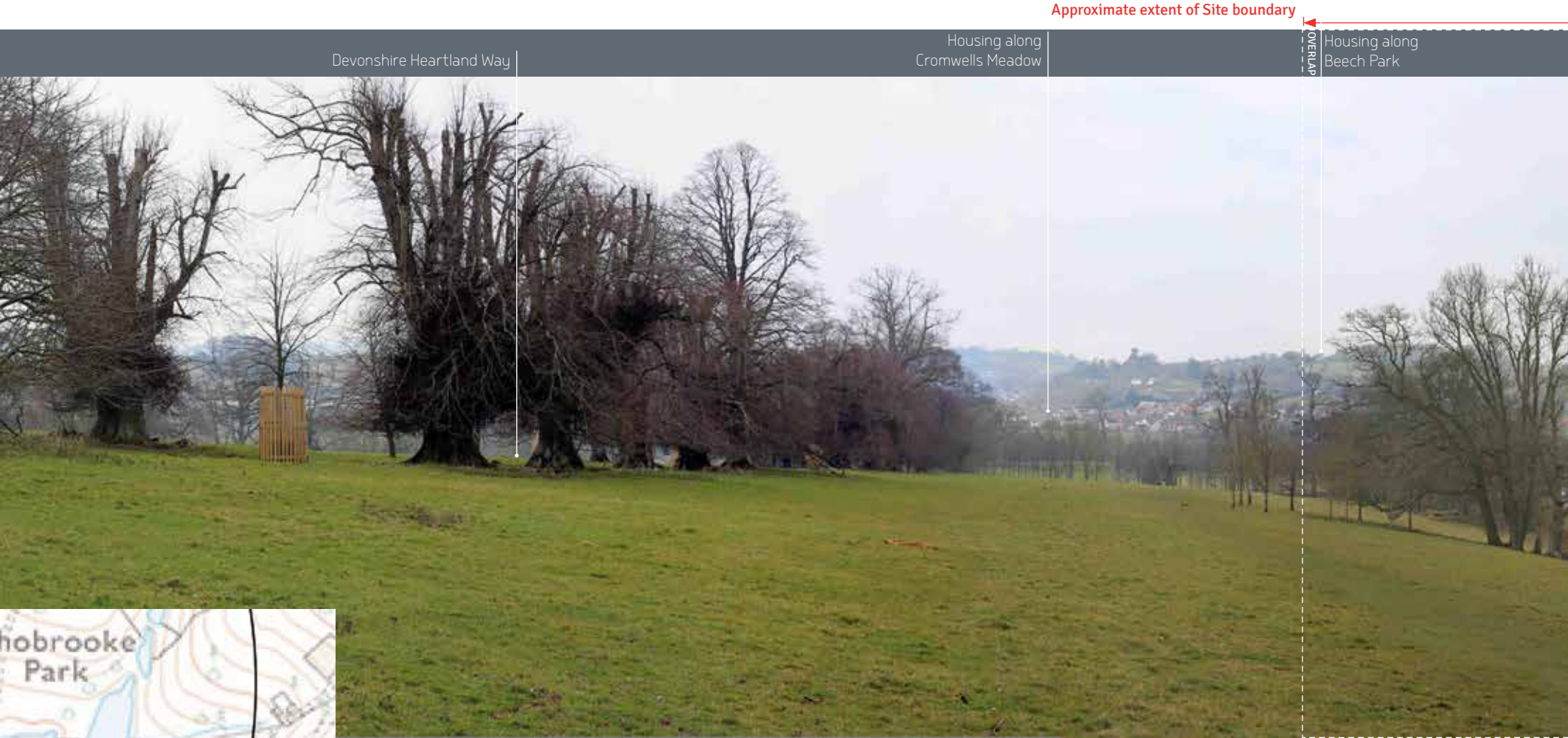
VIEWPOINT 07: FROM THE DEVONSHIRE HEARTLAND WAY (CREDITON FOOTPATH 57) ADJACENT TO MILL LEAT

Viewpoint Details

View Direction: Northwest
Date: 23/03/2016
Time: 14.01

Grid Reference: 284861, 100771
Elevation: 37m AOD
Distance to Site: 461m



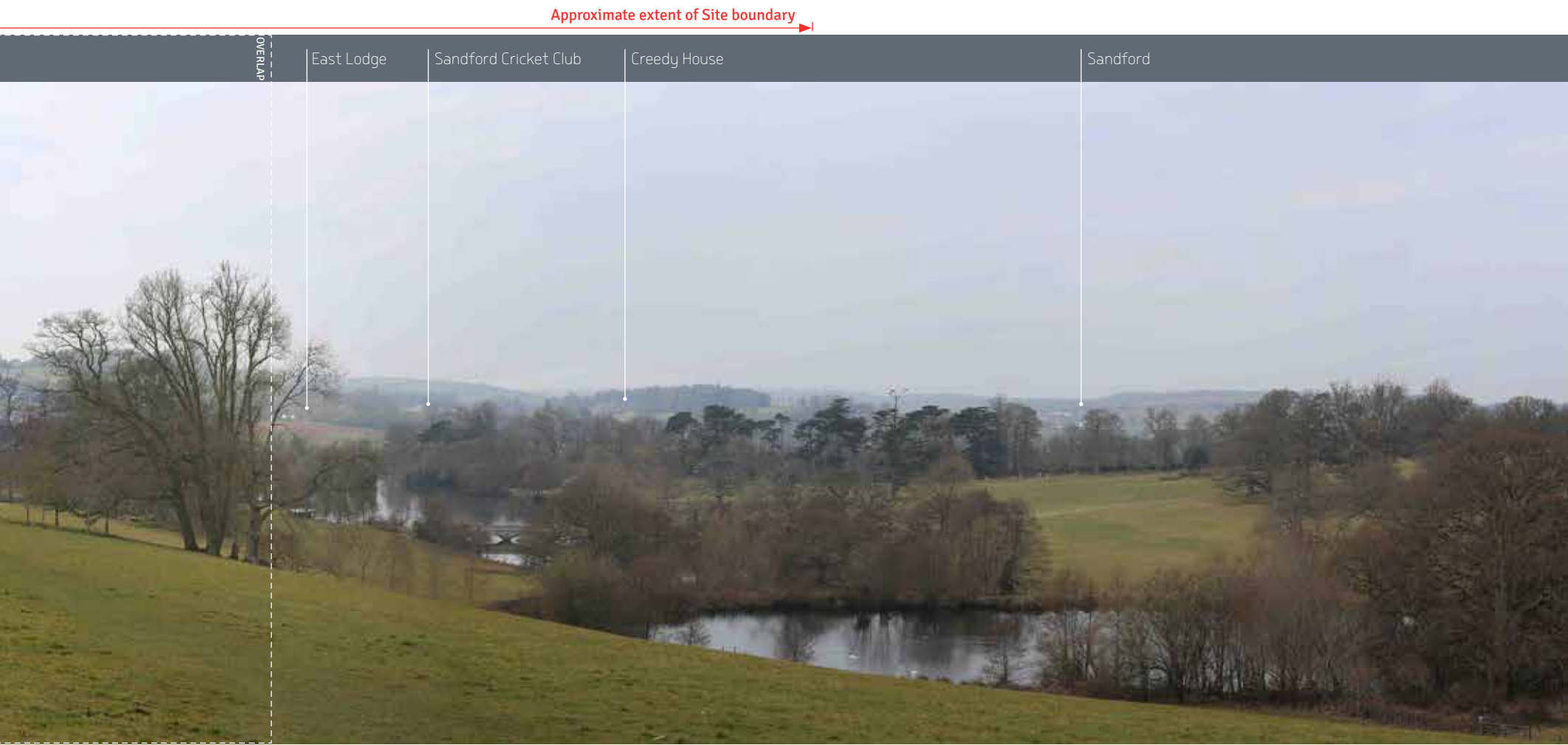


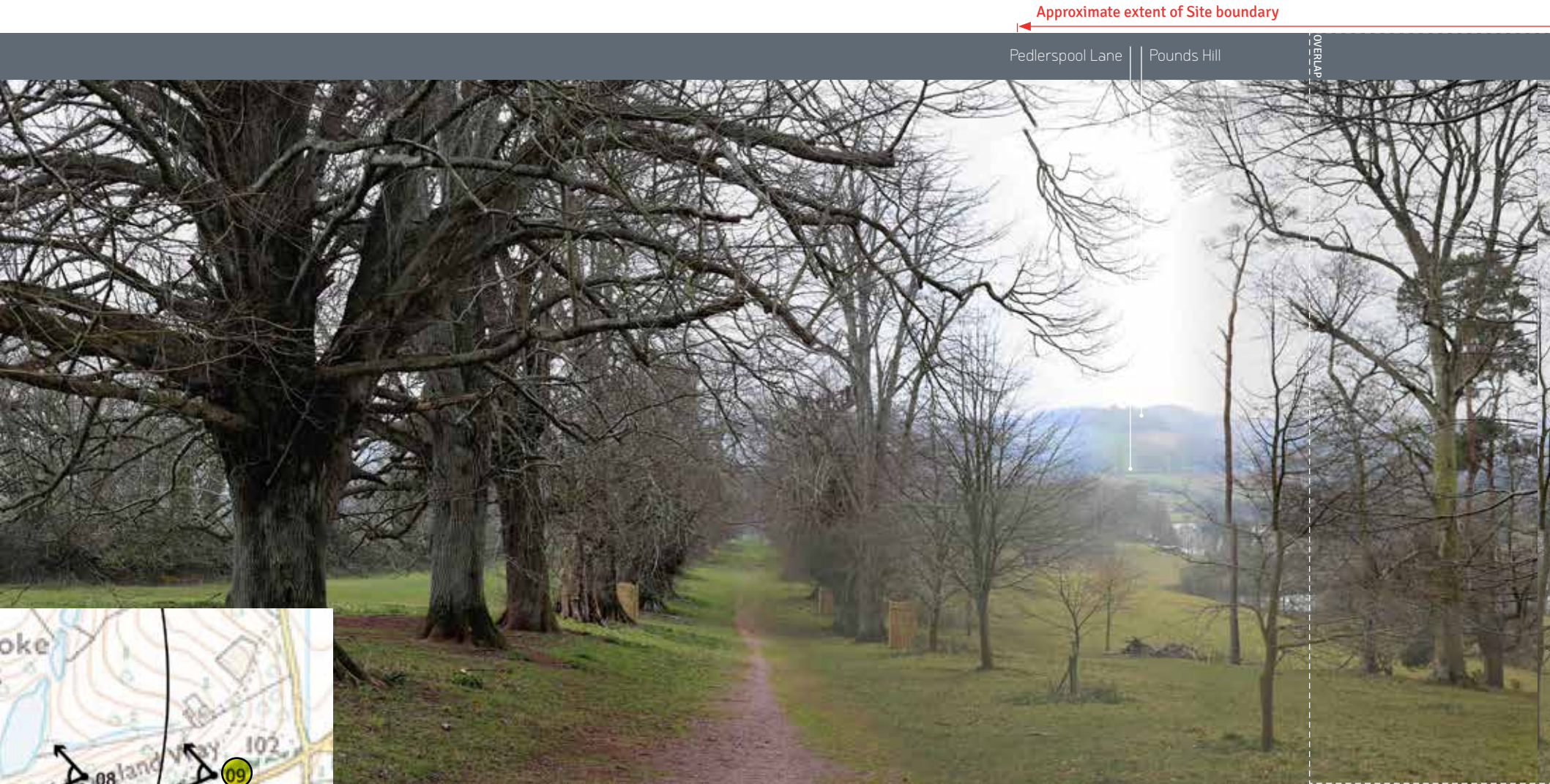
VIEWPOINT 08: FROM SHOBROOKE PARK

Viewpoint Details

View Direction: West
Date: 23/03/2016
Time: 13:25

Grid Reference: 285575, 101083
Elevation: 73m AOD
Distance to Site: 978m





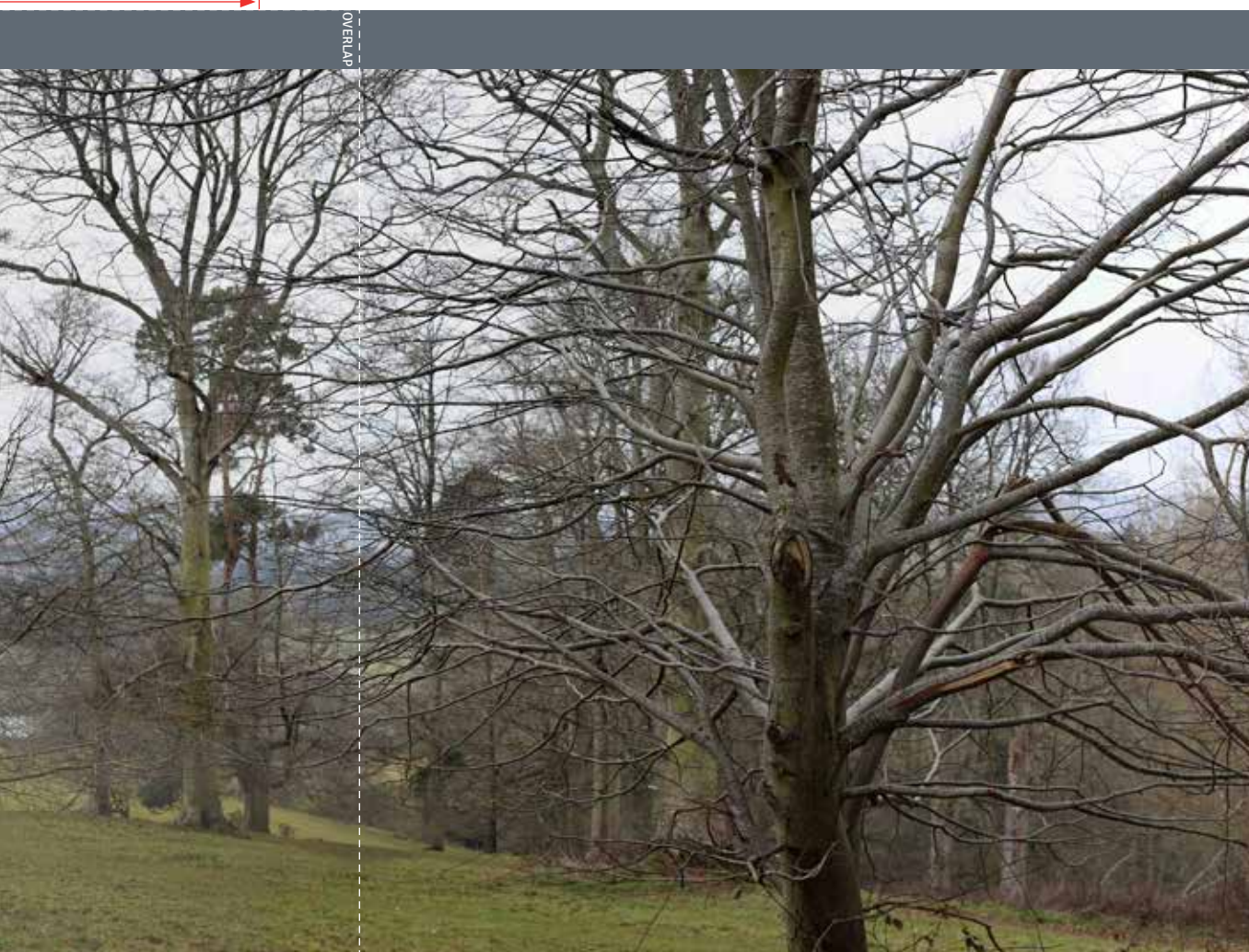
VIEWPOINT 09: FROM THE DEVONSHIRE HEARTLAND WAY (SHOBROOKE FOOTPATH 23) WITHIN SHOBROOKE PARK

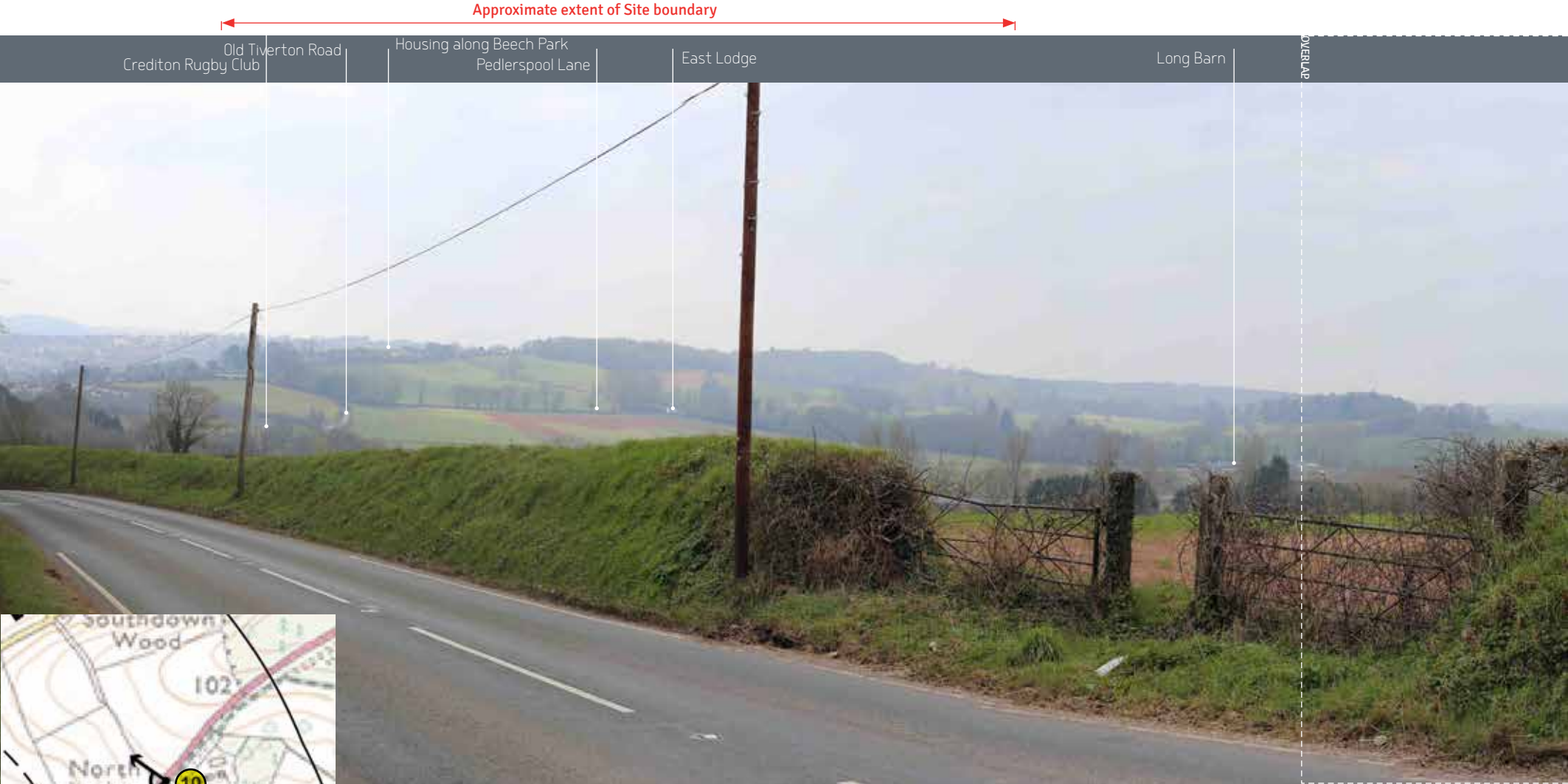
Viewpoint Details

View Direction: West
Date: 23/03/2016
Time: 13:19

Grid Reference: 285816, 101093
Elevation: 94m AOD
Distance to Site: 1.12km

Approximate extent of Site boundary



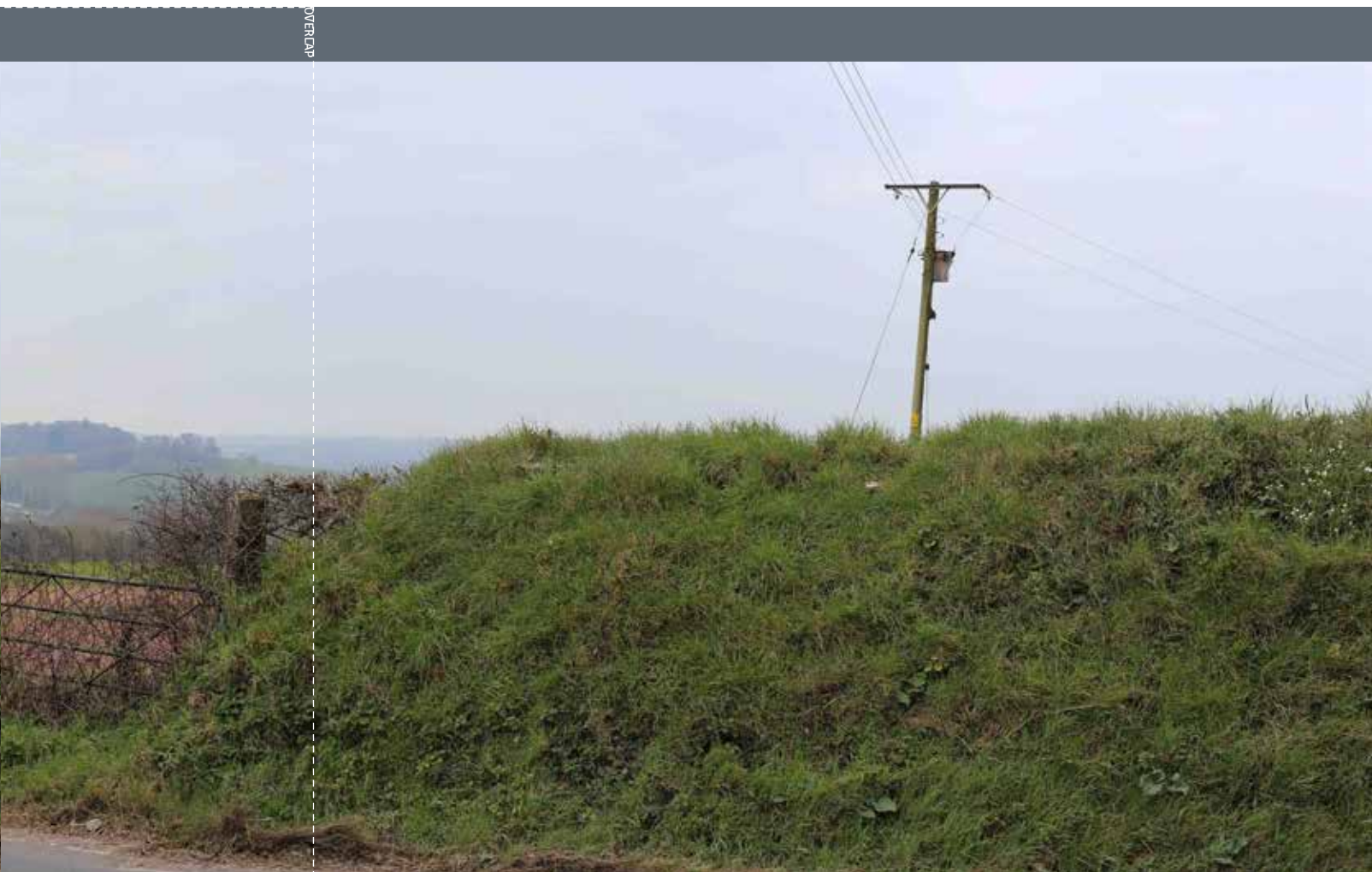


VIEWPOINT 10: FROM THE A3072 ADJACENT TO NORTH LODGE

Viewpoint Details

View Direction: Southwest
Date: 23/03/2016
Time: 13:49

Grid Reference: 285346, 101660
Elevation: 88m AOD
Distance to Site: 735m



← Approximate extent of Site boundary

Housing along Beech Park

Pounds Hill

OVERLAY



VIEWPOINT 11: FROM FOOTPATH (UPTON HELLIONS FOOTPATH 1) IN HASKE

Viewpoint Details

View Direction: Southwest
Date: 23/03/2016
Time: 14:53

Grid Reference: 285080, 102036
Elevation: 65m AOD
Distance to Site: 783m

Approximate extent of Site boundary

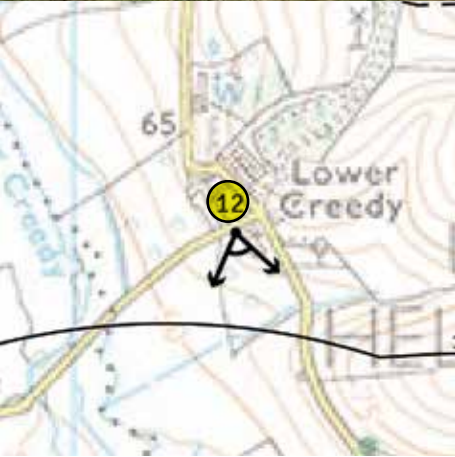
OVERLAP



Approximate extent of Site boundary

OVERLAP

Housing on
Beech Park

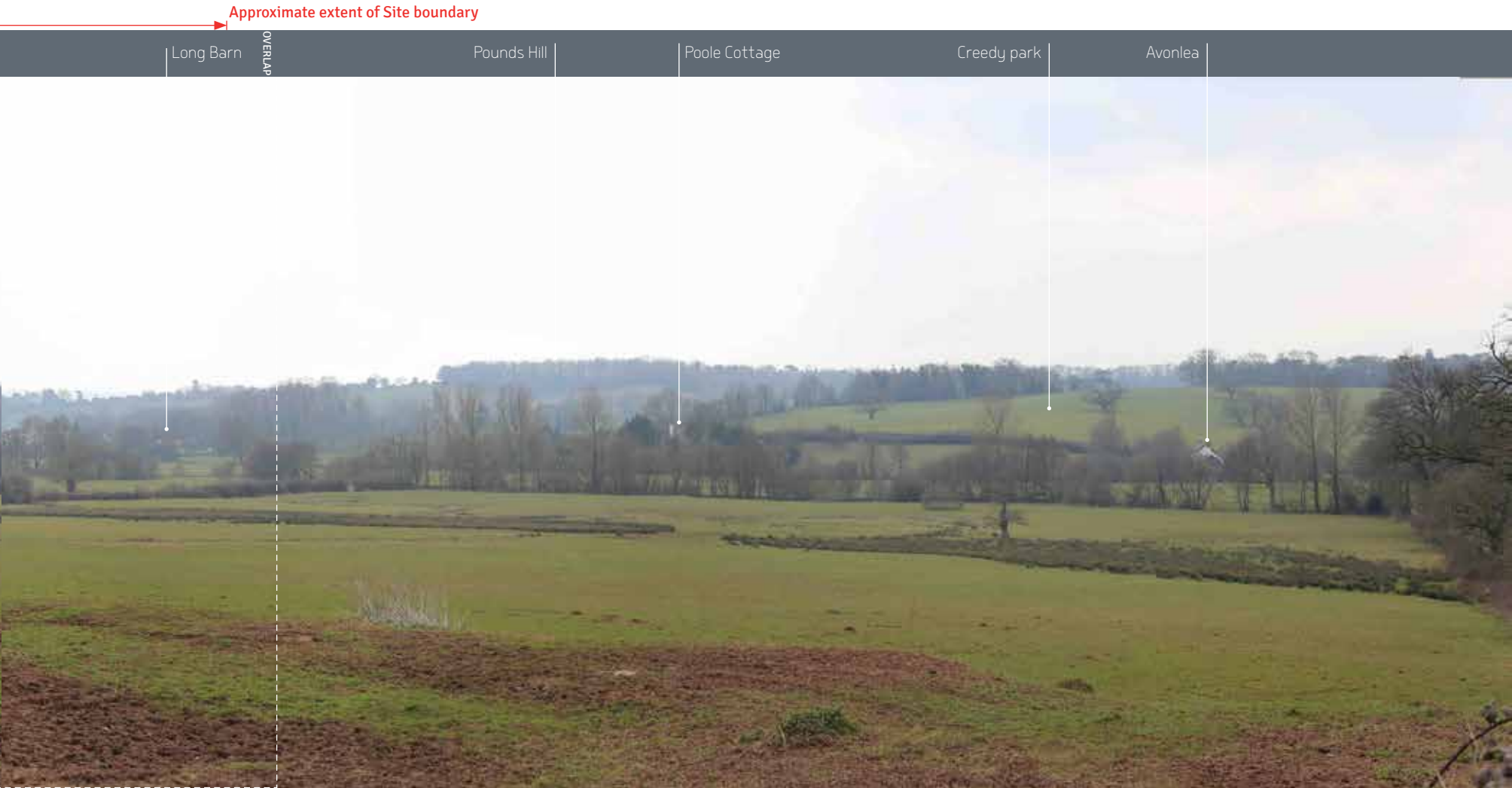


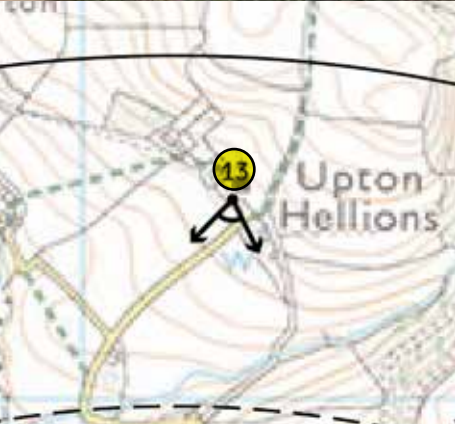
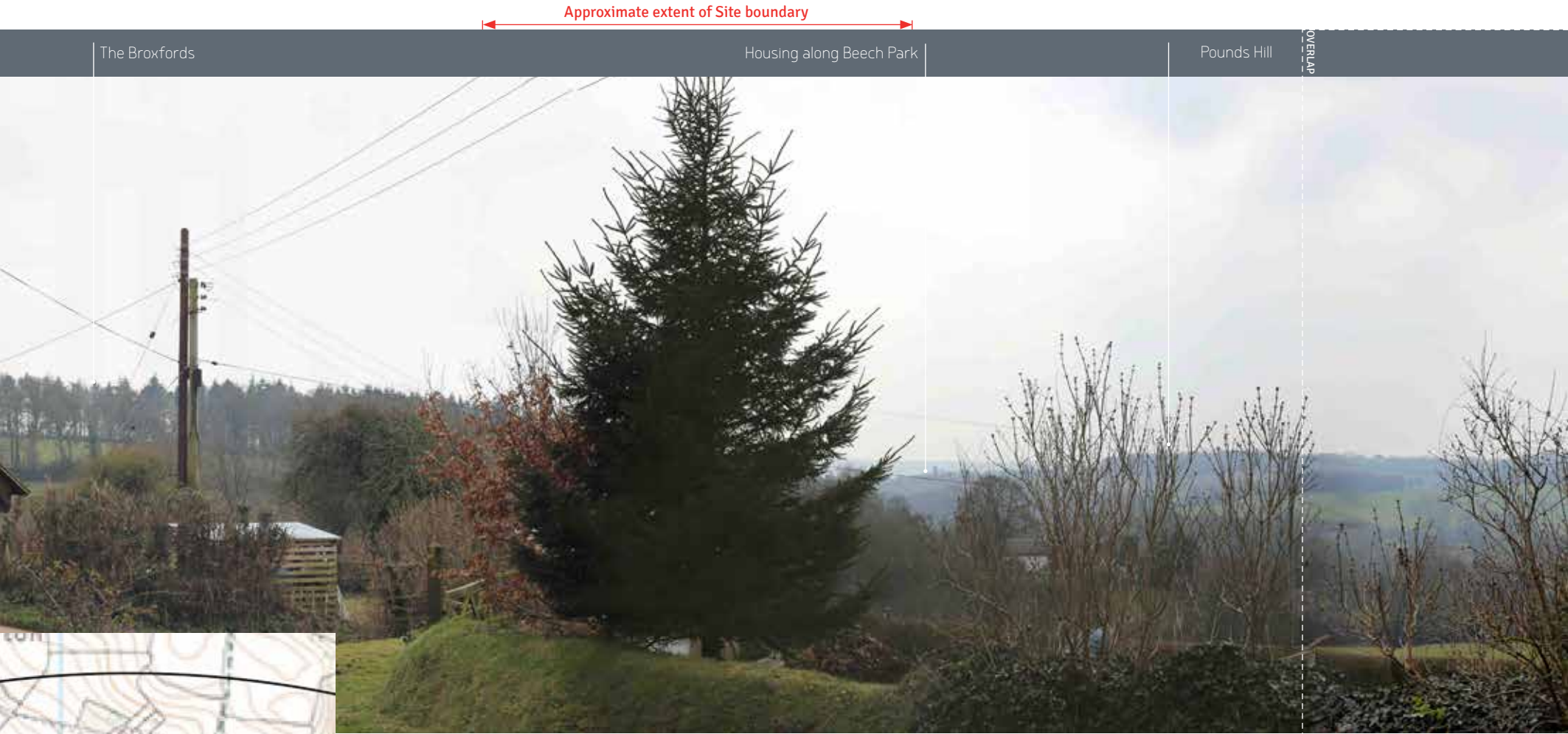
VIEWPOINT 12: FROM THORNHEDGE LANE IN LOWER CREEDY

Viewpoint Details

View Direction: South
Date: 23/03/2016
Time: 14:30

Grid Reference: 284203, 102616
Elevation: 56m AOD
Distance to Site: 1.13km

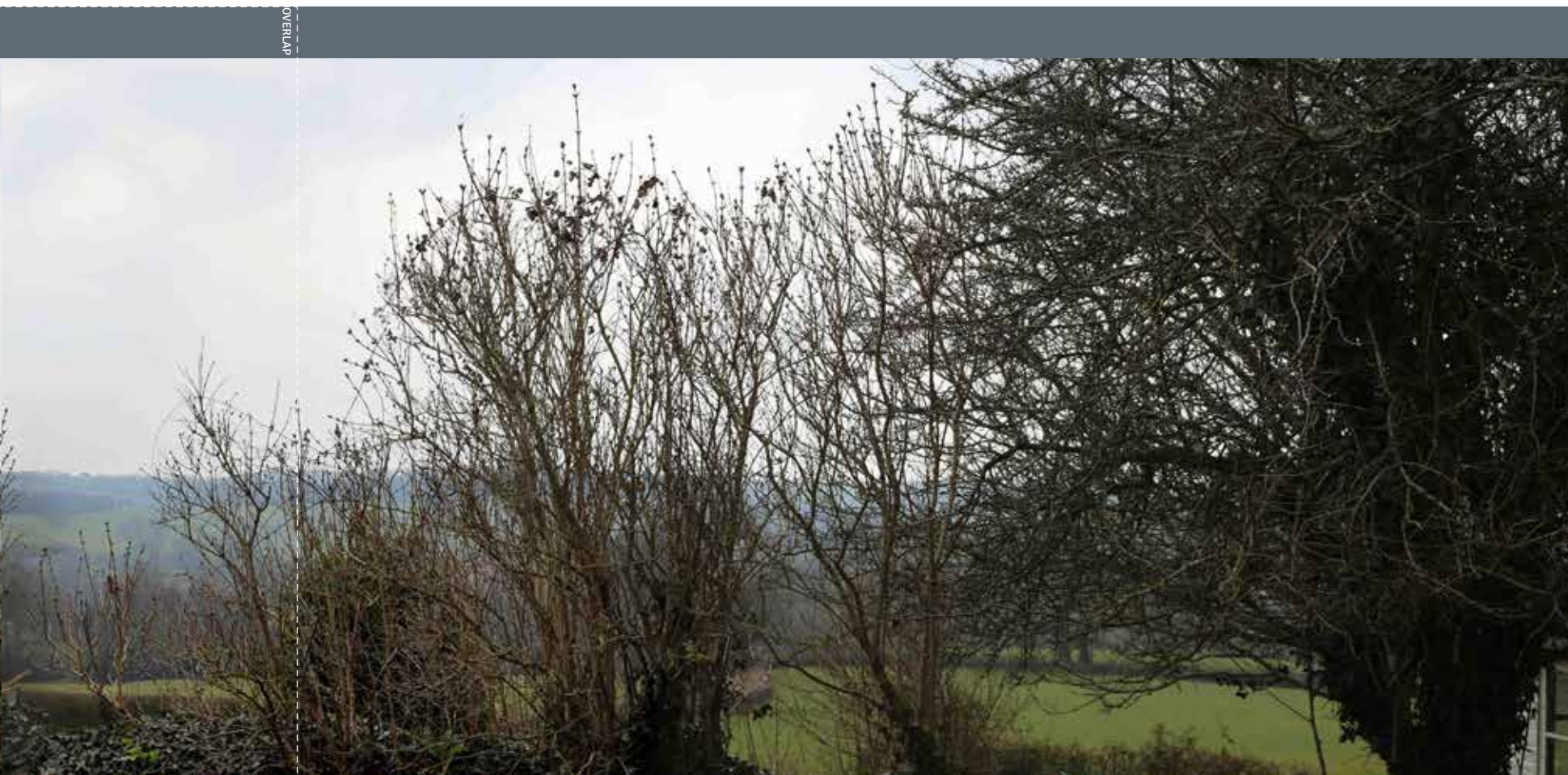




VIEWPOINT 13: FROM THE CHURCHYARD OF ST MARY THE VIRGIN (GRADE I), UPTON HELLIONS

Viewpoint Details

View Direction: South	Grid Reference: 284222, 103284
Date: 23/04/2016	Elevation: 76m AOD
Time: 14:36	Distance to Site: 1.8km



3.8. VISUAL SUMMARY

3.8.1. The viewpoints consist of near, middle and long distance views taken from within the area surrounding the Site. The distance criteria for which views are categorised is as follows:

- » Near distance (0m to 500m from the Site);
- » Middle distance (501m to 1km from the Site); and
- » Long distance (over 1km from the Site).

