

# LAND AT TIDCOMBE HALL, TIDCOMBE LANE, TIVERTON, DEVON

(Centred on NGR SS 9757 1208)

## Historic Environment Assessment

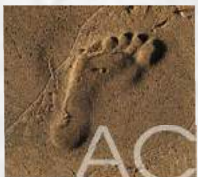
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Prepared by:  
Fiona Pink, Debra Costen  
and Lorna Critchlow

On behalf of:  
Land Values Alliances

Report No: ACD2918/1/0

Date: November 2023



archaeology

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The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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## Summary

*An updated historic environment assessment has been completed by AC archaeology in November 2023 as accompanying information for a forthcoming outline planning application for a new residential development on land at Tidcombe Hall, Tidcombe Lane, Tiverton, Devon (NGR SS 9757 1208).*

*The northern part of the proposed development site is located within the Grand Western Canal Conservation Area. There are currently four records on the Devon Historic Environment Record that relate to the site. These comprise records relating to the early 15th century St Lawrence's Chapel and Tidcombe Hall, a 19th century country house located in the northwest corner of the site next to Tidcombe Lane and believed to be on the site of the former chapel. The other two records relate to an underground archway that was identified during building work at Tidcombe Hall and animal bone and teeth which were recovered from a possible underground passage beneath the building. An historic building survey, undertaken in November 2018, confirmed the presence of a reset 15th century door frame, which matches the description of the underground archway, but no other architectural features pre-dating the current building were identified. The proposed development site surrounds the farmstead of 'Little Tidcombe' which comprises a number of farm buildings including the Grade II Listed Tidcombe Farmhouse.*

*A geophysical survey and subsequent archaeological trench evaluation have been undertaken within the proposed development site and an area to its east. These investigations revealed some evidence for the below-ground remains of former field boundaries, as well as a small area of archaeological interest on the west side of the site, where Romano-British pottery and a piece of worked flint were recovered from the fill of a ditch. It is anticipated that these localised archaeological remains will require further excavation, analysis, appropriate reporting and archiving as a condition of any planning consent.*

*An appraisal of heritage assets has been carried out using the methodology outlined in The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition) and with reference to the layout shown within the illustrative masterplan. It is considered that development within the proposed site has the potential to result in a negligible negative change to the significance of the Grade II Listed Tidcombe Farmhouse as a result of a change to one aspect of setting that contributes towards its significance. A potential negligible to minor negative change is predicted to the significance of Tidcombe Hall as a result of the proposed changes to its setting. The scheme may be visible as an intrusive feature within the wider landscape setting of the Grand Western Canal Conservation Area and the Grade II\* Registered Park and Garden at Knightshayes Court but no change is predicted to the significance of these assets by the proposed development.*

## 1. INTRODUCTION

- 1.1 An updated historic environment assessment has been prepared to provide accompanying information for a forthcoming outline planning application comprising the conversion of Tidcombe Hall and outbuildings and the erection of dwellings to provide up to 100 dwellings in total, provision of community growing areas, public open space, associated infrastructure and ancillary works on land at Tidcombe Hall, Tidcombe Lane, Tiverton, Devon (SS 9757 1208). It has been commissioned by Grassroots Planning on behalf of Land Value Alliances and completed by AC archaeology in November 2023.
- 1.2 The proposed development site is shown on Fig. 1 and comprises Tidcombe Hall and its associated garden plots, as well as an area of undeveloped agricultural land to the east, which lies to the west of the farmstead of Little Tidcombe and is currently divided into two agricultural fields. The site covers an area of 6.6 hectares and is situated on the southeast edge of Tiverton

within the local authority district of Mid Devon, and on land between 96m and 116m aOD (above Ordnance Datum). The site is bounded by agricultural land and the Grand Western Canal to the north, further agricultural land and Little Tidcombe Farm to the east, a field with Tidcombe Lane beyond to the west and residential properties on the north side of Warnicombe Lane to the south.

- 1.3 The underlying solid geology within the northern part of the site comprises sandstone of the Tidcombe Sand Member, while the geology within the southern part of the site comprises breccia of the Halberton Breccia Formation. These sedimentary bedrocks formed approximately 252 to 299 million years ago in the Permian Period. There is a superficial deposit of colluvium within the central and northeastern part of the site. This formed up to two million years ago in the Quaternary Period (British Geological Survey 2023).

## 2. LEGISLATION AND GUIDANCE

- 2.1 Legislation, government policy and local plan policies relating to the protection, maintenance and enhancement of heritage assets relevant to this development may be summarised as follows:

### **Statutory**

- 2.2 Listed Buildings and Conservation Areas are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Section 66 of the Act requires that 'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Section 72 of the Act requires that 'In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. Planning policies pertaining to Listed Buildings and Conservation Areas are set out within District Council Local Plans and County Council Plans.

### **The National Planning Policy Framework**

- 2.3 General policy and guidance for the conservation of the historic environment are now contained in Chapter 16 (Paragraphs 189 - 208 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Department for Levelling Up, Housing & Communities 2023). This document provides the definition of a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)' (*ibid*, 68). Designated heritage assets are defined as 'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation' (*ibid*).

- 2.4 The following policies are relevant to this scheme:

### **Paragraph 189**

*Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>66</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations<sup>67</sup>.*

*Footnote 66: Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.*

*Footnote 67: The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.*

**Paragraph 194**

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

**Paragraph 195**

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

**Paragraph 196**

*Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*

**Paragraph 197**

*In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

**Paragraph 198**

*In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.*

**Paragraph 199**

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

**Paragraph 200**

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>68</sup>.*

*Footnote 68: Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

**Paragraph 201**

*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated*

*that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

#### **Paragraph 202**

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

#### **Paragraph 203**

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

#### **Paragraph 204**

*Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

#### **Paragraph 205**

*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>69</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

*Footnote 69: Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.*

#### **Paragraph 206**

*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

#### **Paragraph 207**

*Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

### **Registered Parks and Gardens**

- 2.5** Section 8c of *The Historic Buildings and Ancient Monuments Act 1953* authorises Historic England to prepare a list of Parks and Gardens considered to be of historic interest. The List was first established in the 1980s and uses a grading system (I, II, II\*) as used for Listed Buildings. There is no separate consenting process (Listed Building consent) for those on the register, and their protection is derived from the National Planning Policy Framework (NPPF) and local plan policies. The settings of Registered Parks and Gardens do not have statutory protection under Section 66 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

## **Historic Hedgerows**

- 2.6** Hedgerows of historical and archaeological importance are afforded protection under *The Hedgerow Regulations 1997*, section 97 of the *Environment Act 1995*. The criteria for determining ‘important’ hedgerows is set out in Part II of Schedule 1 of the regulations.

## **Local Authority Plan**

- 2.7** Policies for the management and protection of the historic environment of Mid Devon are set out in the *Local Plan 2013-2033* (adopted in July 2020). The relevant policies relating to archaeology and the historic environment are outlined below:

### **Policy DM1: High quality design**

*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;*
- b) *Efficient and effective use of the site, having regard to criterion (a);*
- c) *Positive contribution to local character including any heritage or biodiversity assets and the setting of heritage assets;*
- a) *Creation of safe and accessible places that also encourage and enable sustainable modes of travel such as walking and cycling;*
- b) *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*
- c) *Appropriate drainage including sustainable drainage systems (SUDS), including arrangements for future maintenance, and connection of foul drainage to a mains sewer where available;*
- d) *Adequate levels of daylight, sunlight and privacy to private amenity spaces and principal windows;*
- e) *Suitably sized rooms and overall floorspace which allows for adequate storage and movement within the building together as set out in the Nationally Described Space Standard with external spaces for recycling, refuse and cycle storage; and*
- f) *On sites of 10 houses or more the provision of 20% of dwellings built to Level 2 of Building Regulations Part M ‘access to and use of dwellings’.*

### **Policy DM25: Development affecting heritage assets**

*Heritage assets and their settings are an irreplaceable resource. Accordingly the Council will:*

- a) *Apply a presumption in favour of preserving or enhancing all designated heritage assets and their settings;*
- b) *Require development proposals likely to affect the significance of heritage assets, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting (including views to or from), appearance, design, layout and local distinctiveness, and the opportunities to enhance them;*
- c) *Only approve proposals that would lead to substantial harm or total loss of significance of a designated heritage asset where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or the requirements of the National Planning Policy Framework are met;*
- d) *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use; and*
- e) *Require developers to make a proportionate but systematic assessment of any impact on the setting and thereby the significance of heritage asset(s).*

- 2.8** Part of the proposed development site is allocated as a contingency site within this document:

### **Policy TIV13: Tidcombe Hall CONTINGENCY SITE**

*A site of 8.4 hectares at Tidcombe Hall is identified as a contingency site for residential development to be released in accordance with Policy S4, subject to the following:*



- a) 100 dwellings with 28% affordable housing;
- b) Vehicular access point on to Canal Hill and improvements to Tidcombe Lane northwards from the site;
- c) Walking and cycling enhancements and connection to surrounding public rights of way and green infrastructure networks;
- d) Design and landscaping which protects the setting of the Grand Western Canal, Tidcombe Hall and Conservation Areas; and
- e) Archaeological investigations and appropriate mitigation measures.

