

## SECTION 6

### Kingsteignton

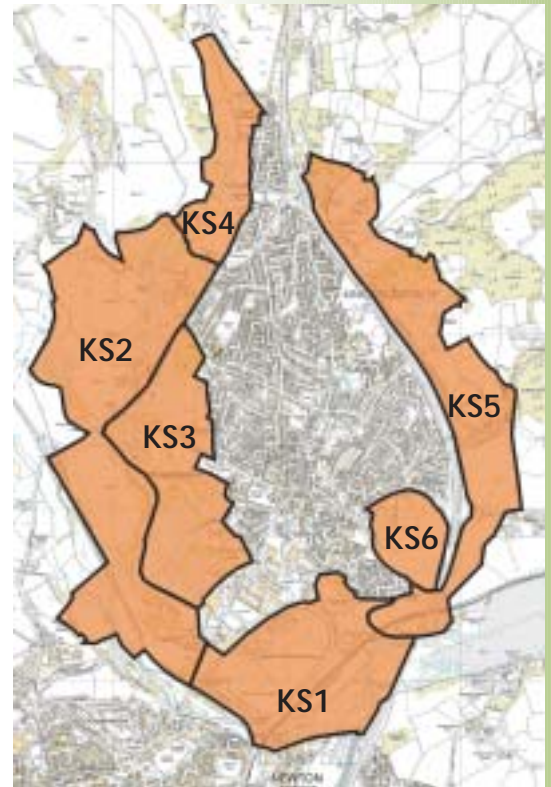
Kingsteignton probably grew up as a small port on a tidal inlet of the Teign Estuary. The historic part of the village occupies a small spur of high ground at the southern end of the present settlement. The site was probably chosen for its position at the upper end of the Teign Estuary and just below the historic crossing point of the river at Teign Bridge. These factors would have made it ideal for trade, both water-borne and via the Roman road from Exeter.

The village is approached from the north and east by several ancient routes off the Haldon Hills and along the north side of the estuary from Teignmouth. A causeway of unknown origin, now the B3195, crosses the former marshes to the south-west to Newton Abbot, a new town founded by Torre Abbey in the 13th century. Other roads came down the valley from Bovey Tracey and Chudleigh.

The ancient core of the village centred around the church of St Michaels and contains medieval features such as the mills and a mill leat. Later development of Kingsteignton probably followed the arrival of the railway in the 1840s and the rapid growth of the ball clay industry after the opening of the Hackney Canal in 1843. Many 19th century labourer's cottages were built, changing the character of the once quiet rural settlement to a large and busy semi-industrial village.

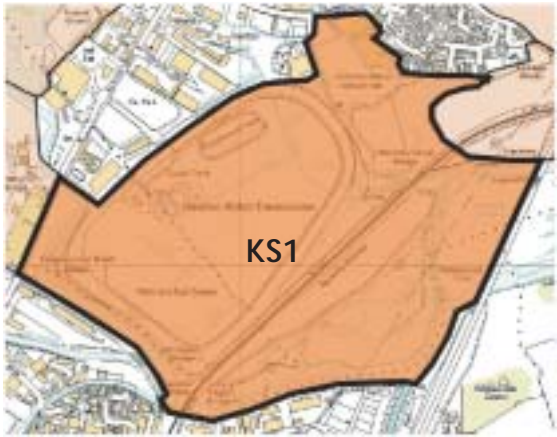
20th century residential expansion has extended the village northwards to the site of the Roman Road at Sandygate on the low lying Bovey Basin and eastwards on rising ground (limestone pavement) to the cutting of the A380 at the foot of the Haldon Hills. This ridge of high land forms a backdrop to the village in views from the south. To the north the settlement is defined by a sand and gravel ridge with a commercial plantation. To the east is the mineral extraction works of the Bovey Basin and to the south is a narrow undeveloped gap, through which the River Teign flows and beyond that the town of Newton Abbot.

As well as the architectural and topographic setting of the village, there are a number of other factors which influence the 'sense of place'. These include views of key landmarks such as Penns Mount (a distinctive rounded knoll at the head of the estuary) and long views of Dartmoor.