3.8.2. In order to represent the nature of identified views, a number of Viewpoints (Viewpoints: 01-13) were selected. The location from which these photographs were taken from are illustrated at Figure 12: Viewpoint Location Plan.

3.8.3. The nature of the view and receptors at each viewpoint are described at Appendix 4: Visual Effects Table.

Near Distance Views (0-500m)

3.8.4. Near distance views are represented by the following Viewpoints:

- » Viewpoint 01 – From Beech Park looking north towards the Site;
- » Viewpoint 02 – At the junction of Pedlerspool Lane with Pounds Hill adjacent to East Lodge, looking northeast towards the Site;
- » Viewpoint 04 – Adjacent to Long Barn near Creedy Manor, looking south towards the Site;
- » Viewpoint 05 – Adjacent to Merrifield Farm, looking southwest towards the Site;
- » Viewpoint 06 – From the Devonshire Heartland Way (Shobrooke Footpath 23) within Shobrooke Park, looking west-southwest towards the Site; and
- » Viewpoint 07 – From the Devonshire Heartland Way (Crediton Footpath 57) adjacent to Mill Leat, looking northwest towards the Site.

3.8.5. From elevated residential areas on the northern edge of Crediton such as along Beech Park, glimpsed and open views can be afforded into and across the Site.

3.8.6. Near distance views of the Site are generally restricted to local lanes.

These local lanes are generally contained by mature hedgerow banks and roadside vegetation. Views are generally glimpsed between gaps in hedgerows, through gateways and over stretches of low managed hedgerow. Road users are generally accessing local farmsteads, housing along the northern edge of Crediton and smaller settlements in the wider area.

3.8.7. Near distance views of the Site are also experienced from the local PRoW network. The Devonshire Heartland Way long distance footpath provides a link from Crediton to Shobrooke Park and to the wider Devon countryside. The nature of views from along the Devon Heartland Way vary; views along much of the length of the PRoW are often interrupted by mature field boundary vegetation including hedgerow trees and riparian vegetation. Views looking back towards the Site from location in the north, east and southeast show the Site in context with the existing edge of Crediton.

Medium Distance Views (501m-1km)

3.8.8. Medium distance views are represented by the following Viewpoints:

- » Viewpoint 3 – From within the grounds of Creedy Park, looking southeast towards the Site;
- » Viewpoint 8 – Taken within Shobrooke Park, looking west towards the Site;
- » Viewpoint 10 – From the A3072 adjacent to North Lodge, looking southwest towards the Site; and
- » Viewpoint 11 – From footpath (Upton Hellions Footpath 1) in Haske, looking southwest towards the Site.

3.8.9. There are limited opportunities to view the Site from within Creedy Park through the mature trees in the eastern section of Creedy Park and along the roadway on the western edge of the Site.

3.8.10. Medium distance are available from local roads, PRoW and within Creedy Park. There is a network of PRoW which cross the rising landform from which there are views towards the Site. The Devonshire Heartland Way long distance footpath which emerges from the eastern edge of Crediton travels through Shobrooke Park enabling public access into the parkland, there are views towards the Site from elevated positions within the park.

3.8.11. There are views towards the Site from along the A3072 near to North Lodge as it descends into Crediton from the northeast. The A3072 has substantial hedgebanks with hedgerow trees along much of its length preventing views of the Site.

Long Distance Views (1km+)

3.8.12. Long distance views are represented by the following Viewpoints:

- » Viewpoint 09 – From the Devonshire Heartland Way (Shobrooke Footpath 23) within Shobrooke Park, looking west towards the Site;
- » Viewpoint 12 – From Thornhedge Lane in Lower Creedy, looking south towards the Site; and
- » Viewpoint 13 – From the churchyard of St Mary the Virgin (Grade I) in Upton Hellions, looking south towards the Site

3.8.13. The Devonshire Heartland Way long distance footpath passes to the south of the Site continuing on in an easterly direction through Shobrooke Park. The tree lined avenue filters views tree. There are views from across Shobrooke Park towards the Site from elevated positions.

3.8.14. There are limited opportunities to view the Site from roadways such as Thornhedge Lane to the north due to the vegetation which lines much of their length. Where views can be afforded they are generally glimpsed and limited to field gateways and gaps in the roadside vegetation.

3.8.15. Further to the north in Upton Hellions where the elevation of the land sits around 76m AOD there are opportunities to look south. A section of the northern limit of the built form, of the edge of Crediton, can be seen on the horizon. Views towards the Site from this location are glimpsed limited to few locations between the vegetation, from a location within the churchyard of St Mary the Virgin a small area of the far southern extent of the Site can be seen in the view.

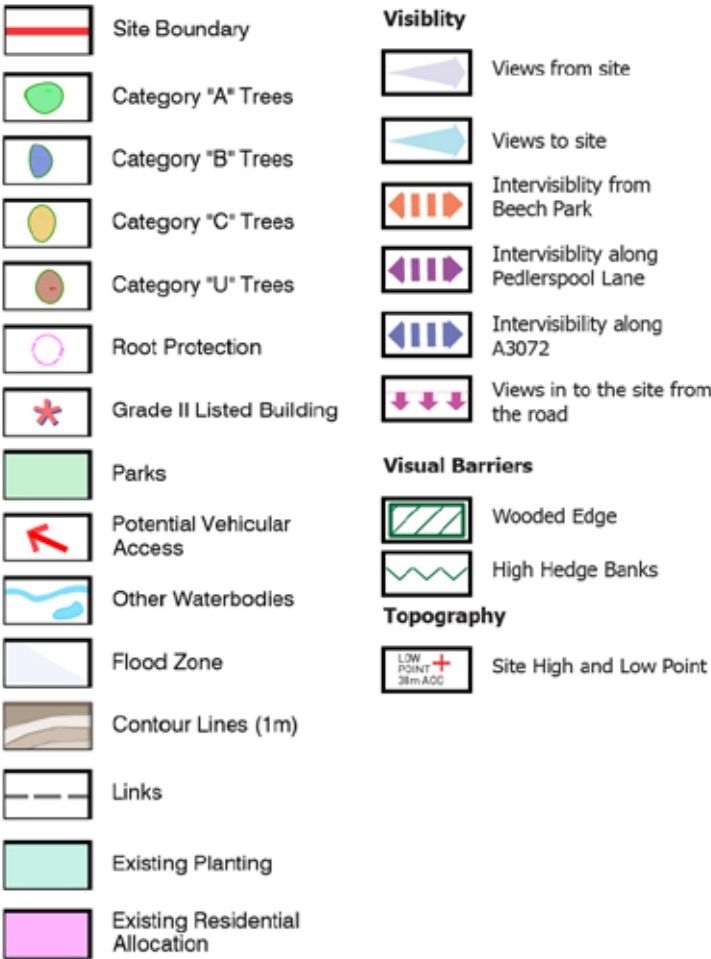
3.8.16. Generally long distance views are restricted to within 2km of the Site, and experienced by users of the PRoW at high points to the east of the Site. In the wider landscape to the north of the Site it is possible to obtain views looking in a southerly direction back towards Crediton, although views are often interrupted by vegetation and the undulating topography.

3.9. CONSTRAINTS AND OPPORTUNITIES OF THE SITE

3.9.1. The work recorded in this LVIA has been undertake to explore the landscape and visual matters associated with the consideration of the residential-led development of the Site and in so doing to further inform the refinement of a development concept for the Site.

3.9.2. The recording, description and analysis of the landscape and visual baseline, through desk and field based work, has identified key constraints and opportunities in the landscape of the Site. In part constraints to development have to be informed by a knowledge of a possible development proposal, and in part by an appreciation of the baseline components in the landscape. The process contributes to an approach that ensures that the proposal is informed by the landscape and responds directly to the character of the Site and the setting: the aim is to make a proposal that belongs to the setting and makes a successful fit in the landscape.

3.9.3. The early concepts for the Site have been informed by the landscape and visual analysis work recorded in this study. The LVIA has ensured appreciation of the landscape character of the Site, its relationship with the settlement pattern and with the host countryside are relevant considerations that have contributed to the shape and placement of the proposed land uses. The findings of this study now provide a further layer of knowledge and appraisal of the landscape and visual baselines of the Site and its setting.



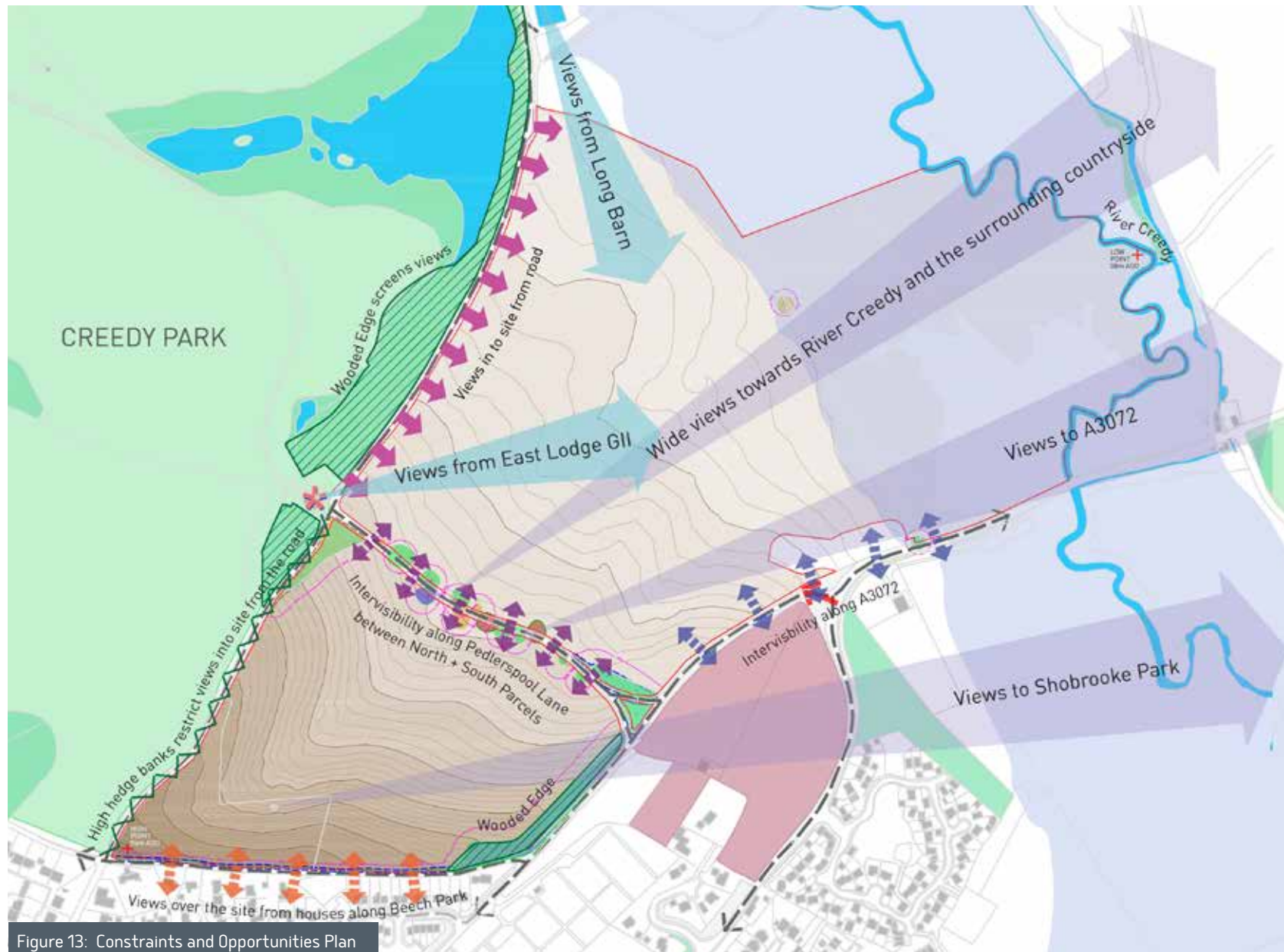


Figure 13: Constraints and Opportunities Plan

4 PROPOSED DEVELOPMENT AND LANDSCAPE FRAMEWORK

4.1. DEVELOPMENT PROPOSALS

4.1.1. Outline permission is sought for Residential development for up to 326 dwellings; 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club; up to 1.1 hectares of land safeguarded for the delivery of a 1 Form Entry Primary School; access arrangements from A3072 (Exhibition Way); pedestrian and cycle access on to the Pounds Hill / Stonewall Cross junction, Old Tiverton Road and Pedlerspool Lane; landscaping and areas of public open space; ecological mitigation and enhancement; sustainable urban drainage; and other associated infrastructure and engineering operations.

4.1.2. All matters to be reserved except for access to include: primary vehicular access from A3072 (Exhibition Road); secondary vehicular access to Pedlerspool Lane; pedestrian and cycle access on to the Pounds Hill / Stonewall Cross junction, Old Tiverton Road and Pedlerspool Lane; and the provision of passing places along Stonewall Lane.

4.2. LANDSCAPE FRAMEWORK

4.2.1. The framework for the public open space and public realm will set the scheme into the existing landscape. The landscape framework will form a sympathetic and successful response to the landform, the tree cover and the valley of the River Creedy. The new landscape will provide a highly attractive new resource for existing and future residents of Crediton.

4.2.2. The landscape analysis has informed the Illustrative Masterplan and the placement of important components in the development. The new scheme is set below the skyline along Stone Wall Lane. Here a new public 'Roof Top Park' will realise the potential for the view across the river valley to the north east. Throughout the development the landscape concepts show how the green spaces are inter-linked. These routes have value in Green Infrastructure terms and also in the provision of a network of pedestrian friendly attractive spaces. The links with the Devon countryside are to be made at every opportunity – green fingers are the countryside is brought into the scheme and the scheme will achieve a sympathetic intervention at the town edge.

4.2.3. Green spaces will be designed to form routes that are places to stop and enjoy but also that link to the larger public areas near the River Creedy and on the highest ground at the town edge.

4.2.4. The key points of the landscape framework are:

- 1 The landscape scheme will make a sympathetic and successful fit for the development in the existing landscape
- 2 A public 'Roof Top Park' on the high ground with views from the open space to the countryside and Shobrooke Park to the north east
- 3 A network of green spaces that link the pocket parks in the scheme through pedestrian friendly routes: a scheme to be walked through
- 4 A strong and successful balance between housing, planting and green spaces
- 5 Routes that are softened with trees
- 6 The new rugby ground will also act as a 'green gateway' for the approach into Crediton

7 Pedlerspool Lane to be a new public greenway utilising the quality of retained trees

8 A number of childrens play areas including Locally Equipped Areas for Play and Local Areas for Play.

4.2.5. The scheme will deliver a distinctive and highly attractive new landscape that makes a positive response to Crediton and the local landscape character

4.2.6. Whilst the site falls outside the existing settlement boundary of Crediton, the site is influenced primarily by the residential development south of Stonewall Lane. This, in combination with the limited viewing opportunities of the site from the wider area, and restricted visibility of the site from the wider area, as a result of a combination of existing intervening topographical variation and vegetation including hedgerows, tree belts and woodland, limits the contribution the site makes to the wider countryside. There is therefore potential to assimilate development on the lower slopes, set back from the River Creedy to form a coherent addition to the settlement of Crediton whilst respecting the existing settlement edge character.



Figure 14: Landscape Framework Plan

5 POTENTIAL LANDSCAPE AND VISUAL EFFECTS

5.2.13. This section notes the likely effects of the Proposed Development in terms of landscape features, visual receptors and landscape character. The assessment accounts for the integration of proposals to minimise or offset any adverse effects in a mitigation-by-design approach. The assessment focuses principally on construction effects and effects at Year 1, which does not account for the establishment of the proposed landscaping over the course of 20 years, although the likely residual effects of the Proposed Development at that stage are also noted.

5.3. MITIGATION

5.3.1. Mitigation measures adopted as part of the project aim to integrate the Development within the landscape so as to minimise adverse landscape and visual effects and provide an attractive setting to the Development based upon the landscape character of the Site. In accordance with GLVIA 3, mitigation measures have been considered as part of the iterative design process, to successfully integrate the Development within the landscape as part of the landscape strategy. The Landscape and Visual

Mitigation Strategy has evolved throughout the design process for the Proposed Development.

Construction Mitigation

- » The use of solid hoardings around the construction Site, where construction activity is in close proximity to visual receptors, to screen construction activity from the ground level, including from representative visual receptors;
- » Avoiding siting construction haul routes adjacent to existing residential properties;
- » Controlling the lighting of construction compounds and machinery to minimise upward and outward light pollution through lantern design, direction and baffling and ensuring that the minimum area only is lit, for the minimum period;
- » Limiting the compaction and disruption to the soil structure within the agricultural fields, so that soil permeability within the new open space areas is not reduced;
- » Restricting the movement of stockpiles and materials to minimise vehicle tracking across the Site;

- » Locating compounds and stockpiles in the least visible locations within the Site, including for rendering facades to aid in integrating their form within views and agreeing the siting of compounds with the LPA; and
- » Protecting all retained vegetation on Site during construction by fencing, installed before the commencement of construction activity of any phase of the development and in compliance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Landscape and Visual Mitigation

5.3.2. The illustrative Masterplan and the Landscape Strategy have been developed through an iterative design process, and informed by widespread consultation. Further details of the way in which the proposals have been developed are described in the design and access statement, and other supporting planning application documents.

5.3.3. As part of this process the mitigation of the landscape and visual effects of the development has been embedded within the proposed scheme design and forms part of the proposals. Particular regard has been given to:

- » The incorporation and reinforcement of the principal hedgerows and trees within a network of green infrastructure, providing protection to the existing vegetation structure and creating opportunities for reinforcement and enhancement;
- » The creation of a managed woodland buffer to the north of the site along Stonewall Lane;
- » The alignment of the roads to minimise the impact of access routes on existing vegetation, and the incorporation of substantial landscape buffers along Pedlerspool Lane;

- » The management of existing tree belts to enhance biodiversity and recreational value, maintain its value as a distinctive landscape feature, and as a visual buffer;
- » Building heights – with development being restricted to lower/mid slopes of the site;
- » The creation of a landscape buffer and areas of open space along River Creedy.

5.3.4. The mitigation measures incorporated within the proposals which will provide specific landscape and visual benefits are shown within Figure 14: Landscape Strategy.



View looking northeast from within the site

5.1. POTENTIAL LANDSCAPE EFFECTS

Landscape Effects During Construction

5.1.1. Site features are retained within the layout, wherever possible the potential for temporary significant adverse effects during the construction phase is reduced.

5.1.2. In relation to the character areas the site falls within, construction activities would introduce prominent vertical structures into a landscape which is currently formed of a series of undulating landform and shallow valleys and increased movement across the Site. The tranquil landscape at the edge of Crediton would be disturbed; however this change would occur within a small area of the overall character areas and over a temporary period having a generally minor adverse effect.

5.1.3. Construction activities would take place in close proximity to existing vegetation, as a result there is a potential direct impact on hedgerow, hedgerow/trees and field trees, where their removal is necessary for access to the north and south parcels, however entrance points

into the Site have been designed at points that avoid significant removal, resulting in a medium adverse magnitude of change. The construction phase would result in an overall minor adverse effect to the hedgerow, hedgerow/trees and field trees within the Site.

5.1.4. There would be direct change to the agricultural fields, causing a high adverse magnitude of change. Some areas of agricultural fields will have a change of use to areas of open space, recreational areas, surface attenuation areas and areas of new planting. The construction phase would result in a temporary moderate adverse effect to the agricultural fields within the Site.

5.1.5. The construction of residential and mixed use areas within the Site may require a change in the surface landform including small areas of cut and fill; however this will be avoided. The effect of the construction on the sloping and undulating landform would be minor adverse.

5.1.6. The existing waterbodies and adjacent marginal vegetation will be retained and enhanced via a management strategy as part of the development. Additional drainage ponds and scrapes will

be provided, improving overall biodiversity. The areas along the River Creedy will be retained and enhanced. Construction within this area would be minimal resulting in a minor adverse effect.

5.1.7. The alignment of access routes into the north and south parcels from Pedlerspool Lane would ensure a minimal impact on the mature trees along the Lane. The construction phase would result in a temporary minor adverse effect.

Landscape Effects On Completion

5.1.8. The Proposed Development would result in the partial loss of the open fields of the Site to built form although this built form would not exceed 2.5-3 storeys and would be set within associated garden and green open space which would itself form a large proportion of the developed area. The remainder of the Site would be formed of a variety of landscape features, including open space and enhanced boundary vegetation. In particular, the following enhancements to landscape features and amenity are proposed:

- » Retention of existing hedgerows, trees and woodland;

- » Provision of new trees within the streets throughout the proposed Development to provide visual amenity and to assimilate the Proposed Development into its wider surroundings;

- » Creation of new public open space and green corridors throughout the Proposed Development;

- » Creation of new SuDs features in the northern parcel of the Site;

- » The enhancement of the riparian corridor of the River Creedy;

- » The enhancement and retention of mature trees along Pedlerspool Lane;

- » The enhancement and retention of historic hedgerow patterns in the northern aspect of the Site; and

- » On-going positive management of landscape components of the Proposed Development.

5.1.9. There will therefore be a range of changes in the form of existing and proposed landscape features, notably after the establishment of planting post-completion, and in the reinforcement of the landscape structure of the Site, including boundary treatment.



Looking towards Long Barn from within the site

Landscape Character Effects

5.1.10. In relation to the description of NCA 148: Devon Redlands, the Profile notes that the landscape is in good condition, with landscape features such as copses and woodland being intact. These features would be retained and enhanced throughout the development. The landscape opportunities includes *"Create new landscapes around the fringes of new developments... making the most of existing landscape features and supporting the diverse landscape character and biodiversity."* This opportunity has been translated into the landscape strategy and wider scheme as a whole. The Proposed Development incorporates green infrastructure enhancements, high quality design and retains existing features, in line with the NCA opportunities. The Site is set within this context forming a very small part of the overall character area. In this context the Proposed Development would result in a negligible magnitude of effect with a resulting neutral significance of effect on landscape character at the national level.

5.1.11. In relation to the Yeo, Culm and Exe Lowlands LCA, whilst the Proposed Development would introduce additional

influences of built form into the LCA which is described as, a quiet and peaceful landscape, this would be in the context of a strong existing landscape framework of mature trees and hedgerows and a prominent settlement edge to the south west of Crediton which has an influence on the character of the settlement/rural edge. These influences result in a medium sensitivity of the landscape character, as a result, the Proposed Development the Site would provide a new addition to the settlement edge of Crediton, which overall, will cause a very low adverse magnitude of change to the character area as a whole. The layout also responds sensitively to the existing landscape structure by; utilising the existing roads surrounding and crossing the Site; and remaining contained within defined road boundaries resulting in a neutral significance of effect.

5.1.12. The assessment of landscape character at a local level, is set out in the Mid Devon Landscape Character Assessment. The Site falls within Landscape Character Types (LCT) Sparsely Settled Valley Floors (majority of northern parcel) and Lowland Plains (northern end of the south parcel and southern end of the north parcel).

5.1.13. Key characteristics of the Sparsely Settled Valley Floors LCT include inter alia: streams; woodland; road influences; glasshouses; urban fringe characteristics including low-lying flood plains, damp character, streams and water bodies, woodland pattern, pastoral enclosed landscape, hamlets and roadside cottages, resulting in a landscape of medium sensitivity. Changes to this landscape would result in a low magnitude of change resulting in a minor adverse significance. By year 20, the proposed landscape structure would have established and respond to the LCT guidelines by avoiding development within the floodplain, enhancing marshy grassland and wetland meadows and management of water on-site through proposed attenuation ponds and swales.

5.1.14. Key characteristics of the Lowland Plains LCT (northern end of the south parcel and southern end of the north parcel) include inter alia: open, low lying flat landscape managed as arable farmland with some areas of improved grassland resulting in a medium sensitivity. The Development would introduce new built form and a change of land use within the LT. The provision of open space and new planting would

be a positive improvement to the existing agricultural fields. Given these factors, combined with the Site forming only a very small part of the overall character area, and the urban influences of the adjacent settlement of Crediton, it is considered that at a local level, the Proposed Development would result in a low adverse magnitude of effect with a resulting minor adverse significance of effect.

Landscape Components and Features

5.1.15. In terms of landscape effects on components and features, Appendix 3: Landscape Effects identifies the Proposed Development will generally have a minor adverse effect. For trees, woodland and watercourses, the magnitude of effect ranges from very low to low adverse, with a resulting minor to neutral adverse significance of effect. For agricultural fields, there is predicted to be a high adverse magnitude of effect with a resulting moderate adverse significance of effect due to the extent of change to the land use. However, the retention of substantial areas of grassland throughout the Proposed Development, including the open space in the northern and southern part of the Site which will assist in limiting adverse effects.

5.1.16. The proposals would maintain and reinforce the existing tree belt and woodland patterns, through the enhancement of the existing boundary tree belts and woodland/copse, as an important structural element within the design. The Proposed Development would incorporate an area of publicly accessible open space, canopy tree planting and enhancements to the River Creedy corridor to mitigate the extension of built development into the open part of the landscape, as well as softening the appearance of the urban edge in the wider context and creating a more gradual structural transition to the wider countryside. Importantly, the Proposed Development would reflect settlement patterns evident in the surrounding urban area.

5.1.17. It is therefore considered that the layout and landscape structure of the Proposed Development, including the retention of a part of the Site as publicly accessible open space; and the provision of green infrastructure throughout the Proposed Development, including along the River Creedy corridor would partly compensate for the limited loss of open character of the Site, through a sensitive and considered approach.

5.1.18. In relation to the assessments of effects on landscape character, effects on landscape features within the Site are considered to be generally minor adverse. The significance of any beneficial effects as a result of the Proposed Development of the Site would be increased in the longer term by the establishment of the proposed planting; reinforcing the landscape structure and thereby enhancing the transition with the countryside at the settlement edge. As such it is considered that the Proposed Development would be successfully integrated into the character of the landscape, within a settlement edge context.



View Towards Pedlerspool Lane

5.2. POTENTIAL VISUAL EFFECTS

5.2.1. The boundary of the Site is lined with hedgerow, hedgerow trees and riparian vegetation which occurs along the far northern extent of the boundary alongside the River Creedy. There are a limited number of near distance viewpoints in which the Site is visible which would result in a change of view. Overall the nature of the vegetation combined with the topography of the surrounding area limits the number of locations from which the Site can be viewed to within 2km. Visual effects are considered in Appendix 4: Visual Effects.

5.2.2. In terms of residential receptors, the views which are most likely to result in change are from the following:

- » Beech Park, to the immediate south of the Site;
- » East Lodge, to the immediately east of the Site;
- » Long Barn, to the north of the Site; and
- » Merrifield Farm, to the northeast of the Site;

Visual Effects During Construction

5.2.3. There would be temporary moderate adverse significant effects on residential properties with close proximity to the Site, due to the combination of close range views of the construction phase in relation to the Site and construction traffic accessing the Site along Pedlerspool Lane. These receptors include the residential properties along Beech Park for which the construction phase is assessed as resulting in a medium adverse magnitude of change, a pronounced deterioration in the view and a temporary adverse (significant) effect. While the construction activity is assessed as significant adverse for these receptors, it should be noted that these are specific locations along Beech Park, and localised to within close proximity of the Site views will be restricted by intervening built form and vegetation.

5.2.4. Users of the junction of Pedlerspool Lane with Pounds Hill including pedestrians, cyclists and motorists would experience close range views of the construction activity, particularly activities taking place in the northern portion of the Site. Receptors at this location are assessed as a high adverse magnitude of change and as a result major adverse significant of effect. However, direct views of the Site construction activity in the southern area

of the Site are restricted due to intervening mature vegetation along Pedlerspool Lane.

5.2.5. Residents located in the wider area are likely to experience views of construction activity taking place on Site, views are often curtailed by vegetation and landform although tall construction machinery may still be visible resulting in a medium/low magnitude of effect resulting in a moderate/minor adverse significant of effect.

5.2.6. Receptors using the local roads including pedestrians, cyclists and motorists will experience views of the construction activity from a small number of locations along the A3072 and a limited number of B classified roads. Although views will be transient in nature it is predicated that tall construction machinery will be seen at certain locations punctuating the skyline and will be most visible when activity is taking place in the northern area of the Site, resulting in a medium magnitude of effect and moderate significance of effect.

5.2.7. Users of the PRoW network within Shobrooke Park and the Devonshire Heartland Way Long Distance Footpath will most likely experience views of construction activity within the Site between intervening vegetation and landform. Construction

activity will be most prominent when taking place on the slopes of the southern area of the Site resulting in a medium/ low adverse magnitude of effect with a resulting moderate/minor adverse significant of effect.

Visual Effects On Completion

5.2.8. Properties along Beech Park particularly with northerly facing windows currently experience open and in some cases partial views into the Site from elevated positions. But it is important to note that the number will be predominantly limited to properties which are located directly adjacent to Stonewall Lane. Properties along Beech Park which are set slightly back from Stonewall Lane will experience views which are partially or predominantly restricted by built form and vegetation. Although the Proposed Development will introduce additional built form into the view, this will be on the lower slopes of the Site. On these lower slopes the built form will not appear out of place with the backdrop of the existing settlement edge of Crediton when viewed from the wider area. In this context, these residential receptors will experience a medium adverse magnitude of effect with a resulting moderate adverse significance of effect.

5.2.9. Due to the location of East Lodge, receptors will experience open views directly into the northern portion of the Site. The development will introduce built form into a view which is currently predominantly rural. Although there are ambitions to incorporate substantial green areas around the edge of the northern portion of development and a linear green space which runs on a diagonal to retain a view line out from East Lodge across the northern portion of the Site.

5.2.10. Residents in the wider landscape are likely to experience partial views towards the Site, views which are usually interrupted by vegetation and the landform, resulting in low/very low magnitude of effect resulting in neutral/negligible significance of effect.

5.2.11. From local roads the visual appraisal demonstrates that views towards the Site are partial/glimpsed in nature and limited to sections along the A3072 and a limited number of B classified roads to the northeast of the Site; and Thornhedge Lane to the north of the Site and a limited number of B roads to the northeast. From

these locations, the Site is seen in the context of the existing settlement edge of Crediton. As a result, any changes in the view as a result of development on the Site, will be of a negligible/ neutral significance. Due to the transient nature of these views, and the intervening vegetation along Pedlerspool Lane and around the Site, it is predicted the magnitude of effect will be very low adverse/negligible.

5.2.12. The Site is visible from footpaths within Shobrooke Park and the Devonshire Heartland Way Long Distance Footpath. As a result of a combination of intervening vegetation, built form and topographical variation, and therefore there will be a change in the views experienced by recreational users of the Devonshire Heartland Way Long Distance Route. It is therefore predicted that the Proposed Development will result in a very low adverse/neutral magnitude of effect along the PRoW in the vicinity of the Site, with a neutral significance of effect.



Creedy Bridge over the River Creedy

6 SUMMARY

6.3.1. A landscape and visual appraisal of land at Creedy Bridge, Crediton, has been undertaken in order to determine the Site's suitability for residential development and to advise on a suitable landscape strategy in order to successfully absorb the Proposed Development into the surrounding landscape.

6.3.2. The Site lies to the northeast of the town of Crediton, directly adjacent to existing settlement boundary. The Site which is irregular in shape is situated against the current settlement edge, the southern parcel of the Site has very steep topography rising to a high point in the far southern corner.

6.3.3. The Site is adjoined to the west by Creedy Park (Local Register of Historic Parks and Gardens), beyond which lie several small settlements amongst the undulating topography; to the north the shallow valley of the River Creedy which is a matrix of irregularly shaped fields intersected by the River Creedy itself, the small settlement of Creedy Bridge, a series of smaller watercourses and riparian vegetation, beyond the valley on the rising ground Shobrooke Park (National Registered Park and Garden); Exhibition Road leading to Old

Tiverton Road forms the eastern boundary of the Site beyond which is located the built form on the northern edge of Crediton including the Lords Meadow Industrial Estate and arable fields.

6.3.4. The Site is contained by a mix of species rich and species poor hedgerows. Hedgerow trees occur along the boundaries of the Site with a small belt of broadleaved woodland along the southeast edge and small pockets of trees at either end of Pedlerspool Lane. The northern parcel of the Site is grassland with marshy areas along the River Creedy. The vegetation of the Site is typical of the wider surrounding agricultural landscape.

6.3.5. The landform change across the Site is noticeable. Particularly in the southern portion where the landform of the Site climbs steeply from around 54m AOD (Above Ordnance Datum) at Pedlerspool Lane to around 96m AOD in the far southernmost corner of the Site adjacent to Stonewall Lane.

6.3.6. Key landscape and visual considerations, have been identified and incorporated into the Proposed Development, including: the retention

and enhancement of existing vegetation, including tree belts and woodland; setting back built form from the northern edge of the Site to safeguard the setting of the River Creedy corridor; safeguarding the setting of Creedy Park (locally listed); planting of appropriate trees throughout the streets and open spaces; and the enhancement of the existing boundaries of the Site to provide habitat enhancement and green infrastructure improvements.

6.3.7. In terms of landscape character, the area including the Site has been assessed at national, county and district levels. At a national level, the Site falls within NCA 148: Devon Redlands. At a county level, the Site falls within Yeo, Culm and Exe Lowlands LCA. At the most detailed level, the Site falls within the Landscape Character Types (LCT) Sparsely Settled Valley Floors (majority of northern parcel) and Lowland Plains (northern end of the south parcel and southern end of the north parcel). Key characteristics include: trees and woodland, hedgerows, agricultural grassland, River Creedy edge and floodplain, vegetation associated with Pedlerspool Lane and the sloping landform.

6.3.8. Relevant policy requirements at national, and local levels, relate to a number of themes, notably: respect local character, heritage and sense of place and local character; reinforce character and distinctiveness; respect the setting of Creedy Park and Shobrooke Park; make a positive contribution to local character; and demonstrate potential impacts of development will preserve the landscape character and the character and setting of heritage assets.

6.3.9. In terms of likely effects on landscape features, whilst the Proposed Development will result in limited loss of an area of agricultural land, there is potential for a positive contribution to, and enhancement of, a number of features, including trees, woodland and the River Creedy corridor. This is likely to increase with the establishment and ongoing management of proposed planting over the course of 20 years, most notably for trees and hedgerows.

6.3.10. In terms of effects on landscape character, whilst the Proposed Development would introduce additional influences of built form into the currently undeveloped Site, this would be in the context of a prominent settlement edge and associated infrastructure. These factors limit the sensitivity, remoteness and tranquility of the Site. Whilst the fields would be partially replaced by built form, a sensitive and considered approach to the layout and landscape structure is proposed, including retaining an area of publicly accessible open space and enhancing the setting of the River Creedy corridor.

6.3.11. Balancing these factors, it is considered that there are limited significant overall effects on landscape character. The positive effect of the landscape proposals on landscape character would increase in the longer term by the establishment of the proposed planting, reinforcing the proposed landscape structure and thereby creating a transition with the countryside at the settlement edge.

6.3.12. It is considered that the Proposed Development would respond positively to policies at a national and district level which focus on landscape and townscape character and local distinctiveness; visual impact; design quality, notably at the urban-rural interface; the retention and enhancement of existing landscape features; and the setting of heritage assets. As a result, it is considered that potential development on the Site could be successfully integrated into its landscape/ townscape setting.

6.3.13. It is concluded that the Proposed Development would be acceptable in landscape and visual terms and would respond appropriately to relevant policy directions at national and local levels.