### **3. AIMS AND METHODOLOGY**

- 3.1** The study has consisted of a desk-based assessment, as defined by the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (updated 2020) and the NPPF.
- 3.2** The scope of the study has included designated heritage assets, non-designated heritage assets and other historic environment data. The study area comprises a 1km radius surrounding the site.
- 3.3** The information derived from the study has been used:
- To identify any heritage assets recorded within the boundaries of the site;
  - To assess the potential for the discovery of additional heritage assets within the boundaries of the site;
  - To assess the significance of any heritage assets potentially affected by the development; and,
  - To consider possible effects, whether adverse or positive, of the scheme on identified heritage assets and on the significance of these assets, in particular the impact on buried archaeological remains and built heritage resources within the site and on the settings of heritage assets nearby.
- 3.4** The following data sources have been examined:
- Archaeological records, historic building information and other relevant cultural heritage data held by the Devon Historic Environment Record (HER);
  - The results of a geophysical survey of the site itself;
  - Historical cartographic, photographic and documentary information held at the Devon Heritage Centre, Exeter;
  - Lidar data held by the Environment Agency;
  - Historic England National Heritage List for England (NHLE) website;
  - British Geological Survey online database; and
  - Other relevant published or unpublished information and online material.
- 3.5** The results of the searches are discussed in Sections 4-6 below. All historic environment data is summarised in Appendix 1: Table 1 their locations shown on Fig. 1. Relevant extracts of historic maps are included in Appendix 2.
- 3.6** A site inspection was undertaken in August 2018 and April 2021.
- 3.7** This assessment has provided a summary of all recorded historic environment data within the study area as a result of a search of a range of archaeological databases. Each source has its own limitations. Documentary sources were seldom compiled for archaeological purposes, contain inherent biases, and provide a comprehensive basis of assessment only for the last two hundred years. National and county databases are also limited in that they only provide a record of known archaeological data.

### Assessment of Significance

- 3.8** Advice on the criteria to be used in assessing the significance of heritage assets is included in Historic England's *Managing Significance in Decision-Taking in the Historic Environment*, *Historic Environment Good Practice Advice in Planning: 2* (2015) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (2019), as well as the earlier English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The NPPF also includes the criteria of archaeological, architectural and artistic value, and states that setting can also contribute to an asset's significance.
- 3.9** Taken together these documents identify the need (a) to understand the importance of heritage values; (b) to understand the level of significance of an asset and the contribution that its setting makes to its significance; and (c) for an assessment of the impact on significance; the latter two being requirements of the NPPF. However, neither document provides a methodology for the ranking of relative significance of heritage assets. This historic environment assessment therefore expresses the ranking using a scale of significance derived from Volume 11, Section 3, Part 2 of the *Design Manual for Roads and Bridges* (The Highways Agency 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS 2011). An understanding of the relative significance of heritage assets is important because of the issue of proportionality expressed in Paragraphs 194, 195, 198 and 202 of the NPPF. The ranking is presented in Table 1 below.

SIGNIFICANCE (VALUE)	FACTORS FOR RANKING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional heritage values
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high heritage values Hedgerows of national interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Conservation Areas containing important buildings Grade II Registered Parks and Gardens Assets with moderate heritage values Hedgerows of regional interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low heritage values Hedgerows of local interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest Assets with minimal heritage values
Unknown	The importance of the asset has not been ascertained

Table 1: Ranking of significance

### Assessment of Settings

- 3.10** Guidance on the potential impacts of any development upon the setting of heritage assets, including an outline methodology for assessment, is contained within Historic England's *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3* (Historic England 2017), in particular Sections 10-13 which identify views which may add to the significance of heritage assets, and assets which were intended to be intervisible. The NPPF *Planning Practice Guidance* (Ministry of Housing, Communities and Local Government 2019) has also been used to assess the contribution of setting to significance.
- 3.11** Any potential impacts of the proposed scheme on the settings of heritage assets have been assessed in accordance with the methodologies outlined in *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)* as set out below:

*Step 1: Identify which heritage assets and their settings are affected*

*Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*

*Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it*

*Step 4: Explore ways to maximise enhancement and avoid or minimise harm*

*Step 5: Make and document the decision and monitor outcomes*

### Assessment of Effects on Significance

- 3.12** In the absence of a standard terminology for the scale of effects on heritage assets the magnitude of change is expressed using a five-point scale of impacts, whether negative or beneficial, based on the *Design Manual for Roads and Bridges* and guidance from ICOMOS (Table 2).

DEGREE OF CHANGE	
Major	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is totally altered
Moderate	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is substantially modified
Minor	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is slightly altered
Negligible	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the change in significance of the resource is barely perceptible
No Change	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is not altered.

Table 2: Assessment of effects on significance

## 4. HISTORIC ENVIRONMENT DATA WITHIN THE 1KM STUDY AREA (Fig. 1 and Appendix 1)

### Designated Heritage Assets

- 4.1** There is a total of ten designated heritage assets within the 1km study area surrounding the site. These comprise the Grand Western Canal Conservation Area (Site 1) and nine Grade II Listed Buildings. None of the designated assets fall within the site itself, although the site surrounds the farmstead of 'Little Tidcombe' which comprises a number of farm buildings including the Grade II Listed Tidcombe Farmhouse.
- 4.2** There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the study area.

### ***Grand Western Canal Conservation Area***

- 4.3** The Grand Western Canal Conservation Area (Site 1) was designated in 1992 and covers 17.7km of waterway. The canal was originally built in 1814 to transport limestone and coal. An extension was built in 1838 and the canal was a working waterway until 1924. The northern part of the proposed development site is situated within the Grand Western Canal Conservation Area.

### ***Listed Buildings***

- 4.4** The proposed development site surrounds the farmstead of Little Tidcombe which includes the Grade II Listed Tidcombe Farmhouse (Site 3). The building is of probable 16th century date and is built of rendered stone rubble. The Grade II Listed Pool Anthony Farmhouse (Site 2) and Prowses Farmhouse (Site 4) also have medieval origins.
- 4.5** Some of the Grade II Listed Buildings within the study area relate to the Grand Western Canal. These comprise Tidcombe Bridge (Site 9) and Manley Bridge (Site 10) which are both contemporary within the canal. Withy Cottage is located to the west of the proposed development site and was built for the Grand Western Canal Company in the early 19th century (Site 8).
- 4.6** The remainder of the Grade II Listed Buildings within the study area all date to the post-medieval period. These comprise the houses at Bingwell (Site 5), Lime Kiln Cottage (Site 7) and the terrace of three houses at 39, 41 and 43 Tidcombe Lane (Site 6).

### ***Non-Designated Heritage Assets and Other Historic Environment Data***

- 4.7** There are a further 80 records on the HER which relate to sites, features and findspots within the 1km study area. These are summarised in Appendix 1 and are briefly discussed below by chronological period.

