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June 8th 2026

To Whom It May Concern,

26/0210/FUL

Proposed new car park with 77no. car parking spaces which includes 5no. disabled spaces and 4no. EV charging bays; formation of new vehicular and pedestrian access and landscaping works. 8no. cycle spaces and amenities including space for both mobile WCs and mobile refreshment vehicle; current car park to be restored to grassland, new path to connect new car park to pedestrian gate

DS Smith Paper Ltd Former Mill Hele EX5 4PX

The Gardens Trust (TGT) have been alerted this week to the above application by the Devon Gardens Trust. The application potentially affects the historic designed landscape at Killerton, a Grade II* registered park and garden (RPG) included by Historic England on the Register of Parks and Gardens of Special Historic Interest. The inclusion of the site on this statutory register requires great weight to be given to its conservation. We note that the application also impacts a Grade II* listed structure, Ellershayes Bridge.

The listing describes the site as follows "An early C19 woodland garden and pleasure ground associated with the Veitch family, with an early C20 terrace designed by William Robinson adjacent to the house, set within wider parkland which developed from the late C17."

We have reviewed the application submission documents and note that the Design and Access Statement (LHC Design, Sept 2025) point 2.1 states that "In 2012 a planning application (12/0998/ FUL) granted permission for a 49-space woodland car park at the same location. This planning application has not been built."

This D&A document is contradictory as it states at point 2.2 that key revisions to the previous design include a "Reduction in car parking spaces to provide sufficient buffer zones around retained trees." However, as the document also states, the 2012

application was for 49 spaces whereas the new application is for 88 spaces. This is a ten-fold increase on the existing number of current 8 car parking spaces at the Ellerhayes Bridge car park. Furthermore, this may also result in an increase of traffic movements and an increased risk of pinch points along this narrow lane.

Point 5 of the Heritage Statement (National Trust, undated) notes that the existing Ellerhayes Bridge car park is "at certain times is very congested and cars park in the narrow road adjacent to the Car Park which can then cause traffic issues going across Ellerhayes Bridge with vehicles having to reverse and potentially causing damage to the bridge."

We are concerned that, even with a ten-fold increase in the number of car park spaces at the proposed new car park, the increased awareness and promotion by the National Trust of available parking for countryside access will attract a substantially higher number of visitors so that the risk of congestion and damage to the Ellerhayes Bridge remains. To avoid this, we would recommend that some form of traffic management can be introduced to ensure that the majority of vehicle movements come from the south rather than via the Bridge.

We also concur with the Devon County Council Historic Environment Officer who states on June 6th 2026 that "The Historic Environment Team would therefore advise that any impact of development upon the archaeological resource should be mitigated by a programme of archaeological work that should investigate, record and analyse the archaeological evidence that will otherwise be destroyed by the proposed development in areas not previously disturbed."

Therefore, in conclusion, whilst we support the removal of the existing Ellerhayes Bridge car park which sits within the RPG, we have concerns regarding the dramatic increase in parking spaces (as compared to the 2012 approval), the future management of traffic movements and the risk to surviving archaeological evidence within the application site. We would be grateful if the LPA could take these issues into consideration when deciding this application.

Finally, and as stated in the submission documents, if the LPA are minded to approve this application, it should be on the strict agreement that the existing car park at Ellerhayes Bridge is closed as soon as the new car park becomes available, that the land should be replanted and restored to its natural condition and it should not be reinstated or used for overflow car parking at any point in the future.

Yours faithfully

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Consultant Conservation Officer