From Pedlarspool Lane looking southwest

7 APPENDICES

7.1. APPENDIX 1: METHODOLOGY

Methodology

The methodology employed in carrying out the Landscape and Visual Impact Assessment of the development proposals at Creedy Bridge, Crediton, has been drawn from best practice guidelines and the Landscape Institute and the Institute of Environmental Management & Assessment's "Guidelines for Landscape and Visual Impact Assessment" Third Edition (2013). The aim of these guidelines is to set high standards for the scope and contents of landscape and visual assessments and to establish certain principles that will help to achieve consistency, credibility and effectiveness in landscape and visual impact assessment. Guidance is contained in this publication on some approaches and techniques, which have been found to be effective and useful in practice by landscape professionals. However, the guidelines are not intended as a prescriptive set of rules, and have been adapted to the specific project.

Landscape and Visual Impact Assessments may be different from other specialist studies because they are generally undertaken by professionals who are also involved in the design of the landscape and the preparation of subsequent management proposals. This can allow the assessment to proceed as an integral part of the overall scheme design rather than as a discrete study carried out once the proposals have been finalised. Landscape and visual impact assessment, in common with any assessment of environmental effects, includes a combination of objective and subjective judgements, and it is therefore important that a structured and consistent approach is used to ensure that it is as objective as possible. Judgement should always be based on training and experience, and be supported by clear evidence and reasoned argument.

Landscape and Visual Effects

This methodology describes the process used in assessing the effect of the development proposals on the landscape features and visual amenity receptors surrounding the Site and on the Site's contribution to the existing landscape character and its resource.

Landscape and visual assessments are separate, although linked, procedures. The existing landscape and its existing visual context all contribute to the existing 'baseline' for landscape and visual assessment studies. The assessment of the potential effect on the landscape capital is carried out as an effect on an environmental resource, i.e. the landscape features or character. Visual effects are assessed as one of the interrelated effects on population.

Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.

Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.

The assessment of effects aims to:-

- Identify systematically the likely effects of the development;
- Indicate the measures proposed to avoid, reduce, remedy or compensate for those effects, primarily as part of the iterative design process and then as more specific mitigation measures; and
- Provide an assessment and professional judgement on the magnitude of the effects and the nature and degree of these effects in a logical and objective well-reasoned fashion.

Effects may be positive (beneficial), neutral (no discernible change), or negative (adverse), direct or indirect, and can be secondary or cumulative, permanent or temporary (short, medium or long term). They

can also arise at different scales (local, regional or national) and have different levels of degree. These aspects are examined in more detail in later sections of the methodology.

Baseline Studies

The initial step in any landscape or visual impact assessment is to review the existing landscape and visual resource in the vicinity of the proposed development – that is the baseline landscape and visual conditions. The data collected will form the basis from which the magnitude and degree of the landscape and visual effects of the development may be identified and assessed. The purpose of baseline studies is to record and analyse the existing landscape features, characteristics, the way the landscape is experienced, and the condition and the value or importance of the landscape and visual resources in the vicinity of the proposed development. This requires research, classification and analysis of the landscape and visual resources as follows:

The desktop study explores patterns and scale of landform, land cover and built development, which give guidance on the general landscape character of the surrounding area. Any special values that may apply, such as designated landscapes i.e. AONB, Green Belt, Conservation Areas, Listed Buildings, strategic viewing corridors, TPOs and public rights of way in the vicinity of the application Site as appropriate and specific potential receptors of landscape and visual impact, including important components of the landscape, as well as residents, visitors, travellers through the area and other groups of viewers should also be noted.

The desk study provides a sound basis for subsequent field survey work including the identification of landscape character areas around the Site, the likely extent to which the Site is likely to be visible (that is the visual envelope or zone of theoretical visibility) and principal viewpoints. The field survey identifies and records specific sensitive receptors. The term “receptor” is used in landscape and visual impact assessments to mean an element or assemblage of elements that would be directly or indirectly affected by the proposed development, including ‘landscape receptors’ such as vegetation features and physical areas which provide a particular sense of landscape character, and ‘visual receptors’ meaning particular groups of people who are likely to be affected.

Landscape character assessment, and particularly the stage of characterisation, is the basic tool for understanding the landscape and is the starting point for baseline surveys. There is a well established methodology developed in the UK by Natural England. The baseline studies provide a concise description of the existing character of the Site and its surrounding landscape, and the classification of the landscape into distinct character areas or types, which share common features and characteristics. The condition of the landscape, i.e. the state of an individual area of landscape should be described as factually as possible, and a judgement also needs to be made on the value or importance to society of the affected landscape. The assessment of landscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area. This information is needed as part of the baseline to establish why the landscape is considered to be of value at a national, regional or local level.

The area of study for the visual assessment may extend to the whole of the area from which the Site and its proposed scheme is visible (the visual envelope or zone of visual influence).

A Zone of Theoretical Visibility (ZTV) of the Site is produced by creating a 3D mathematical model of the Site and its surroundings using AutoCAD Key Terra-Firma computer software packages.

Key Terra-Firma is a set of tools designed to work within AutoCAD which allow the production of the ZTV, beginning with the creation of a “Ground Model” of the existing landform within and surrounding the Site. This is based on a “bare earth” model, which does not include existing features such as vegetation or built form. From this a theoretical “Visibility” model is produced which illustrates whether an observer with a given eye level (1.7m) would be able to see the Site from within the surrounding landscape. The output data is shown as a series of colour bands which can then be overlaid onto base mapping to represent different levels of visibility.

The approximate visibility of the Site as existing should be determined through topographical analysis, and the actual extent of visibility checked in the field to identify and take account of the localised screening effect of buildings, walls, fences, trees, hedgerows and banks. Principal viewpoints within the area surrounding the Site should also be identified, and the viewpoints used for photographs selected to demonstrate the relative visibility of the Site (and existing features or development on it) and its relationship with the surrounding landscape and built forms. The selection of the key viewpoints should be based on the following criteria:-

- The requirement to provide an even spread of representative viewpoints within the visual envelope, and around all sides of the Application Site;
- The requirement to provide representative viewpoints that consider a human’s normal field of vision (i.e. panoramic views);
- From locations which represent a range of near, middle and long distance views.
- Whilst private views are relevant, public viewpoints, i.e. from roads and public rights of way and other areas of open public access, are selected since they tend to have a higher incidence of receptors affected; and
- Views from sensitive receptors within designated landscapes.

The study encompasses groups of properties, roads, public rights of way and public open space that lie within the visual envelope or zone of theoretical visibility of the Site. The term “properties” includes dwellings, community facilities and places of employment. The extent of visibility of the Site is based on a grading of degrees of visibility, from a visual inspection of the Site and surrounding area. There is, in any visual assessment, a continuity of degree of visibility ranging from no view of the Site to full open views. To indicate the degree of visibility of the Site from any location, including from roads, railway lines, public rights of way, public open space and properties, three categories have been used:-

- a) **Truncated / No View:** truncated / curtailed / no view of the Site or it is difficult to perceive;
- b) **Partial View:** a view of part of the Site, or a filtered view of the Site, or a distant view where the Site is perceived as a small part of the view; and
- c) **Open View:** a clear view of a large proportion of the Site within the wider landscape.

The final stage in the field survey identifies and addresses specific sensitive receptors including landscape elements and features that may be directly affected by the development, as well as residents, visitors and other groups of viewers. In the case of landscape receptors, the field survey included the recording of topographic, geological and drainage features, woodland, tree and hedgerow cover, land use, field boundaries and artefacts, access and rights of way, and illustrating the findings on a **Site Context Plan, Landform Plan, Landscape Character Plan**, and in a series of **Viewpoint Photographs**. In the case of visual receptors, the types of views affected, an estimate of their numbers and whether there were few or many, duration of viewing, and potential seasonal screening effects are noted.

The sensitivity of the landscape to change is reflected in the degree to which the landscape is able to accommodate change (due to a particular development or land use change) without adverse effects on its character. This may be influenced by the extent of changes in topography and/or existing vegetation or new planting. These and other factors also influence the visibility of the proposed development and therefore influence the extent of its effect on the perceived character and visual amenity of the surrounding landscape.

Following the field survey, the extent to which the Site is visible from the surrounding area is confirmed, identifying the views into / towards the Site, identifying specific elements such as landform, buildings or vegetation which interrupt, filter or otherwise influence views. The locations of viewpoints were also mapped and these existing views are illustrated by annotated **Viewpoints**. The photographs are taken at eye level, using a 50mm lens on a Canon digital camera in order to provide a realistic representation of visibility with the naked eye. Photographs are taken with an overlap allowing panoramic photographs to be produced by splicing together individual photographs digitally, with minor retouching to eliminate variations in colour tone. The photographs are taken in accordance with Circular 01/11, published by the Landscape Institute.

By the end of this stage of the study, it should be possible to advise in landscape and visual terms, on the development's acceptability in principle, and its preferred siting, layout and design.

Identification and Assessment of Landscape and Visual Effects

The assessment of effects aims to:-

- Identify systematically the likely landscape and visual effects of the development;
- Indicate the measures proposed to avoid, reduce, remedy or compensate for these effects (mitigation measures);
- Estimate the magnitude of the effects as accurately as possible; and
- Provide an assessment of the nature and degree of these effects in a logical and well-reasoned fashion.

Consideration is given to the effects during construction, on completion of the development at year 1 and at year 20, so that the residual effects of the development reflecting the ongoing establishment of planting within landscape proposals are identified.

a) Landscape Effects

These include the direct and indirect effects of the development on individual landscape elements and features, as well as the effect upon the general landscape character and quality of the surrounding area. Some effects can be quantified, i.e. how many mature trees and how many metres of hedgerow are to be lost as a result of a Development, etc and this type of factual data has the advantage of helping to put in context the degree of change that will occur.

Wider effects on landscape character and quality are less easy to predict and professional judgement is imperative to provide a fully reasoned objective conclusion/judgement. A clear picture of likely effects is presented by referring back to the baseline landscape character assessment, and describing how the development may alter existing patterns of landscape elements and features.

Sensitivity of Receptors (Landscape Character)

The Sensitivity of the landscape to change is reflected in the value of the landscape feature or character and the degree to which the features or character of the landscape are able to accommodate change (due to a particular development or land use change) without adverse effects. In terms of character, the extent of changes in topography and/or existing vegetation or new planting influences the visibility of the proposed development and, consequently, the extent of its influence on the perceived character of the surrounding landscape.

Sensitivity of Landscape Character Area (LCA) is determined by an understanding of published landscape character assessments. Based on this published information, an analysis of the sensitivity of landscape character within and adjacent to the Site is undertaken to enable an assessment of effects of the proposed development on landscape character.

Each LCA to be assessed has been assigned a sensitivity based on the character and quality of the existing landscape and its susceptibility to the type of change proposed, in other words, the ability of that LCA/feature to accommodate the type of change proposed. Sensitivity of LCA has been classified as High, Medium or Low as follows:

- High: landscape of distinctive components and characteristics, sensitive to small changes;
- Medium: landscape of relatively common components and characteristics, reasonably tolerant of changes; and
- Low: landscape of relatively inconsequential components and characteristics, the nature of which is potentially tolerant of substantial change.

Magnitude of Effect (for Landscape Effects)

Magnitude of Effect for landscape features is determined through consideration of the scale of loss, change or addition to any feature/the composition of the landscape; the level of integration of new features with existing elements; and the duration and reversibility of the effect.

Magnitude of Effect can be classified as High, Medium, Low, Very Low or Neutral, as follows:

- High: total, long term or irreversible, loss of, or substantial increase and enhancement of landscape features within the study area;
- Medium: partial loss of, or damage to, or partial increase, or enhancement of landscape features within the study area;
- Low: small change to landscape features within the study area;
- Very Low: imperceptible or no change to landscape features within the study area; and
- Neutral: no change discernible in any component.

Wider effects on landscape character and quality (condition and value) are less easy to predict and professional judgement is imperative to provide a fully reasoned objective conclusion/judgement. A clear picture of likely effects is presented by referring back to the baseline landscape character assessment, and describing how the development may alter existing patterns of landscape elements and features.

Magnitude of effect for landscape character is determined through a combination of the scale of the development, the type of development and the level of integration of new features with existing elements and can result from direct change (within the character area) or indirect change (influence from change outside the character area). Magnitude of Effect can be classified as High, Medium, Low, Very Low or Neutral, as follows:

- High: an obvious change in landscape character and characteristics, ranging from a limited change in landscape characteristics over an extensive area, to an intensive change over a more limited area;
- Medium: discernible changes in landscape character and characteristics, typically moderate change in a localised area;
- Low: a small change in character and characteristics of the landscape, typically a minor change in a localised area;

- Very Low: virtually imperceptible change in any component, character or characteristics; and
- Neutral: no change discernible in any component.

b) Visual Effects

Visual effects are defined as the relationship between the visual receptor sensitivity and the magnitude of change. This includes a combination of objective and subjective judgements and considers the Development against the baseline information, to enable an evaluation of the effects that would occur upon existing views.

The assessment of visual effects describes:-

- The changes in the character of the available views resulting from the development; and
- The changes in the visual amenity of the visual receptors.

The visual effect of a development on a view will depend upon a number of factors. These can be summarised as:-

- (a) The nature of the proposal;
- (b) Its siting in the landscape;
- (c) Its size;
- (d) Its detailed design; and
- (e) The position and distance from which it is viewed.

The position from which the development is viewed (factor (e) above) has two components, namely distance and location. In general terms, the greater the distance, the less the effect will be. This arises from two factors. Firstly, doubling the distance between viewer and object means its perceived effect will be reduced not by a half but by a quarter. Secondly, in any conditions other than clear visibility, increasing the distance between object and observer will introduce obscuration from rain, haze, mist or similar atmospheric effects, thereby further reducing the effect of the object.

The net effect of these factors is that the visual impact of an object will begin to fall away rapidly with increasing distance. Visibility will reduce substantially beyond 1.5 km (1 mile), and beyond 5 km (3 miles). Binoculars or some other aid to visibility would probably be necessary in order to perceive any detail of the proposed development.

A visual assessment study involves systematically identifying all the visual receptors (i.e. all properties or groups of properties, and users of roads and public rights of way) that are likely to be affected by the development, and within the visual envelope of the development. The term "properties" includes dwellings, public buildings, places of employment and recreational facilities. The method seeks to assess the impact of the development in terms of the degree of change in the view experienced by the observer. The results are presented in a systematic form allowing an informed judgement to be made of the impact of the development proposals. In the assessment of views there is likely to be a continuum in the degree of visibility of the development from Open View to No View, and in order to assist in the description and comparison of the effect on views, simplified categories are considered:-

- The extent of the view that would be occupied by the development (degree of visual intrusion): Full, Partial, Glimpse etc;

- The proportion of the development or particular features that would be visible: Full, Most, Small Amount, None;
- The distance of the viewpoint from the development and whether the viewpoint would focus on the development due to proximity, or the development would form one element in a panoramic view;
- Whether the view is transient or one of a sequence of views, as from a moving vehicle or footpath.

Consideration should also be given to the seasonal differences in effects arising from the degree of vegetative screening and/or filtering of views that would apply in summer and winter. Thus assessment may be provided for "average" and "worst-case" situations (the latter being the season with least leaf cover and therefore minimal vegetative screening).

Sensitivity of Receptors (for Visual Effects)

The sensitivity of visual receptors in views will be dependent on:-

- The susceptibility of the receptor to change in view or visual amenity, accounting for: the location and context of the viewpoint; the expectations and occupation or activity of the receptor;
- The importance/value of the view (which may be determined with respect to its popularity or numbers of people affected, its appearance in guide books, on tourist maps, and in the facilities provided for its enjoyment and reference to it in literature or art).

The most sensitive receptors may include:-

- Users of all outdoor recreation facilities, including public rights of way, whose attention or interest may be focused on the landscape;
- Communities where the development results in changes in the landscape setting or value of views enjoyed by the community; and
- Occupiers of residential properties with views affected by the development.

Other receptors include people engaged in outdoor sport and recreation, people travelling through or past the affected landscape in cars, on trains or other transport routes, and people at their place of work. The least sensitive receptors are likely to be people at their place of work, or engaged in similar activities whose attention may be focused on their work or activity, and who therefore may be potentially less susceptible to changes in the view.

Magnitude of Effect (for Visual Effects)

In the evaluation of the effects on views and the visual amenity of the identified receptors, the magnitude of scale or visual effect is described by reference to:-

- The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements;
- The duration and nature of the effect, whether temporary or permanent, intermittent or continuous;

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed development; and
- The extent of the area over which the changes would be visible.

Changes in visual amenity may arise from both built or engineered forms, and soft landscape elements of the Development. The contribution made by areas of planting introduced as part of the Development is considered, and the approximate height of this planting for assessment purposes is typically assumed to be as follows:

Planting at Year 1: Whips / transplants 60-150cm, Larger stock 3.5-4.5 metres; and

Planting at Year 20: Whips / transplants 6.5 – 8 metres, Larger Stock 9.5 to 11m.

Consideration should also be given to the seasonal differences in impacts arising from the degree of vegetative screening and/or filtering of views that would apply in summer and winter. Therefore this assessment includes for the impacts on views in winter during the construction phase and year 1, and in summer of year 20.

Magnitude of effect in view results from a combination of the degree of change to the view resulting from the scheme with consideration of the extent of the area over which the changes would be visible, the period of exposure to the view and reversibility. Magnitude of change has been classified as High, Medium, Low, Very Low or Neutral, as follows:-

High:	Where the scheme would cause a high degree of change in the existing view (e.g. loss of characteristic features) and/or high degree of exposure to view (e.g. near-distance or open views);
Medium:	Where the scheme would cause a medium degree of change in the existing view (e.g. partial loss of characteristic features) and/or medium degree of exposure to view (e.g. middle distance or partial views);
Low:	Where the scheme would cause a low degree of change in the existing view (e.g. limited loss of characteristic features) and/or low degree of exposure to view (e.g. long-distance, interrupted or glimpsed views);
Very Low:	Barely perceptible change to existing view and/or very brief exposure to view. Changed features may go unnoticed as minor elements in the view; and
Neutral:	Where the scheme would cause no change in the existing view.

Significance of Effects

The degree of an effect (significance) is not absolute and can only be identified in relation to each individual development and its unique location. It is important that any assessment of effects adopts an informed and well-reasoned judgement, supported through a clear justification as to how the conclusion for each degree of effect has been derived. It should be emphasised that whilst this methodology is designed to be robust and transparent, professional judgement is ultimately applied to determine the degree of effect.

The two principal criteria determining the degree of effects are the scale or magnitude of effect, and the environmental sensitivity of the location or receptor. With regard to visual receptors, a high degree of effect would likely be from high sensitivity receptors such as residential properties and public rights of way where they would receive a substantial change in the view. A low degree of effect would likely be from the least sensitive receptors, such as transport corridors, as viewers would be affected for a smaller period of time as they would experience transient views. Where no change is identified the degree of effect is assessed as neutral.

Where it is considered that there is potential for both beneficial and adverse changes, these magnitudes of change are noted and the balance of these considerations used to inform conclusions on significance of effect.

Example landscape assessment categories are listed below:

Major Adverse: Typically proposed changes would cause a pronounced loss of elements or features which contribute to the to the existing landscape character.

Moderate Adverse: Typically proposed changes would cause a noticeable loss of elements or features which contribute to the to the existing landscape character the existing landscape character.

Minor Adverse: Typically proposed changes would cause a discernible loss of elements or features which contribute to the to the existing landscape character the existing landscape character.

Neutral: Typically proposed changes would cause no deterioration or improvement to the existing landscape character.

Minor Beneficial: Typically proposed changes would cause a discernible improvement or restoration to the existing landscape character.

Moderate Beneficial: Typically proposed changes would cause a noticeable improvement or restoration to the existing landscape character.

Major Beneficial: Typically proposed changes would cause a pronounced improvement or restoration to the existing landscape character.

Example visual assessment categories are listed below:

Major Adverse: Typically proposed changes would cause a pronounced deterioration in the existing view;

Moderate Adverse: Typically proposed changes would cause a noticeable deterioration in the existing view;

Minor Adverse: Typically proposed changes would cause a minor deterioration in the existing view;

Negligible: Typically, proposed changes would cause a barely perceptible effect in the existing view, the character of the landscape or a particular feature;

Neutral: Typically proposed changes would cause no discernible deterioration or improvement in the existing view;

Minor Beneficial: Typically proposed changes would cause a minor or barely discernible improvement in the existing view;

Moderate Beneficial: Typically proposed changes would cause a noticeable improvement in the existing view; and

Major Beneficial: Typically proposed changes would cause a pronounced improvement in the existing view.

Significance Thresholds

Whilst there is a degree of subjectivity involved in determining the significance of landscape and visual effects, they can broadly be determined by the interaction of the sensitivity of receptor and magnitude of change. Numerical scoring is not recommended in the “Guidelines for Landscape and Visual Impact Assessment”.

In this assessment, in accordance with GLVIA 3rd Edition, a distinction is drawn between what are considered to be the significant and non-significant effects. Effects of Major and Moderate Significance are considered to be Significant. Effects of Minor and Neutral are not considered to be significant.

Effects during Construction

It is recognised that project characteristics and hence sources of effects, will vary through time. The construction and operation phases of a development are characterised by quite different physical elements and activities.

In the construction phase, sources of landscape and visual effects include:-

- Site access and haulage routes;
- Materials stockpiles and construction compounds;
- Construction equipment and plant;
- Utilities, including lighting; and
- Protection of existing features.

In the operational phase, permanent sources of landscape and visual effects include:

- New built form;
- New roads and associated infrastructure;
- New planting, green infrastructure, open space and recreational facilities; and
- Lighting.

Mitigation

The purpose of mitigation is to avoid, reduce and where possible remedy or offset, any negative (adverse) effects on the environment arising from the proposed development. Mitigation is thus not solely concerned with "damage limitation", but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures may be considered under two categories:-

- Primary measures that intrinsically comprise part of the development design through an iterative process; and
- Secondary measures designed to specifically address the remaining (residual) negative (adverse) effects of the final development proposals.

Strategies to address likely negative (adverse) effects include:

- Avoid or reduce impact by changing form of development;
- Remediation of impact, (e.g.) by planting to 'soften', absorb and assimilate development into the landscape;
- Compensation of impact, (e.g.) by replacing felled trees with new trees; and
- Enhancement, e.g. creation of new landscape or habitat.

Guidelines for Mitigation:

- Consultation with local community and special interest groups on the proposed mitigation measures is important;
- Landscape mitigation measures should be designed to suit the existing landscape character and needs of the locality, respecting and building on local landscape distinctiveness and helping to address any relevant existing issues in the landscape;
- It must be recognised that many mitigation measures, especially planting, are not immediately effective. Where planting is intended to provide 'softening' and assist in 'visually absorbing' the development, it may also be appropriate to assess residual effects for different periods of time;
- The developer should demonstrate a commitment to the implementation of mitigation measures to agreed programme and budget;
- The proposed mitigation measures should address specific issues and performance standards should be identified for the establishment, management, maintenance and monitoring of new landscape features; and
- A programme of appropriate monitoring may be agreed with the regulatory authority, so that compliance and effectiveness can be readily monitored and evaluated.

Common Mitigation Measures include:

- Sensitive location and siting;
- Site layout and choice of Site level;
- Appropriate form, materials and design of development. It is not always practical or desirable to screen the proposals. In these cases the scale, design, colour and texture of proposals should be carefully considered;
- Lighting;
- Ground Modelling: for immediate screening effect but may in itself be an adverse impact unless carefully matched to existing landform;
- Planting: Structural planting can help to integrate and soften development as well as being of potential value as a wildlife habitat; and
- Use of recessive colouration.

7.2. APPENDIX 2: ZONE OF THEORETICAL VISIBILITY

7.2.1. This is a computer generated 3D model of the landform of the site and setting. The maps within this Appendix give a pictorial representation of how the shape and form of the ground may affect views across the landscape. It is an analytical process that is an aid to understanding the possible visual effects of a development proposal. It also has been used in this study to inform the early visual baseline study – as a guide to where work on the ground should be focused.

7.2.2. The ZTV is a specialist programme and is defined within the Guidelines for Landscape and Visual Impact Assessment as an: “Area within which a proposed development may have an influence or effect on visual amenity”. ZTV’s can be used to define the Visual Envelope Map. These are predictive analytical ‘tools’ and are only as accurate as the input data. (The industry standard is the Key TERRA-FIRMA ZTV software and this has been used in this study). The principle of the application works by a series of ‘rays’ plotted to

radiate from the Target Point, or multiple points from CAD polylines, in a manner that represents hundreds of section lines drawn and calculated through the mapped topography of the setting. The ZTV illustrations in this LVIA give a computer representation of zones or areas that may be visible from the defined locations within the site.

7.2.3. The ZTV’s have been mapped on the 3D OS base and then for the Local maps have been placed on the aerial photograph. For the Wider ZTV maps the OS map is used. The hedgerows along the site boundaries have been modelled as Visual Barriers. The programme enables the placement of known obstructions: trees, buildings etc in the model. These have to be carefully modelled and are placed using topographic data from the site survey or other verify able and declared sources. These ZTV’s show these Visual Barriers as annotated additions to the map.

7.2.4. The illustrations of ZTV’s for the Site take no account, other for the Visual Barriers annotated on the drawings, of any other obstacle: the houses, structures, trees and hedgerows, within the extent

of the Map. The computer model is based on the 3D Ordinance Survey Digital Ground Model data. The illustrations are a landform based study. The extent to which landform may affect the visual amenity is represented within the limitations of the computer software is depicted. The rays record the interruption that results from intervening high ground. Where there are no rays the site cannot be seen from an eye level vantage point of 1.60m above ground.

7.2.5. The predicted visual situation after development is shown on separate maps: the ‘After Development’ drawings. On these ZTV’s the height of the buildings had been provided by the project architect at a known elevation. The high point has been taken as the roof ridge line unless otherwise specifically stated.

7.2.6. In this LVA deskwork involving a detailed Zone of Theoretical Visibility (ZTV) modelling has been used to inform the study and guide the fieldwork. The 3D ground model has been produced and then known dimensions of the boundary tree lines and hedgelines have been introduced as Visual Barriers. Informed judgements about the

likely Visual Receptors Groups that may experience a change in the visual baseline after the development is implemented have also been defined within the LVIA. Generally this is straightforward and logical: leisure walkers along PRow, motorists along the roads. The intention is to record a representative and appropriate record of the visual baseline and the visual receptors and their various activities. An estimation of the likely visual receptor groups that may experience a change in their visual baseline after any future development has been set out within the LVIA.



Figure 15: Visual Barriers Plan

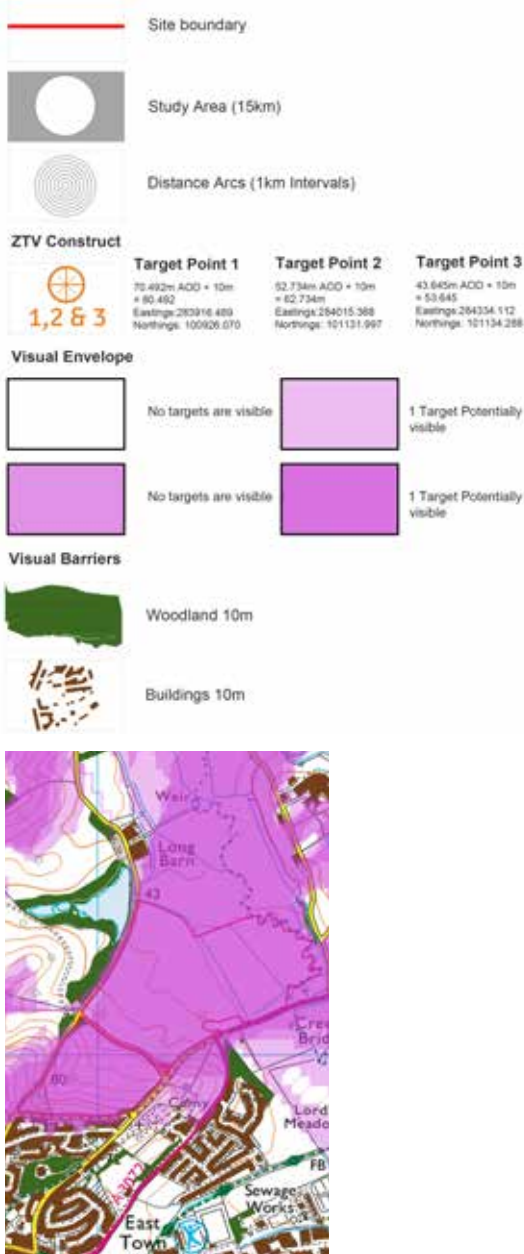


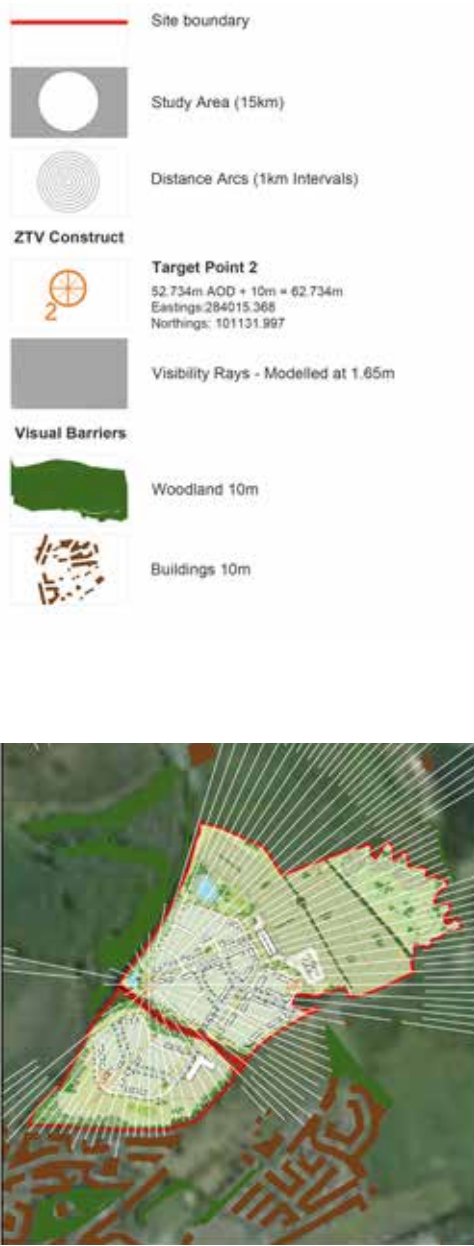
Figure 16: ZTV: Target Point 1, 2 and 3 - Proposed - Visual Envelope (15km radius) with barriers



Figure 17: ZTV: Target Point 1 - Proposed - (15km radius) with barriers



Figure 18: ZTV: Target Point 2 - Proposed - (15km radius) with barriers



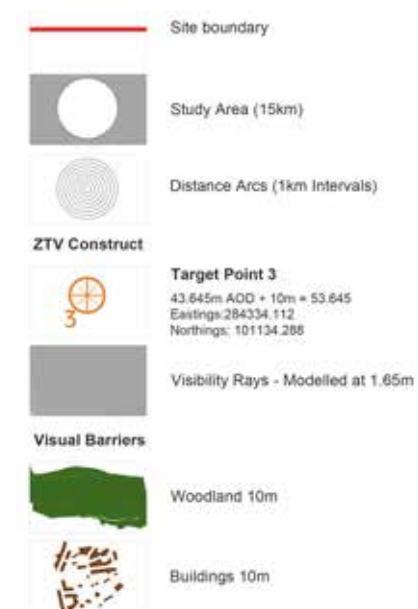
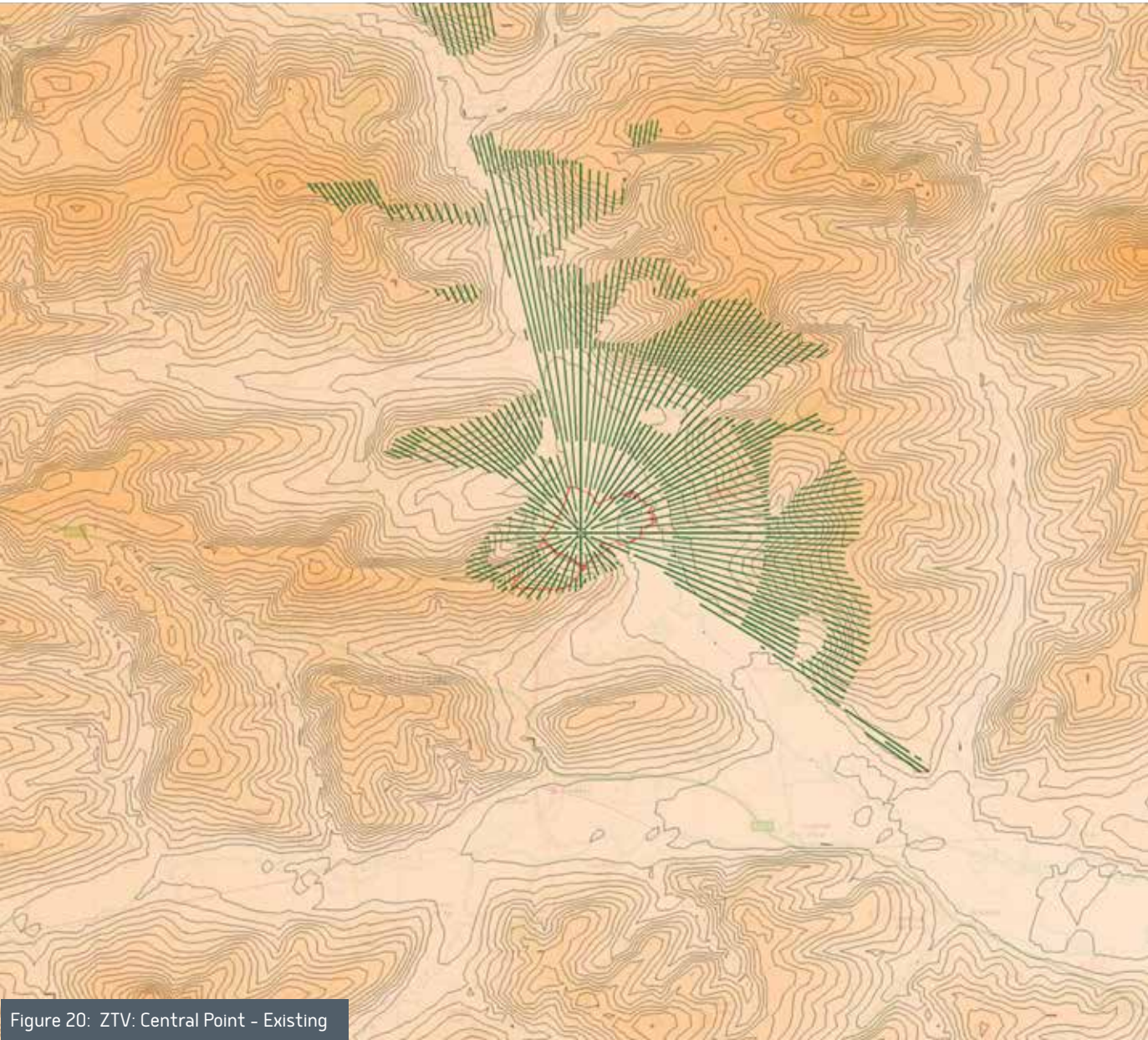


Figure 19: ZTV: Target Point 3 - Proposed - (15km radius) with barriers






-  Site boundary
-  Visibility Rays - Existing
1.65m Observer Height
-  Target Point - Central -
 $45.220\text{m AOD} + 1.65 = 46.870$
Easting 284203.883
Northing 101181.160