### ***Prehistoric (c. 500,000 BC - c. AD 43)***

- 4.8** There is a single record of Palaeolithic date within the 1km study area surrounding the site. This relates to a hand axe found during fieldwalking to the west of Hartnoll Cross (Site 11). Pieces of worked flint and chert of likely Mesolithic to Late Bronze Age date were also recovered during fieldwalking of land to the west of Hartnoll Farm (Sites 12 and 13) and include a barbed and tanged arrowhead, scrapers and a Portland chert scraper.
- 4.9** A large numbers of flint and chert artefacts (Site 14), including arrowheads and scrapers of Early Neolithic to Late Bronze Age date, have been recovered during fieldwalking of a field to the north of West Manley. This site is considered to be an asset of local importance and is recorded on the Mid Devon Local Heritage Assets Register. A flint axe of likely Neolithic date was found at Glebelands, approximately 250m to the north of the proposed development site (Site 15).
- 4.10** A series of flint and chert artefacts has also been recovered during fieldwalking of land to the west of Hartnoll Farm (Site 21), within the northeast part of the study area. Flint artefacts have also been found at the Wilcombe housing estate (Site 20), within the northwest part of the study area, and from a field in the southwest part (Site 19).
- 4.11** At land to the north and south of Blundell's Road, within the northeast part of the study area, an archaeological trench evaluation revealed a number of archaeological features representing multi-period settlement activity from the Neolithic period through to the post-medieval and modern periods (Site 16).
- 4.12** A geophysical survey undertaken on land to the northeast of Pool Anthony in 2014 identified an anomaly that may relate to a prehistoric enclosure (Site 17) within the northeast part of the study area. Further features of possible prehistoric date, representing possible settlement or funerary activity, were exposed during a geophysical survey and trench evaluation of land to the north of Chapel Anthony (Site 18). Finds of worked flint and a sherd of possible Neolithic pottery was recovered from the ploughsoil.

***Romano-British to Early Medieval (c. AD 43 – AD 1066)***

- 4.13 There are currently no records of Romano-British or early medieval date on the Devon HER within the study area.

***Medieval (AD 1066 – AD 1540)***

- 4.14 There are two records of medieval date on the Devon HER within the proposed development site. These comprise the probable site of a chapel of early 15th century date (Site 23) and an underground archway at Tidcombe Hall (Site 24) which may be associated with this former chapel.
- 4.15 The possible location of West Manley chapel (Site 22) is also recorded on the HER within the northeast part of the study area.
- 4.16 A small number of the records of medieval date relate to cropmarks that have been identified following aerial reconnaissance within the study area. These comprise possible former field boundaries to the northeast of Higher Bingwell (Site 25) and to the south of Copplestone (Sites 26 and 27). Part of a former medieval strip field system is also visible on the tithe map of 1842 at North Close (Site 28), within the northwest part.

***Post-medieval (AD 1540 – AD 1900)***

- 4.17 Tidcombe Hall (Site 29) was built in the early 19th century and is believed to be on the site of St Lawrence's medieval chapel. The building is marked as 'Tidcombe Rectory' on the tithe map and the First Edition 25-inch Ordnance Survey map. The building is located within the northwest part of the proposed development site and has undergone extensive alterations in the late 20th century during its commercial use as a care home, and its subsequent reinstatement as a residential property.
- 4.18 Two of the buildings of post-medieval date within the study area are included on the Mid Devon Local Heritage Assets Register. These comprise the 16th century building at Copplestone (Site 30) and the buildings associated with Blundell's School (Site 32).
- 4.19 The Grand Western Canal (Site 39) is located immediately to the north of the proposed development site and extends from Tiverton to the Somerset border. This section of the canal was completed in 1814 and used for the carriage of stone and coal until c.1924. Associated records comprise Lower Warnicombe Bridge (Site 40), Change Over Bridge (Site 4), a former wharf and lime kilns on the north side of the canal (Site 53) and a milestone (Site 47).
- 4.20 West Manley is believed to represent the early manor of *Maneleia*. The farmstead is first shown on the First Edition 25-inch Ordnance Survey map of 1890 where it is labelled as 'Hookley & Prowses'; it is named 'West Manley' on maps from 1932 onwards (Site 31). Earlier maps show no buildings on the site but the whole area is called West Manley. An associated former dairy is also marked on the 1890 map (Site 33).
- 4.21 The Tiverton Branch of the Bristol and Exeter Railway (Site 38) opened in 1848 but closed to passengers in 1964 and to freight in 1967. The Pool Anthony bridge (Site 41), which crosses the railway, is marked on the First Edition 25-inch Ordnance Survey map of 1890.
- 4.22 Many of the buildings and monuments within the study area have been recorded from cartographic evidence. These comprise Lower Warnicombe Cottage (Site 34), the site of a former building (Site 36), the possible site of a chapel (Site 35), a well to the southeast of The Warren (Site 37) and a milepost (Site 43) and milestone (Site 44). Five quarries have also been recorded within the study area (Sites 46-50).

- 4.23** Earthworks of post-medieval to modern date have also been recorded within the study area following transcriptions of aerial photographs by the National Mapping Programme project. These comprise former catch meadows (Sites 55-65), water meadows (Sites 52 and 54) possible extraction pits (Site 66) and orchard banks (Sites 53, 67 and 68).

***Modern (AD 1901 – Present)***

- 4.24** Two of the buildings of modern date within the study area are included on the Mid Devon Local Heritage Assets Register. These comprise the buildings at Hay Park (Site 76) and 35 Tidcombe Lane (Site 70).
- 4.25** A possible air raid shelter of Second World War date (Site 71) has been identified from aerial photographic evidence within the grounds of Blundell's School. Practice slit trenches have also been recorded within an area of former woodland at Tidcombe Plantation (Site 72). There is a war memorial at Blundell's School (Site 75) for the fallen of both World Wars and the school library is also dedicated as a war memorial (Site 73). There is also a later memorial within the study area which relates to the crew of the Canberra Bomber which crashed into the canal in 1961 (Site 74).

***Undated***

- 4.26** Previous geophysical surveys undertaken within the study area have identified a number of enclosures and field boundaries of an unconfirmed date (Sites 77 and 78), an area of former ridge and furrow cultivation (Site 79), and possible cut features such as pits and former banks (Site 80). Earthworks of unknown date within the playing fields at Blundell's School have also been recorded from aerial photographic evidence (Site 82).
- 4.27** A drover's track (Site 85) extends from West Manley Lane towards Blundell's Road and is included on the Mid Devon Local Heritage Assets Register.
- 4.28** There are four field names on the Tidcombe tithe apportionment of 1841 that may indicate the location of a former barrow/barrows within the western part of the study area (Site 81). There is also a group of field names with the name element 'black' within the tithe apportionment (Sites 84 and 88) which are likely to relate to land with dark soil and may occasionally refer to former settlement sites that have been destroyed by fire or darkened soils relating to former occupation. The field name 'Chapel Orchard' is recorded in an estate atlas and may relate to the site of a former chapel (Site 83).
- 4.29** The site of former buildings to the south of West Manley are recorded from historic maps where they are labelled as 'Manley Tenement' (Site 87). The name 'West Manley Village' is recorded on the tithe map where it is shown as part of Priors Portion and including Copplestone (Site 86). A milepost has also been recorded from cartographic evidence within the study area (Site 90).
- 4.30** Animal bone and two teeth were recovered from a possible underground passage at Tidcombe Hall during building works (Site 89).

***Previous Fieldwork Within the 1km Study Area***

- 4.31** A large number of previous archaeological investigations has been undertaken within the northern part of the study area.
- 4.32** An archaeological assessment was undertaken by Exeter Archaeology in 2007 on land at Hartnoll Farm (Devon HER Ref. EDV4301).
- 4.33** An archaeological and cultural heritage assessment, which included a targeted geophysical survey and trial trench evaluation, was undertaken on the proposed Tiverton Eastern Urban Expansion Area between 2008 and 2009 (EDV4893 and EDV4957; Valentin 2009). The fieldwork confirmed the presence of at least two probable late Neolithic ring ditches within the

site, one of which was previously recorded as a cropmark. A number of other features and anomalies were identified, or their presence confirmed, including an undated sub-square enclosure and numerous ditches relating to probable early field systems and drainage. The trial trenching and geophysical survey represented only a very small sample of the overall development area.