## KS1 - Hackney Marshes

- **Character** - a wide open tract of landscape at the head of the Teign Estuary. This comprises the seasonal flood meadows, reedbeds and the racecourse. This tract of land is an open low lying area connecting the Bovey Basin and Teign Estuary. However the landscape character has been compromised by the presence of industrial units and rail sidings , resulting in a piecemeal urban fringe character. The area abuts built development to the west, north and south. The area of reedbeds to the east of the sidings, although intrinsically natural in character is dominated by the A380 road bridge.
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- **Landscape context** -The area provides a very important open break between the built up area of Kingsteignton and Newton Abbot, protecting the individual identity of these settlements and the Teign Estuary landscape from potentially very damaging impact of development at the head of the estuary.
  - **Visual exposure** - the area is prominent from the raised embankment of the A380 the railway line and high ground in Newton Abbot and Kingsteignton.
  - **Visual Function** - this area is an important part of the Teign Estuary landscape, it is the natural flood meadows and reedbeds of the estuary and maintains open views at its head. It is also a very important open break between settlements.
  - **Historic Landscape Features/ Pattern** - The Hackney canal was built in 1843 the remains of the lock are visible together with the remains of cottages at Hackney Quay. The railway was constructed in 1848 and the racecourse dates from 1890.
  - **Sensitivity to development** - an area extremely sensitive to development. The area's character is fragile and has already been compromised by development. It is also a very important strategic open break between settlements and safeguards the quality of the upper Teign Estuary landscape.

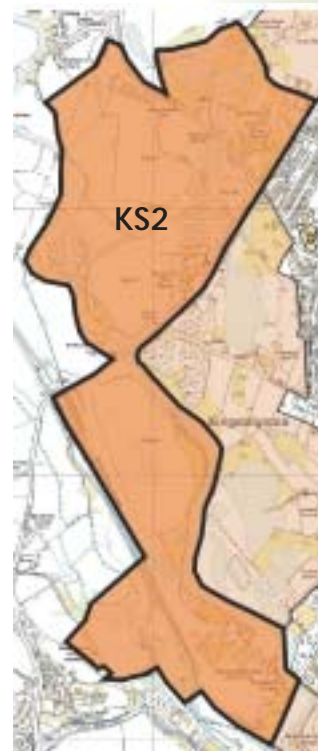
## Summary

Strength of Character	Landscape Context	Visual Exposure	Visual Function	Historic Features	Sensitivity To Development
Moderate	High	High	Very High	Moderate	Very High

**Designations:** the site has been designated as an Open Break between the settlements of Newton Abbot and Kingsteignton.

### KS2 - Ball Clay Workings

- **Character** - this is a highly modified and complex landscape despoiled by ball clay operations. The southern part of the area contains the main processing plant and buildings. These are large scale industrial buildings, very prominent in the landscape and serve to narrow the gap between Newton Abbot and Kingsteignton in elevated views. The area also includes the Stover Canal (tree lined), a railway line, abandoned clay workings and lakes. The northern part of the area is exclusively active and abandoned ball clay workings containing open cast quarries, spoil heaps and settling lakes. The abandoned workings are becoming colonised by pioneer scrub vegetation.



- **Landscape context** - a part of a much more extensive tract of landscape strongly influenced by ball clay extraction activities.
- **Visual exposure** - the area is highly visible from the hills of Newton Abbot and the higher ground in Kingsteignton.
- **Visual Function** - the narrow strip of woodland adjacent to Kingsteignton road to the south of the area contributes to the separation of neighbouring settlements.
- **Historic Landscape Features/ Pattern** - the site of the present Teign bridge has been a river crossing for many centuries and it is probable that there is a buried Roman causeway. The Stover Canal was built in 1792 with a lock and basin at Jetty Marsh clay cellars and wharf just outside this area at Teignrace.



- **Sensitivity to development** - although a despoiled semi-industrial landscape it is open in character and is critical to the maintainance of a separate identity between Newton Abbot and Kingsteignton.

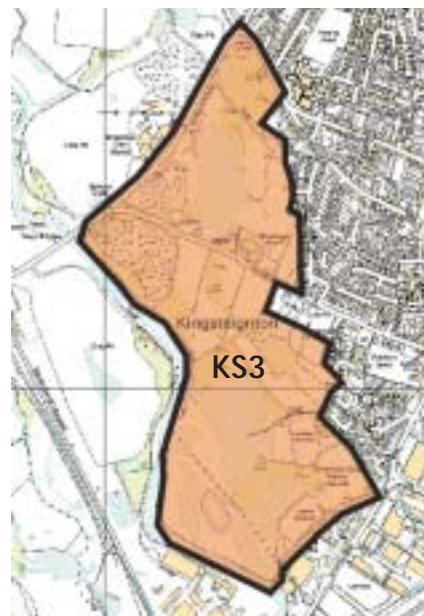
### Summary

Strength of Character	Landscape Context	Visual Exposure	Visual Function	Historic Features	Sensitivity To Development
Low	High	High	High	Moderate	High

**Designations:** a small section at the southern end of the site adjacent to Kingsteignton Road and the railway line has been designated as an Open Break between Newton Abbot and Kingsteignton.