Figure 20: ZTV: Central Point - Existing

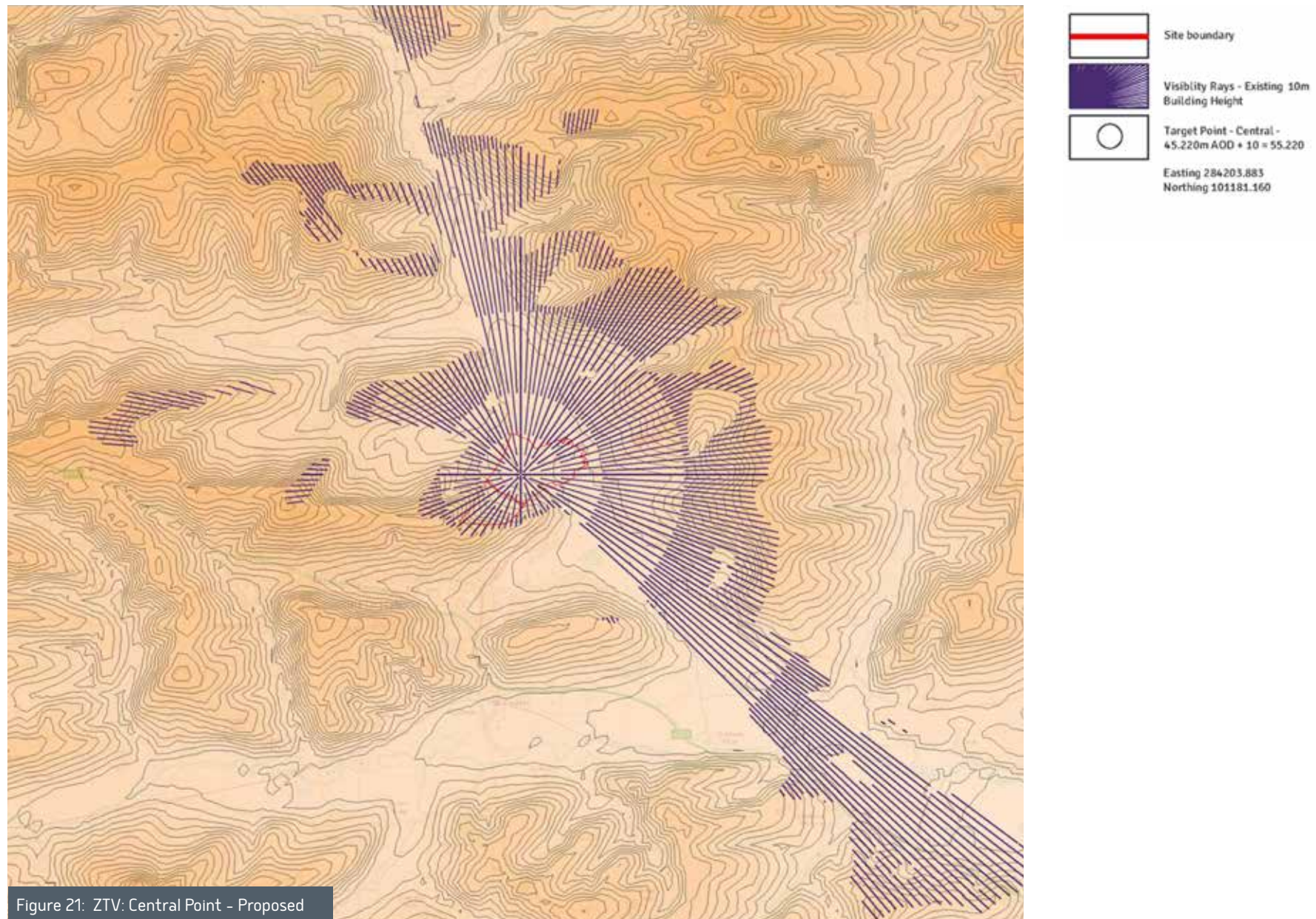


Figure 21: ZTV: Central Point - Proposed

7.3. APPENDIX 3: LANDSCAPE
EFFECTS TABLE

Landscape Receptors	Sensitivity	Development Stage	Magnitude (1) Type of change (3)	Significance (2) Type of effect (3)	Mitigation/Notes
Landscape Character – National					
National Character Area (NCA) 148: Devon Redlands	Medium	Construction (Temporary)	Very Low Adverse	Neutral	The nature of the construction period would introduce temporary structures, facilities, and direct change of landform and land use. However the scale and extent of this activity in relation to the overall scale of the NCA is localised therefore the change is considered to be very low.
		Completion Year 1 - with mitigation based on Parameter Plans	Very Low Adverse	Neutral	The inclusion of areas of open green space within the development and along the River Creedy, planted woodland along the southern boundary and management of hedgerows, individual trees and areas of planting throughout the development are considered in line landscape opportunities for the NCA: <i>“Create new landscapes around the fringes of new developments... making the most of existing landscape features and supporting the diverse landscape character and biodiversity.”</i> Over time proposed landscape elements will contribute to the treed settlement edge character of Crediton.
		Residual Year 20	Very Low Adverse	Neutral	
Landscape Character – Devon					
LCA: Yeo, Culm and Exe Lowlands	Medium	Construction (Temporary)	Very Low Adverse	Neutral	The construction phase would result in a change in land use and the temporary introduction of associated construction activity within the character area. The scale of this change is considered to be neutral and localised in a landscape characterised by its irregular field pattern contained by hedgerows. This existing landscape pattern will be retained.
		Completion Year 1 - with mitigation based on Parameter Plans	Very Low Adverse	Neutral	The layout of the proposed development responds to the existing established vegetation surrounding the site and the sloping landform to the south of the Site, leaving the floodplain along Creedy river free from development.
		Residual Year 20	Very Low Adverse	Neutral	The layout also responds sensitively to the existing landscape structure by; utilising the existing roads surrounding and crossing the Site; and remaining contained within defined road boundaries. The Development introduces a landscape framework, including enhancement measures for existing vegetation. Enhanced planting will include, native woodland, wildflower grassland and hedgerow infill. By year 20, the establishment of this landscape structure will have integrated the new built form and offset the direct loss of the existing agricultural fields.
Landscape Character – Mid Devon					
Landscape Character Type (LT): Sparsely Settled Farmed Valley	Medium	Construction (Temporary)	Low Adverse	Minor Adverse	Construction activities will be within a small area of the north parcel, the majority of the completed development would be located within the southern end of the parcel

Landscape Receptors	Sensitivity	Development Stage	Magnitude (1) Type of change (3)	Significance (2) Type of effect (3)	Mitigation/Notes
Floors					within the neighbouring Lowland Plains LCT. The construction phase would result in a direct change to the surface landform, The construction activity would introduce temporary construction machinery and activity of a greater scale and continued duration than that associated with the agricultural usages of the fields. The construction phase is considered to result in a temporary low adverse magnitude of change, due to the localised extent of the construction activity in relation to the size of the character area and that in part the existing retained vegetation along the north parcel's boundaries.
		Completion Year 1 - with mitigation based on Parameter Plans	Low Adverse	Minor Adverse	By year 20, the proposed landscape structure would have established and respond to the LCT guidelines by avoiding development within the floodplain, enhancing marshy grassland and wetland meadows and management of water on-site through proposed attenuation ponds and swales.
		Residual Year 20	Low Adverse	Minor Adverse	
Landscape Character Type (LT): Lowland Plains	Medium	Construction (Temporary)	Low Adverse	Minor Adverse	The construction phase would result in an obvious change in land use, loss of fields and replaced temporarily by construction activity on either side of Pedlerspool Lane. Mature trees and hedgerows either side of the road will be retained, the Site entrance to both the north and south parcel being made at a gap in the existing tree line.
		Completion Year 1 - with mitigation based on Parameter Plans	Low Adverse	Minor Adverse	Development would introduce new built form and a change of land use within the LT. The provision of open space and new planting would be a positive improvement to the existing agricultural fields. In addition there is lower density built form on the edges of the development which are located adjacent to the edge of Crediton and the River Creedy, to aid in reducing its mass and scale. New planting throughout the Development would integrate and soften the built form within the landscape. The play areas and open space across the character area respond positively to the landform enabling views to remain along the River corridor and avoid visual impact of development on the higher steeper slopes.
		Residual Year 20	Low Adverse	Minor Adverse	
Landscape Components and Features within the Site					
Trees and woodland	Medium	Construction (Temporary)	Low Adverse	Minor Adverse	In accordance with <i>BS 5837:2012 Trees in relation to design, demolition and construction</i> , the following mitigation measures should be implemented within the site. The implementation of protective hording around trees; tree root compaction exclusion zones; and ensure where possible that mechanical machinery is used away from tree canopies.
		Completion Year 1 - with mitigation	Low	Minor	The completed development would retain and avoid the loss of existing locally

Landscape Receptors	Sensitivity	Development Stage	Magnitude (1) Type of change (3)	Significance (2) Type of effect (3)	Mitigation/Notes
		based on Parameter Plans	Adverse	Adverse	characteristic trees wherever feasible.
		Residual Year 20	Low Adverse	Minor Adverse	A very limited number of trees are likely to be removed to facilitate development. The development includes tree planting throughout the layout which once established will add to wider the woodland blocks, characteristic of the site and surrounding area.
Hedgerows	Medium	Construction (Temporary)	Medium Adverse	Minor Adverse	In accordance with <i>BS 5837:2012 Trees in relation to design, demolition and construction</i> , the following mitigation measures should be implemented within the site. During the construction period protective hording will be out in place to protect existing hedgerows. Root compaction exclusion zones will be put in place round the base of particularly mature hedgerow species.
		Completion Year 1 - with mitigation based on Parameter Plans	Low Adverse	Minor Adverse	The proposed development would retain and implement management of existing hedgerow vegetation where possible, and where applicable enhance with native hedgerow species.
		Residual Year 20	Low Adverse	Minor Adverse	Once established the vegetation will be part of an ongoing management and maintenance regime.
Agricultural fields	Low	Construction (Temporary)	High Adverse	Moderate Adverse	Disruption of the current gently sloping landform of the site and removal of grassed open areas. There would be a noticeable change in land use and temporary disruption.
		Completion Year 1 - with mitigation based on Parameter Plans	High Adverse	Moderate Adverse	While the development would result in a loss of agricultural fields and a change of land use across the site, the layout retains areas of open space within and around the development. The open, semi-natural space including new planting, green infrastructure and enhancement of existing vegetation, is considered to retain the River corridor's open character. There would be improved biodiversity across the site.
		Residual Year 20	Low Adverse	Minor Adverse	
River Creedy edge and floodplain	High	Construction (Temporary)	Low Adverse	Minor Adverse	In accordance with <i>BS 5837:2012 Trees in relation to design, demolition and construction</i> , the following mitigation measures should be implemented within the site. Implementation of protective hording to avoid disturbance of the ecological habitat. Minimise the use of mechanical machinery where possible within close proximity to waterbodies, to avoid contamination.
		Completion Year 1 - with mitigation based on Parameter Plans	Low	Neutral	The existing waterbodies and adjacent marginal vegetation will be retained and enhanced via a management strategy as part of the development. Additional

Landscape Receptors	Sensitivity	Development Stage	Magnitude (1) Type of change (3)	Significance (2) Type of effect (3)	Mitigation/Notes
			Adverse		drainage ponds and scrapes will be provided, improving overall biodiversity.
		Residual Year 20 - with secondary mitigation	Very Low Adverse	Neutral	
Vegetation associated with Pedlerspool Lane	Medium	Construction (Temporary)	Medium Adverse	Minor Adverse	In accordance with <i>BS 5837:2012 Trees in relation to design, demolition and construction</i> , the following mitigation measures should be implemented within the site. During the construction period protective hording will be out in place to protect existing hedgerows. Root compaction exclusion zones will be put in place round the base of particularly mature hedgerow species.
		Completion Year 1 - with mitigation based on Parameter Plans	Low Adverse	Neutral	The proposed development would retain and implement management of existing hedgerow vegetation along Pedlerspool Lane where possible, and where applicable enhance with native hedgerow species.
		Residual Year 20	Low Adverse	Neutral	Once established the vegetation will be part of an ongoing management and maintenance regime.
Sloping Landform	Medium	Construction (Temporary)	Medium Adverse	Minor Adverse	There would be a disruption to Site levels during the construction period. No major landform changes are proposed.
		Completion Year 1 - with mitigation based on Parameter Plans	Low Adverse	Neutral	Open space to the north of the Site has been retained to respond positively to the landform enabling views to remain along the River corridor. Development on the higher steeper slopes has been avoided to reduce visual impact of development from the wider area. In addition there is lower density built form on the edges of the development which are located adjacent to the edge of Crediton and the River Creedy, to aid in reducing its mass and scale. The new planting throughout the Development would integrate and soften the built form within the landscape.
		Residual Year 20	Low Adverse	Neutral	

Notes:

1 Magnitude of Change: High, Medium, Low, Very Low, Neutral

2 Significance of Effect: Major, Moderate, Minor, Neutral

3 Type of Effect: Adverse, Neutral, Beneficial

7.4. APPENDIX 4: VISUAL
EFFECTS TABLE

Viewpoint Description	Visual receptor Group and Sensitivity	Development Stage	Magnitude (5) Type of change (7)	Significance (6) Type of effect (7)
Viewpoint 01 – From Beech Park looking north towards the Site Distance: 29m (near distance view) Nature of view (2): partial Degree of visual intrusion (3): glimpse Proportion of development visible (4): small amount Transient/fixed : transient/fixed	Receptors – pedestrians, cyclists, motorists. Residents along Beech Park with north facing views Susceptibility to change – high Value of view – low Sensitivity (1) – medium	Construction (Temporary)	Medium Adverse	Moderate Adverse
		Completion Year 1 - with mitigation based on Parameter Plans	Medium Adverse	Minor Adverse
		Residual Year 20	Low Adverse	Minor Adverse
Viewpoint 02 – At the junction of Pedlerspool Lane with Pounds Hill adjacent to East Lodge, looking northeast towards the Site Distance: 7m (near distance view) Nature of view (2): open Degree of visual intrusion (3): full Proportion of development visible (4): most Transient/fixed : transient/fixed	Receptors – Pedestrians, cyclists, motorists. Residents of East Lodge Susceptibility to change – high Value of view – low Sensitivity (1) – medium	Construction (Temporary)	High Adverse	Major Adverse
		Completion Year 1 - with mitigation based on Parameter Plans	High Adverse	Moderate Adverse
		Residual Year 20	Medium Adverse	Moderate Adverse
Viewpoint 03 – From within the grounds of Creedy Park, looking southeast towards the Site Distance: 790m (medium distance view) Nature of view (2): none Degree of visual intrusion (3): glimpse/none Proportion of development visible (4): negligible/none Transient/fixed : fixed	Receptors – Residents and visitors to Creedy House and Creedy Park Susceptibility to change – high Value of view – high Sensitivity (1) – high	Construction (Temporary)	Very Low Adverse	Negligible
		Completion Year 1 - with mitigation based on Parameter Plans	Neutral	Neutral
		Residual Year 20	Neutral	Neutral
Viewpoint 04 – Adjacent to Long Barn near Creedy Manor, looking south towards the Site Distance: 175m (near distance view) Nature of view (2): partial Degree of visual intrusion (3): partial/glimpse Proportion of development visible (4): small amount	Receptors – Pedestrians, cyclists, motorists and residents of Creedy Manor Susceptibility to change – medium Value of view – low Sensitivity (1) – low	Construction (Temporary)	Low Adverse	Minor Adverse
		Completion Year 1 - with mitigation based on Parameter Plans	Low Adverse	Minor Adverse
		Residual Year 20	Very Low	Neutral

Viewpoint Description	Visual receptor Group and Sensitivity	Development Stage	Magnitude (5) Type of change (7)	Significance (6) Type of effect (7)
Transient/fixed : transient			Adverse	
Viewpoint 05 – Adjacent to Merrifield Farm, looking southwest towards the Site Distance: 349m (near distance view) Nature of view (2): open Degree of visual intrusion (3): full/partial Proportion of development visible (4): most Transient/fixed : transient	Receptors – Pedestrians, cyclists, motorists Residents and workers at Merrifield Farm Susceptibility to change – medium Value of view – low Sensitivity (1) – medium	Construction (Temporary)	Medium Adverse	Moderate Adverse
		Completion Year 1 - with mitigation based on Parameter Plans	Medium Adverse	Minor Adverse
		Residual Year 20	Low Adverse	Minor Adverse
Viewpoint 06 – From the Devonshire Heartland Way (Shobrooke Footpath 23) within Shobrooke Park, looking west-southwest towards the Site Distance: 287m (near distance view) Nature of view (2): partial Degree of visual intrusion (3): partial/glimpse Proportion of development visible (4): partial/glimpse Transient/fixed : transient/fixed	Receptors – users of the National Trail and road users Susceptibility to change – high Value of view – medium Sensitivity (1) – high	Construction (Temporary)	Medium Adverse	Moderate Adverse
		Completion Year 1 - with mitigation based on Parameter Plans	Medium Adverse	Minor Adverse
		Residual Year 20	Low Adverse	Minor Adverse
Viewpoint 07 – From the Devonshire Heartland Way (Credon Footpath 57) adjacent to Mill Leat, looking northwest towards the Site Distance: 461m (near distance view) Nature of view (2): partial Degree of visual intrusion (3): partial/glimpse Proportion of development visible (4): partial/glimpse Transient/fixed : transient/fixed	Receptors – users of the National Trail Susceptibility to change – high Value of view – medium Sensitivity (1) – high	Construction (Temporary) – before mitigation	Low Adverse	Minor Adverse
		Completion Year 1 - with mitigation based on Parameter Plans	Low Adverse	Minor Adverse
		Residual Year 20	Negligible	Neutral
Viewpoint 08 – From within Shobrooke Park, looking west towards the Site Distance: 978m (medium distance view) Nature of view (2): partial	Receptors – visitors to Shobrooke Park Susceptibility to change – high Value of view – high Sensitivity (1) – high	Construction (Temporary)	Medium Adverse	Moderate Adverse
		Completion Year 1 - with mitigation based on Parameter Plans	Medium	Minor

Viewpoint Description	Visual receptor Group and Sensitivity	Development Stage	Magnitude (5) Type of change (7)	Significance (6) Type of effect (7)
Degree of visual intrusion (3): glimpse Proportion of development visible (4): small amount Transient/fixed : transient/fixed			Adverse	Adverse
		Residual Year 20	Low Adverse	Minor Adverse
Viewpoint 09 – From the Devonshire Heartland Way (Shobrooke Footpath 23) within Shobrooke Park, looking west towards the Site Distance: 1.12km (long distance view) Nature of view (2): partial Degree of visual intrusion (3): glimpse Proportion of development visible (4): small amount Transient/fixed : transient/fixed	Receptors – users of the National Trail including; dog walkers. Susceptibility to change – high Value of view – high Sensitivity (1) – high	Construction (Temporary)	Medium Adverse	Moderate Adverse
		Completion Year 1 - with mitigation based on Parameter Plans	Medium Adverse	Minor Adverse
		Residual Year 20	Low Adverse	Minor Adverse
Viewpoint 10 – From the A3072 adjacent to North Lodge, looking southwest towards the Site Distance: 735m (medium distance view) Nature of view (2): open/partial Degree of visual intrusion (3): partial Proportion of development visible (4): most/partial Transient/fixed: transient	Receptors – Road users including motorists, cyclists Susceptibility to change – low Value of view – low Sensitivity (1) – low	Construction (Temporary)	Medium Adverse	Moderate Adverse
		Completion Year 1 - with mitigation based on Parameter Plans	Low Adverse	Minor Adverse
		Residual Year 20	Very Low Adverse	Minor Adverse
Viewpoint 11 – From footpath (Upton Hellions Footpath 1) in Haske, looking southwest towards the Site Distance: 783m (medium distance view) Nature of view (2): partial Degree of visual intrusion (3): glimpse Proportion of development visible (4): negligible Transient/fixed : transient/fixed	Receptors – users of the PRoW Road users, cyclists, pedestrians Susceptibility to change – medium Value of view - low Sensitivity (1) – medium	Construction (Temporary)	Very Low Adverse	Neutral
		Completion Year 1 - with mitigation based on Parameter Plans	Negligible	Neutral
		Residual Year 20	Negligible	Neutral
		Construction (Temporary)	Low	Minor

Viewpoint Description	Visual receptor Group and Sensitivity	Development Stage	Magnitude (5) Type of change (7)	Significance (6) Type of effect (7)
Viewpoint 12 – From Thornhedge Lane in Lower Creedy, looking south towards the Site Distance: 1.13km (long distance view) Nature of view (2): partial Degree of visual intrusion (3): glimpse Proportion of development visible (4): glimpse Transient/fixed : transient	Receptors – Road users including Pedestrians, cyclists, motorists Susceptibility to change – low Value of view - low Sensitivity (1) – low		Adverse	Adverse
		Completion Year 1 - with mitigation based on Parameter Plans	Very Low Adverse	Neutral
		Residual Year 20	Negligible	Neutral
Viewpoint 13 – From the churchyard of St Mary the Virgin (Grade I) in Upton Hellions, looking south towards the Site Distance: 1.8km (long distance view) Nature of view (2): partial Degree of visual intrusion (3): glimpse Proportion of development visible (4): negligible Transient/fixed : transient/fixed	Receptors – visitors to the Church and churchyard. Susceptibility to change – high Value of view - low Sensitivity (1) – medium	Construction (Temporary)	Very Low Adverse	Neutral
		Completion Year 1 - with mitigation based on Parameter Plans	Negligible	Neutral
		Residual Year 20	Neutral	Neutral

Notes:

Throughout: '/' denotes where distinct characteristics of view, magnitude of change or significance of effect is experienced from certain viewpoints associated with the receptor

1 Sensitivity of receptor: High, Medium, Low

2 Nature of View (degree of visibility): Open, Partial, None

3 Degree of Visual Intrusion (extent of the view that would be occupied by the development): Full, Partial, Glimpse, None

4 Proportion of Development Visible: Full, Most, Partial, Small Amount, Negligible, None

5 Magnitude of Change (including landscape proposals): High, Medium, Low, Very Low, Neutral

6 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral

7 Type of Effect: Adverse, Neutral, Beneficial

From: Local Plan Review
Subject: FW: Local Plan Review - Representations to the Proposed Modifications - Email 3/3 Supporting Documents

Importance: High

From: Jane Terry [REDACTED]
Sent: 14 February 2017 10:51
To: Local Plan Review
Cc: Oliver Taylor [REDACTED] James Williams
Subject: Local Plan Review - Representations to the Proposed Modifications - Email 3/3 Supporting Documents
Importance: High

Email 3 – Supporting Documents (Attachments):

- Concept Plan
- Heritage Statement

Please accept these supporting documents to the representations made on behalf of Gleeson Developments Ltd.

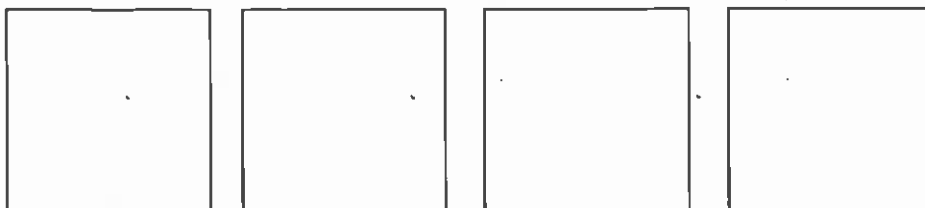
Please acknowledge receipt.

Kind regards,

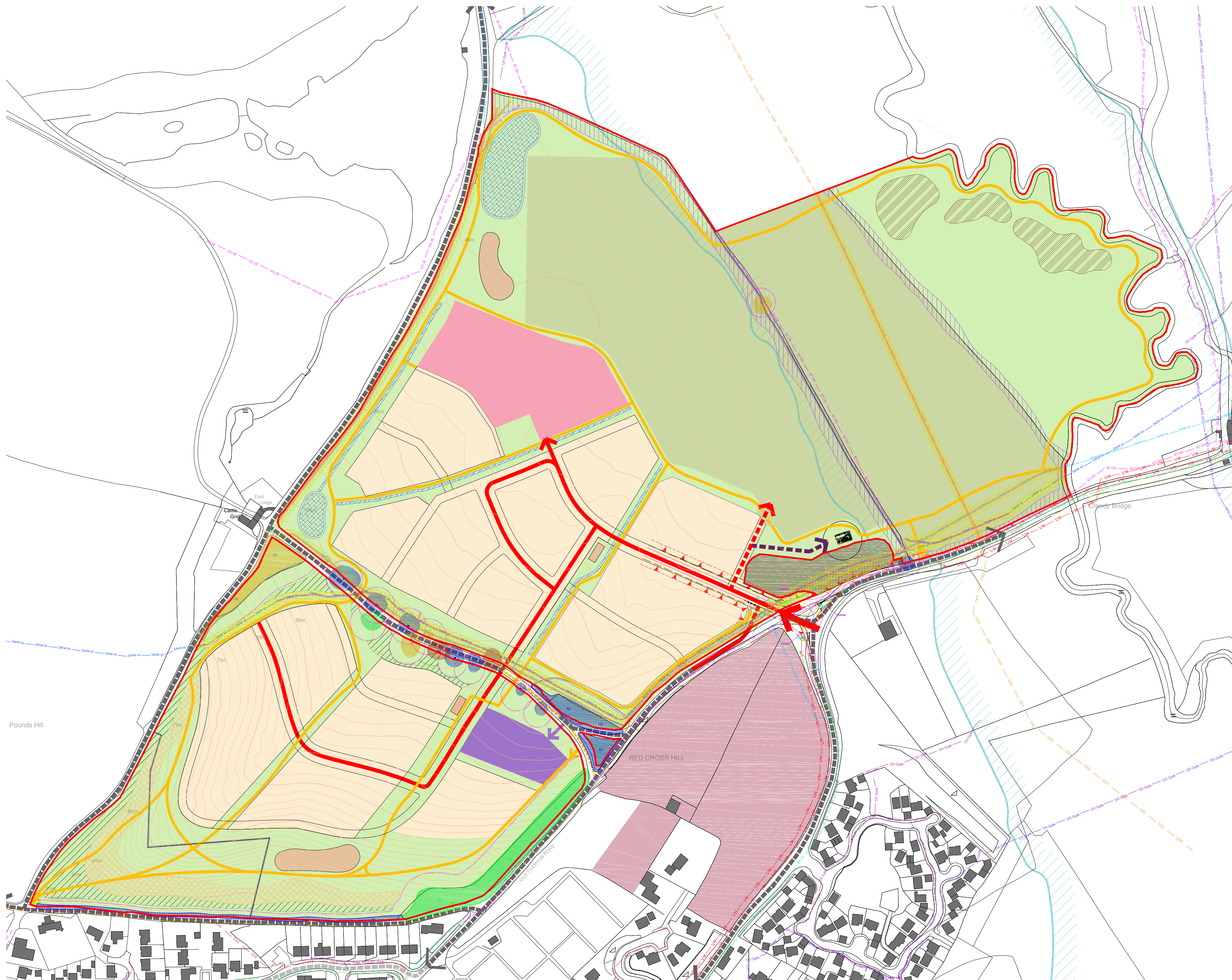
Jane




























Jane Terry BA (Hons) Dip.M MRTPI
Associate

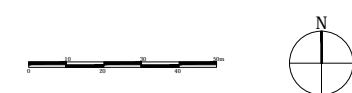
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Email: [REDACTED]



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	Site Boundary	31.16ha
	Residential	
	North Parcel	5.28ha
	South Parcel	3.31ha
	Total Resi	8.59ha
	Approximate units at 35 dph	300
	School Site	1.07ha
	Potential location for Gypsy and Travelers Site	0.30ha
	Potential location and extent of Rugby Club	
	Extent of Rugby Club within floodzone line	4.66ha
	Extent of Rugby Club outside of floodzone line	3.95ha
	Total	8.61ha
	POS	12.15ha
	Required POS based on 350 houses and FIT standard 2.04ha	
	Proposed Attenuation pond / swales	0.44ha
	Existing Vehicular route	
	Principal Vehicular route	
	Vehicular access points	
	Potential Ped/Cycle route	
	Road downgraded to Ped/Cycle route	
	Ped/Cycle access points	
	Potential Gypsy and Travelers Site access point	
	Fence	
	Edge of floodplain	
	Play Areas	
	Native broadleaf woodland planting	
	Wildflower grassland planting	
	Wetland wildflower planting	
	Wading bird scrapes	
	CRE2 Red Hill Cross	
	Category "A" Trees	
	Category "B" Trees	
	Category "C" Trees	
	Category "U" Trees	
	Root Protection	



Project
Land at Creedy Bridge
Credton
Drawing Title
Concept Masterplan Option D
DRAFT
Date
24.10.16
Scale
1:1000@A0
1:2000@A2
Drawn by
MV/KU
Project No
24970
Drawing No
9300



Planning • Heritage
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Built Heritage Statement

Land at Creedy Bridge

Crediton

Devon

Gleeson Strategic Developments

February 2017

Author:

James Edwards BSc (Hons) MSc DipTP MRTPI

Approved by:

Jonathan Smith BA (Hons) MA PGCE MCIfA IHBC

Report Status:

FINAL

Issue Date:

February 2017

CgMs Ref:

JE/HB/20086

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Appendix A - ZTV with Heritage Assets Overlay

The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 5 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

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LAND AT CREEDY BRIDGE, CREDITON

1.0 INTRODUCTION

This Built Heritage Statement has been researched and prepared by CgMs Consulting on behalf of Gleeson Strategic Developments to support an outline planning application for residential development of up to 326 residential units, land for Crediton Rugby Club relocation and a school with associated landscaping and access on land at Creedy Bridge, north of Crediton, Devon (hereafter referred to as ‘the Site’). The Site is approximately 30 hectares in extent and is centred on NGR SS 84111 01098 (Figure 1). Part of the Site has been allocated for built development in the Mid-Devon District Council Local Plan (2007). This report is an evolution of an earlier Built Heritage Statement which was prepared to assist the design of the proposed development, the detail contained within the earlier report was fed into the scheme to manage sensitively any potential impacts on built heritage. The earlier iterations of the report has been considered by Historic England and Mid-Devon District Council whose helpful comments have been fed into subsequent revisions of the Statement.

There are no designated or non-designated built heritage assets or Registered or Non-Registered Parks and Gardens within the Site, but a number of designated and non-designated heritage assets are located in the vicinity of the Site which may face impact from the proposed development. This includes the Registered Park and Garden of Shobrooke Park, the non-registered Park and Garden of Creedy Park and several built heritage assets, including the Grade II listed East Lodge, formerly serving Creedy Park, and Creedy Park House itself.

This Built Heritage Statement considers the potential impacts of the proposed development on the historic built environment, with an assessment of all built heritage assets (both designated and non-designated) within the vicinity of the Site which may face an impact.

This report addresses the requirement under Paragraph 128 of the National Planning Policy Framework (NPPF) for the applicant to explain the significance of the particular heritage assets that may be affected, including consideration of their settings, and demonstrate the impact that the proposal will have upon that significance.

This report makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant Historic England Guidance has been consulted to inform the judgements made. It is further based on the findings of detailed historical research, a site walkover survey and assessment conducted from publicly accessible locations around the Site, map studies and the application of professional judgement.

Photographs, plans and drawings provided are for illustrative purposes only.

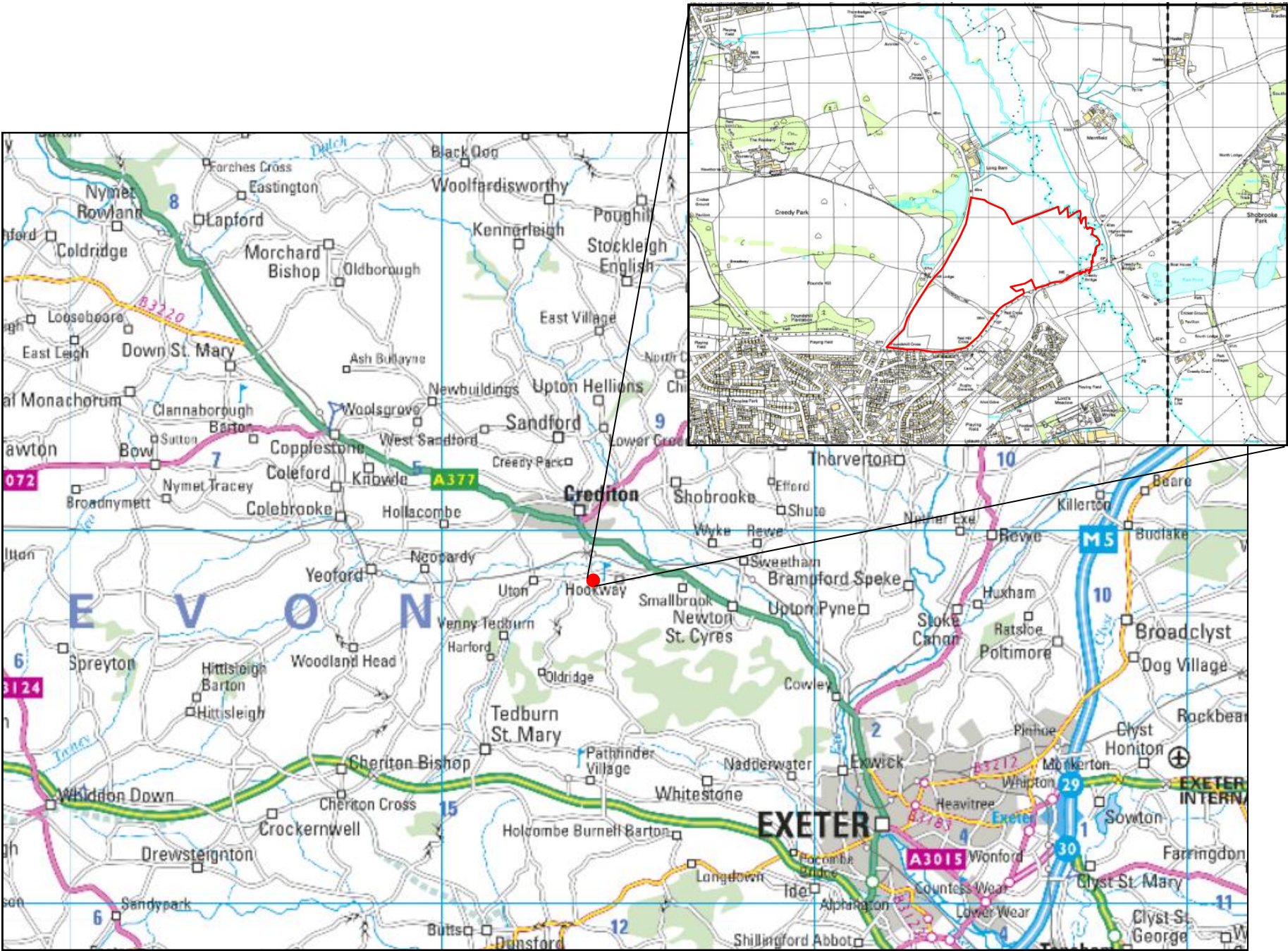


Figure 1: Site Location (Source: Street Map and Ordnance Survey).

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 NATIONAL PLANNING LEGISLATION AND GUIDANCE

The current policy regime identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (for example listed buildings, conservation areas, and registered parks and gardens), as well as undesignated heritage assets.

Legislation regarding buildings and areas of special architectural and historic interest is contained within the **Planning (Listed Buildings and Conservation Areas) Act 1990**.

The relevant legislation in this case extends from Section 66 and Section 72 of the 1990 Act. Section 66 states that special regard must be given by the planning authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their settings, while Section 72 refers to the special regard to be given to the preservation and/or enhancement of conservation areas.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting Section 66 (1) was that decision-makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy Framework (NPPF) (March 2012)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. When determining Planning Applications the NPPF directs LPAs to apply a presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. This encourages LPAs to approve development proposals that accord with the development plan without delay.

Where a development plan is absent, silent or out-of-date, permission should be granted except where adverse impacts would significantly and demonstrably outweigh those benefits, when assessed against NPPF policies as a whole; or where specific policies contained within the NPPF (including those with regard to designated heritage assets) indicate that development

should be restricted to some degree.

Section 7 of the NPPF, 'Requiring Good Design' (Paragraphs 56 to 68), reinforces the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. Paragraph 58 states that new design should respond to local character and history.

Section 12, 'Conserving and Enhancing the Historic Environment' (Paragraphs 126-141) relates to developments that have an effect upon the historic environment. This is the guidance to which local authorities need to refer when setting out a strategy in their Local Plans for the conservation and enjoyment of the historic environment. This should be a positive strategy where heritage assets should be conserved in a manner appropriate to their significance. For clarification, the NPPF provides definitions of terms relating to the historic environment in a glossary in Annex 2.

Of particular relevance to this report are Paragraphs 132-135 which are concerned with the potential impacts of a proposed development on the significance of a heritage asset. Paragraph 132 states that where a development is proposed, great weight should be given to the asset's conservation and that the greater an asset's significance, the greater this weight should be. Paragraph 134 emphasises that where a proposed development will lead to less than substantial harm to the significance of an asset, this should be weighed against the public benefits of the scheme, bearing in mind the great weight highlighted in Paragraph 132.

Planning Practice Guidance (PPG) (March 2014)

National planning guidance has subsequently been adopted in order to guide the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the

historic environment are informed and sustainable.

The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main 'heritage values' being:

Evidential value: which derives from the potential of a place to yield evidence about past human activity.

Historical value: which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic value: which derives from the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Overview: Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by English Heritage (now Historic England). GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011.

At present there are some gaps in guidance, formerly provided by PPS5 Practice Guide. It is hoped that these gaps will be filled by the emerging GPA 4: Enabling Development and Heritage Assets, and the two Historic Environment Advice Notes entitled Conservation Area Designation, Appraisal and Management (HEA 1) and Making Changes to Heritage Assets (HEA 2), for which the consultation process finished on 17 April 2015.

