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Research - Conserve - Campaign

18<sup>th</sup> February 2025

Mr J Jackson  
North Devon Council  
Lynton House  
Barnstaple  
Devon EX31 1DG  
[planning@northdevon.gov.uk](mailto:planning@northdevon.gov.uk)

Dear Mr Jackson,

**Ref : 79703 - Creation of an outdoor hub, to include improved vehicular access from the A39, car park, visitor facilities, multi-use accessible trail, a cycling skills area, natural play features and associated development; Land to the east of Woolley Lodge, Arlington Estate, Shirwell, Barnstaple, EX31 4JZ**

Thank you for consulting the Gardens Trust (GT), a Statutory Consultee with regard to proposed development affecting Arlington Court, a registered park and garden (RPG) listed at Grade II\* by Historic England (HE) on their Register of Parks and Gardens. The RPG consists of early and mid C19 pleasure grounds and gardens surrounding an early C19 mansion, set in a late C18 and early C19 parkland landscape with surviving early and mid C19 elements.

The application site lies just outside the RPG and the topography and existing tree planting screens it from the RPG. Rather like plans at Saltram, this outdoor Hub proposes to attract visitors to NT land and to an historic landscape without all the footfall descending on the core of the historic site. We have noted the Concept Masterplan but it would be good to see an overall Management Plan for Arlington so that the different elements can be viewed and developed in context.

We have considered the information provided in support of the application and have liaised with our colleagues in the Devon Gardens Trust. On this basis, we confirm we do not wish to comment further on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals

Yours sincerely,

Margie Hoffnung MSc, BSc Hons  
Conservation Officer