- 4.34** Further geophysical surveys were undertaken on land east of Tiverton in 2013 and 2014. A number of anomalies of probable archaeological origin were identified, including a ring ditch and enclosure, as well as a number of later field boundaries and evidence for ridge and furrow cultivation (EDV6287, EDV6516 and EDV6854; Richardson 2014).
- 4.35** An archaeological evaluation was undertaken on land north and south of Blundell's Road in 2014 and targeted anomalies from a preceding geophysical survey of the site. A group of postholes were exposed containing Late Neolithic pottery, as well as a possible cremation within an almost complete pot of Middle Bronze Age date. Part of a field system of probable Romano-British date was also exposed within the western part of the site. A quarry pit, which was partially backfilled with waste likely derived from Roman metal working, was identified in close proximity (EDV7293; Whelan and Sheldon 2015).
- 4.36** A geophysical survey was undertaken at Blundell's Road in 2016 (EDV7087; Dean 2016) to investigate earthworks within the playing fields of Blundell's School (see Site 82). Four of the anomaly groups identified by the survey represented disrupted curvilinear groups which coincide with the inner edge of the visible bank and it is likely that these anomaly groups represent a former inner ditch and an outer stony bank (*ibid*, 1).

**Geophysical Survey of the Site, undertaken in 2018 (Fig. 2)**

- 4.37** A magnetometer survey was undertaken within the proposed development site and three fields to the east in September 2018 to provide accompanying information for a planning application (Mid Devon Council planning reference 20/01174/MOUT; Dean and Edwards 2018).
- 4.38** Thirty-four magnetic anomaly groups were identified, twelve of which were located within the proposed development site comprising groups 1-4, 6-8, 10-12, 21 and 23, indicating the potential for buried archaeological deposits within the site. Ten of the anomaly groups (Groups 1, 6, 9-12, 21-23 and possibly part of group 32) were considered likely to relate to former field boundaries recorded on historic maps. Group 23 is likely to represent a spread of stony and ferrous material from a demolished boundary and a former gateway to Little Tidcombe Farm. Anomaly group 11 was considered to possibly coincide with a former footpath and groups 3 and 4 were identified as a possible bank.
- 4.39** Ten groups (Groups 17, 18, 19, 20, 24-28 and 34) were thought to represent banks and ditches relating to a possible curvilinear archaeological deposit, though their proximity to a former river channel meant a natural origin was also possible (Dean and Edwards 2018, 4). Seven anomaly groups (Groups 2, 7, 8, 14-16 and 33) had characteristics typical of groups that represent linear deposits such as former field or enclosure boundaries (*ibid*).

**Monitoring of Geotechnical Pits within the Site, undertaken in 2018 (Fig. 3)**

- 4.40** The excavation of nine machine-excavated geotechnical pits across the site and three fields to the east of the site was monitored by AC archaeology on 16th and 17th October 2018 (Fig. 3). None of the geotechnical pits revealed any archaeological features, deposits or artefacts. Details of the recorded layer sequence are set out in Appendix 1: Table 2. The monitoring confirmed the presence of a layer of colluvium within Plots 2-6.

#### **Historic Building Recording, undertaken in 2018**

- 4.41** An historic building appraisal of Tidcombe Hall and the surrounding gardens was undertaken in November 2018 (Passmore 2018). The survey confirmed that the building dates to around 1800 and was constructed as a rectory for the Rev. William Reyer. A reset 15th century door frame, which matches the description of an underground archway that was identified during previous building work (see Site 26), was identified within the cellar of the building but no other architectural features pre-dating the current building are currently exposed. The garden and landscape around the house do, however, contain possible evidence that may relate to an earlier structure. Any earlier buildings on the site are therefore likely to have been demolished when the current structure was built (Passmore 2018, 1).
- 4.42** The survey concluded that the significance of Tidcombe Hall is drawn from its architectural, evidential and historical values, as well as its setting. Overall, Tidcombe Hall is considered to be a non-designated heritage asset of **low significance** (Passmore 2018, 16), i.e. of local interest.

#### **Archaeological Trench Evaluation, undertaken in 2021 (Fig. 4)**

- 4.43** An archaeological evaluation comprising 44 x 1.9m wide trenches totalling 1095m in length was undertaken within the proposed development site and three fields to the east of the site in April 2021 to provide supporting information for a previous planning application encompassing a larger site area (Mid Devon Council planning reference 20/01174/MOUT). Some of the trenches were positioned to target and test the results of the geophysical survey, with some located in 'blank' areas devoid of geophysical anomalies identified as being of possible archaeological origin. Thirty-seven of the trenches revealed no archaeological remains, with seven trenches containing archaeological features, four of which were located within the proposed development site and three in fields to the east (Caine and Rainbird 2021).
- 4.44** Plot 3 revealed the only area of archaeological interest within the evaluation site, located within Trenches 11 and 12. Four linear features were identified within Trench 12, including ditch F1203 which produced post-medieval finds and probably represents a former field boundary ditch, which corresponds with anomaly group 10 within the geophysical survey interpretation. Other linear features within Trench 12 comprised a modern land drain, and a further shallow north-south aligned ditch which produced no finds (*ibid.*).
- 4.45** Trench 11 targeted anomaly groups 10 and 12 identified within the geophysical survey and interpreted as curvilinear features. Two linear features corresponding with these anomalies were uncovered within Trench 11. Ditch F1103, which was aligned broadly east-west and corresponds with anomaly group 12, contained 23 sherds of Romano-British pottery, one small piece of animal bone and a piece of residual prehistoric worked flint, suggesting a level of prehistoric activity in the wider area. The feature does not extend far either side of the trench as a geophysical anomaly and is of unknown function. Also within Trench 11 was linear feature 1105, a wide broadly north-south aligned linear feature which was regarded as a continuation of ditch F1208, a post-medieval probable field boundary ditch in Trench 12, and was left unexcavated.
- 4.46** Within Plot 2, Trench 1 was positioned in a 'blank' area of the geophysical survey interpretation, and revealed a probable tree throw feature which contained no finds. Trench 3 was also positioned in a 'blank' area and was found to contain the remains of two infilled ditches, both of which also contained no finds and are of unknown date.
- 4.47** To the east of the proposed development site, three trenches revealed archaeological features of interest. Trench 26 targeted a short linear anomaly in the south of the evaluation site and contained two linear features, of which one matched the geophysical anomaly, and two discrete oval features, none of which contained any finds. The ditches do not align with extant field boundaries or those visible in historic mapping and are of unknown date. Trench 27 targeted two linear anomalies which were not found, though a pit containing no finds and also of unknown date or function was exposed. Within Trench 37, a large irregular geophysical anomaly was also not



revealed, but a linear section of ditch was discovered, which also produced no finds but is orientated perpendicular to extant field boundaries and is likely to be medieval or post-medieval in date.

- 4.48** The results of the trench evaluation suggest an overall low level of archaeological remains within the proposed development site and the area to its east. However, one area of archaeological interest is focussed around Trenches 11 and 12 in Plot 3, and indicates an area of Romano-British occupation in or near this part of the site.

## **5. HISTORICAL DEVELOPMENT OF THE AREA (Appendix 2)**

### **Introduction to the Map Progression**

- 5.1** Historic maps reviewed as part of this report are based on a progression exercise relating to the proposed development site. Research has been conducted using maps available at the Devon Heritage Centre, Exeter, as well as those available online. Extracts of relevant maps are included here as Appendix 2.