Historic Environment Good Practice Advice in Planning: Note 1 (GPA1): The Historic Environment in Local Plans

This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of

2.1 NATIONAL PLANNING LEGISLATION AND GUIDANCE

formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

Historic Environment Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets

This advice note focuses on the management of change within the setting of heritage assets. This guidance updates that previously published by English Heritage (The Setting of Heritage Assets 2011) in order to ensure that it is fully compliant with the NPPF and is largely a continuation of the philosophy and approach of the 2011 document. It does not present a divergence in

either the definition of setting or the way in which it should be assessed.

Setting is defined 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’. The guidance emphasises that setting is not a heritage asset or a heritage designation and that its importance lies in what it contributes to the significance of the heritage asset itself. Elements of setting may make a positive, negative or neutral contribution to the significance of a heritage asset.

While setting is largely a visual concept, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors, including historic associations.

This document states that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset. It is further stated that the contribution made to an asset’s significance by their setting will vary depending on the nature of the asset and its setting. Different heritage assets have the capacity to accommodate change differently within their settings, possibly without harming the significance of the asset (or even enhancing its significance) and, therefore, setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, Historic England recommend using a ‘5-step process’ to assess any effects of a proposed development on the setting and significance of a heritage asset:

- 1) Identifying the heritage assets affected and their settings;
- 2) Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- 3) Assessing the effect of the proposed development on the significance of the asset(s);
- 4) Maximising enhancement and minimising harm; and
- 5) Making and documenting the decision and monitoring outcomes.

2.2 LOCAL PLANNING POLICY AND GUIDANCE

Local Policy

The Local Planning Authority for the Site is Mid-Devon District Council, with the District Council prescribing the local development framework and policies for the Site. The Local Plan is currently formed of a number of documents including the Adopted Core Strategy (Part 1), Local Plan Allocations and Infrastructure Development Plan Document (Part 2) (January 2011) and the Development Management Policies (Part 3) (adopted July 2007). The Council is currently undertaking a Review of the Local Plan (2013-2033). Until such time as this is completed and adopted, the relevant adopted policies (and relevant parts thereof) are outlined below:

Policy COR 2 Local Distinctiveness (Core Strategy)

Development will sustain the distinctive quality, character and diversity of Mid Devon’s environmental assets through [amongst other criteria]:

e) the preservation and enhancement of Mid Devon’s cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance.

DM27 Development Affecting Heritage Assets (Development Management Policies)

Heritage assets and their settings are an irreplaceable resource.

Accordingly the Council will:

a) Apply a presumption in favour of preservation in situ in respect of the most important heritage assets

b) Require development proposals likely to affect heritage assets and their settings, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting and local distinctiveness, and the opportunities to enhance them.

c) Only approve proposals that would be likely to substantially harm heritage assets and their settings if substantial public benefit outweighs that harm or the requirements of requirements of paragraph 133 of the National Planning Policy Framework are met.

d) Where a development proposal would lead to less than substantial harm, that harm will be weighed against any public benefit, including securing optimum viable use.

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

Part of the Site has been identified in the Local Plan Allocations and Infrastructure Development Plan Document (Part 2) (January 2011) and the relevant policy for the Site is set out as below:

AL/CRE/12—Pedlarspool, Exhibition Road

A site of 21 hectares at Pedlarspool, Exhibition Road is identified as a contingency site for development to be released in accordance with policy AL/DE/1, subject to the following:

A) 165 dwellings with 35% affordable housing to include at least five pitches for gypsies and travellers;

B) 21000 square metres of employment floor space;

C) A suitable site for the relocation of Crediton rugby club

D) Layout, design and landscaping, including planting on the riverside that reflects the local distinctiveness and its sloping nature;

E) The protection of the setting of the wider area, including the upper slopes to the south and west for Green Infrastructure and landscaping;

F) Provision of a Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance;

G) The provision of serviced employment land in step with the housing at a rate of at least 1 hectare per 30 occupied dwellings unless it can be demonstrated to the Council’s satisfaction that such an approach would significantly undermine the viability of the scheme as a whole.

H) This development shall not be commenced until a Link Road between the A377 and Lords Meadow is in operation unless the Council is satisfied that air quality and traffic impacts as a result of the development would not be material.

In respect of the Local Plan Review the Site has been re-identified as a suitable allocation and the policy provision, as currently proposed, to cover the site in the Local Plan Review is set out below:

Policy CRE5

A site of 21 hectares at Pedlarspool, Crediton, is allocated for residential development subject to the following:

a) 200 dwellings with 28% affordable housing including at least five pitches for gypsies and travellers;

b) A serviced site of 1.1 hectares for a new primary school;

c) A suitable site for the relocation of Crediton Rugby Club;

d) A phasing strategy which ensures that sites for the sports pitches, affordable housing and gypsy and traveller pitches are delivered broadly in step with the housing development, and the school is transferred to the local education authority at a timetable agreed with Devon County Council;

e) Layout, design and landscaping, including planting on the riverside that reflects the local distinctiveness and its sloping nature;

f) The protection of the setting of Creedy Historic Park and Garden and the wider area, including the upper slopes to south and west for Green Infrastructure and landscaping;

g) Facilitation of access to local bus routes via sustainable travel modes including possible extension of service;

h) Provision of suitable access arrangements from the A3072 and appropriate highway improvements along Stonewall Lane and Old Tiverton Road;

i) Improved access to the town centre for pedestrians and cyclists;

j) Protection and enhancement of trees subject to Tree Preservation Orders within and adjoining the site; and

k) An archaeological investigation and mitigation scheme.

The Council has prepared a Local Heritage Assets Register (January 2015) which has also been consulted as part of this assessment.

3.0 ARCHITECTURAL AND HISTORIC APPRAISAL

3.1 HISTORIC DEVELOPMENT OF CREDITON AND SITE

Evidence exists of Roman occupation within the present day settlement of Crediton and in the nearby surroundings with Roman coins being found to the north of the High Street and south of the town.

Crediton is understood to have been the birthplace of St. Boniface in AD680, a Christian missionary influential in the spreading of Christianity in Europe. The town, from an early period has been identified as a religious centre. Crediton was chosen as the centre of the Episcopal See in AD909, with the continued presence of a bishops palace until the Reformation highlighting the religious prominence of Crediton in the wider Area. In AD1050 Crediton Church became a Collegiate foundation at which point the See was transferred to Exeter. Evidence of this period in the town's history is detailed in property and street names such as Dean Street. Construction commenced on the present Church in the 12th century, being principally completed by the 15th century. The strength of the Church in Crediton's administration and land ownership was noted until the 16th century being the dominant force in both. The Collegiate Church was however subject to the Dissolution and in 1547 the residents of Crediton acquired the church and right of tithes from the King. Surrounding the church the settlement, which became known as Kirton or Church Town, evolved into East Town as presently seen. A second settlement was seen to develop to the west of the church known as Borough Town or West Town.

The layout at this time corresponded to a medieval linear street pattern in an east-west direction with burgage plots feeding off the principal street on either side. Crediton was granted the right to hold a fair and a market in 1231 with a further St Lawrence Fair held annually over three days. Aside from a multitude of trades operating in the town and the holding of fairs, Crediton, being a principal settlement in Devon, held a cattle market which existed until the 20th century. The manufacture of serge cloth formed a principal economy of the settlement from the medieval period. Indeed its success in manufacturing this material accorded it a position amongst the fifty wealthiest towns in England at the beginning of the 16th century. Other notable industries upon which Crediton thrived included tanning and an associated shoe-making industry, as well as confectionary in the form of chocolate and medicinal sweets.

The medieval and post-medieval period was not without its downturns, including the bubonic plague which killed 1000 and impacts associated with the Civil War in the mid-17th century when Crediton was occupied by both the Parliamentarians and the Royalists. The 18th century saw a number of serious fires which destroyed a great many houses in the town and resulted in the systematic rebuilding of parts of the town notably around the High Street.

A reordering of land usage in the town in the early 19th century saw the relocation of the market from the High Street to the purpose-built Market House on Market Street.

Allied to this relocation came considerable road improvements with new links through the town from east to west

Crediton's economic strength was reinforced with the arrival of the Exeter and Crediton Railway in 1851. The improved infrastructure linking the town to the wider region and beyond brought about further development of the shoe-making and confectionary industry which capitalised on the decline of cloth manufacturing by utilising the former mills and factory buildings dedicated to the textile industry.

Development in the town in the late 19th and early 20th century saw considerable input from the architectural practice Dart and Francis who were noted to have designed the new Creedy House in Creedy Park to the north of the town in the early 20th century. Their trademark designs including flourishes of Arts and Crafts are seen throughout the town.

In the post-war years Crediton, like many small towns saw a large expansion in settlement size with development being seen around the periphery, in the case of Crediton, notably towards the Site north of the town.

In respect of the Site, the 1809 First Series Ordnance Survey (OS) Map clearly shows the Site relative to Crediton (Figure 2), some distance to the south. Creedy Park to the northwest of the Site is evident with moderately high



Figure 2: Extract from 1809 Ordnance Survey 1st Series (Source: Vision of Britain.org)

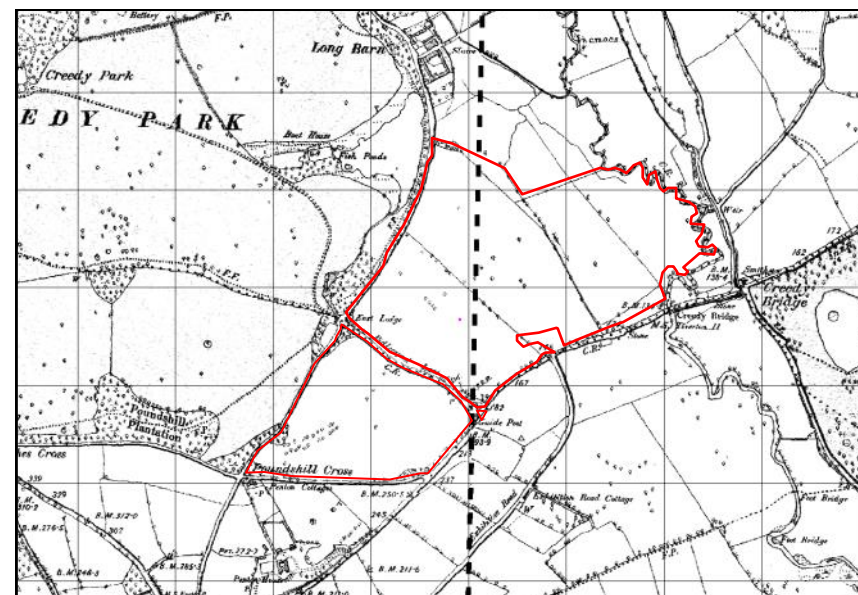


Figure 3: Extract from 1888-89 Ordnance Survey Map. 1:10,560.

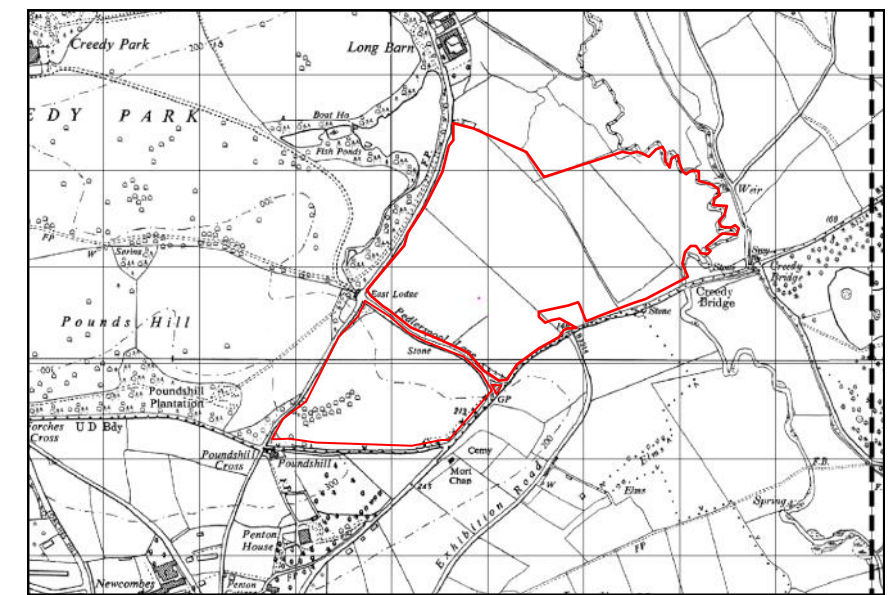


Figure 4: Extract from 1962-63 Ordnance Survey Map. 1:10,000.

3.1 HISTORIC DEVELOPMENT OF CREDITON AND SITE

levels of planting abutting the Site, as is Fulford Park, now Shobrooke Park, to the east. Whilst fairly simple in its layout, it is evident that there is no built development upon the Site.

The 1842 Crediton Tithe Map and the neighbouring 1842 Sandford Tithe Map (neither shown) indicates that the Site south of Pedlarspool Lane was divided into ten land parcels, including a single plantation plot in the south-west corner of this part of the Site. The Sandford extent of the Site (that which lies north of Pedlarspool Lane) was divided into three principal parcels with a small plot near to the junction of Pedlarspool Lane and Old Tiverton Road. The 1888-89 OS map (Figure 3) offering more detail, highlights the Site now divided into six field parcels of varying sizes, two of which are divided by Pedlarspool Lane running through, but outside of the Site. The Site is surrounded by field parcels with the exception of Creedy Park along its western and north-western edge (including an associated large fishpond) and Peston Cottages on the south-western edge (outside of the Site) adjacent to Poundshill Cross. Excluding Penton House some distance south of the southern boundary of the Site, the settlement edge remains separate from the Site over several field parcels. The Site extends to the banks of the River Creedy.

The Tithe Map highlights areas of woodland planting surrounding the Site, notably to the south, west and north-west along the Creedy Park boundary. A small area of planting within the Site is present adjacent to the East Lodge into Creedy Park on the western flank of the Site. Planting is also present along the south-western reaches abutting Pound Hill lane flanking the entire western edge of the Site and the southern reaches of the Site along Stonewall Lane at the meeting point of several roads at Poundshill Cross and at the junction with Old Tiverton Road. The remnants of the plantation remain in the south-western corner of the Site exhibiting a narrow belt of trees. These remaining trees are still evident by the 1962 OS Map (Figure 4). The previously identified woodland planting is likely to exist to some extent at this time but is not clearly defined on this map. The Site still remains entirely in agricultural use and surrounded in the main by Creedy Park and field parcels. A cemetery and Chapel is present in the south-eastern corner abutting the Site on Old Tiverton Road.

By 1972 (Figure 5), the post-war surge in development seen around Crediton is progressively drawing closer to the southern boundary of the Site with new housing development on and surrounding Poundshill to the south of the Site and off Old Tiverton Road near to the cemetery. The Site appears divided into four identifiable parcels, with a single field south of Pedlarspool Lane and the

remaining three north between this lane and the banks of the River Creedy and divided themselves by field drains.

By 2015 (Figure 6), the Site remains broadly as per 1972. The level of woodland is much reduced within the Site with only a trace on the south-eastern edge abutting Old Tiverton Road and an area abutting East Lodge. Housing development now abuts Stonewall Lane adjacent to the southern boundary of the Site. The woodland planting along the boundary of Creedy Park (outside of the Site) remains and appears more established in those parts which do remain, notably around the East Lodge.

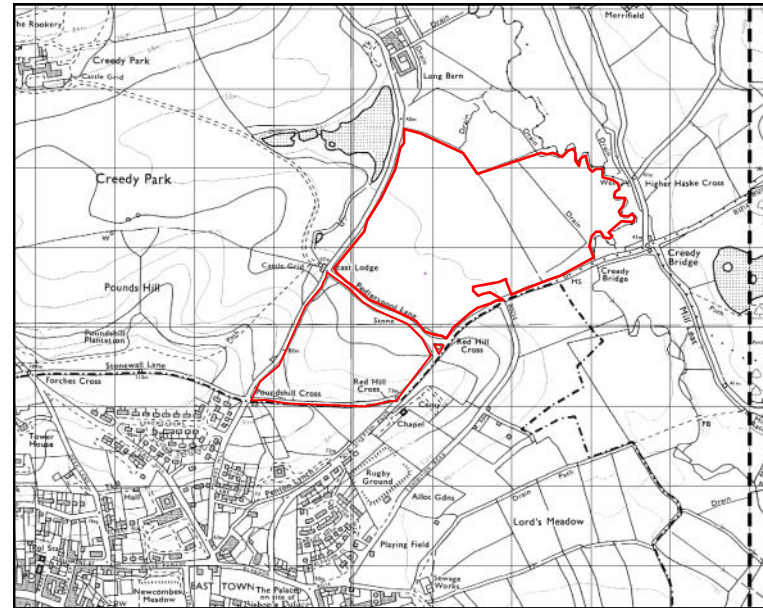


Figure 5: Extract from 1972-73 Ordnance Survey Map. 1:10,000

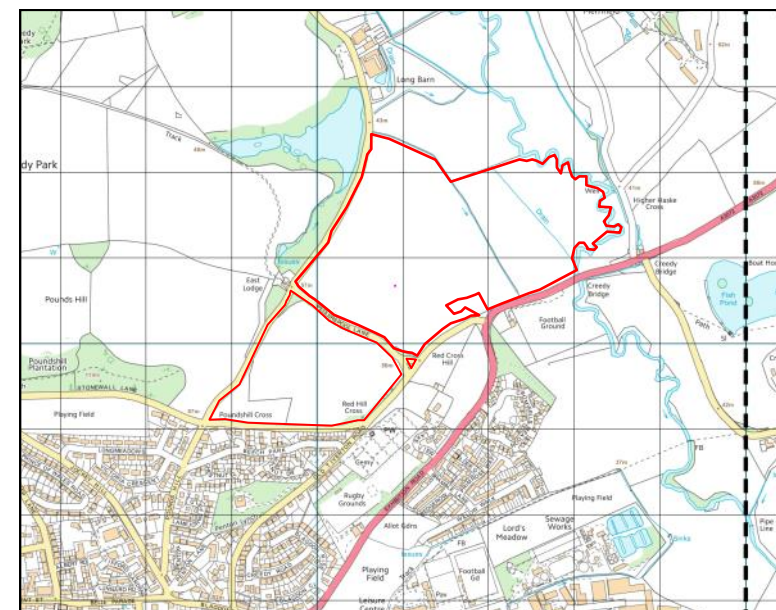


Figure 6: Extract from 2015 Ordnance Survey Map. 1:10,000.

3.2 SITE ASSESSMENT

The Site is located to the north of Stonewall Lane and west of the Old Tiverton Road on the north-eastern edge of Crediton. The Site is currently formed of two separate areas divided by Pedlarspool Lane running through the centre (Figures 7-9). The Site comprises four field parcels, all of which are in use as agricultural land. Overall the Site is an irregular shape, fitting between the roads infrastructure north of the town and abutting the irregular boundary of the River Creedy to the northeast.

Stonewall Lane abuts the southern boundary of the Site which forms the present settlement edge of Crediton. Post-war housing fronts onto the lane, the hedgerows of which presently provide limited screening to the south-western reaches, but higher levels towards the junction with Old Tiverton Road to the east. The broader eastern boundary of the Site is formed by Old Tiverton Road. In its south-eastern reaches, nearest to the settlement edge, mature tree planting along the boundary of the Site forms a robust screen. Further north, however, towards the River Creedy, the tree cover drops along this road and the Site appears more visually exposed. Beyond Old Tiverton Road, south-east of the Site lies rugby facilities with flood lighting. The western edge of the Site is bounded by Pound Hill lane heading north between the Site and the adjacent Creedy Park, which also abuts the road and forms the adjacent land use to the Site on this flank. The south-western

reaches of the Site are largely visually exposed. Further north around the East Lodge entrance into Creedy Park, mature tree cover flanks the road within the Site and Creedy Park and screens much of the Site from the west. Pedlarspool Lane running across the Site forms a tree lined interlude through the Site. North of East Lodge, by approximately 300 metres, the Site pulls away from Pound Hill lane and heads east towards the River Creedy. The northern flank of the Site abuts adjacent field parcels with limited boundary screening offering largely unrestricted views across the adjacent land. The Site boundary meets the river bank before following the course of the river south to meet with Old Tiverton Road at Creedy Bridge.

The Site drops in height towards the River Creedy floodplain. The southern reaches of the Site drop down, with levels again rising into Creedy Park along a ridgeline which runs along the eastern extent of the park dropping into the Site. Further north views of the ridgeline east beyond the River Creedy towards Shobrooke are afforded as the small ridgeline surrounding the south-eastern reaches of the Site drops away. Views are also afforded north towards the River Creedy and surrounding hillsides beyond the river floodplain. The southernmost reaches of the Site (south of Pedlarspool Lane) effectively sits broadly on the edge of a large 'bowl', the northern reaches comprising the flood plain sit at the bowl's base. The majority of Crediton sits outside the lip of the bowl which drops away again south into the centre of the town. Overall the Site remains obscured from the majority of Crediton, with the exception of those

properties along Stonewall Lane. Additionally, and allied to the woodland within and surrounding the Site, the ridgelines to the west and east also obscure views. Further north the views are more open and the further north one moves within the Site the more open the views are given the openness of the flood plain.

Given the relatively rural nature of the Site and the topography surrounding the Site, for the purposes of this report a search radius of 2.5 km beyond the Site's boundary was applied. This radius has been chosen in order to consider the potential impacts arising from the proposed development on surrounding built heritage assets. It is generally considered that beyond such a distance the impacts arising from residential development of this scale on the setting, and significance, of surrounding built heritage assets will be much reduced. In addition, the local topography and nature of later post-war expansion of Crediton north towards the Site means that this assessment will not review any built heritage within Crediton including the Crediton Conservation Area as the Site shares no inter-visibility with these assets or any known functional association save for any identified assets below.



Figure 7: The Site looking South from Pedlarspool Lane



Figure 8: View North-East over Site from Pedlarspool Lane



Figure 9: View East over Site from Pedlarspool Lane towards Shobrooke Park

3.3 ASSESSMENT OF HERITAGE ASSETS

Designated heritage assets comprising 278 listed buildings, and one Registered Park and Garden are within this 2.5 km search radius.

Most of the identified built heritage assets fall within Crediton town and a number in the outlying settlements of Sandford and Shobrooke. The topography and screening result in no intervisibility between many of the identified built heritage assets identified, including the great majority of those contained within Crediton and the outlying settlements identified above, as well as isolated assets with no intervisibility. This includes the Grade I listed Church of St Swithin in Sandford Church which sits north of Creedy Park within the village core with built form, topography and tree cover resulting in no intervisibility with the Site. This report also does not consider the Grade II listed Lower Creedy Bridge (NHL Ref 1243547), given that the principal setting in which the bridge is experienced, namely the road and river will not be altered around the heritage asset.

The remaining heritage assets which have the potential to be impacted from any proposed development are outlined below and their locations shown on the Heritage Assets Plan detailed at Figure 10. A ZTV is appended to this report with locations of the built heritage overlaid within the 2.5 km search area. This ZTV, set from the centre point of the Site, is based on a 'theoretical' visibility from a 10 metre build height of proposed development. The ZTV does not however take into account intervening built development or tree cover so is only based upon topography and its use should therefore be undertaken with this understanding.

Specifically however, the following listed buildings are to be considered in this report:

- **East Lodge** (Grade II) 15 west of Site (NHL ref.1273032);
- **Cemetery Chapel** (Grade II) 40 m South-east of Site (NHL ref.1292619);
- **Creedy Bridge Cottages** (Grade II) 65 m east of Site (NHL ref.1272826);
- **Creedy Bridge Cottage** (Grade II) 85 m east of Site (NHL ref.1326129);
- **Haske Farmhouse** (Grade II) c.800 m north-east of Site (NHL ref. 1243550);
- **Poole Cottage** (Grade II) c.900 m northwest of the Site (NHL ref.1258806);
- **Downes House** (Grade II*) (NHL ref. 1170140) c.1.5 km south-east of the Site;

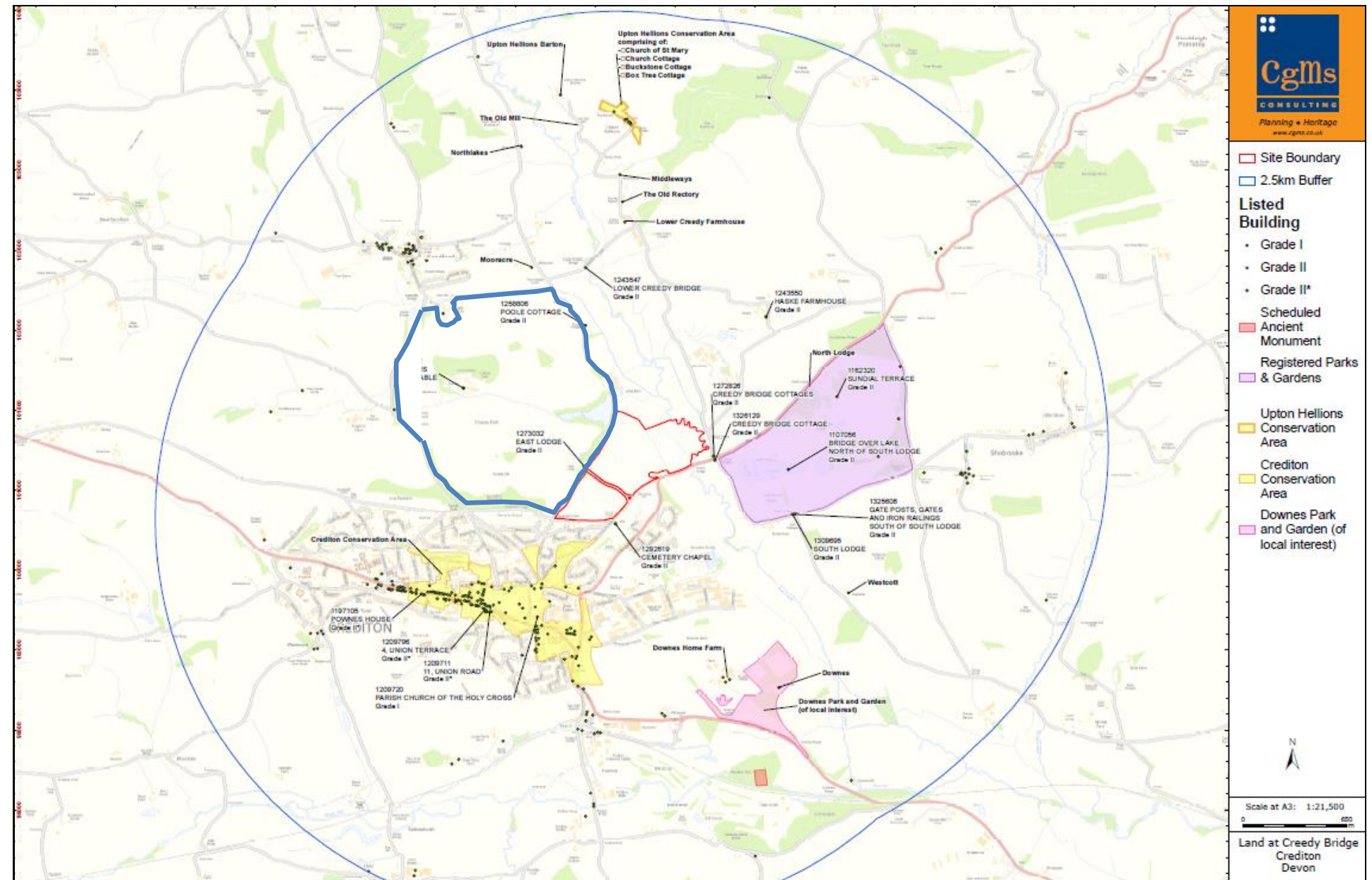


Figure 10 Heritage Assets Plan

3.3 ASSESSMENT OF HERITAGE ASSETS

- **Downes Home Farmhouse and farm buildings** (Grade II) (NHL ref. 1326130; 1170146; 1105979) c. 1.3 km south-east of the Site;
- **Westacott** (Grade II) (NHL ref. 1325603) c. 1.3 km south-east of the Site;
- **Lower Creedy farmhouse** (Grade II) (NHL ref. 1243578) c. 1.2 km north of the Site;
- **The Rectory** (Grade II) (NHL ref. 1243552) c. 1.3 km north of the Site;
- **Middleways** (Grade II) (NHL ref. 1272837) c. 1.5 km north of the Site;
- **St Marys Church** Upton Hellions (Grade I) (NHL ref. 1243553) c.2 km north of the Site;
- **Church Cottage** - (Grade II) (NHL ref. 1243637) c. 2 km north of the Site;
- **Box Tree Cottage** -(Grade II) (NHL ref. 1272839) c.2 km north of the Site;
- **Buckstone Cottage** - (Grade II) (NHL ref. 1243638) c.2 km north of the Site;
- **Upton Hellions Barton** - (Grade II*) (NHL ref. 1272809) c.1.9 km north of the Site;
- **Northlake** (Grade II) (NHL ref. 1273266) c.1.8 km north of the Site; and,
- **Mooracre Farmhouse** (Grade II) (NHL ref. 1258802) c.1.1 km north-west of the Site;

The following Conservation Area may be impacted by the development on Site:

- **Upton Hellions Conservation Area** - c.2 km north of the Site.

In addition the following Non-designated heritage assets may be impacted:

- **The Old Mill** - c. 1.8km to the north of the Site; and,
- **North Lodge** (Shobrooke Park) - c 800 metres east of Site at its closest.

The Site is also located near both a Registered Park and Garden and two non-registered Parks and Gardens, all of which will be considered and are detailed below:

- **Shobrooke Park** (referred historically also as Fulford Park) (Grade II). 125 m South-east of Site at its closest. (NHL ref.1000702) (RPG).
- **Creedy Park** - 15 m west of the Site at its closest. Non-Registered Park and Garden (NRPG).
- **Downes Park and Garden** - c.1.4 km from south-east from the Site.

The following heritage assets fall within the Upton Hellions Conservation Area, and given the very small size of the Conservation Area and the recognition that the bulk of the significance relates to the built heritage within the designation a broad assessment of the buildings will be undertaken collectively where relevant to avoid repetition; Buckstone Cottage; Box Tree Cottage; Church Cottage and the Church of St Mary. Similarly The Downes Estate grouping, comprising Downes house, Downes Home Farm (three designed built heritage assets) and the Non-Registered Park and Garden share similar settings and in parts a shared significance and as such will be considered, where possible, collectively to avoid repetition.

Several listed buildings fall within the curtilage of both of these Parks including: Keepers Cottage (Shobrooke Park (Grade II NHL ref.1325605)); and a bridge over an ornamental lake in Shobrooke Park (Grade II NHL ref.1107056) and The Stables at Creedy Park House (Rafters (Grade II NHL ref.1258912)). Additionally, Creedy Park House is identified on the Devon and Dartmoor HER register and is a non-designated built heritage asset (HER ref.MDV605). With the exception of Creedy Park House a lack of intervisibility, in conjunction with no apparent evidence of any historic functional association between the Site and these assets, is likely to limit any impact from the proposed development upon these heritage assets. Further these heritage assets will, in any event, be considered under their respective wider park designation and in the context of Creedy Park, in respect of The Stables. **Creedy Park House** (C.850 m west of Site), given its prominence will also be considered but as part of the wider Creedy Park assessment.

A number of other non-designated heritage assets are identified on the Mid-Devon District Council Local Heritage Assets Register and Devon and Dartmoor HER namely milestones and signposts including the Red Hill Cross. These are located around the Site, but they are functionally associated with the road infrastructure, which also forms their principal setting. The change of the surrounding land use will not therefore impact upon the significance or indeed the principal element of their setting (roads). As such these heritage assets will not be considered further in this assessment.

3.3 ASSESSMENT OF HERITAGE ASSETS: DESIGNATED AND NON-DESIGNATED BUILT HERITAGE ASSETS

The following section contains a detailed assessment of the significance of the identified designated and non-designated built heritage assets:

Listed Buildings

East Lodge

The former gate lodge serving the eastern entrance of Creedy Park is now a house (Figure 11 & 12). The Lodge was constructed in the early 19th century with additional extensions in the 1980s built out to one side creating a reverse 'L' shaped plan. The original lodge building is constructed in plastered rubble on a granite plinth with tall red-brick chimney stacks on either side of the entrance. A slate roof is present with gable ends to each side. The arrangement of the original Lodge comprises separate heated rooms on either side each with a six panel door with key pattern door cases opening out onto the carriageway through the lodge which itself is contained under a semi-circular archway roof.

The building was originally intended to be symmetrical on either side of the carriageway. Its front still remains so, but any symmetry to the rear is lost with the later extensions. The front elevation windows appear to now be six-over-six sash windows as per the original design, having later been replaced with fixed frame in the intervening years before reverting back to sash windows. The entrance is complemented by large wrought iron gates with

minor architectural detailing and estate fencing around each Lodge section. The building is in a similar design to the West Lodge on the western side of Creedy Park. The East Lodge no longer appears to serve the role of an entrance to Creedy Park rather it is now a private residence set within its own curtilage. The cessation of its use as a gatehouse has impacted negatively on its significance, with the function for which it was originally constructed being lost and the building reverting simply to a domestic status. Furthermore, the later alterations to the rear have detrimentally impacted upon the wider legibility of the building and has adversely affected its symmetry, an important element of its original design and subsequently its aesthetic value.

It remains possible to understand the Lodge's role as a 'gatehouse' to Creedy Park. In essence therefore it is seen as a 'protector' of all that lies within the Park from that which exists outside of its boundaries. It shares a strong functional association with the wider Creedy Park NRP and indeed other lodge houses around the park and the main house and ancillary buildings. While it is interpreted visually to be more associated with the Park (and what lies behind it), rather than the surrounding landscape which it fronts onto, its relationship to this landscape is still an interesting element of its setting. This is because the 'protector' function of the building ensures that while it forms a hard physical barrier between the higher status, planned and landscaped grounds forming Creedy Park and the lower status agricultural land beyond, with part of the Lodge's historic function being to deliberately define and separate these two areas.



Figure 11: East Lodge viewed from Pedlarspool Lane.



Figure 12: East Lodge viewed from further along Pedlarspool Lane.

The principal setting in which the East Lodge is most easily experienced and appreciated is said to be the immediate setting of its curtilage (primarily to the front) and the road junction immediately fronting the Lodge. Its location at the meeting point of three roads allows views from this point. It is also experienced further along Pedlarspool Lane and within parts of the Site nearer to the north-eastern aspect of the Lodge - considered in the intermediate setting. Pedlarspool Lane, with the mature tree planting on either side provides a tree lined avenue leading up to the Lodge and channels the view towards the East Lodge. Strong mature tree cover to the southeast of the Lodge limits views in this direction. Its relatively diminutive size ensures that it is difficult to experience the building from within much the Site, with limited views of the building currently available. However, to a certain extent this diminutive size emphasises the building's historic function, being a lower status building that was subservient to the principal building of Creedy Park House.

The significance of the East Lodge lies primarily in the architectural and historic special interest of its fabric, this includes some aesthetic value in its typical definition of a 'gatehouse' straddling an historic entrance to Creedy Park. The property exhibits evidential value as to the design and role of lodges within the wider context of an estate. It subsequently shares a functional association with Creedy Park and the remaining built heritage within the estate. The significance of the building has been eroded somewhat with later extensions but the front elevation is still clearly an entrance building. Although no longer a through-road into the park. The contribution which setting makes to the significance is important in that the lodge marks the edge of the estate and one of its entrances, and its immediate setting around the western edge of the Site and Pedlarspool Lane provides value in understanding the 'barrier' role it plays. This particular experience is not however considered conditional on a particular land use in the surrounding landscape.

The wider setting provides much less value not least given the more restricted intervisibility. It can be said that the value of the Lodge's setting from within the park, although not possible to experience given the lack of public access, is probably more limited, defining an exit from the estate and probably exhibiting understated architectural design. The overall significance of the building is intrinsically linked to its setting, notably its position on one of the key entrances into the park and its barrier role in dividing, both functionally and visually, Creedy Park from the wider rural surrounds. As an aggregate, the Site can be said to have a minor positive impact upon the setting and a **negligible contribution** to the significance of the East Lodge.