### KS3 - Reclaimed Ball Clay Workings

- **Character** - a wooded landscape with some industrial development on Broadway Road. The area consists of former ball clay workings with many ponds and semi-mature trees.
- **Landscape context** - the contribution that this area makes to the landscape cannot be underestimated. The Bovey Basin generally has a well wooded character and the maturing/mature trees in this area contribute to the maintainance of this character and greatly enhances the setting of Kingsteignton in long views from the hills of Newton Abbot.
- **Visual exposure** - the low lying nature of the land together with the woodland cover restrict short views from local roads, however, this area is prominent in views from the high ground in Newton Abbot and Kingsteignton.
- **Visual Function** - the wooded feel contributes greatly to the landscape setting of Kingsteignton and given the size and scale of the industrial buildings on adjacent land this area provides the only effective separation between settlements.



- **Historic Landscape Features/ Pattern** - although as a former tidal creek buried archaeology may be present, the modified nature of the area has removed all trace of the historic landscape structure.
- **Sensitivity to development** - although of low intrinsic quality this site is sensitive to large scale development because of the visual function it performs.

## Summary

Strength of Character	Landscape Context	Visual Exposure	Visual Function	Historic Features	Sensitivity To Development
High	High	High	High	Low	Moderate

**Designations:** this site carries no landscape designations.

## KS4 - Sandygate

- **Character** - a small area of medium-scale, low lying pasture adjacent to the Ugbrook Stream. It possesses a managed hedgerow structure with occasional mature hedgerow trees. The rural character is weakened by recent residential development, an adjacent sand and gravel quarry and ball clay spoil heaps. It has a predominantly rural character which is related to the landscape to the north rather to the adjacent urban development.
- **Landscape context** - connecting visually with the open countryside to the north, providing an important transition between the two land uses.
- **Visual exposure** - due to its low lying position and the visually dominant neighbouring land uses it is not prominent in the landscape.
- **Visual Function** - contributes to the landscape setting of Kingsteignton and connects visually with the wider rural landscape setting.
- **Historic Landscape Features/ Pattern** - the medieval field pattern is present although not intact.
- **Sensitivity to development** - this is an important buffer between residential areas and mineral extraction operations and performs connective role in the setting of the Kingsteignton. Development is



generally not recommended.

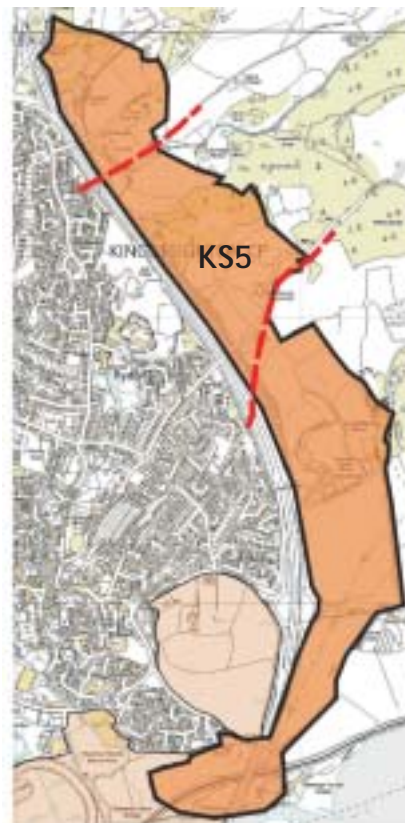
## Summary

Strength of Character	Landscape Context	Visual Exposure	Visual Function	Historic Features	Sensitivity To Development
Moderate	Low	Low	High	Low	High

**Designations:** This site has no landscape designations.

### KS5 - Lindridge Hill

- Character** - an area of rolling, managed and mixed farmland dissected by minor valleys which form the foothills to Little Haldon. It is physically separated, for much of its length, from Kingsteignton by the deep A380 road cutting. It comprises small to medium scale pastures with intact hedgerows with some large areas of deciduous woodland particularly along the two minor valleys. Towards the southern, Teign Estuary end of the area, the fields become large and are in arable use. Despite its proximity to the urban edge, the area retains a rural character.
- Landscape context** - the village of Kingsteignton is situated on the transition between the rising ground which eventually becomes the Haldon Ridge and the low lying Bovey Basin. The most recent residential expansion has been on the rising ground and has now reached the A380 road cutting. The KS5 area of landscape represents the steeply rising ground to the east of this cutting.
- Visual exposure** - the rising slopes figure prominently in views across the Hackney Marshes from higher ground in Newton Abbot to the south. It is also visible in close views from the busy A380.