### **Tidcombe Tithe Map, 1842 and Apportionment, 1841 (Appendix 2: Map 1)**

- 5.2** At the time of the tithe survey the land within the proposed development site formed part of 13 plots. The land within the far eastern side of the site formed part of the Little Tidcombe tenement and comprised a mixture of pasture, orchard and meadow, with an area of willows and a nursery also recorded. The buildings and land within the far western part of the site (Plot 2648) are labelled as 'Tidcombe Rectory' on the tithe map and are recorded as a 'House, Offices, Pleasure Ground, Garden, and Orchard' within the accompanying tithe apportionment. The Grand Western Canal is depicted within the landscape to the north of the site.
- 5.3** Table 3 below is an extract from the Tidcombe tithe apportionment of 1841 and shows all the relevant fields, both within and adjacent to the proposed development site, including information relating to plot numbers, ownership, land use and a name or description of the plot.
- 5.4** The rectory is depicted as a large east-west aligned building, with a north-south aligned range on its western side and a detached range of outbuildings on a north-south alignment to the west. A circular carriage drive provides access to the south elevation of the rectory and an east-west aligned path is shown to the east of this. A circular feature, possibly a pond, is depicted within the plot to the east of Tidcombe Rectory and two small outbuildings are shown within Plot 2643 to the north, which is recorded as 'Garden Close with Tool-House and Court' within the accompanying tithe apportionment. A north-south aligned pond is depicted within Plot 2644, to the north of Tidcombe Rectory, and is labelled as a 'Great Orchard and Pond' within the tithe apportionment. Plot 2645, to the west of the Tidcombe Rectory buildings, is recorded as 'Barn's Field' within the tithe apportionment; no buildings are depicted within the plot on the tithe map and the name could therefore indicate the possible location of a former building within the plot. Plot 2649, to the south of Tidcombe Rectory, is recorded as 'Culver Park'; this field name could refer to the former location of a dovecote (Field 1989, 57).
- 5.5** An east-west aligned building with a smaller outbuilding to the south is depicted within Plot 2725 and labelled as 'Little Tidcombe' on the tithe map. The plot is recorded as a 'House, Homestead, Gardens and Plantations' within the tithe apportionment. Plot 2724 to the north is labelled as 'Black Orchard' and Plot 2712 further to the northeast is recorded as 'Black Park Mead.' The 'black' element within these field names may relate to the colour of the soil and may indicate the destruction of a former habitation site by fire (Field 1989, 22) or the presence of soils darkened by previous occupation. To the west of Little Tidcombe, Plot 2720 is recorded as 'Pond Mead' but no features are depicted within this plot on the tithe map.

Plot No.	Landowner	Land Occupier	Name / Description	State of Cultivation	Tenement
<b>Plots within the proposed development site</b>					
2644	Rayer, Reverend William	Himself	Great Orchard and Pond	Orchard	Montserrat
2648	Rayer, Reverend William	Himself	House, Offices, Pleasure Ground, Garden, & Orchard	-	Montserrat
2717	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	Lower Mead	Pasture	Little Tidcombe
2718	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	Withy and Plot	Willows	Little Tidcombe
2719	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	Benjamin	Pasture	Little Tidcombe
2720	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	Pond Mead	Pasture	Little Tidcombe
2721	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	Nursery	Nursery	Little Tidcombe
2722	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	Path Field	Pasture	Little Tidcombe
2723	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	Long Orchard	Orchard	Little Tidcombe

<b>Plots adjacent to the proposed development site</b>					
2631	Heath, Benjamin Robert	Baker, Henry	Calving Close	Pasture	Haypark
2632	Heath, Benjamin Robert	Baker, Henry	Little Moor	Pasture	Haypark
2633	Rayer, Reverend William	Taylor, Henry and William	Pond Close	Meadow	Montserrat
2642	Rayer, Reverend William	Taylor, Henry and William	Linhay Close	Meadow	Montserrat
2643	Rayer Reverend, William	Himself	Garden Close with Tool-House and Court	Meadow	Montserrat
2645	Rayer, Reverend William	Himself	Barn's Field	Arable	Montserrat
2646	Rayer, Reverend William	Himself	Little Field	Arable	Montserrat
2647	Rayer, Reverend William	Himself	Little Orchard near Tidcombe Bridge	Orchard	Newtes Down
2649	Rayer, Reverend William	Himself	Culver Park	Meadow	Montserrat
2707	Egremont (the Right Hon Earl of) and Forwood (the Right Hon Earl of)	Forwood, Thomas and others	Little Branscombe	Arable	Warnicombe
2708	Egremont (the Right Hon Earl of) and Forwood (the Right Hon Earl of)	Forwood, Thomas and others	Ruins, Garden, Road and Waste	-	Warnicombe
2711	Egremont (the Right Hon Earl of) and Forwood (the Right Hon Earl of)	Forwood, Thomas and others	Little Orchard	Orchard	Warnicombe
2712	Egremont (the Right Hon Earl of) and Forwood (the Right Hon Earl of)	Forwood, Thomas and others	Black Park Mead	Meadow	Warnicombe
2713	Egremont (the Right Hon Earl of) and Forwood (the Right Hon Earl of)	Forwood, Thomas and others	The Moor	Pasture	Warnicombe
2716	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	The Moor	Pasture	Little Tidcombe
2724	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	Back Orchard	Orchard	Little Tidcombe
2725	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	House, Homestead, Gardens and Plantations	-	Little Tidcombe
2726	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	Garden Close and Fir Plot	Pasture	Little Tidcombe
2727	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	Higher Mead and Roadway	Meadow	Little Tidcombe
2728	Egremont (the Right Hon Earl of) and Butter, James	Butter, James	Warnicombe Field	Pasture	Little Tidcombe
2853	Organisation, the Grand Western shareholders of canal company	Taylor, Henry and William	The Moor	Pasture	Great Holwell
2854	Canal Company, the Grand Western, Shareholders of	Taylor, William, and Taylor, Henry	The Plot	Arable	Great Holwell
2855	Organisation, the Grand Western shareholders of canal company	Taylor, Henry and William	Little Meadow	Pasture	Great Holwell
2856	Organisation, the Grand Western shareholders of canal company	Taylor, Henry and William	Oak Close	Pasture	Great Holwell
2857	Organisation, the Grand Western shareholders of canal company	Taylor, Henry and William	Three Acres	Arable	Great Holwell

Table 3: Details from the Tidcombe tithe apportionment, 1841

- 5.6 Plot 2708 to the southeast of the proposed development site forms part of the Warnicombe tenement and is recorded as 'Ruins, Garden, Road and Waste' within the tithe apportionment. The 'ruins' element of this field name could refer to land with a particularly uneven surface (Field 1989, 187) and may indicate the potential for below-ground archaeological deposits associated with former buildings within this area.

**The First Edition 25-inch Ordnance Survey map, 1890** (Appendix 2: Map 2)

- 5.7 This map shows that there have been some small changes to the layout of the land within the site since the tithe map of 1842. A similar arrangement of buildings is depicted at Tidcombe Rectory and are annotated as being on the 'Site of St Lawrence's Chapel'. Additional outbuildings are now shown against the southern boundary of Plot 2644, immediately to the north of the proposed development site. The garden plots to the east of Tidcombe Rectory are formally laid out with a series of paths and a glass building is depicted near the outbuilding within the southeast corner of former tithe Plot 2643 (Site 92); a small rectangular building is shown to the west of this.
- 5.8 The northeast boundary has been removed from former tithe Plot 2718, within the northern part of the site, creating a larger plot. A northeast-southwest aligned footpath is now shown crossing former tithe Plot 2722 and leading between Little Tidcombe and the road to the southwest.
- 5.9 A greater number of buildings are depicted at Little Tidcombe by this date; additional outbuildings are shown to the north, south and east of the main east-west aligned range and a pump is annotated to the southeast. The land to the north and west is depicted as orchards and a north-south aligned track is still shown leading from the buildings at Little Tidcombe to the road to the south.

**The Second Edition 25-inch Ordnance Survey map, 1905** (Not reproduced)

- 5.10 The Second Edition 25-inch Ordnance Survey map shows that the layout of the land within the site has remained largely unchanged since the earlier First Edition Ordnance Survey map. Two of the outbuildings have been removed from the southern boundary of former tithe Plot 2644, immediately to the north of the proposed development site, by this date.

**Second Edition Ordnance Survey Revision map, 1933** (Not reproduced)

- 5.11 By 1933, some of the outbuildings have been removed from the southern boundary of former tithe Plots 2644 and 2643, immediately to the north of the proposed development site. A new rectangular enclosure is shown to the southeast of Tidcombe Rectory and may represent a tennis court. The footpath between Little Tidcombe and the road to the southwest is no longer shown.