3.3 ASSESSMENT OF HERITAGE ASSETS: DESIGNATED AND NON-DESIGNATED BUILT HERITAGE ASSETS

Cemetery Chapel

The Grade II listed Cemetery Chapel was formerly known as the 'No Mans' Chapel of Ease at the village of Thorverton to the east of Crediton (Figure 13). The Chapel was dismantled and re-erected in its present location in 1926 to serve the cemetery and to stave off total loss in its former location. The Chapel was re-erected by the Exeter Diocesan Architectural Society. The building is understood to have a 14th century origin and with possible restoration in the 19th century. The building is constructed in local volcanic ashlar with Bathstone and volcanic dressings with a slate roof with a bellcote sat atop. Diagonal buttresses are present as are coped gables with kneelers and other aspects of minor architectural detailing.

The building when re-erected was set on a low, stone rubble platform broadly on a north-south axis. The Chapel is arranged in simple plan over two bays with entrances at the 'original' west end (now south) and south side (now east). A three-light east window (understood to be late 19th century) is set within moulded medieval jambs. Minor architectural detailing is seen within the hoodmould and tracery noted elsewhere around the window probably from the 19th century. The listing description suggests that this is probably "*copying the medieval origin*". An ovolo-moulded three-centred arch doorway is present at the west end below a two-light window with tracery. To the east end a Decorated two-light window below a hoodmould is understood to be



Figure 13: Cemetery Chapel (Source: Images of England)

largely of the 14th century.

The significance of the Chapel has been somewhat eroded with its relocation from a nearby parish and also the earlier 19th century restoration, in parts. Nonetheless, its new home saved it from likely total loss even though subsequent relocation, whilst still serving a religious role, does not necessarily serve as community hub which it may performed in its previous location. It still serves a wider, less defined, community role, albeit one which relates to the cemetery only which it has a strong functional association with.

The Chapel is primarily experienced within its immediate setting of the cemetery to which it serves. The wider setting is limited largely to the east and its role in experiencing the significance of the Chapel is limited given the diminutive size of the Chapel and the intervening screening which encloses the cemetery to the west. The Chapel's historic setting of being within a village core has been lost so that it now sits isolated in the large cemetery and experienced as such, with no built development around it.

In respect of the Site, the topography of the land on which the Chapel sits, on a south-east facing slope with tree screening around the heritage asset (largely to the west), is such that very limited intervisibility exists between the Chapel and the Site, which lies largely at a lower level than the Chapel behind a ridgeline. Further towards the existing settlement edge the Site is largely obscured by trees and a drop in ground level. During winter months there may be limited intervisibility through the trees. It is suggested that overall, the Site forms the very smallest part of the wider setting. Setting remains important, but it is largely the appreciation of the wider cemetery which defines the significance that this religious site makes and the relatively small scale buildings within it (including the Chapel) forming ancillary additions.

The significance of the Chapel lies primarily in its fabric's architectural and historic special interest. Within a moderately large cemetery, the wider setting beyond the cemetery makes little, if any contribution to the significance of the Chapel. Any significance derived from the setting is relative to its position within a cemetery which is its new adopted position away from a village core. Setting is a secondary contribution however. The Site can be said to have a **negligible impact** upon both the setting and significance of the Cemetery Chapel.

Creedy Bridge Cottages

Creedy Bridge Cottages, originally built as three separate dwellings, are understood to now be in two dwellings (Figure 14), likely to have been constructed in the 18th century and altered in the 19th century. The cottages are formed in plastered cob on rubble footings over two storeys. Cob is a noted local vernacular construction material. Rubble chimney stacks are evident with brick at the upper most reaches.

The cottages have a thatch roof. The northern-facing cottage was originally a pair of one-room cottages. This cottage is also outshot on the left end. The front facing west elevation, onto an unnamed road, comprises a five-bay range of late 19th-early 20th century casement windows with glazing bars. Internally, significant alterations have ensured that much of the original or historic fabric has been lost. These cottages are likely to have been built as rural workers dwellings with intrinsic ties to the surrounding countryside. The 1888-89 OS map suggests that a smithy existed either within or in the very near vicinity of these cottages. They share a group value with the adjacent Creedy Bridge Cottage.

The west facing elevation is considered the principal elevation of the cottages. The significance of these cottages are best experienced in the immediate setting of the curtilage and road junction around Old Tiverton Road. They are visible in the intermediate setting of surrounding fields to the west but their significance is less easily understood. The wider setting, which includes the Site, makes a very little contribution to understanding the significance of the buildings, other than to provide a rural context for what is evidently a rural dwelling. The Site shares some limited intervisibility with the Cottages, but is restricted to a degree by the intervening tree cover which surrounds the cottages and River Creedy but also around field boundaries including around the Site. The Site does not abut the heritage asset and, as



Figure 14: Creedy Bridge Cottages Viewed from Old Tiverton Road

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such, a degree of rurality outside of, and between, the Site and the cottages exists.

The significance of Creedy Bridge Cottages relates primarily to the architectural and historic special interest. The cottages are constructed in a noted local building technique (cob) and exhibit local vernacular design approaches (including thatch). These cottages offer a degree of evidential value in understanding the rural Devon cottages of the late 18th-early 19th century. Setting remains an important visual addition and supports the rural context in which these cottages existed, reinforcing their historic function and providing evidential value, although the building's significance is derived principally from its architectural interest. The Site can be said to have a minor -positive contribution to the setting of Creedy Bridge Cottages and a **negligible contribution** to their significance.

Creedy Bridge Cottage

The two-storey Creedy Bridge Cottage is a noticeably small cottage lying on the opposite side of the Old Tiverton Road to Creedy Bridge Cottages, with a thatched pyramid roof present on the original building (Figure 15). The cottage is likely to have been constructed in the late 18th-early 19th century. As with the Creedy Bridge Cottages, it is constructed in plastered cob and



Figure 15: Creedy Bridge Cottage viewed from Old Tiverton Road.

rubble with a seemingly later brick chimney breast and stack, following the local vernacular style. It is a one-room cottage arrangement, two rooms deep. The building is outshot on the west side with a single-pitched thatched roof.

Ground and first floor square-mullioned windows are present to the front, with two-light iron casements with twenty small rectangular leaded panes in each light. Windows on the other elevations are understood to have been largely replaced and where original windows remain, they have been re-glazed. The cottage has a later 20th century addition on the western end attached onto the outshot roof. This being constructed in blockwork with a slate or equivalent roof. The building has clearly undergone a number of alterations, notably the later extension which has altered to some degree the small proportions of the original building. It would appear to have been built at the broadly the same time as the Creedy Bridge Cottages, being in a similar style and in materials use. The cottage has a group value with Creedy Bridge Cottages.

Like Creedy Bridge Cottages, the significance of this cottage is best experienced in the immediate setting of the curtilage and road junction around Old Tiverton Road. The diminutive size and the arrangement of the roof with the outshoot ensures that the cottage, when viewed from the west towards the Site, blends in with the mature tree planting forming the backdrop. This limits views to and from the rising tree-covered slope to the east of the heritage asset, which forms the edge of Shobrooke Park adjacent to the cottage. The cottage is consequently not easily appreciated in the wider landscape and is better experienced at the adjacent road junction to the east/north-east, where it shares a direct visual link with the Creedy Bridge Cottages on the opposite side of the road. Indeed the front principal elevation overlooks the road junction rather than west towards Crediton. Views in the intermediate and wider setting (the latter including the Site) are, therefore, very limited. The wider setting including the Site makes a very little contribution to understanding the significance of the building, other than to provide a rural context for what is evidently a rural dwelling. The Site shares some limited intervisibility with the Cottage but is restricted to a degree by the intervening tree cover. Like Creedy Bridge Cottages, the Site does not abut the heritage asset and as such a degree of rurality outside of, and between, the Site and the cottage remains.

The significance of Creedy Bridge Cottage relates primarily to its fabric's architectural and historic special interest. Like the adjacent identified cottages, it is constructed using a noted local building technique (cob) and exhibits local vernacular design and construction approaches (including thatch). The cottage offers a degree of evidential value in understanding the rural Devon cottages of the late 18th-early 19th century. Setting remains an important visual addition and the asset has a group value with

the adjacent Creedy Bridge Cottages. Its setting provides the rural context in which these cottages existed and there is a moderate distance between the Site and this heritage asset. Its setting is suggested to be a secondary consideration in understanding the significance of the heritage assets. The Site can be said to have a **negligible contribution** to the setting and significance of the Creedy Bridge Cottage.

Haske Farmhouse

Haske Farmhouse is likely to have been constructed in the 16th century with later 17th century alterations (Figure 16). The building is constructed in cob with plaster facing. Aside from the east gable-end chimney breast, which appears solely constructed in brick, the remaining two chimneys (centre ridgeline and west gable end) are rubble with brick stacks. The property has a thatched roof below which is a "gable-end three-room and through passage house" (listing description). Later 17th century alterations are present in a rear block with a cob chimney stack. The building is two storeys in height and is south facing. The listing description states that the farmhouse has a "regular four-window front of mostly late 19th and 20th [century] casements with glazing bars". An example of a flat-faced mullion window at first floor level on this front elevation. It has a central iron casement with leaded glass and dates from the late 17th-early 18th century. Other intermittent windows



Figure 16: Haske Farmhouse viewed north from access road.

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may also date from this period. It is suggested that the 16th and 17th century features of the original farmhouse remain given the layout of the building. It is not clear whether farmhouse forms part of an existing farm operation.

Haske Farmhouse is most easily experienced within its grounds, the intermediate field parcels, from the adjacent ridgeline and access lane to the south of the farmhouse house, but also from the farm buildings to the rear of the heritage asset. It is the surrounding field parcels which primarily provide the rural context in which the farmhouse and ancillary buildings exists. The Site shares a small degree of intervisibility with the heritage asset, but one which offers incidental and glimpsed views through intervening tree cover only. The principal elevation is south facing and the Site sits towards the edge of this 'line of sight'. It is, however, a very small part of the wider setting, a which serves to reinforce the rural context in which the farmhouse sits. The northernmost extent of Crediton along Stonewall Lane is likely to be visible in the distance at night, although at this relative distance from the farmhouse and due to the tree cover along Stonewall Lane, the urban edge of the town is not clearly visible.

The significance of Haske Farmhouse lies primarily in its fabric's architectural and historic special interest, there is also some aesthetic value in its vernacular design. The materials used in its construction allow for some evidential value in 16th and 17th century Devon building construction. Evidential value also exists in its role as a farmhouse forming part of a farmstead, having existed, it is assumed, in some form alongside the farmhouse for many centuries. The farmhouse and farm will share a generic degree of functional association (potentially only historic) with the Site on account of the agricultural ties, but it is not clear that the Site has ever been farmed or owned by occupiers of Haske Farmhouse. The rural setting provided, primarily by the nearby field parcels, is a positive visual addition to the farmhouse. Further afield, the rural landscape makes a smaller contribution to any rural context. The Site forms a very small part of this wider setting. Setting is considered a secondary consideration to the significance of the Haske Farmhouse. The Site can, therefore, be said to presently make a **negligible contribution** to the setting and significance of the heritage asset.

Poole Cottage

The Grade II Pool Cottage now a separate dwelling was constructed in the eighteenth century and modernised in the mid to late twentieth century. The building is constructed in plastered cob on rubble footings with rubble or cob

chimney stacks and a hipped thatched roof. The building is arranged in an 'L' shaped plan form with a principal three-room block in a south-west to north-east profile and an additional right hand wing which faces north-east. The listing description suggests that the original front to the house was to the south-east. The building is of two-storeys with an irregular three-window range to the front of the main block. Visibility of the building was very limited from the public domain and as such it is assumed to that the principal elevation is now north-west facing. The windows on this range date from late nineteenth or twentieth century casement frames with glazing bars. The listing description notes that the building has a similar fenestration on all sides. A later twentieth century thatched rubble stone porch is noted to the north-west elevation, reinforcing the notion that the principal elevation is the north-west facing flank. The listing description notes that the building has plain carpentry detail where visible internally. The building has undergone alterations in the twentieth century and it is conceivable that the north-east facing wing is also a later addition, rendering any possible original south-eastern principal elevation much altered and visually appearing as the rear of the building. The building exhibits a, now, only a functional historic association with the Site through a former agricultural role. The building exhibits architectural value through its evidence of local vernacular construction and design, including the use of cob. It provides further detail on the scale and designs of rural cottages of the eighteenth century.

The Cottage is experienced as a building built in relative isolation with little built development in the near vicinity. The dwelling is set within heavily planted curtilage which limits any meaningful views of the property from the public domain. It is likely to be principally the immediate setting of its garden curtilage in which one can experienced the significance of the building. Further into the wider rural landscape including the surrounding field parcels it is increasingly difficult to appreciate the architectural and historic special interest, as much due to the screening but also its relatively diminutive scale. The rural landscape surrounding the cottage makes a positive visual addition to understanding the significance of the heritage asset but this is really only from the nearby, adjacent field parcels. The wider setting beyond this, by virtue of the above factors makes limited contribution. Subsequently, from the Site, which sits in the wider setting, only very limited, almost non-existent, views are afforded of the building, at some distance and set with intervening tree cover and buildings which render the views of this heritage asset very much incidental and unclear. The Site forms a small part of the wider rural landscape but makes very little, if any contribution to the significance of the cottage, not least on account of the distance and the surrounding fields sitting in between the Site and the heritage asset.

The significance of Poole Cottage is primarily derived from the architectural and historic special interest of the building, including evidence of eighteenth century agricultural dwellings through its design and construction methods. Its significance

has been reduced somewhat by later alterations. Setting remains a positive visual addition and supports the historic role of the cottage as a farmhouse, but the Site, at some distance makes very little contribution which are outside of the Site but which are intervening. Setting makes a secondary contribution to the significance of this heritage asset and consequently the Site can be said to make at the very most a negligible impact upon the significance of the heritage asset through supporting the widest of rural landscape surrounding.

Downes House Grouping (*Downes House, Gardens and Parkland and Home Farm*)

Given the degree of privacy engendered by this group of buildings it has been difficult to undertake a detailed 'real-time' assessment of the built heritage assets here, relying instead upon available resources including the listing citation and views from publicly accessible locations (Figure 17-19).

The Grade II* listed Downes House was built for the Gould family in the late seventeenth century, later being acquired by the Buller family in the mid-eighteenth century for which it still remains the family seat. The house is two-storeys over its entirety with attic rooms in the roof space. The listing description suggests that there were "*high quality improvements*" around the time of the Buller's acquisition. The main building was later remodelled in 1794, with the service accommodation rebuilt in 1854 and further alterations



Figure 17: View towards Downes with surrounded parkland and mature

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to the main building in 1868 and again in the early twentieth century. Downes House was originally constructed in brick with Beer ashlar stone facing. The later work was undertaken in brick. Slate roofs are present with lead roof ridges and roof hips. The exterior is now in a Palladian arrangement although the original seventeenth-century layout remains.

The building was originally constructed as a courtyard house with the main block arranged in a south-east aspect. The kitchen and service rooms have been demolished. The front range is flanked by single-storey pavilions projecting forward of the main range. These pavilions may be later additions dating to the early eighteenth century. The main block is symmetrical with a central door and staircase. The principal rooms are either side of the entrance with bedrooms above. The building exhibits a degree of architectural flourish including the Buller coat of arms. Twelve-pane sash windows are predominant, although evidence of other sashes is noted including eighteen-pane sashes. Internally all periods are noted within the house, with a predominance of the late seventeenth and early eighteenth century and evidence of architectural detailing including bolection-moulded oak panelling, an eighteenth-century screen with impressive carving and joinery, seventeenth and eighteenth-century French stained glass and a “fine ornamental plasterwork ceiling” (listing description).

The house is set within a formal garden and parkland designed and laid out in 1831. The gardens and parkland are identified on the Devon HER and are



Figure 18: View south-east along Creedy Valley over the top of Downes Home Farm (centre) and parkland beyond from summit of Downes Head.

worthy of being a park and garden of local interest. The nineteenth-century gardens and parkland comprised a formal garden, terrace with flower beds and woodlands. This included a vista of cedar and shrubbery to the east (Historic England). The formal garden was located to the north-west of the house with a sundial and water features with pump evident. In the wider parkland area, a small designed landscape is noted to the north and east of the house with woodland to the south-west comprising also a drive and gate lodge feeding onto the A377 leading to Exeter from Crediton. A tree belt is noted to the west of the house and associated Downes Home Farm feeding from Downes Lodge. By the late nineteenth century, the house was surrounded to the north, east and west by woodland, emphasising the intended view to the south-east. The formal garden and woodland remain presently.

Evidence of garden buildings are noted, namely glasshouses to the north-west of the house adjacent to the formal garden but also the Downs Lodge at the entrance to the house and grounds, which itself is worthy of non-designated heritage asset status. The glass houses were built by Messenger and Co. and supplied to clients in Devon between the 1860s -1920s. Drawings are noted to survive for “an impressive glasshouse range” in these gardens (Garrett, 2013, in Historic England (Heritage Gateway). The north-western corner of the parkland meets with Downes Home Farm which is principally accessed via the main entrance from the lodge. A secondary access serving the house was noted to have existed by the late nineteenth century to the east crossing the River Creedy before joining onto an unnamed lane running in a southerly direction from Shobrooke Park to the north. A trackway leads



Figure 19: View towards Downes estate from Old Tiverton Road over the extant rugby facilities. Site to the rear of photo point.

from the farm north-west towards Crediton. This trackway existed in the late nineteenth century. The garden exhibits a strong link to the house in which it exists to serve.

Downes Home Farmhouse is Grade II listed and was constructed in the mid-nineteenth century in red brick with a slate hipped roof. The two storey, two room farmhouse is south-east facing towards the main house. The listing description indicates a central staircase plan with a rear service block. Further it suggests that the four-window front is “balanced but not symmetrical”. A central front door with windows each side is noted. All windows are eight-over-eight sashes under segmental brick arches. The wider farm complex consists of two Grade II listed Barns and later, twentieth-century agricultural buildings which are at-odds with the historic character of the farm complex. The main complex is simple in design and comprises such features as a “linhay, covered yard, cowsheds, workshop, forge, shippon, haylofts, barn and granaries” (listing description). The complex comprises “two uneven L-shaped blocks set back to back either side of a large covered yard” which is considered to be a “well-preserved example of planned nineteenth century estate farmyard” (listing description). It is conceivable that the “massive covered yard” (listing description) is no longer in existence although, apart from satellite imagery, this could not be confirmed. The north-eastern double barn was constructed in part brick and part cob on rubble footings with a slate roof. The building exhibits utilitarian design flourishes including segmental brick arches above the brick apertures for windows and doors. Internally, each barn is arranged over five-bays with king post roof trusses. A small office forms part of the building. Similar design flourishes to the farmhouse are noted including the “deep eaves on shaped brackets” (listing description).

Collectively the individual elements of the farm complex share a strong group value with the other heritage assets contained within this complex. Indeed, they share a strong visual association with the principal house, but also, an historic functional association. The farm essentially forms part of the planned landscape which surrounds the house. The farm presents a functional association with the surrounding agricultural landscape, one which remains strong given the continued agricultural role which the farm is understood to operate.

The wider rural landscape has a likely generic functional association with the farm and estate, although, given the closer proximity of the Site to other estates (Creedy Park and Shobrooke Park), it may not have been in the ownership of the Downes Estate. The buildings within this estate present strong evidential value as a country estate exhibiting the style and

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approaches to the development of minor estates and the order and arrangement in which the important features of such an estate. This includes the Home Farm which was located in a relatively prominent position away from the principal elevation of the main house. The special architectural and historic interest of the buildings reinforce the tastes and fashions of the landed gentry in the eighteenth and nineteenth century, including developments in landscaping and gardening noting the construction of glasshouses in the nineteenth century. No evident link between the three estates; Creedy, Shobrooke and Downes has been confirmed with Downes and the surrounding parkland appearing later than Creedy and Shobrooke estates.

The significance of the house is largely derived from its fabric's architectural and historic special interest. Additionally, it gains significance from its grounds, that being its immediate and intermediate setting. The wider setting offers some contribution, with the scale of tree planting historically limiting some of the wider views in the rural surroundings. The reduced degree of woodland planting presently seen may better reveal the building on the wider surroundings however. The wider setting does, however, play an important if secondary part in understanding the significance of the building, namely from the south-east towards the front of the property, which enjoys strong views along the Creedy Valley towards Exeter. The parkland, again deriving much of its significance from its position enveloping the house, is reinforced by the relative rurality which surrounds it.

The progressive creep of Crediton towards the hill (Downes Head) on which the parkland and house sits erodes this wider rurality slightly. This includes the new relief road in its cutting. The sudden drop in topography on the northern side of the summit marks a very clear delineation limiting the settlement edge of Crediton to the base of Downes Head only, however. The house and parkland have been topographically arranged to harness a south-facing aspect, being positioned on this face.

In views from the landscape to the east of the house and its parkland, it is evident by the openness of the parkland environment and mature specimen planting contained within that this forms part of a landscape within which, it follows, a large house exists or might once have existed. Given the degree of screening, however, one cannot readily appreciate the house contained within or its significance.

When viewing from the Site, with the exception of the northernmost reaches of the woodland all other buildings cannot be seen and certainly, even with the evidence of mature tree planting, given the wider rural landscape

comprising pockets of woodland planting, it is not easily identifiable as a park and garden of local interest, or indeed the surrounding landscape of a large country house. The only visual clue, to the initiated, is the presence of specimen trees within the cluster which are not readily appreciable from the Site.

Aside from the general rural context in which the Site and the near surroundings of the Downes House and parkland sit, the intervening expansion of Crediton (including the existing flood lit rugby pitches and the industrial estate) breaks this rurality and limits to a degree the contribution that the relative rurality of the Site presently offers including through additional light spill and built development. The relative height of Downes Head and the position of the greater part of the parkland on the opposing slope, away from the Site, also limit one's ability to appreciate the house and surrounds to almost non-existent. As such the Site makes only a negligible contribution to the wider rurality which was once enjoyed (and to a certain extent still is) by the house and parkland but beyond this makes no material contribution to understanding the significance of the estate, further heightened by the very limited intervisibility with much of the near surrounds and the house itself.

The significance of the Downes House grouping lies in the architectural and historic special interest of the designated heritage assets and the architectural and historic interest of the locally listed park and garden with associated garden buildings, which is intrinsically tied to the significance of the house and is an important heritage asset in its own right. There is a strong group value between all assets which collectively provide a strong aesthetic and historic evidential value of the tastes and indeed evolution of minor country estates. The Site plays only a very small part in the wider understanding and experience of the heritage assets through contributing to the rurality of the surroundings, although much compromised already by the urban creep of Crediton towards the Downes House Grouping and the naturally rising topography of Downes Head which renders any meaningful views non-existent.

Westacott

Westacott is a Grade II listed house with an adjoining cottage constructed in the mid to late seventeenth century (Figure 20). The adjoining cottage may have been built slightly later. The two-storey, wheat reed- thatched building is constructed in cob (plastered) on rubble footings. Cob chimneys are also present with brick chimney stacks dating from the nineteenth century. The building faces south-west towards Downes. The house comprises of, on the right-hand side, a two-room plan (and central cross passage) with single storey structures on the rear outshots. The attached cottage, to the left, is a one room plan with a rear outshot. The combined structure has a four-window range front, although the house has a symmetrical three-window range and a two-storey centrally located thatched porch. The cottage

also has an open-sided thatched porch. Four-light casements (timber) are present on the ground floor with three-light casements to the first floor. The cottage is likely to have a seventeenth-century six-panel studded door.

Internally the building exhibits roughly finished beams to all ground floor rooms. The building may have been altered internally however, overall it provides evidential and aesthetic value and architectural special interest as a building constructed in the local vernacular of mid-Devon, notably through construction methods and materials used. It is likely to have been, at least in part, rural workers accommodation set in isolation on the side of the Creedy Valley. It presents historical value in understanding the construction methods of essentially basic accommodation for the working classes.

The heritage asset is experienced in rural isolation, although the twentieth-century industrial estate at the foot of Downes Head in Crediton can now be seen from the near surrounds of the building. Its significance is largely experienced from the immediate setting of its curtilage, although views in the intermediate setting are granted and do allow one to experience its special interest. In the wider landscape it presents as a locally distinct structure, thereby embodying a degree of understanding, however it is more difficult to experience or appreciate the significance from this extended setting, not least on account of the higher levels of natural tree screening.

The wider rurality presents a strong contributor to the heritage asset's overall



Figure 20: Westacott

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significance and ties in with the basic vernacular architecture which the building presents. The parkland of Downes has perhaps reinforced this by limiting further built development beyond the natural boundary of Downes Head, although it is conceivable that Westacott was constructed in advance of Downes which would, at least initially, have been highly visible from the house. There is no known functional link between the two heritage assets. The Site makes no contribution to the understanding of Westacott, particularly given the intervening development and sports pitches and any associated light spill. There is no intervisibility between the Site and this heritage asset and no known functional association beyond that of the Site supporting a wider rurality alongside the River Creedy.

The significance of Westacott lies primarily in the architectural and historic special interest of the building in showing the methods of construction and materials usage of the seventeenth century applied to modest rural houses. This defines much of its historic value. The wider rural landscape makes a contribution to understanding the important values attributed to the significance of Westacott although its setting is largely a secondary consideration. The Site presently makes no material contribution to the significance of the building, beyond that of a very much wider rural landscape with aspects of intervening twentieth century development.

Lower Creedy Farmhouse

The Grade II listed Lower Creedy Farmhouse is set within a cluster of buildings within the hamlet of Lower Creedy (Figure 21). It is set below the road, facing west across the Creedy valley. Clear views of the building were not easily from the public realm. The listing also incorporates outbuildings to the north-west. The farmhouse is now a private residential building with no apparent agricultural ties. The building is likely to exhibit sixteenth-century fabric in its core although the wider house was rebuilt in the seventeenth century and later revised in the nineteenth century.

Like Westacott it is also built in the local vernacular with cob on rubble footings. Volcanic rubble chimneys are present with some use of brick in the stacks. A thatched roof is also present. The farmhouse was original a three-room building with a through passage. In the early seventeenth century rear wings were added with further extensions to the main range (north-west). Some of these have become parts of the associated outbuildings. The two-storey building has an irregular front fenestration of a five-window range, although the southern end of the front elevation has a symmetrical three-window range around a front door. All windows are three-light casements with glazing bars. A nineteenth-century six-panel door with over-light and a

flat roofed porch on granite Doric columns is also present. Aside from this porch other small architectural flourishes remain including a seventeenth-century oak window frame with ovolo-moulded mullions.

The interior of the farmhouse was substantially refurbished in the nineteenth century although seventeenth-century work is still evident and, according to the listing description, more may be hidden under later coverings. An extensive hall fireplace is present with a chamfered oak lintel. The roof is likely to comprise of seventeenth-century 'A' frame roof trusses. The adjoining barn is understood to have reused seventeenth-century beams as a floor. The listing description notes that Lower Creedy was a Domesday Manor. It also suggests that the house was rebuilt in the seventeenth century by Sir John Davie who held the Creedy Park Estate and was lived in during the later eighteenth century by the composer and organist to Exeter Cathedral John Davy. It was also occupied by the Reynells family who were also occupiers of the Creedy Park estate.

Lower Creedy Farmhouse is experienced within its immediate setting primarily with other, more limited views granted in the intermediate setting. The wider extended setting affords more distant views, notably from the west towards Sandford, but also from parts of the Site although, certainly from the Site, it is very difficult to appreciate the significance of the building rather than it forms part of a small mass of buildings set within the valley side of the River Creedy. Its white lime-washed exterior visually identifies the otherwise relatively diminutive building in height



Figure 21: View across the Creedy valley towards Lower Creedy with Lower Creedy Farmhouse in the centre of the picture.

terms in this view.

The southern gable end of the house, which faces towards the Site, has no windows suggesting, alongside the evident river facing front elevation, that the southern facing aspect was not an intended viewshed from the house. The wider extended setting, of which the Site forms a relatively small part overall, reinforces the wider rurality in which the farmhouse sits, although later built development surrounding has lessened the immediate visual impact of this rurality somewhat. The Site due to its agricultural use, forms part of the functional setting of the farmhouse, although beyond a generic association, it is unlikely that any ownership or tenancy of the land was held by the owners or occupiers of the farmhouse, with the Site accordingly making only a limited contribution to an understanding of the function of the asset.

The significance of Lower Creedy Farmhouse lies primarily in the architectural and historic special interest of the building as a farmhouse tied to the wider rural landscape. It also exhibits historic and architectural special interest in the vernacular methods of construction and materials usage of the sixteenth century but also through the evolution of construction methodology allied to the later seventeenth-century alterations. The wider rural landscape makes a contribution to understanding the values attributed to the significance of the former farmhouse through the functional associations although its setting is largely a secondary consideration, further reinforced given that the heritage asset is now a private dwelling with no apparent ties to the wider rural landscape. The farmhouse exhibits associative values with Creedy Park and the Davie family who undertook much of the alterations and the later Reynells family who occupied the farmhouse and also had links with Creedy Park. The Site presently makes a very limited material contribution to the significance of the building, beyond that of a very much wider rural landscape with any views south down the river set within a context of urban creep of Crediton including the floodlit rugby facilities south of the Site.

The Rectory

The Grade II listed Rectory is now a private dwelling that was constructed in the early eighteenth century and later "*remodelled and enlarged*" in the mid-nineteenth century, including the interior (Figure 22). The two-storey building is constructed in Flemish bond brickwork with evidence of burnt headers and a rear timber-framed service block. The building has brick chimney stacks and a slate roof. The listing description notes the presence of ridge tiles with *fleur de lys* finials. The building is arranged with gable ends over a four room, with central staircase, main block which faces south.

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The building has an irregular four-window front elevation. A mid-nineteenth-century, flat-roofed porch with clustered shaft columns is present. Tall and narrow fifteen-pane sashes with glazing bars flank the porch. A later twentieth-century door sits within the porch. The majority of windows on the property have segmental brick arches above the apertures. The right side of the house has a nineteenth-century *“four-panel door and Tuscan doorcase with pilasters and entablature”* (listing description). Minor architectural flourishes are noted including shaped bargeboards on the gable ends and two, two-light windows which contain Victorian leaded coloured glass. The Rectory is likely to have been tied to the Upton Hellion Church a short distance to the north.

Whilst the Rectory sits loosely within the cluster of buildings within Lower Creedy it is sufficiently set on the edge that it has a degree of isolation, not shared with other buildings further into the Lower Creedy hamlet. It has a moderately high degree of tree enclosure to its south which means that experience of its intended principal elevation is much reduced to primarily the garden curtilage. The principal setting in which the house is now experienced is the immediate setting of the curtilage and the adjacent road. More complete views of the west gable end are evident from across the Creedy valley but it is apparent that given the screening the building presents itself abruptly from many angles.

Views of the house are seen in the wider extended setting although at this distance the special interest of the building cannot be ascertained and it appears as a loosely associated dwelling within the Lower Creedy massing.



Figure 22: The Rectory

There may be some visual connectivity in addition to the historical functional association between the Rectory and the Church of St Mary further north, although it is suggested that the relative distance still between the two buildings is such that it may not have been an intended visual link.

From the Site it is difficult to appreciate the building with only elements of the roof structure and one corner glimpsed through binoculars. The Site, alongside the wider rural surroundings, holds a degree of positive visual addition to the house which was built to serve a rural living and in the near surrounds remains largely as previously existed. In the wider landscape the creep of Crediton is likely to be visible, including any light spill from the town beyond, although the sense of isolation still remains given the distance between the house and the edge of the town. The Site forms part of the rural intervening landscape but given the distance, beyond the visual addition that the Site provides in supporting the wider rural landscape, it makes no material contribution to the significance of the house.

The significance of the Rectory lies primarily in the architectural and historic special interest of the building as a former church house supporting the living of the rector of the nearby rural Church. Some of the original fabric has likely been lost which has eroded the significance of the eighteenth-century original building. The building provides some visual clues to the tastes and relative wealth of the Church, certainly during the nineteenth century and this is supported by the alterations during this period, no doubt to present a grander appearance. The Rectory, although no longer tied to the Church, presents an historic functional association with the nearby Upton Hellions Church of St Mary. The rural existence of the Church here means that the visual setting of the Rectory is a positive addition supporting the rural environment in which the Church and Rectory sat, although it is very much a secondary consideration in contributing to the significance of the heritage asset. The Site presently makes a very limited contribution to the significance of the building, beyond that of a very much wider rural landscape with any views south down the river set within a context of urban creep of Crediton including the floodlit rugby facilities south of the Site.

Middleways

The Grade II listed Middleways was formerly three cottages but now form a single house (Figure 23). The earliest cottage was constructed in the seventeenth century, with two added in the nineteenth century, before further extensions to the rear of the building were undertaken in the twentieth century. The two-storey cottages were constructed in plastered cob and rubble with the same materials used for the chimneys although, like the earlier noted cob houses, brick chimney stacks are also present. A thatched roof is present.

Presently the house comprises a range of three rooms which faces south. The seventeenth-century cottage, lying on the east end of the block was one room with the further one-room cottages added in the nineteenth century. The twentieth-century service block attaches to the rear of the seventeenth-century cottage. Nineteenth and twentieth century casement windows are present -throughout, including the irregularly fenestrated front elevation. Simple architectural detailing is noted internally including a timber framed newel stair. It is likely that these three cottages were constructed to serve as rural workers dwellings given their relatively diminutive scale and is further typified by the simple vernacular architecture and design.

Middleways is largely experienced in the immediate setting of the property's curtilage and also the adjacent road and field parcel. Given the relatively diminutive height, the moderate levels of mature tree planting and the high hedges which immediately abut the road adjacent to the cottage, intervisibility with the cottage beyond the immediate setting is diminished, particularly in the wider extended setting. The Site shares no intervisibility with the cottage and beyond the rural context in which the Site presently supports makes no material contribution to the understanding of the significance of Middleways. The likely role of the cottages as workers cottages does, however, instil a degree of value in the rural surroundings which support the evident construction of the cottages.

The significance of Middleways lies primarily in its architectural and historic



Figure 23: Middleways

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special interest. Some erosion to the significance is seen with the progressive additions onto the original cottage, further compounded by the twentieth-century extension to the rear. This does however, in itself, give some clue as to the changing times and needs of the rural community in Devon and the need for additional accommodation. The construction of the cottages is likely to show the changing approaches to vernacular construction providing visual clues to the evolution of building design. The merging of the three separate dwellings has again impacted upon the relative significance of the individual buildings as originally found. The rural context in which Middleways is experienced is a positive visual addition supporting the rural environment in which they were built to serve although it is a secondary consideration in contributing to the significance of the heritage asset. The Site presently makes a very limited material contribution to the significance of the building, beyond that of a very much wider rural landscape with any views south down the river set within a context of urban creep of Crediton including the floodlit rugby facilities south of the Site. The Site shares no intervisibility with Middleways.

Conservation Areas

Upton Hellions Conservation Area

The Upton Hellions Conservation Area covers a relatively small area and is defined by a number of buildings which are identified as designated heritage assets (as below) as well as one non designated heritage asset (Figure 24). A brief overview of the Conservation Area will be given before giving further, more detailed consideration to the important built heritage assets which make up the bulk of the Conservation Area. Given the relative remoteness of this settlement and the group value which many of the heritage assets share and to avoid repetition, where relevant, discussion of setting in the context of each building will be grouped together.

Upton Hellions Conservation Area sits in rural isolation on the east side of the River Creedy. It is a small Conservation Area. The settlement sits along a single track no-through road on which all buildings sit. The Conservation Area enjoys views across the river valley towards Sandford given the slight elevation that the settlement enjoys. Wider views are granted in the wider landscape, including down the Creedy Valley from where it becomes increasingly difficult to understand the character and appearance of the settlement largely as a result of the degree of intervening tree cover and topography which limits views of part of the settlement. Aside from the pleasant rurality which the location engenders, the main bulk of the character

and appearance, and therefore significance, is made up of the built heritage contained within. This is explored in more detail below.

Church of St Mary, Upton Hellions

The Grade I listed Church of St Mary was initially constructed in the late twelfth century with a nave and chancel remaining from this date (Figure 25). A late fourteenth/early fifteenth-century south porch and a fifteenth-century two-stage tower are also present, alongside an early-mid sixteenth-century south aisle. The nave and chancel are of rubble stone construction with volcanic stone quoins. The remaining building is of volcanic and mudstone construction in a coursed and roughly squared arrangement. Beer stone and volcanic ashlar detailing is noted. Some of the Beer stone is likely to be later restoration work. A slate roof is present.

The tower has an embattled parapet with a projecting stair turret rising above the parapet. The building exhibits some evidence of late Norman detail but mostly it is late Perpendicular in style. It is evident that some alterations have been seen to the exterior of the building including evidence of apertures being blocked up on the blind north chancel wall. Internally evidence of minor architectural detailing is found including scalloped capitals upon half-engaged circular shafts of a Norman arch and a sixteenth-century waggon roof to the nave with *“unusually primitive bosses, several of which repeat a female face (presumably the Virgin Mary)”* (listing description).