- **Visual Function** - the area forms a central part of the green backdrop and rural setting of Kingsteignton and the Teign Estuary.
- **Historic Landscape Features/ Pattern** - the route of the Roman road linking Exeter and Milber crosses the eastern edge of the area. The small sinuous enclosures together with the names indicate that this was probably once a large area of woodland. Part of the Historic Park & Garden at Lindridge occupies one of the narrow east/west aligned valleys which connect with this area.
- **Sensitivity to development** - this is a sensitive landscape that forms the immediate setting of Kingsteignton and contributes to the setting of the Teign Estuary. It forms a critical part of the green backdrop and rural setting of the settlement when viewed from the south and west.

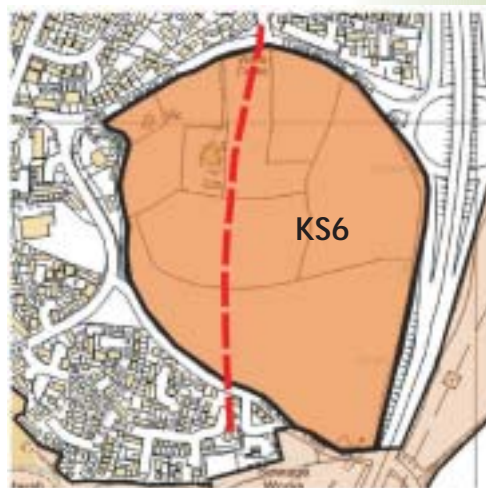
## Summary

Strength of Character	Landscape Context	Visual Exposure	Visual Function	Historic Features	Sensitivity To Development
High	High	High	High	Moderate	Very High

**Designations:** the whole of the site is within an Area of Great Landscape Value and the fields south of Coombesend Road are also within the Coastal Preservation Area. The area to the south of the site adjacent to the railway line has been designated as an Open Break between the settlements of Newton Abbot and Kingsteignton

## KS6 - Penns Mount

- **Character** - Penns Mount is a prominent topographical feature (knoll) in the local and wider landscape. Its significance has not been diminished by having been artificially cut off from the Teign Estuary by the construction of the A380. Apart from the vicarage on the lower northern flanks and a nursing home on the very summit the knoll is undeveloped and consists of pasture divided by well maintained and intact hedgerows. In spite of its proximity to nearby residential development the area retains its intrinsic rural character.





- **Landscape context** - this knoll represents the last piece of high ground as the estuary flanks give way to the reed beds at the head of the estuary. It softens the hard edge of the settlement of Kingsteignton and can be viewed as a both a significant piece of landscape and an important townscape element.
- **Visual exposure** - the site is elevated and very prominent from a considerable distance in several directions. It forms a very attractive green area, enhancing the approaches to Kingsteignton. The hill is prominent from much of Newton Abbot and Kingsteignton and from vehicles travelling on the busy A380 between Exeter and Torbay and when approaching Kingsteignton along the A381 from Teignmouth. It is visible in more distant views from the estuary to the east and Dartmoor to the west.
- **Visual Function** - the area forms a very important visual amenity for local residents being one of the few remaining natural landscape features of the settlement. The knoll plays a critical role in the setting of Kingsteignton, providing an important green foreground in views of the settlement from the south and east. It provides a strong entrance feature and an important break between the urban and rural estuary landscape.
- **Historic Landscape Features/ Pattern** - it is potentially the site of a prehistoric and Saxon settlement due to the position of this hill at the head of the estuary adjacent to a fording place and Saxon Manor at Kingsteignton.
- **Sensitivity to development** - this is a landscape feature of high overall sensitivity. Development here would have a significant impact on the intrinsic quality of the estuary landscape, the AGLV/ CPA and the setting of Kingsteignton.

## Summary

Strength of Character	Landscape Context	Visual Exposure	Visual Function	Historic Features	Sensitivity To Development
High	Very High	Very High	Very High	Moderate	Very High

**Designations:** The site is designated as a Site of Local Amenity Importance and is only separated from the Area of Great Landscape Value/Coastal Preservation Area by the A380 road.