**Aerial Photographs and Lidar Data**

- 5.12 A 1946-1949 RAF aerial photograph available from the Devon Environment Viewer shows the proposed development site in the same layout as that shown on the Revised 25-inch Ordnance Survey map of 1933, although the rectangular feature within the garden to the southeast of Tidcombe Hall is not visible on this image. An east-west aligned boundary wall is visible to the north of Tidcombe Hall and a possible building is visible at the far eastern end of this. A building of possible agricultural origin is also visible within the far northwest corner of former tithe Plot 2717 within the northern part of the site (Site 93).
- 5.13 Lidar data available from the Environment Agency does not provide any further evidence for previously unknown earthworks within the site, although a large rectangular feature, possibly an enclosure, is visible within the data on a northeast-southwest alignment in a field to the east (shown in green on Fig. 1).

### **Historic Landscape Characterisation (HLC)**

- 5.14** The Devon HLC classifies the majority of the land within the site as 'medieval enclosures based on strip fields'. It is probable that the land was first enclosed with hedgebanks during the late medieval period. The curving form of the hedgebanks indicates that, before its enclosure, it may have been part of open strip fields. The land at Tidcombe Hall is classified as a 'park/garden' and 'former orchards' are recorded to the northwest. The land at Little Tidcombe, beyond the proposed development site, is also recorded as 'former orchards' (Devon County Council Environment Viewer 2023).

## **6. SITE INSPECTION (Plates 1-8; Fig. 1)**

- 6.1** The purpose of the field visit was to provide a familiarisation of the land-use and topography of the site, to visually check any recorded heritage assets within the site and wider study area and was an opportunity to identify evidence for any previously unrecorded assets in the form of earthworks, soil exposures, artefacts or standing remains. The field visit was undertaken on the 15th August 2018 and further inspections were carried out in October 2018 and during the trench evaluation works in April 2021.

- 6.2** The proposed development site consists of two agricultural fields and the buildings and garden plots associated with Tidcombe Hall. For ease of description the fields and the group of buildings are discussed separately below. Much of the site is situated on a moderately steep north-facing slope, although the topographical variations of each of the plots are discussed in further detail below.

### **Tidcombe Hall (Plot 1) (Plates 1-5)**

- 6.3** Tidcombe Hall is situated within the far northwest corner of the proposed development site and comprises an early 19th century house (Plate 1) with attached former stables and detached farm buildings to the west (Plate 2). The courtyard to the west of the house has a cobbled surface. The house is four-storeys and terraced into the hillside, with the principal access at first-floor level. The north (rear) elevation of the building (Plate 3) overlooks agricultural land and the Grand Western Canal. There are a series of small garden plots to the east of the house (Plate 4) and the grounds are separated from the agricultural land to the north and east by a boundary wall, approximately 2m high, in which various phases of construction are visible (Plate 5). This plot falls within the Grand Western Canal Conservation Area.

### **Plot 2 (Plate 6 and 7)**

- 6.4** Plot 2 is located to the east of Tidcombe Hall, within the northern part of the site, and comprises a pasture field on a gentle north-facing slope (Plate 6). The site is bounded by the Grand Western Canal to the north, a length of wall associated with Tidcombe Hall to the west and by hedgebanks with vegetation to the south and east. North-south aligned overhead cables cross the western side of the field. The northern part of this plot falls within the Grand Western Canal Conservation Area and part of the Grade II Listed Tidcombe Farmhouse is visible from this plot (Plate 7).

### **Plot 3 (Plates 6 and 8)**

- 6.5** Plot 3 is a large rectangular-shaped plot within the southwest part of the site. The field has an undulating topography and is situated on a moderately steep north-facing slope (Plate 6). At the time of the visit the field had recently been harvested. The field is bounded by hedgebanks with some semi-mature trees and vegetation. The Grade II Listed Tidcombe Farmhouse is located immediately to the east of this plot but was not visible due to a line of tall vegetation within the eastern boundary of the site (Plate 8). Overhead cables cross the field on a northwest-southeast alignment.

## 7. ARCHAEOLOGICAL POTENTIAL

- 7.1 The geophysical survey undertaken on the site in September 2018 identified a total of 34 magnetic anomaly groups that are likely to represent buried archaeology, of which twelve were located within the proposed development site. Anomalies of potential archaeological interest were targeted alongside 'blank' areas during an archaeological trench evaluation in April 2021. The trenching suggested an overall low level of archaeology interest across most of the proposed development site and the fields immediately to its east. However, an area of archaeological occupation was identified around Trenches 11 and 12 in Plot 3. Twenty-three sherds of Romano-British pottery were recovered from the fill of a ditch of unknown function, along with one piece of residual worked flint, indicating Romano-British occupation in this area and suggesting some level of prehistoric activity within the wider area. An undated ditch was also recorded in this area and may correspond to a curvilinear geophysical anomaly.
- 7.2 There are currently four records on the Devon HER that relate to the east side of the site where trench evaluation was not possible. These comprise a record relating to the possible site of the early 15th century St Lawrence's Chapel (Site 23) and a record relating to Tidcombe Hall (Site 29), a 19th century country house located in the northwest corner of the site next to Tidcombe Lane and believed to be on the site of the former chapel. Animal bone and teeth were recovered from a possible underground passage during building work at Tidcombe Hall (Site 89) and an underground archway was also identified (Site 24). The historic building survey, undertaken in November 2018, confirmed the presence of a reset 15th century door frame, which matches the description of the underground archway, but no other architectural features pre-dating the current building were identified.
- 7.3 Historic maps have shown the site of former outbuildings within the garden plot to the northeast of Tidcombe Hall (Site 91) and within Plot 2 of the site (Site 92). It is possible that below-ground archaeological deposits relating to these former structures may survive within this part of the proposed development site. The site also has potential for below-ground archaeological deposits of medieval date, including those relating to the former St Lawrence's Chapel (Site 23) to survive within the western part of the site in the vicinity of Tidcombe Hall.

## 8. IMPACT ASSESSMENT

- 8.1 Heritage assets may be affected by direct physical change or by change in their setting, both of which could affect their significance.
- 8.2 The scheme will comprise the conversion of Tidcombe Hall and outbuildings and the erection of dwellings to provide up to 100 dwellings in total, provision of community growing areas, public open space, associated infrastructure and ancillary works. An illustrative masterplan has been provided by the client and is included as Appendix 3.

### Physical Impacts

#### ***Tidcombe Hall***

- 8.3 Tidcombe Hall (Site 29) is located within the northwest part of the proposed development site. The significance of the building has been assessed following an historic building appraisal (Passmore 2018) and it is considered to be an asset of **low significance** and of local interest. The reset 15th century door frame (Site 24) contributes towards the architectural value of the building but is limited by the dearth of any other contemporary (reused) masonry or architectural features, and a secure context for its original location (*ibid.* 14). The animal bone and teeth which were recovered during building work at Tidcombe Hall are of **negligible significance**.

- 8.4 Detailed plans relating to the conversion and alterations at Tidcombe Hall and its associated outbuildings have not been reviewed at this stage, and therefore the full impact (potentially both beneficial and negative) of these works on the significance of Tidcombe Hall will need to be assessed once a full design scheme has been prepared.

***Below-ground archaeology***

- 8.5 Any surviving below-ground archaeological deposits within the site have the potential to be physically impacted upon by groundworks associated with the proposed development.
- 8.6 The geophysical survey identified a number of anomaly groups indicating that archaeological deposits are present within the proposed development site, some of which were proved by an archaeological trench evaluation. Features relating to former field boundaries recorded on historic maps are considered to be assets of ***low significance*** based upon their evidential value. They are also likely to have historic value as they can contribute to the understanding of medieval and post-medieval land division.
- 8.7 The trench evaluation revealed an area of archaeological interest within Plot 3, comprising a ditch containing 23 sherds of Romano-British pottery and a residual piece of prehistoric worked flint. This feature is of unknown function but is potentially of ***low-medium significance*** based on its evidential value, with the potential to provide evidence for Romano-British settlement in the area. There is also a possibility for further features of archaeological interest to be present nearby. A further ditch corresponding with a curvilinear geophysical anomaly in this area produced no finds and is of ***unknown significance***.
- 8.8 The Devon HER record relating to St Lawrence's Chapel (Site 23) is of ***unknown significance*** as it currently relates to the historical interest of the chapel and its potential evidential value which, as there are no surviving above-ground remains, solely relates to any surviving below-ground archaeological deposits. Any impact on its significance is currently unknown.
- 8.9 The site of the former buildings (Sites 91 and 92) within the proposed development site are considered to be assets of ***low/negligible significance*** based upon their historical value and their potential evidential value which, as there are no surviving above-ground remains, solely relates to any surviving below-ground archaeological deposits. Any impact on their significance is currently unknown.
- 8.10 The site contains some historically 'important' hedgerows as set out in Part II of the regulations, which would be physically impacted upon by any removal or breach. These boundaries have the potential to provide information on later historic agricultural practices although data is likely to be limited, and therefore any such remains are likely to be of ***low significance***.