Figure 24: View across Creedy Valley towards Upton Hellions Conservation Area

The three-bay arcade to the south aisles has *“unusual moulded volcanic stone columns with undecorated capitals”* (listing description).

A parclose screen was previously recorded as being in existence but this has now gone. The flag stone floor is noted to include several seventeenth-nineteenth century grave slabs. The listing description notes the presence of a blocked aperture with quatrefoil surround which formerly opened into the porch stating that *“it is of unknown function but apparently predates the south aisle and is too low to have been a window. A W Everett suggested that it may have served for confession if the priest sat in the porch and the penitent spoke from the graveyard”*. Several murals are noted including one believed to be a memorial to Sir Richard Reynells of Lower Creedy (as above). Later nineteenth-century furnishings are present including Minton tile reredos dating to approximately 1875.

The Church has a group value amongst other buildings within the settlement but also an historic functional association with the earlier identified Rectory further south away from Upton Hellions. It presents a communal value as a place of worship with strong ties to the wider rural surrounds from which the congregation would have been derived.

Church Cottage

The Grade II Church Cottage was modernised and rebuilt, in part, in the



Figure 25: Church of St Mary

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twentieth century (listing description) (Figure 26). The two storey thatched cottage is constructed in plastered cob with rubble footings but with later rebuilding works undertaken in brick. The cottage faces south-west over the Creedy Valley but with Box Tree Cottage partly obscuring views, sitting on the opposite side of the road which fronts onto Church Cottage. The three-room cottage has an irregular fenestration with four windows on the ground floor front with three on the first. All windows are twentieth-century casements with glazing bars. Internally the building is understood to be much modernised. The building, as noted above has a group value with other built heritage assets in the settlement, notably the adjacent Church, but also Box Tree Cottage adjacent.

Box Tree Cottage

Formerly comprising two cottages now converted to form one dwelling (Figure 27), the Grade II listed Box Tree Cottage was constructed in the mid to late nineteenth century utilising local materials and construction techniques applied to earlier dwellings of plastered cob and rubble, although evidence of greater use of brick is seen including brick dressings. The two-storey property is capped with a thatched roof with a three room plan below which provides for a five-window range at the front. The listing description details evidence of a *“straight butt join visible between two cottages”*. An early twentieth-century porch is noted with a gabled slate roof. All windows are eight-over-

eight sashes under a brick segmental arch. The listing description notes that the building has *“plain carpentry detail”*. As above, the building shares a group value with the nearby built heritage assets.

Buckstone Cottage

The Grade II listed Buckstone Cottage is a single two-storey dwelling constructed initially in the eighteenth century before later works were undertaken in 1820 (Figure 28). It is constructed partly in plastered cob, the remainder being plastered rubblestone. Rubblestone chimneys are noted with brick chimney stacks. The house has a thatched and a slate roof. The front range, constructed in 1820, faces south-west over the Creedy valley. The original eighteenth-century cottage has now become a rear range to the main house. The front range has corresponding end chimney stacks.

The front range, with a central staircase has a symmetrical three-window range but with *“original panelled reveals and flat roofed porch on Tuscan columns, the sides now filled”*. Eight-over-eight pane sash windows are present on the ground floor. On the first these are six-over-six sashes. Casement windows in an irregular fenestration are present to the rear. Some of these casements may be eighteenth-century original casements with leaded glass. Internally the listing description notes that *“a good interior includes circa 1820 plasterwork and joinery including geometric stair with stick balusters and mahogany handrail lit by cupola with delicate moulded plaster frieze”*.

Buckstone Cottage was the Dower House of the Ferguson-Davies family of Creedy Park on the opposing side of the Creedy Valley (Cherry and Pevsner). This cottage provides interesting evidence of how smaller, probable rural workers dwellings, were gentrified with a more prominent front range constructed overlooking the important view towards Creedy Park. It shows important detail in respect of architectural style of both the eighteenth-century building, including the remaining windows from this period, but also how, with an evolving taste and fashion awareness, wealthier individuals were able to utilise different materials and designs to distinguish larger houses from more local, lower status cottages. The cottage has an historic association with Creedy Park and its former residents. Buckstone Cottage sits slightly separate from the close massing around the Church but still shares a degree of group value.

Setting

The Upton Hellion Conservation Area is largely experienced from the immediate and intermediate setting of the respective curtilages of the properties contained within and the nearby roads and fields, in which one can best appreciate their respective significance and the relative intimacy in which the settlement sits.

In the wider extended setting it is possible to see the built heritage within the settlement, although from this it becomes more difficult to understand the



Figure 26: Church Cottage (Source: Images of England)



Figure 27: Box Tree Cottage (Source: Images of England)



Figure 28: Buckstone Cottage viewed from the bottom of the Creedy Valley

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significance given the relative scale of the buildings and the degree of screening (built and landscaped form). Some views on higher ground, namely on the opposing side of the Creedy Valley towards Sandford, allow one to understand the relative group value of the above mentioned thatched cottages close to the Church and the valley they provide as part of a group framing the Church. The Church at a wider setting clearly identifies a settlement and performs a role in the wider rural landscape as an important civic building, even though in the wider landscape it becomes difficult to fully appreciate the architectural and historic interest fully.

Buckstone Cottage, being more isolated and a larger, visually different building, and its prominent elevated position looking down over the river, suggests that the south-west setting makes an important contribution to understanding the significance of the house as a minor gentry dwelling. Views are granted from the south-western most reaches of the Site of the heritage assets in this grouping, although it is very difficult to appreciate their significance, other than to understand a settlement through the presence of the Church. The intervening topography and tree cover make it very difficult, if not impossible, in much of the remaining Site to see these heritage assets, the exception being Buckstone Cottage which can be seen from the lower reaches of the Site, even though, again it is difficult to fully understand its significance. Return views afford a limited appreciation of the Site, limited to mainly the upper reaches of the southern extent of the Site. These views also include the northern most extent of Crediton along the ridge line (Stonewall Lane).

The Site supports the wider rural landscape in which these assets, and the Conservation Area in which they sit, but beyond this, the distance and the intervening rural landscape beyond the Site ensure that it makes a relatively low contribution to the overall rural context in which they are best experienced and no material contribution to the significance of these heritage assets or indeed the character and appearance of the wider Conservation Area.

The significance of the Upton Hellion Conservation Area primarily derives from the architectural and historic special interest of the buildings and the relative isolation of the settlement with the intimate grouping of the built heritage within. Setting, whilst important in defining the wider rurality, is a secondary consideration. The Church derives some value from the wider landscape, as does Buckstone Cottage, as a means of defining their relative importance and prominence on the wider landscape. The Site supports the wider rural landscape which defines these relatively isolated heritage assets however this is within the context of the urban expansion of Crediton which is

visible beyond the Site and the likely sky-glow from the town and industrial estate beyond. The Site makes an aggregate negligible contribution to the wider understanding of these heritage assets.

Upton Hellion Barton

The Grade II* listed Upton Hellion Barton was a former house of the minor gentry but now is a farmhouse (Figure 29). The Devon HER considers it “*a large and impressive, vernacular house.*” It is two-storeys with attic rooms and a cellar. Given its isolation it was difficult to view the building at close range, rather relying upon distant views and the listing citation. The house was built in *circa* 1566 and updated in 1792 and again in the nineteenth and twentieth century. The house was built for Dr George Carew.

The house is constructed in volcanic and mudstone rubble and plastered on the front elevation. Rubblestone chimney breasts are present with brick chimney stacks from the nineteenth and twentieth century. The property has a thatched principal range with slate roof to outbuildings, of which there are three adjoining blocks, which are understood to have been heavily altered (Devon HER). The principal house faces south-east back towards Upton Hellion over the Creedy Valley. The principal house is a three-room arrangement with a “*high quality parlour*” at the left end (listing description). Evidence of minor architectural detail is noted including a sixteenth-century oak door frame with strap hinges and fleur de lys terminals (listing description) and the principal door comprising a “*double hollow-chamfered surround*



Figure 29: Upton Hellions Barton (Source: Images of England)

with ornate pyramid stops” (listing description). Evidence of a range of window ages are noted, mainly in a casement style dating from the eighteenth, nineteenth and twentieth century.

The outbuildings also have remnant of an important cider house and an in situ threshing machine “*which is extremely rare in Devon*” (Devon HER). Internally much of the original sixteenth and seventeenth-century fabric has been concealed by later works with later more substantial alterations seen including blocking the fireplace in the main hall. An original dog-leg stair case is noted also. An original roof is noted on the main block along with other original features including a small panel screen in the hall. The outbuildings have later alterations including roof structures.

The house remains an important building given its age and the remaining original fabric which still exists. It is also valuable in detailing the construction methods and designs of vernacular minor gentry houses. As a farmhouse it embodies a later association with the surrounding agricultural landscape through its later role as a farmhouse, although originally the rural landscape would have supported the isolated and elevated status of the house over the smaller cottages which typify the rural workers accommodation. The house has seen a degree of evolution through later alterations which necessarily impact upon the significance of the building but also help to provide visual clues as to the changing demands and tastes of minor gentry.

Upton Hellions Barton sits in isolation and surrounded by high levels of mature screening which render many views of it limited in the surrounding landscape. It is most easily experienced within its curtilage and from within the surrounding farm complex, from which, as a farmhouse, it derives some value. Views are afforded of parts of the house from the wider extended setting and although it is possible to appreciate some of the significance of the building it is more difficult to understand the embodied significance of the building. From this distance one can appreciate the relative scale and isolation.

The wider setting, whilst helping to define the rural surroundings and the later agricultural context in which the building now sits, is not the primary setting in which the farmhouse is experienced. From much of the wider landscape, including the Site, views are limited to non-existent given the high levels of mature tree planting, particularly along the River Creedy. There may be glimpses of the upper roof space including the tall brick chimneys from parts of the Site which sits at broadly the same level as the house, however one cannot readily experience the significance from these glimpsed, almost incidental views.

The significance of Upton Hellion Barton derives primarily from its

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architectural and historic special interest as a minor gentry house exhibiting much original fabric from the sixteenth century with the evolution in the building through later changes and alterations also providing important evidence of changing tastes and requirements. The loss of some elements of fabric has impacted upon the overall significance, although the evolution of the house to a farmhouse as part of a farm complex has introduced other important features of significance including the cider house and threshing machine. Setting, whilst important, is a secondary consideration but the rural landscape does assist in understanding the isolation of the original house, and later, the farm to which it now forms part of. The Site makes a very limited contribution in supporting this rurality, set though within a context of the urban edge of Crediton beyond the Site.

Mooracre Farmhouse

The Grade II listed Mooracre Farmhouse is a small, two-storey, eighteenth-century farmhouse which was heavily altered in the late nineteenth century (Figure 30). The building is constructed in plastered cob with plaster on a brick plinth and a thatched roof. Brick chimney stacks are present at the gable ends. Late nineteenth-century casement windows sit within a symmetrical three-window front elevation which looks south into Creedy Park. A small, slate-roofed cottage dating from the nineteenth century has not been included in the listing. It is arranged in a two-room plan with a cross passage.



Figure 30: Mooracre Farmhouse (source: Images of England)

It is understood that the building still exists as part of a working farm with, therefore, a functional association with the surrounding rural landscape. Its overall significance has been somewhat altered by the alterations which were seen in the late nineteenth century although these works, in their own right, help one to understand the requirements and tastes of late nineteenth-century farming families which were revealed through their living accommodation. It is likely that the Site is not owned or tenanted by the farm, although any historic association of this nature could not be confirmed.

The farmhouse is most easily experienced within its immediate surroundings of the farm, the farmhouse curtilage and nearby land parcels. Its sits within a moderately high degree of screening which make views in the wider extended surroundings difficult, certainly from the Site which shares no intervisibility with this heritage asset. Functionally the Site supports the understanding of the farmhouse as an agricultural building which derives its existence from the surrounding rural landscape but given the distance, intervening topography and mature tree screening and the probable only generic functional association, the Site makes a very limited contribution to the understanding of the farmhouse.

The significance of Mooracre Farmhouse derives primarily from its architectural and historic special interest as a vernacular farmhouse exhibiting local construction methods and materials. It has been much altered resulting in the likely loss of much original fabric which has necessarily impacted upon this overall significance. The setting remains an important addition given the continued role of the heritage asset as a farmhouse tied to the surrounding landscape, although it can be said that, overall, the Site plays a smaller part in this given the distance, topography and intervening tree coverage. Setting remains a secondary consideration. The Site makes a very limited contribution in supporting the overall rurality.

Northlakes

The Grade II listed Northlakes was historically a farmhouse but is now a private dwelling (Figure 31). Its date of construction is likely to be around the turn of the eighteenth century with further alterations and extensions in the nineteenth century. The building is constructed of cob with plaster on rubble footings. Brick chimney stacks are present on a thatched roof. The two-storey house is arranged over a three-room plan and is south facing towards the northern extent of Creedy Park. The regular front fenestration is of nineteenth and twentieth-century casements with glazing bars. The listing description suggests that many internal features contributing to the significance of the heritage asset are likely to be hidden. Chamfered cross beams are noted however (listing description). A later twentieth-century extension is seen to the east with a two window range and slate roof.

The house sits in a slightly elevated position with its principal elevation viewing to the south along the Creedy Valley, with views interrupted by an intervening ridgeline. The immediate setting of the curtilage of the house and the intermediate setting of the surrounding field parcels are the principal aspects of the assets setting in which, visually, the building is appreciated. There is a degree of openness to the landscape south of the house before being interrupted by more mature tree coverage further south. The landscape surrounding reinforces the rural isolation in which this house exists and an historic functional tie with the agricultural landscape which the house no longer exhibits given that it is a private dwelling. The Site cannot be seen from the heritage asset given that it sits at broadly the same elevation and as a result of intervening topography and tree coverage. Beyond the historic functional association the Site makes very little to no contribution to understanding the significance of this heritage asset.

The significance of Northlakes derives primarily from its architectural and historic special interest as a vernacular farmhouse exhibiting local construction methods and materials. The significance has been eroded somewhat by the loss of the original functional role of the building as part of a farm and with this a degree of association with the wider landscape. The house appears to have been altered somewhat which has also eroded significance. Later work is clearly identifiable as such however. Overall, the Site plays a very small part in supporting the wider rurality sharing no



Figure 31: Northlakes. The building has seen an additional extension to the east since this photograph was taken. (Source: Images of England)

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intervisibility with the heritage asset. It is possible that the present sky-glow from Crediton is visible from the house to the south. The Site therefore makes a very limited contribution in supporting the overall rurality.

Non-designated Heritage Assets

The Old Mill

The Old Mill at Upton Hellions is known to have been the site of a mill since the fourteenth century (Figure 32). The present mill was likely to have been constructed in the eighteenth or early nineteenth century deriving its power from the water of the River Creedy. The building is of four storeys and constructed of rubble stone to a height of approximately the first floor, with the remaining floors constructed in brick to a hipped plain tile roof.

The building has been converted to a dwelling having previously existed as a store building after ceasing its role as a corn mill. Its original role was as a grist mill and this is recorded in 1825. All machinery has subsequently been removed. The leat serving the mill is evident within the gardens of the property. By the early nineteenth century (1827) the building was understood to have been three-storeys in height with two water wheels one driving a wool mill, the other a corn mill. Whilst the proportions of the building remain, it has seen a degree of external alteration to facilitate its role as a dwelling including the insertion of windows and later brick infill.



Figure 32 : The Old Mill through the high levels of tree screening.

Internally it is likely to have been largely altered to create habitable space. Overall, the significance of the building has been very much compromised by the loss of machinery and the later conversion to a residential building. However, its proportions and location next to a water course define its very existence as a utilitarian building. As a place of work it is likely to have provided employment for local rural dwellers as well as utilising crop yielded from nearby fields. As such it exhibits an historic functional association with the surrounding landscape and also to the general built landscape surrounding.

The mill sits within a heavily tree screened immediate and intermediate environment which limits the intervisibility with the mill to this setting primarily. Views in the extended setting are afforded in places, although one cannot experience the relative significance of the building. The mill derives much of its value from its setting from the water course which it sits adjacent to and which its very existence is owed. This cannot be experienced in the wider extended setting, including the Site which shares no intervisibility with the building. The rural landscape provides an important association with the mill through providing the crop to mill, however the mill was not specifically required to be located in the remote location that it sits within. It could have been within Crediton, had the River Creedy flowed through the town. Its value therefore lies in its proximity to the river first and foremost. The Site makes very little material contribution to the understanding of the Old Mill.

The significance of the Old Mill derives primarily from its architectural and historic interest as a former mill which clearly shows the changing requirements for milling through the progressive alterations seen to the building over time. The loss of mill machinery and conversion to residential use has impacted upon this significance to the detriment, although the bulk of the building and its riverside location provide important contributions to its significance. Beyond a likely historic association through crop production to potentially serve the mill, the Site makes a very limited contribution to understanding the significance of the Old Mill, through this historic generic association.

North Lodge

North Lodge sits on the northern boundary of Shobrooke Park on the Old Tiverton Road. The broader listing description for Shobrooke Park indicates that North Lodge was constructed in the early to mid-nineteenth century and is built over two-storeys. The property is likely to be rubblestone with render over. The building is linear in plan form running parallel with the Old Tiverton Road. A slate double hipped roof is present with end slate roofed dormer facing north-east over the entrance way into

the park and south-west respectively. Remains of decorative ridge tiles are noted. Ridge height finials are present at the end of the main apex and also the dormers. A small road facing slate apex roofed porch is noted, although this appears to have a window within rather than a doorway. Similar ridge treatments are present. Small overshoots appear on either side. It was not possible to assess the building in detail from the public realm however casement windows appear present and these are unlikely to be original. It is likely that the principal elevation is that facing into to the Park as the road facing elevation has only one narrow window upon it. Metal rainwater goods are noted. Two ridge height brick chimney stacks are present. A limited degree of architectural detailing is noted including decorative barge boards on the porch and dormers. A later extension is noted on the south-west end elevation. The North Lodge served as the gatehouse to the service entrance to Shobrooke Park adjacent. Set within a moderate degree of tree cover, the entrance is discrete and has suffered with further changes including the use of a standard galvanised five-bar gate, where a painted timber gate once was noted (RPG listing description). The building exhibits strong functional associations with the adjacent park and remnants of the house. In being only a service entrance, the degree of visual prominence of the lodge and entrance is much reduced. The very limited fenestration facing outwards from the property into the wider landscape suggest that this was an inward facing property closely allied with the park and not the wider surroundings.



Figure 33 : North Lodge (Shobrooke Park) viewed from Old Tiverton Road

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The North Lodge is considered to be primarily experienced from within the park in the immediate surrounds of the property itself. Views from the immediate surrounds of Old Tiverton Road provide some evidence of the limited architectural interest, although, allied to the very non-descript location there is little to identify the historic interest of the building as being a lodge to a large park and former house. The gate-keeper role is very difficult to visualise given the likely loss to surrounding 'gate' infrastructure but also recognising the more discrete intentions of this service entrance in any event. In the wider setting the house can be seen, including from parts of the Site, but at this distance any significance cannot be readily appreciated without a detailed understanding of the parkland adjacent. The Site makes a very limited non-material contribution to understanding the interest of the heritage asset in supporting the wider rural context in which this house sits, notwithstanding that it sat next to what would have been a busier 'Old Tiverton Road' historically.

The significance North Lodge lies primarily in its historic interest as a gate lodge to Shobrooke Park and to a lesser degree its architectural interest. The Lodge has functional associations with the adjacent Park and shares a group value with other associated Shobrooke Park built heritage. Setting provides a positive visual addition to the wider context of the park but to a degree relies upon an understanding of the Lodge's situation adjacent to the Park and its role, which is more difficult to discern presently. Setting is a secondary consideration in understanding the significance of the North Lodge.

3.3 ASSESSMENT OF HERITAGE ASSETS: REGISTERED & NON-REGISTERED PARKS AND GARDENS (INC. CREEDY HOUSE)

The following section considers the significance of Registered and Non-Registered Parks and Gardens in the near vicinity:

Shobrooke Park

Shobrooke Park (formerly known as Fulford Park) is a mid 19th century formal gardens and pleasure grounds set within a wider designed landscape park (Figure 33-34). The park is understood to have had 16th century origins as a deer park. The early park is known to have been associated with Fulford House, a large gabled mansion constructed by Sir William Peryam in the grounds of the Park. The Park was initially understood to broadly comprise the northern section of the present designated park. Enclosed gardens and orchards surrounded the house in the mid 18th century, with an avenue of limes leading to Shobrooke. The deer park was separated from these grounds by agricultural land and a public road running east to west. The deer park expanded south of the public road.

In 1811 the new owner of the estate Richard Hippisley Tuckfield, commissioned Henry Hakewill to build a new house within the site of the deer park called Little Fulford. Later in the 19th century the road running through the park was closed and further improvements were made to the park and house. The park arrangement was largely complete by the 1880s and comprised approximately 80 ha of which 6.5 ha were formal and informal gardens and a kitchen garden (the latter surrounded by 3 metre high brick

walls) The remaining park is set over as parkland, woodland and lakes. The park is enclosed by public roads on all flanks and screened largely from the outside by woodland along the boundary. To the south, 19th century sections of iron fencing remain in existence.

Several access points are available into the park including the North, East and South Lodges (the latter two are grade II listed being a “picturesque” (listing description) thatched two storey early-mid 19th century “orné of stone construction” (Listing description) and a “mid C19 Italianate lodge [...]in Portland stone” respectively). A network of route-ways within the park link up the various entrances into the estate, the South Lodge route-way runs into the estate over a mid-19th century Grade II listed ashlar bridge over one of two lakes in the grounds.

Shobrooke House, as it became known, was a “plain” (listing description), two - storey building constructed in a neo-classical villa with a single-storey portico on the south elevation. It was remodelled in the mid-19th century encasing the building in Portland Stone with new architectural detailing. The house became a school, providing facilities for evacuated children during the war. In 1945 the house burnt down and was not rebuilt. It remained empty until 1975 when a replacement single storey house was built in red brick on the terrace of the former house in the late 20th century— a house which detracts somewhat from the wider significance of both the wider Park, but also the remaining features of the original house surrounds including terracing and garden ornaments and fixtures. The Coach House from the original house, constructed in the early 19th century alongside a 19th century gas

plant building serving the former house, survives.

Informal and formal pleasure gardens lie to the north, north-west and north-east of the position of the historic house comprising, for the formal garden: features such as a circular stone edged fountain pool within a circular lawn. A mid 19th century sundial terrace (Grade II listed) is also present which are a “monumental series of three east-facing terraces c 80m in length, linked by axial flights of stone steps and grass banks” (listing description). The listing description also notes that here “are wide views from the terrace east across the park to the Shell Seat and East Lodge which act as eye catchers.” Formal rose gardens and box-edged geometric beds are also present in the gardens. The informal gardens comprise amongst other things a mid 19th century American Garden of mature conifers and the woodland garden, an area of mature oak woodland. A summerhouse is also present here.

The park aspect of Shobrooke Park rises to the east to woodland plantations on the east and south-eastern boundaries. Three small lakes descend down past the house to the lower reaches of the park to the west, near to the flood plain of the River Creedy. A late 19th century “rustic” (listing description) boat house is noted. A Lime Avenue of late 17th or early 18th century origin runs on the south side of the park in an east–west direction which forms part of the visual envelope which limits views beyond this point to the south. Keepers Cottage, a Grade II listed building, is located near to the Lime Avenue. The park is set to pasture with scattered mature tree planting and stronger mature tree belts and woodland planting notably to the eastern, western and southern boundaries. Ornamental tree planting is present near the site of the historic house around the formal and informal gardens.

The Park rises to high ground to the north, east and south-east, from which there are noted wide views west across the park and Crediton. Views elsewhere beyond the park confines are limited on account of rising topography and dense tree cover. When viewed from the upper reaches of the park, one experiences a vista opening out over the River Creedy, but contained by increased ground level and woodland thereby giving the appearance of a bowl (within which the Site sits). Beyond the Site, views are afforded of Creedy Park forming a portion of the wider visual envelope. The upper settlement edge of Crediton is now visible due to the post-war expansion, but historically the ridgeline beyond the Site to the south would have prevented most views of Crediton from the park.

The views when looking west would therefore have been one of rural pasture, arable land, woodland and parkland but intermingled with extensive boundary planting of trees over the landscape. Today this largely remains the



Figure 34: View towards Site west from Shobrooke Park (boundaries of the Site where visible show in red)



Figure 35: View through Park south-west

3.3 ASSESSMENT OF HERITAGE ASSETS: REGISTERED & NON-REGISTERED PARKS AND GARDENS (INC. CREEDY HOUSE)

same, albeit that Crediton encroaches upon the extremities of this vista. The original positioning of the House indicates that the key views were likely to have been mostly contained within the park, since the house looked broadly south over the lakes towards the Lime Avenue with views focussed upon and around the upper lakes. The designed landscape subsequently is considered to appear first and foremost to be inward looking, harnessing the woodland planting around three of the flanks to contain views and to reinforce the landscape separation between the parkland and nearby settlements, thus reinforcing the rural nature of the building and park.

From certain vantage points within the park the Site can be glimpsed through the intervening scattered tree planting in the centre of the park. From the northern side of the park, the level of tree cover and topography are likely to limit views to only very glimpsed incidental views of the Site (only the southern side of the park was available for public access), if any. The Site does, however, form a small part of a wider rural landscape within which the western aspect from the park is appreciated, a rural landscape which has been encroached from the south progressively by post-war Crediton. Likewise around the southern boundary, views are restricted. To the west, near to the western boundary of the Park, views of the Site are again increasingly limited due to much of the Site being at broadly a similar ground level and the high levels of intervening tree cover. The return views of the Site do not immediately confirm the presence of Shobrooke Park, it is clear that there is extensive woodland enclosing three flanks of the park. There are areas of open space within, but it is apparent that, bar the western aspect, the Park appears quite enclosed internally and shielded from outside environs by the extensive mature woodland planting. Recognising the trees within and along the boundary of the Park as part of the wider designed landscape and, therefore, heritage assets in their own right, they form part of a very verdant and green landscape with extensive tree coverage forming part of the wider rural experience. It is not necessarily easy to experience the significance of the Park from wider surroundings. Perhaps the best identifier is any sporadic tree planting which is visible away from boundaries of park in the open space.

Shobrooke Park gardens and parkland is suggested to have a strong group value and functional association with other designated heritage assets within the Park including remaining buildings associated with the original house and other designated landscape features (for example other buildings within the Park and other designed features such as the Shell Seat). The various elements of this registered Park and Garden also support each other and give structure and evidential value to the formal arrangement of the estate surrounding the house. They remain important since they provided the setting to Shobrooke House. Shobrooke Park is also likely to have some group

value and functional association with the village of Shobrooke, which sits to the southeast of this heritage asset.

Shobrooke Park is a heritage asset of national significance, with its significance deriving primarily from its special landscape and historic interest. Its aesthetic value lies in its planned arrangement and its value in providing the historic setting to the now demolished Shobrooke House. The Park and gardens have some evidential value in providing evolutionary detail of the role and significance placed upon the landscaping surrounding country houses. It also has some group value with other heritage assets in the near vicinity of the previous house within the planned landscape. The character of Shobrooke Park means that the primary contribution to its significance is from within the Park itself: its arrangement, evolution and associated designated heritage assets, which form a valuable component of the planned landscape. Whilst the largely rural surroundings afforded when viewing west offer a positive attribute to the heritage asset, its setting, where there is any impact, is considered to offer only a secondary contribution given its degree of planned connection with the wider rural landscape. The Site presently makes a minor positive contribution to the setting of Shobrooke Park and a **negligible to minor-positive contribution** to the significance, relative to the small part that the Site plays in the secondary wider views.

Creedy Park and Creedy Park House

The non-Registered Park and Garden of Creedy Park was created around 1600 and covered an area of 370 acres (Figure 35-37). A house existed at this time in the grounds understood to have been called 'Newhouse'. Prior to this the land and any property upon it belonged to a William de Creden in the 14th century (according to Risdon writing in 1630 (Gallant). By the late 18th century Polwhele noted, in 1793, that it *"is delightfully situated in a large park which is surrounded by a strong wall"* (Clark, J. & Richardson, D., 2013 in HER). Writing in 1796 the Reverend John Swete who visited Creedy Park is noted to have commented that *"The situation at Creedy is fine, surrounded by what was a park, but what had been converted by the late baronet [Sir John Davie], who was a great practical agriculturist, into pasture grounds. The whole consisting of [.....] acres he had surrounded by a wall at a vast expense, which rendering the grounds more compact and less liable to being trespassed on did not add to the picturesque"* (Clark, J. & Richardson, D., 2013). Furthermore, Swete is noted have suggested that despite the high levels of tree planting and plantations within the park *"there was something in the general appearance, which betrayed neglect or inattention which is not usually met with around seats of similar consequence"* (Clark, J. + Richardson, D., 2013).

It is understood that the Park was originally laid out for ornamental use rather than a

deer park originally, as a deer park belonging to the Bishop was situated to the south of Crediton (Exeter Archaeology, 2006). That said in 1882, J.B Davidson noted the estate was considered to be a deer park and that ruined walls marking an enclosure were present on the western flank of the estate. These walls are noted to remain (Turton, S. D. & Weddell, P. J., 1993 in HER) and elsewhere the extent of the perimeter walling has, since this time, been repaired and re-instated around much of the perimeter of the park. There is therefore some uncertainty as to the role of the park in the early period of its inception. The presence of demarcated field boundaries, including some hedgerows, towards the southern end of the park, adjacent to the Site and west suggest that this part of the park, as presently now seen (as individual field parcels) may have been a later addition, which, whilst being within the wider estate, was latterly not intended to be appreciated or understood in the same context as the open parkland which sits south of the house with its isolated parkland trees within the park. The field parcels to the south have fewer trees in the later nineteenth century suggesting a progressively agricultural role, certainly when set against current satellite imagery of the parkland with even fewer trees.

Whilst it is understood that a house existed from the 16th century, if not earlier a new mansion house was constructed in 1846 by William Burn for Colonel HR Ferguson-Davie. In Clark, J. & Richardson, D. (2013), it is understood that White, writing in 1850, noted that the mansion was



Figure 36: Creedy Park House

3.3 ASSESSMENT OF HERITAGE ASSETS: REGISTERED & NON-REGISTERED PARKS AND GARDENS (INC. CREEDY HOUSE)

“delightfully situated on the west bank of the River Creedy [.....] The mansion, built by the first baronet, has been frequently altered, and has still a modern appearance”. Stockdale described this building as a *“handsome spacious mansion very delightfully situated on a gentle eminence”* (Clark, J. & Richardson, D., 2013). This house was destroyed by fire in 1915 however but promptly rebuilt for Arthur Ferguson-Davie between 1916-1921 being rebuilt in a *“conservative Jacobean”* style, which made it *“rather forbidding”* (Pevsner) by local architects Dart and Francis, locally renowned for their work in the locality, providing a degree of associative value. It is also understood that Princess Margaret stayed at Creedy Park House and attended a banquet in the Great Hall of the house at the invite of the then Baronet of Creedy Park in 1960. This cannot be substantiated further however. The house was subdivided in 1975 to form 13 separate apartments.

The principal house is constructed in an ‘H’ plan with ancillary buildings (namely the listed stables set back to the west) attached (Figure 20). Built at two storey plus attic in Ham stone with stone detailing and windows (mullion and transom throughout and with leaded glass panes of varying quantities per window). A slate roof is noted with seven polygonal brick chimney stacks spread throughout the roof structure. On the east and west ‘book ends’ of the H plan design two, two-storey bay windows and a single bay window are present respectively with stone balustrading atop the west facing elevation. Alongside these bays on both flank are side gables with small windows within.



Figure 37: View through Park to the south

The nature of the design is such that there are high levels of glazing relative to stone external facing material affording high levels of light into the property. To the rear a central frontispiece including porch is present which evidently served as the principal entrance into the house. To the front elevation, hoodmoulds leading into string courses are present at both ground and first floor levels. To the sides the string courses are also present but without the hoodmoulds. The front elevation is not symmetrical, below the parapet with a centrally located door way with stone surrounds in an arch.

A full height (two storey) projecting window likely to serve the Great Hall internally is present left-of-centre alongside a further full height non-projecting window both with mullion and transoms windows and constructed in stone. At roof height both front and rear are three dormers. Alterations appear to have been made to the rear dormers. The Old Stables set to the rear and left of the principle house are concealed from views in the direction of the Site (south-east) and will not be considered in this report, suffice to say that they are subservient in both height, scale and design to the principal house described above. Internally the principal house is largely not detailed over and above the presence of a Great Hall. It is suggested that much of the timber used internally was sourced directly from the Creedy estate. This cannot be further substantiated. It is likely to have been much altered not least in its conversion to a number of apartments.

Formal gardens are located to the south of the house overlooking the park. Further historic formal gardens with addition detached buildings were present to the north



Figure 38: View through Park south-west in direction of Site

west of the house but whilst the detached buildings remain, the gardens have been developed upon. A sweeping drive from the west lodge serves the house. The park surrounds the house, being centrally located. To the front of the house, perhaps its more visually important aspect, the landscape opens out into the grazed pasture with sporadic tree planting which constitutes the southern extent of the Park. Later cattle fencing mark out the park as being separate now from the house in its near surrounds and set over to pasture. The subdivision of the parkland in its southern reaches suggest a possible condensing of parkland role of the wider estate to a smaller area near to the house, rendering the estate near to the Site more as field parcels rather than open parkland as seen further north. A cricket pitch is located to the west of the house at some distance (but visible from near to the house) adjacent to the West Lodge. Extensive mature woodland is located to the rear of the house and ancillary and later buildings.

It is clear that much of the house and its near surrounds have altered, including the subdivision to a number of apartments and the conversion of ancillary building to residential use in their own right. Later post-war development, in some cases, has not been sympathetically designed (notably garages) with this development detracting from the wider experience of the house. The loss of the original house with the 20th century replacement has also eroded some of the historical significance, notwithstanding the fact that the estate grounds appear largely connected visually still to the house, (understood to have been in the same location as the original property). It is likely that the parkland is also now separately owned and is clearly demarcated as such with the fencing near to the house. The house does still have a strong functional association, although now historic, with the wider parkland and potentially, further afield if the surrounding agricultural land was owned by the Creedy Estate. This may include the Site. The house has group value with surrounding ancillary buildings but also other identified built heritage assets including the East and West Lodge.

Creedy Park is considered to be largely self-contained visually. Notwithstanding the above commentary which details the enclosure of the southern reaches of the park, views to the south, towards Crediton, west and south-east towards the Site comprise a ridgeline with extensive tree coverage, representing a half of a bowl forms a visual envelope when looking in these directions, drawing the viewer back into the Park itself. The views in these directions subsequently comprise, in part and in those reaches nearest to the Site, what would presently be seen, visually as agricultural field parcels, rather than the open parkland which forms the foreground when viewed from the house. The tree cover around these fields though does help to

3.3 ASSESSMENT OF HERITAGE ASSETS: REGISTERED & NON-REGISTERED PARKS AND GARDENS (INC. CREEDY HOUSE)

create the massing of landscaping which forms the visual envelope and bowl noted earlier. Towards the site, the ridgeline is in parts exposed, but at this point the ridgeline drops away noticeably towards and into the Site which is largely at a lower ground level to the wider Creedy Park. As such the Site is not visible at present from the majority of the Park, save for potentially those south-eastern extremities abutting the Site and the view detailed earlier from Shobrooke Park. With the exception of this it is suggested that one experiences the significance of the Park as a self-contained entity in the main, and from within its boundary. Views are available from the easternmost upper reaches of Shobrooke Park between and through trees towards Creedy Park in the distance over the Site. Creedy Park House can also be seen in these limited views. The nature of both parks, in terms of extensive mature tree coverage, and the (relatively) narrow strip of land which sits between the two Parks, itself with high levels of mature tree coverage, affords a largely rural experience of Creedy Park from beyond its confines from those views from Shobrooke Park. These wider views are however more incidental and one needs to be aware of the existence of Creedy Park, and notably the remnant parkland as presently seen, and its location, relative to the house to understand the significance of the Park over what might otherwise be seen as woodland or fields. In this context, the management of the southern reaches of the identified Creedy Park extent as agricultural field parcels with very limited isolated planting within also confuses these longer distant views particularly if these field parcels exhibit signs of management (mowing/crop planting). As such, in views from Shobrooke Park, these fields visually indicate that the open parkland is limited to the more central extent around the house, which on the ground, it now essentially is, with the open parkland associated with the house including the sporadic parkland tree planting seen here, and visible from the house. To this extent the southern reaches of the park are seen more as the surrounding rural landscape to the parkland rather than an actual feature of the parkland. Views from the Site to the Park are somewhat restricted by the extensive tree cover and topography which exist along the eastern boundary of Creedy Park. The presence of the East Lodge does indicate the likelihood of an estate beyond, but one cannot readily appreciate the constituent parts of the significance of Creedy Park from this point outside of the Park confines, particularly as the views one experiences of the land within the park from within the Site are largely confined to the managed field parcels in the southern reaches of Creedy Park. The evident breaking up of the parkland into constituent parts is likely to impact upon the wider significance of the Creedy Park, further degraded by the multiple ownership of the house and the surrounding parkland and fields within the Creedy Park extent as a park of local interest. The Site presently makes an

overall negligible contribution to the significance of Creedy Park reflective of alterations seen within the park near to the Site, the extensive boundary screening and rising topography between the Site and Park but also in acknowledging the wider rural aspect which the southern reaches of Creedy Park now form and to which the Site contributes in a very small part to, when viewed from Shobrooke Park.