***Assessment of the special interest of the Grand Western Canal Conservation Area***

- 8.11 The northern part of the proposed development site is situated within the Grand Western Canal Conservation Area. The special interests of Conservation Areas are derived from the collective heritage values and cohesive historical integrity of the assets within them, and the overall preservation of the historic (and aesthetic) character of the area. A Conservation Area appraisal has not yet been produced for the Grand Western Canal, but a draft management plan for the Grand Western Canal Country Park has recently been prepared (Baker 2020) and the monitoring and maintenance of historic structures within the Country Park will be covered by a forthcoming Asset Management Plan.
- 8.12 The Grand Western Canal Conservation Area was designated in 1994 and is approximately 11 miles long, extending between the town of Tiverton in the west and the hamlet of Lowdwells to the northeast. The designated area closely follows the line of the canal and towpath, but also expands in several places to include adjacent areas on the edge of the canal, including a large area near Tidcombe Hall. As a Conservation Area appraisal has not yet been produced for the

Grand Western Canal, it is not immediately apparent why the designation covers all of these additional areas. The group of buildings at Rock House, to the northeast of Halberton, are included within the Conservation Area and have an historical association with the canal as they are believed to have been built and designed in c.1814 by John Rennie, the engineer of the Grand Western Canal. The group of buildings at Ayshford Court Farm, at the northeast end of the Conservation Area, are also included within the boundary of the Conservation Area, presumably as they represent an historic farmstead (the manor of Ayshford was recorded within the Domesday Survey) that was affected by the later construction of the canal. Tidcombe Hall does not have an historical association with the canal but it is likely to have been included within the Conservation Area as it was formerly a Grade II Listed Building when the Conservation Area was designated in 1994; it was removed from the list in 1999 and is now a non-designated heritage asset of local importance.

- 8.13** The historic interest of the Grand Western Canal Conservation Area provides a strong contribution towards its significance. The canal was originally intended to stretch between the Bristol Channel and the English Channel and thereby provide a means of transporting coal from South Wales to Devon and Exeter without having to undertake a journey by sea rounding Land's End (Harris 1996, 9). It was also proposed that the canal would join with the Exeter canal, and the Kennet and Avon, thereby creating an inland route between London and Exeter (*ibid*). The Grand Western Canal is therefore a product of advances in transportation and engineering during the 18th century. Construction commenced on the middle part of the proposed route in order to take advantage of the potential trade in lime and limestone between Tiverton and the quarries at Canonsleigh (*ibid*, 34). The first section of the canal was opened in 1814 and stretched between Tiverton and Westleigh. A further stretch of the canal was opened to Taunton in 1838, but the initial idea of linking the Bristol and English channels had to be abandoned due to financial problems (Devon County Council 2018). The fortunes of the canal further declined due to the construction of the Bristol to Exeter Railway; the eastern section of the canal between Taunton and Lowdells was sold and abandoned in 1865. The remaining part of the canal was used for the limestone trade until 1925 (*ibid*). Following the abandonment of the canal as a commercial waterway, the future of the canal was uncertain, but there was much support for its restoration, reinforcing the social (communal) value of the asset. The canal became a Country Park in 1971 under the ownership of Devon County Council.
- 8.14** The Conservation Area contains a large number of heritage assets associated with the canal, of which 32 are designated as Listed Buildings (see Appendix 1: Table 3). These include road bridges over the canal, limekilns associated with the former use of the canal, and houses and cottages that relate to the historical development of the area. Together these provide a strong contribution towards the historic interest and character of the area. The Grade II Listed Tidcombe Bridge (Site 9) is located approximately 60m to the west of the proposed development site. There are two other designated heritage assets within the study area that relate to the Grand Western Canal. These comprise the Grade II Listed Withy Cottage (Site 8) 60m to the west of the site, and Lime Kiln Cottage (Site 7), approximately 965m to the west of the site. These assets hold strong evidential/architectural and historical values and contribute to the overall preservation of the historic (and aesthetic) character of the Conservation Area. The appreciation and understanding of most of these assets, particularly the architecture of the bridge, limekilns and cottages, requires close experiential proximity rather than distant views to or from the designated areas.
- 8.15** The setting of the Grand Western Canal Conservation Area also contributes towards its significance. Due to its length, the setting of the canal varies along its course and although predominantly rural, does include areas of built development. The far southwestern end of the canal has an urban setting associated with the town of Tiverton, and the canal also passes through the villages of Halberton and Sampford Peverell and the settlements of Ayshford and Canonsleigh, Burlescombe. The setting changes to an agricultural landscape as the canal extends between these settlements; this changing landscape enhances the experience and

appreciation of the Grand Western Canal Conservation Area by its users as they move through the Conservation Area. The *Grand Western Canal Country Park Draft Management Plan 2020-2025* identifies the mature oak trees between Follett Road and Snakes Wood and the short wooded section on both sides of Snakes Wood, as of particular interest to the section of canal between the edge of Tiverton and Tiverton Road car park as 'it has a secretive and enclosed feel which contrasts with the more open landscape at either end' (Baker 2020, 16).

- 8.16 The canal is no longer used for commercial trade, and therefore the character of the area has changed to a recreational space associated with water activities such as boat trips, canoeing and fishing, and towpath uses including walking and cycling (Harris 1996, 154). Associated heritage assets, in particular the numerous road bridges that cross the canal, and the structures related to its historical use such as the limekilns at Tiverton basin (NHLE 1384779) also contribute to the experience and setting of the canal. Interpretation boards placed along the towpath also enhance the appreciation and understanding of the historical values of the canal by its users and contribute to the communal value of the Conservation Area.
  
- 8.17 As an engineered waterway, the topographical setting of the Grand Western Canal also makes an important contribution to its significance. The Tiverton to Lowdells section of the Grand Western Canal is on one level and the engineers therefore used the natural topography of the area to reduce the requirement for engineered features such as locks. This is most visible in the length of canal to the west of Halberton, where the course of the canal is extended to ensure that it stays on the contour line (Brake 1987, 5).
  
- 8.18 As the canal is a linear feature that extends for approximately 11 miles across the landscape between Tiverton and Lowdells, the Conservation Area is best experienced and appreciated from the immediate vicinity. This includes the canal itself and associated towpath, the numerous road bridges that cross the canal, and views of the canal from nearby properties. The white elevations of Tidcombe Hall and the red brick wall to the north are prominent features in views from the section of towpath immediately to the north of the site (Plate 9). In these views the house can be appreciated within its rural setting, with trees within and surrounding the property and agricultural land to the south and west.
  
- 8.19 In conclusion therefore, the Grand Western Canal Conservation Area is considered to be an asset of **high significance**. This significance is principally derived from its evidential and historical values as it has a high level of preservation and can contribute to understanding of the development of transportation and engineering industries within this part of Devon during the early 19th century, as well as its partial demise and the rise of the railway in the mid-19th century. The evidential value of the Conservation Area is derived from both the canal itself, as well as its associated structures which include road bridges over the canal, limekilns associated with the former use of the canal, and houses and cottages that relate to the historical development of the area. As an engineered waterway, the topographical location of the Grand Western Canal also provides a positive contribution towards its significance. In its current context, its evidential values can be best appreciated from close proximity, namely the canal itself and associated towpath, the numerous road bridges that cross the canal, and views of the canal from nearby properties.