Similarly, and notwithstanding the views granted from Shobrooke Park of a 'large' country residence set within wider rural surrounds on the edge of Crediton, the principal setting in which Creedy Park House is experienced is largely contained within the Creedy Park in an immediate (gardens surrounding house and within and around ancillary buildings) and intermediate and wider setting: the parkland surrounding, predominantly to the south of the house in the open parkland setting. One cannot readily understand the specific significance of the building from a distance greater than this where views are available. The Site is not visible at present to or from Creedy Park House. The Site presently makes an **overall negligible contribution** to the significance of Creedy Park House reflective of the wider rural aspect which surrounds the open elements of parkland within Creedy Park when viewed from Shobrooke Park.

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

4.1 PROPOSALS

The Site is presently allocated for residential development through the Council's Local Plan Allocations and Infrastructure Development Plan Document (Part 2) (January 2011) and the Local Plan Review document. Presently the Site is allocated for the following development thresholds under policy AL/CRE/12 (Figure 38):

- Up to 165 dwellings (35% affordable)
- Up to 21000 Sq. m of employment space
- Suitable site for relocation of Crediton Rugby Club
- Protection of the upper slopes of the Site (those parts nearest to the existing settlement edge of Crediton) at its southern reaches.

The Local Plan Review (allocation policy and Site reference. AL/CRE/5) proposes revised development uses and thresholds (Figure 39) which, in summary include:

- Up to 200 dwellings (28% affordable housing)
- 25 Extra care housing units.
- Suitable site for the relocation of Crediton Rugby Club.

Specifically, the application proposal (Figure 41 over) to which this Built Heritage Statement supports a residential development (Use Class C3) of up to 326 dwellings; together with 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club (Use Class D2); up to 1.1 hectare of land safeguarded for the delivery of a 1 Form Entry Primary School (Use Class D1); landscaping and areas of public open space; ecological mitigation and enhancement; sustainable urban drainage; and other associated infrastructure. All matters to be reserved except for access to include: primary vehicular access from A3072 (Exhibition Road); secondary vehicular access to Pedlarspool Lane; pedestrian and cycle access on to the Pounds Hill / Stonewall Cross junction, Old Tiverton Road and Pedlarspool Lane; and the provision of passing places along Stonewall Lane.

It is proposed that development will be to a height of up to 2.5/3 storeys. Dwellings will be built at an equal density across the Site of 35 dwellings per hectare. Reference should be made to other relevant planning application documents for further detail, including the Design and Access and the Proposed Concept Plans accompanying the planning application. Below is a summary of the proposed development. :

- Access is granted across Pedlarspool Lane for land south of the Lane. Access is also granted into the Site via Exhibition Way. Pedlarspool

Lane will be closed to vehicular traffic excepting the crossing point between the north and south field parcels and access into part of the southern parcel immediately adjacent to Red Hill Cross road junction;

- Pedestrian and cycle access is granted to all roads surrounding the Site including Stonewall Lane. Public footpaths and cycle paths encircle the development with several access points;
- Residential development areas noted to the north and south of Pedlarspool Lane; the larger being to the north;
- A school is to be provided, to the northern reaches of the Site adjacent to Pound Hill road;
- Provision of land for Crediton Rugby Club is located to the northern reaches of the Site adjacent to the northern residential area. The rugby club facilities comprise three full-size pitches, one junior pitch, a clubhouse and two parking areas. Access is granted through the northern residential area. Specific details of this development will form a separate application not considered in this report;
- Flood attenuation is noted on the northern reaches of the Site and also at the junction between Pedlarspool Lane and Pound Hill, adjacent to East Lodge;
- Development is drawn noticeably back from most boundaries, excepting on to Old Tiverton Road. Development is drawn away from the road junction adjacent to East Lodge and the steeper topography towards the south of the Site;
- Two green corridors are provided in the northern development area dividing the area broadly into three development blocks. A smaller corridor in the southern development parcel is also noted;
- The majority of trees around the Site will be retained. Tree planting will be further provided along Pedlarspool Lane and on the southern extent adjacent to Stonewall Lane; and,
- A large area of public open space exists west of the rugby club site abutting the River Creedy. Elements of this space will be set over for ecological purposes. Further areas of open space are identified to the southern extremities of the Site adjacent to the Stonewall Lane and also to the north-west around the flood attenuation.

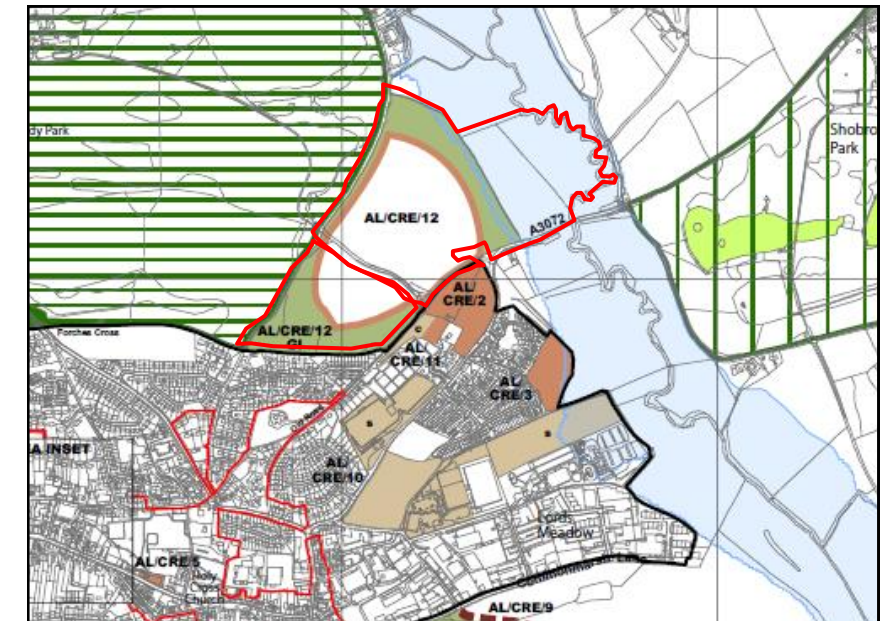


Figure 39: Mid-Devon District Council Local Plan Allocations and Infrastructure Development Plan Document (Part 2) (January 2011) with site in red overlaid.

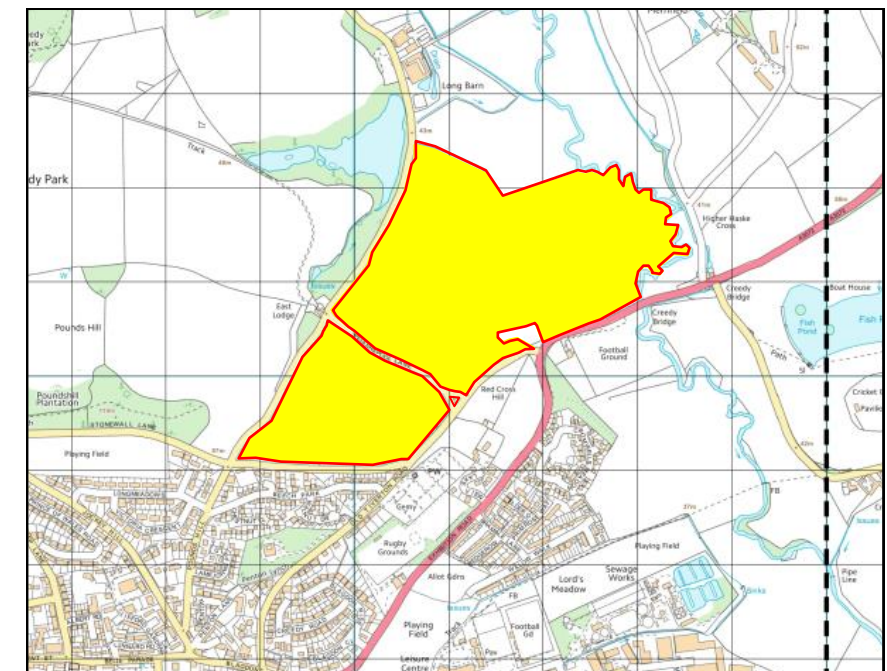


Figure 40: Extent of CRE5 Allocation of the proposed Mid-Devon District Council Local Plan Review (2013-2031) Local Plan Allocations and Infrastructure Development Plan Document with Site in red overlaid.

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

4.1 PROPOSALS



Figure 41: Proposed Land Use Plan

4.2 ASSESSMENT OF IMPACT

Listed Buildings

East Lodge

The East Lodge presently possesses a rural context in which it is experienced as an isolated building set against a wooded backdrop. The immediate and intermediate setting of the building is largely defined by the local road infrastructure, with the Lodge presented at the meeting point three divergent roads. Allied to the solid tree screen along the boundary of Creedy Park it forms a robust barrier between the Site and Creedy Park. Its value therefore as a gatehouse is not necessarily altered by the land uses outside of the park albeit that a rural context adds to the ‘estate’ context which exists beyond the Lodge. Mature tree planting exists to the south-east of the Lodge within the Site which provides a degree of screening from the wider Site in this direction. The screening also provides a relatively enclosed, intimate, space around which the Lodge is experienced. Focussing vehicular movement from within the Site, including any possible school vehicular traffic, away from the East Lodge also limits higher traffic flows immediately around the heritage asset and Pound Hill lane.

During the design evolution, the importance of drawing back development away from the road junction surrounding the heritage asset was noted and in doing so, will retain the visual prominence of the East Lodge at this point, when allied to the retention of trees along Pedlarspool Lane which channel the views towards the East Lodge. The retention of the vegetation and tree cover south of the Lodge within the Site is to be retained and this will ensure a degree of screening in this direction but will also soften the interface between the built development on the Site and the Lodge. The arrangement of the green corridors focussing in on the junction of Pedlarspool Lane and Pound Hill help to define the importance of the Lodge when viewing from within areas of the Site along the green corridors. Again in the design evolution it was deemed important to draw all vehicular traffic for the Site away from Pound Hill lane by having no vehicular access into the Site from this road. In proposing this it will, as far as possible, retain the more rural traffic volumes presently seen around East Lodge. This is reinforced by the closure to most of Pedlarspool Lane to vehicular traffic. Which will retain the current aspect without unnecessary measures to accommodate additional traffic volumes along this narrow road. On balance, therefore, whilst the setting will change with the erosion of the surrounding rurality in the near vicinity of the heritage asset, the visual prominence of the Lodge will be retained as a ‘gatehouse’, not least through the drawing back of development from Pedlarspool Lane and the near reaches of the site close to the Lodge. An aggregate **negligible–minor degree of harm to the significance of the East Lodge** will be seen. Recognising that setting remains a lesser consideration in

understanding the significance of the East Lodge, any harm will be **less than substantial harm** and should be weighted against the public benefits of the scheme as required by the NPPF.

Cemetery Chapel

The Cemetery Chapel is largely obscured, visually, from the Site due to tree screening. Its historic setting of being within a village core has been lost so that it now sits isolated in a large cemetery. The Site sits in relatively close proximity to the heritage asset. The topography within the Site nearest to the heritage asset is such that development here is restricted but where it is proposed (extra care accommodation) near to the Red Hill Cross junction on Old Tiverton Road, the existing tree screening and additional planting will limit much intervisibility. Much of the development within the Site is likely to be largely obscured from view. The Chapel is set within the existing urban context surrounding the cemetery on much of its boundary, therefore imbibing a degree of light and noise pollution already (including from the present rugby club grounds). Whilst the proposed development will increase this level of urbanisation, thereby resulting in a small change to the setting through glimpsed views of development near to the south reaches of the Site (more likely during winter months), it will not reduce the isolation that the cemetery currently enjoys in its relatively new, albeit unintended, role as a cemetery chapel in Crediton. Overall it is considered that the proposed development is likely to result in a **negligible impact upon the setting and significance of the Chapel**.

Creedy Bridge Cottage and Cottages

Taken collectively given their close proximity relative to each other, the greater part of the proposed development is set well back from the cottages and therefore there rurality is largely retained surrounding the cottages. The presence of the new rugby club facilities with associated flood lighting and noise will impact somewhat on this, but offset by the progressive encroachment of Crediton already seen to the south-west of these heritage assets, including the extant floodlit rugby club facilities south of the Site with associated floodlighting and the relative importance accorded to the Old Tiverton Road presently as a trunk road. There is likely to be a degree of intervisibility with the proposed development. The additional tree planting on this western edge of the Site was deemed an important mitigation and one which will likely reduce intervisibility over time. Notwithstanding that the cottages sit immediately on an ‘A’ road, there may be additional traffic generated, although it may be that most of this is directed towards Crediton and Exeter to the south. Subsequently any noise generated is set within the context of their presence on the direct road link to Tiverton from Crediton.

The built development will be sufficiently far from the cottages so as not to impact upon the relative isolation. Noting the existing planting around the cottages and the River Creedy, it is suggested that with the further tree planting on the western extent

of the Site as part of the wet woodland this will help to soften the urban edge of the built development on Site and will manage, sensitively, the transition from urban to rural. Without additional tree planting around the eastern and south-eastern reaches of the Site it is likely that the wider setting of the cottages will see a greater change and this change will result in a greater visual impact on the relative rurality resulting in a negligible to minor degree of harm upon the significance of the heritage assets. This harm is less than substantial in degree, engaging paragraph 134 of the NPPF. With further tree planting it is suggested that there is still likely to be a change to the wider setting of the cottages but the relative rurality of their immediate setting in which they are experienced is unlikely to change markedly. The proposed development, with the tree planting is likely to result in an overall **negligible impact significance of the Creedy Bridge Cottage and Cottages**, with the proposed development being sufficiently far away and screened that the rural surrounds of the heritage assets are, as far as possible, maintained.

Haske Farmhouse

Haske Farmhouse is set some distance from the Site, so any impact would likely be upon the reduction in the very much wider rural context in which the farmhouse sits. The farmhouse is set within a relatively enclosed topographic bowl which defines the setting as being the immediate and intermediate surrounds of the farmhouse curtilage and farm buildings and nearby field parcels. The Site forms a very small aspect of the wider setting from which one cannot easily experience the significance of the heritage asset. At present, visually, there may already be a degree of light pollution at night generated by the existing built development along the northern extent of Stonewall Lane along the ridgeline south of the Site and the from the existing floodlit rugby facilities south of the Site. During the design development phases it was deemed important to bring the built development on the Site down to below the ridgeline, meaning that from this heritage asset the built form would be substantially screened by tree cover and topography, preserving the visible upper reaches of the Site within a rural context. Whilst the wider setting may change to a small degree, the immediate and intermediate setting of the farmhouse would however not be impacted by the development, retaining its rurality and relative isolation in its principal setting.

It is suggested that drawing development down from the southern extent of the Site to a lower ground level will result in an aggregate **negligible impact upon the significance of the Haske Farmhouse**. Given the distance between the Site and the farmhouse, it is unlikely that there is any historic functional association between the Site and farmhouse, although any agricultural ties has not been confirmed.

4.2 ASSESSMENT OF IMPACT

Poole Cottage

Poole Cottage is also set some distance from the Site with very limited intervisibility. The majority of the Site will therefore be obscured from the cottage with likely only glimpsed views through the intervening tree cover and built form of the built development areas. This will be further reduced by proposed tree planting. The proposed rugby club and housing may produce additional light spill, but this should be seen within the context of existing built development present south-east of the Site, the existing floodlit rugby training facilities south of the Site and also wider Crediton. The nature of the roads infrastructure surrounding the cottage is such that is conceivable that most traffic flow will be east and south from the Site rather than onto the narrow single track lanes towards the village of Sandford north of the Site and past the heritage asset. Overall the wider setting may change to a small degree but the proposed development is likely to result in a **negligible impact** on the significance of the heritage asset.

Downes House Grouping

The proposed development will sit north of the Downes estate by some distance with intervening topography and built development of Crediton. The Site will visually extend Crediton to the north when viewed from the field parcels to the north of the parkland and farm, although the Site shares very little intervisibility with the heritage assets, limited to views of the perimeter woodland belt to the north of the house. At this distance the woodland largely appears inconsequential to the wider landscape and replicates several other areas of woodland planting in the surrounding landscape. The principal setting of the house and farm, that being within the parklands and garden and importantly the southern aspect from the house down the Creedy valley will not be impacted by the proposed development. Return views of the house and grounds from south of the house are unlikely to register the built development on Site. It is suggested that any additional light spill generated by the proposed development will be largely viewed in the context of the existing intervening light generated from Crediton and particularly the industrial estate and extant rugby facilities south of the Site.

Whilst the wider setting will change to a very small degree, namely from those parts which one experiences from the Site (the upper reaches of the trees of the northernmost reaches of the parkland surrounding Downes), the proposed development is considered likely to have a very **negligible impact** upon the significance of the Downes House Grouping, particularly given the intervening built development and sports pitch flood lighting between the Site and the heritage asset grouping which already reduces the contribution of the rural landscape to the north over the Site.

Westacott

Westacott is viewed in relative isolation and largely from the south-west towards the Downes estate. The urban settlement edge of Crediton is visible when viewing from the heritage asset. The site however is not visible and its position 1.3 km from the Site, coupled with the degree of intervening tree cover and existing built development will mean that the proposed development is unlikely to make a considerable change to the setting in which the house is experienced. Additional light spill from the development is likely also to be viewed in the context of the existing settlement edge of Crediton, including the flood lit rugby pitch south of the Site. Overall, it is considered that beyond a change to the very widest extended setting of which the Site plays a very small part, the proposed development is likely to have a **negligible impact** upon the significance of the heritage asset.

Lower Creedy Farmhouse

Lower Creedy Farmhouse shares a small degree of intervisibility with the Site, but the orientation of the farmhouse is such that the principal aspect is west over the river valley and only the gable end faces towards the Site. Whilst the wider setting of the farmhouse will change, a setting which contributes to the rurality of the surroundings, it is very difficult to understand or experience the special interest of the heritage asset beyond an understanding that a building exists in relative isolation set amongst other buildings.

Light spill from the development should be viewed in the context of the existing urban edge of Crediton and the floodlit rugby facilities south of the Site presently. Recognising the limited role that the Site plays in supporting the wider understanding of the former farmhouse the proposed development can be said to have an **aggregate negligible degree** of impact upon the heritage asset which reflects the drawing closer of the settlement boundary, but which also acknowledges the relative distance and the stronger contribution which the intervening rural landscape between the Site and the heritage asset plays in still supporting its significance.

The Rectory

The Rectory faces south towards the Site, however with the intervening tree screening views are limited towards the Site and return views only reveal the upper reaches of the gable end. Additionally at this distance the heritage asset cannot be easily appreciated. The Site supports the wider rurality in which the Rectory and associated Church of St Mary sit. It can be said that this interrelationship between the Church and Rectory and the intervening and surrounding rurality north of the Rectory support the understanding of this rural location far more than the landscape further south. The wider setting of the Rectory will change with urban development being closer to the heritage asset with associated light spill, but this should be understood in the context of the remaining intervening rural landscape which will still exist and the degree of screening which limits the contribution that the Site makes to

only a positive visual addition in the wider rural landscape. The proposed development, on aggregate, can be said to result in a **negligible impact** upon the significance of the heritage asset.

Middleways

Middleways sits in a very enclosed environment which on account of the surrounding tree cover and built up hedgerow immediately south of the house limits much of the views towards the Site, with return views from the upper reaches of the Site very difficult to appreciate the significance of the house from the glimpsed, almost incidental, views of the upper reaches of the roof space. The very widest setting of the house will change and views in the near surrounds of the house will incorporate elements of the proposed development, although the very upper reaches of the Site which may share some intervisibility are to be left free of built development. The immediate and intermediate setting of Middleways will not be affected by the proposed development, with this small change within the wider setting of the asset resulting in a **negligible impact** on the significance of the building.

Upton Hellions Conservation Area with Associated Built Heritage Assets

Upton Hellions Conservation Area is set some distance from the Site and is accordingly afforded a high degree of rural separation from the Site. It is a small and intimate designation which by virtue of the surrounding topography limits many views in the wider setting. That said views are granted of the western extent of the Conservation Area from the lower reaches of the Site, namely the house and curtilage of Buckstone Cottage, as well as from the upper reaches towards Stonewall Lane of the greater body of the Conservation Area including the Church of St Mary and the nearby listed buildings. However it is suggested that, at this distance, the greater part of the rurality which supports the Conservation Area and the built heritage within, will be very minimally impacted by the proposed development.

The wider setting of the designation presently includes the northern limit of Crediton and whilst Buckstone Cottage will share a degree of intervisibility with the development on the lower reaches of the Site, those views within the upper reaches will be retained given that development is being drawn down from the highest points of the Site to preserve as far as possible the wider rural perception. The setting of the Conservation Area will change to a degree, however these changes will be seen at the widest setting at a distance where the important elements of the setting of the heritage assets, namely the immediate and intermediate setting, will not change. Buckstone Cottage will experience greater intervisibility given its orientation however at a distance and in the context of the present settlement edge of Crediton including the rugby facilities south of the Site. On aggregate it is suggested

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that the proposed development will result in an overall **negligible impact** upon the Upton Hellions Conservation Area and the built heritage contained within it.

Upton Hellion Barton

Upton Hellion Barton sits in relative isolation surrounded by high levels of tree screening. It is possible that there may be views from the Site of the upper reaches of the house. However at this distance and with the almost incidental views afforded it is unlikely that one will derive any understanding of the significance of the building. The principal setting (immediate and intermediate) of the house will be retained with the proposal. The proposed development will draw development closer to the heritage asset, yet the rurality in which it is presently experienced will be largely retained. Light spill generated from the proposed development will be viewed in the context of existing light spill from Crediton. As such, whilst the very widest extended setting will change to a degree, it is considered that the overall impacts to the significance of the heritage asset will be **negligible** at most.

Mooracre Farmhouse

Mooracre Farmhouse forms part of an operational farm and is surrounded by agricultural land and strong tree cover which renders views into the wider environs very limited whilst preserving the rural environment in which one presently experiences the heritage asset. In this respect whilst the proposed development will draw the urban edge of Crediton closer, within its wider setting it is unlikely to markedly impact upon the agricultural experience one presently has of the farmhouse, as originally found. The wider setting will change to a degree through the loss of a generic functional association (through the agricultural ties) and this will result in an **aggregate negligible** impact upon the significance of the heritage asset at most.

Northlake

Northlake sits in a southern orientation where a very small degree of intervisibility may be shared with the Site, notably the upper reaches. The heritage asset sits some distance from the northern reaches of the Site which provides a substantial intervening rural landscape which will not be impacted by the proposed development. It may be that the proposed development will be visible to a small degree and it will bring the settlement edge physically closer to the heritage asset, but it is in the context of this distance and the presence of Crediton forming a backdrop to the Site already. The widest setting of the house may change therefore to a small degree but the special interest of the house cannot be experienced from the widest setting including the Site and the intervening rural landscape will preserve the rurality which

the house has always enjoyed. As such recognising the small change likely to be seen to the widest setting the proposed development will result in a **negligible impact** upon the significance of this heritage asset.

Non-designated Heritage Assets

The Old Mill

Like Upton Hellion Barton nearby, the Old Mill sits in an enclosed environment sheltered by high levels of trees at a ground level commensurate with the greater part of the Site. The building has seen a substantial degree of change, not least the loss of milling use, now being a residential unit. There may be very glimpsed views of the roof space of the Old Mill from certain parts of the Site but the principal setting in which the Mill is experienced, namely adjacent to the water course in its immediate environs, will not change.

Recognising that the Old Mill could reasonably have been sited within Crediton itself (an urban environment close to a rural landscape), the wider rural landscape is a positive visual addition and provides a now historic functional role to its setting only. The proposed development will change the wider setting to a degree however in considering the impact upon the significance, the proposed development can be considered to impact to a **negligible degree** noting the broader loss to the agricultural landscape in which its activities depended upon.

North Lodge

North Lodge visually appear to turn its back on the wider landscape outside of the park as evidenced by the lack of windows facing out of the park or visual connection with the wider landscape. The Site does form part of the wider setting which will change given the intervisibility with the heritage asset. The near surrounds of the Lodge will remain the same and its significance as a gate house for the service entrance to the park remains. Overall there will be an erosion to the wider rural landscape which is experienced when viewing the Lodge from the near surrounds, outside of the park boundary, although this will have a very limited impact upon the significance of the heritage asset and its principal setting in which it is experienced, that being from within the park confines. The high levels of tree planting proposed around and within the proposed development seeks to break up any built form massing over time. The proposed development will result in a **negligible impact** upon the significance of the North Lodge.

Registered and Non-Registered Park and Gardens

Shobrooke Park

Shobrooke Park is considered to be largely self-contained and inward-looking. The extensive tree cover around three of the four flanks of the Park limit views out in these respective directions. The house originally looked south-south-west which means that the wider rural landscape was not intended to be the principal focal point of the landscape experience given the landscaped planting in the southern boundary of the Park. The house looked down over the Park, over lakes and over a designed landscape within the Park. Wider views were enveloped, to a large part, by the tree cover forming part of this landscaping within the Park. It is likely however that there was a desire to experience the westward views from certain parts of the Park, primarily the upper reaches. In this context the wider landscape adds further ‘rural’ definition to how one experiences the park from within. It is not considered the key aspect of significance of the park, which is contained largely within its boundaries and designed to be largely enjoyed from within.

The Site is visible from only a small number of locations within the Park given the high levels of tree cover within it. The mature tree cover in the wider landscape creates a landscape where much of the land is itself screened when viewed from the sloping parkland. Indeed the Site is screened, in places, from the park on this account. The upper reaches are however clearly visible. The importance of drawing built development down from the upper reaches of the Site to the south maintain, as far as possible, a rural outlook at this point was identified and implemented at an early stage in the design evolution. Likewise, whilst Pedlarspool Lane provides a moderate degree of screening to the southern reaches of the Site, the northern reaches are quite exposed visually from certain points in the Park. The bulk of the built development sits largely as originally set out in the Site allocation and where it extends beyond this, the land is used for rugby facilities including several training pitches and areas of managed ecology areas near to the River Creedy where ‘wet woodland’ will be encouraged. Collectively, the western reaches of the Site (rugby pitches and opens space and wetlands) will, in essence, retain the openness currently enjoyed from parts of the Park through the presence of the playing pitches. The benefits of additional tree screening along Old Tiverton Road, around the rugby club facilities and within the Site itself, were identified at an early stage in the deign process and will help to break up the built development area and soften the landscape.

Whilst the Registered Park and Garden will experience a change to its wider setting with the erosion of the wider historic rural landscape, this is within the context of the, already evident, progressive encroachment of built

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development within Crediton visible from the Park. The proposed development is considered to have an **aggregate negligible to minor degree of harm to the significance of Shobrooke Park**. This is reflective of the wider agricultural landscape which presently strengthens the rural context of the Park. Any harm will be less than substantial and should be weighed against the public benefits of the proposal as required in the NPPF.

Creedy Park

The open parkland extent of Creedy Park appears visually to have been reduced in scale with the hiving off of land to the southern reaches of the wider 'Creedy Park' extent as separate agricultural field parcels. Only the land in the nearer surrounds of the house appears presently as open parkland with specimen parkland tree planting throughout. This separation of the wider park extent from agricultural use alters the experience but also impacts, to the detriment, on the overall significance of the Park.

Creedy Park is predominantly self-contained, being largely sat within a bowl, in its own right. A ridgeline to the south with woodland along it and also woodland around the boundary (including abutting parts of the Site around the East Lodge) make views into the Park difficult from the outside. One experiences the significance of the Park and the buildings contained within it from within the Park and the relatively open parkland south of the house. It is from this parkland which one can most easily appreciate the Creedy Park House. It is likely that from all but the easternmost reaches of the Park, around the East Lodge, views will not be granted of any built development or the return views to and from Creedy Park or Creedy Park House. Much of Creedy Park here is seen as being in individual field parcels visually distinct from the open parkland to the north near to the house. In respect of mitigating any impacts on the Park, the tree planting proposed on the south-western reaches of the Site will soften the urban edge of Crediton at this point but also has the potential to complete, visually, the woodland enclosure which is noted around most of Creedy Park and would provide a visual backdrop to eastern views from within the park. Commentary relating to the East Lodge will not be repeated here, save for saying that, with the exception of the East Lodge, it is not immediately clear around the immediate locality of the Site that an estate exists to the west given the management of the fields for agricultural use and the limited viewshed on account of the rising topography.

The impact of the proposed development upon the park, overall, in and around the Site is considered to be negligible. When viewing from further afield, notably Shobrooke Park, the parkland of Creedy Park is visible along with the cricket pitch and house from certain, albeit limited, vantage points within Shobrooke Park. It is clear, from this distance, the scale of woodland

surrounding the park and that a large house exists but from this direction the open parkland visually sits in the base of the bowl with the southern field parcels forming the sides of the bowl and visually more distinct from the open parkland with mature tree planting seen towards the house. These southern reaches now present themselves as part of the wider rural landscape surrounding the park rather than specifically the open parkland landscape itself. With an understanding that a large house exists, the wider rural landscape including the Site strengthens the remoteness of the house and therefore development into this rural landscape will reduce somewhat the interpretation of the significance of the park and house. That said, the Park is largely enveloped by tree cover and ridge lines which preserve this rural setting when viewed from within and limit the impact from outside the boundary, no doubt further aided by the visual condensing of the open parkland towards the house presently and the retention of the southern reaches of the park as managed field parcels. From within the Site, the 'barrier' role that the boundary walling around a great deal of the park performs, allied to the boundary tree cover, clearly seeks to separate the surroundings from the wider park within both visually and defensively. It was evidently an intention of the park design to provide a robust tree buffer between the parkland as historically seen and the wider landscape. Additional tree planting throughout the Site, as detailed earlier in the assessment of impact chapter, would strengthen the vegetation cover and soften the wider built form of the proposed development. It is suggested that the setting of Creedy Park and House will change, notably in the wider extended setting when viewing from Shobrooke Park, with the partial erosion of the wider historic rural landscape surrounding the Park, already defined by the progressive creep of built development of Crediton to the north in any event. The visual interpretation of East Lodge, acting as the gateway into the Park, will be retained in the immediate setting of the Park and, therefore, the Park's perceived relative importance from its entry points. Elsewhere around the immediate setting the relative rurality of the Park and its boundaries through extensive tree planting, and the changes seen to the park on its southern extent through conversion to field parcels (necessarily impacting upon the overall significance of the Park), limit the ability to appreciate that a country house and surrounding parkland are present. The proposed development will have **an aggregate negligible impact upon the significance of Creedy Park and Creedy Park House**.

5.0 CONCLUSIONS

This Built Heritage Statement has been prepared to support an Outline planning application on the Site, land at Creedy Bridge, Crediton for residential-led development of up to 326 dwellings with new facilities for Crediton Rugby Club and a school. Associated landscaping, open space and infrastructure improvements are also proposed.

The historical development of the Site, in addition to an appraisal of the history and significance of the designated and non-designated heritage assets in its vicinity, has been used to inform the assessment of these proposals’ likely impact on the historic built environment.

Twenty four heritage assets have been considered, within a 2.5 km search area, as part of this assessment in respect of any potential impacts arising from the proposed development on the Site. Of these most are likely to experience a degree of change to their setting and whose significance will be impacted to a negligible degree. Of those considered it was however found that the Grade II listed East Lodge will experience a negligible–minor degree of harm to its significance. The Grade II listed Creedy Bridge Cottages and Cottage are liable to experience an overall negligible to minor degree of harm upon their significance. The Grade II listed Shobrooke Park Registered Park and Garden is considered likely to experience an aggregate negligible to minor degree of harm to its significance. Any harm which is experienced by the designated heritage assets is however less than substantial harm and this harm is to be weighed against the identified public benefits of the scheme in line with the National Planning Policy Framework and detailed elsewhere in the planning application submission.

This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information in regards to Built Heritage considerations relating to the proposed development. Subsequently, it is considered that there is no reason to refuse the application on built heritage grounds.

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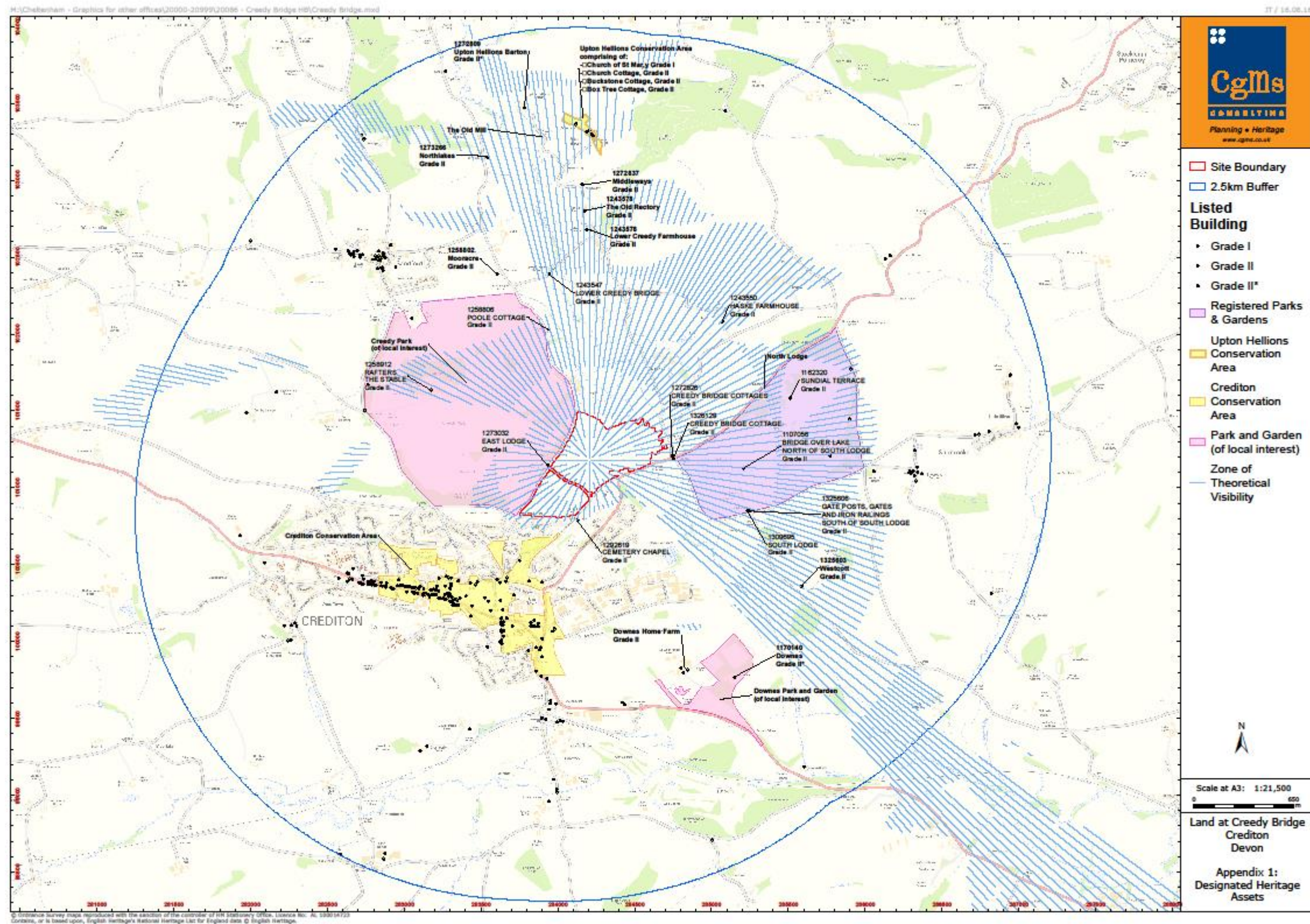
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APPENDICES

APPENDIX A: ZTV WITH BUILT HERITAGE OVERLAY



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