***Assessment of impact on the special interest of the Conservation Area***

- 8.20 The illustrative masterplan (included as Appendix 3) indicates that the scheme would include a small amount of built development within the Conservation Area, concentrated in and around Tidcombe Hall. This comprises a courtyard development and community allotment immediately to the north of Monks Walk and to the east of Tidcombe Hall; conversion and alterations to Tidcombe Hall and its associated outbuildings, including some landscaping and car parking; and an east-west aligned access road to the south of Tidcombe Hall which follows the approximate line of the existing access road but extends further to the east to provide access into the eastern and southern sides of the site. The land to the northwest of the Grade II Listed Tidcombe



Farmhouse is largely proposed for attenuation features and woodland within an area of public open space.

- 8.21** Although the scheme would result in a change to some of the land surrounding Tidcombe Hall (through conversion of its associated outbuildings into residential use, as well as the addition of new development within its garden plots to the east and the access road to the south), the design and layout of the scheme will help to minimise the changes to the landscape within the Conservation Area as many of these changes will be within the extent of the existing property and set behind the existing boundary wall to the north of the property. The scheme would change the land use of the area to the northwest of the Grade II Listed Tidcombe Farmhouse, but the proposed paths and trails within this area would complement those within the Grand Western Canal Country Park.
- 8.22** Tidcombe Hall is a non-designated heritage asset of local interest, but it is not specifically referenced within the *Grand Western Canal Country Park Draft Management Plan 2020-2025* and, in contrast to many of the other heritage assets within the Conservation Area, it does not have a direct historical connection to the Grand Western Canal. The development proposed within the Grand Western Canal Conservation Area is therefore unlikely to affect the contribution that Tidcombe Hall makes towards the character and appearance of the Conservation Area, although the proposed changes to Tidcombe Hall and its associated outbuildings have the potential to enhance the character and appearance of this part of the Conservation Area (Plate 9).
- 8.23** Overall, although the proposed development would represent a change to a small area of land within the Grand Western Canal Conservation Area, the proposed changes will represent a change to the aesthetic and landscape value of the Conservation Area as opposed to the individual elements that contribute towards its historic environment interest. Tidcombe Hall would still remain a prominent building in views within and through this part of the Conservation Area and the spatial relationship between Tidcombe Hall and the Grand Western Canal would be retained. The proposed changes to the land within the Grand Western Canal Conservation Area are therefore predicted to cause **no change** to its significance.

#### **Impacts on Settings and Significance**

- 8.24** Other impacts to heritage assets are likely to involve change to their setting, in particular the visual aspect of setting, where this forms part of their significance. An appraisal has been carried out in accordance with the methodology contained within *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)*.
- 8.25** The following heritage assets have been selected for assessment:
- Grand Western Canal Conservation Area;
  - Knightshayes Court Grade II\* Registered Park and Garden;
  - Grade II Listed Tidcombe Farmhouse; and
  - Tidcombe Hall.

#### **Grand Western Canal Conservation Area**

- 8.26** In addition to any physical impacts of the scheme on the Grand Western Canal Conservation Area, the scheme has the potential to change part of the setting of this asset. The contribution that setting makes towards the significance of the Grand Western Canal Conservation Area has been discussed above.

#### *Assessment of Impact*

- 8.27** The proposed development would be visible from a short stretch of the Grand Western Canal Conservation Area between Tidcombe Bridge (Site 9) and Manley Wood (Plate 10) and would

represent a change to a small area that falls within the setting of the Grand Western Canal Conservation Area, by changing the land use from agricultural to residential. The *Landscape and Visual Impact Assessment* for the previous outline application (Urban Ltd 2020) also indicates that the proposed residential development may be partially visible in a view looking southwest from Tiverton Bridge, adjacent to Tiverton Bridge Car Park and within the Grand Western Canal Conservation Area, but concludes that it will not be highly noticeable in this view due to the intervening landform and vegetation (*ibid.* 53). The proposed development will not prevent views between contemporaneous monuments within the Conservation Area and will not detract from the appreciation of the architectural and aesthetic values of the individual heritage assets within the Conservation Area.

- 8.28** Overall, residential development within the proposed site would change part of the setting of the Grand Western Canal Conservation Area by reducing some of the surrounding agricultural land which forms part of the historical landscape context of this asset, but will not impact upon any of the aspects of setting that contribute towards the significance of the Conservation Area (such as its topographical location and position on the route between Tiverton and Lowdells), or upon any of the key views in which the evidential (architectural and technological) values of the asset can be appreciated and experienced, namely views along the canal and associated towpath, the numerous road bridges that cross the canal, and views of the canal from nearby properties. Likewise, the evidential (architectural and technological) and historical values that provide a greater contribution towards its overall significance would remain unchanged. It is therefore concluded that the proposed development will cause **no change** to the significance of the Grand Western Canal Conservation Area.

### ***Knightshayes Court Grade II\* Registered Park and Garden***

#### *Statement of Significance*

- 8.29** The Historic England 'Register of Historic Parks and Gardens of special historic interest in England' was established in 1983 with the aim of celebrating designed landscapes and to encourage appropriate protection for such landscapes. The Grade II\* Registered Park and Garden at Knightshayes Court (NHLE 1000487) is located 2.45km to the northwest of the proposed development site and has been chosen for assessment following pre-application advice from Mid Devon District Council. It comprises a late 19th century formal terraced garden designed by Edward Kemp and associated with a house by William Burges, remodelled in the mid 20th century with a mid and late 20th century garden developed in adjacent woodland and set within a wider parkland landscape. It comprises approximately 100 hectares, with 10 hectares of formal and woodland garden and 90 hectares of parkland and plantations. It is considered to be an asset of **high significance** based upon a number of heritage values which are discussed in further detail below.
- 8.30** As a designed landscape the evidential/architectural values make a strong contribution towards the significance of the Registered Park and Garden and contribute to the aesthetic value of the landscape. Within the grounds there are three associated designated heritage assets. These comprise the Grade I Listed Knightshayes Court (NHLE 1384684) which is the principal building around which the park and garden was designed, the Grade II Listed walls and gates to the walled garden at Knightshayes Court (NHLE 1384686) and the Grade II Listed Knightshayes lodge and gate piers and quadrant walls (NHLE 1384685).
- 8.31** The Registered Park and Garden at Knightshayes Court has a strong historical interest which is discussed within the listing entry. Knightshayes formerly belonged to the Courtenays, Earls of Devon, and may have once formed a deer park relating to Tiverton Castle. In the 16th century the Courteney line died out and the property reverted to the Crown. At this time the land was disparked and changed to agricultural use. In c.1720 a Tiverton cloth merchant named George Thorne built a 'pleasure house' within the landscape to the northwest of Knightshayes Court. The location of this pleasure house cannot be determined from historic maps and it is believed

to have disappeared by 1790 (The Parks Agency 2007, 9). The property was sold to Benjamin Dickinson, a clothier and banker from Tiverton, who built a new house and made some improvements to the surrounding landscape including an area of lawn, a shrubbery and plantations.

- 8.32** The Tiverton lace manufacturer John Heathcote Amory purchased Knightshayes in 1867-1869, demolished the old house and commissioned a new house designed by William Burges, which was completed in 1872. The house was built in the early French Gothic style and constructed of red Hensley stone with Ham stone dressings and a slate roof. It stands on a level platform to the north of the late 19th century terraced gardens and has 'a vista across the parkland to Tiverton and the Heathcote Amorys' factory' in the distance (<https://historicengland.org.uk/listing/the-list/list-entry/1000487>). Planned elements within the landscape surrounding the new house were designed by Edward Kemp and included terraced gardens to the south of the house, an American garden to the northwest, the formal layout of Burges' kitchen garden, parkland planting and the removal of hedges to open up parkland vistas. Knightshayes Court and part of the parkland was given to the National Trust in 1972.
- 8.33** The arrangement of pleasure grounds and parkland surrounding the house, together with the buildings and structures within the estate, all contribute towards significance. As a designed landscape the setting of Knightshayes Court also makes a strong contribution towards significance. The principal way in which the setting of the Registered Park and Garden can be appreciated is by views within and through it. For example, the listing entry describes the site as occupying 'high ground to the east of the Exe Valley and to the north of Tiverton, and benefits from wide views across the town and surrounding agricultural landscape to the south and west' (<https://historicengland.org.uk/listing/the-list/list-entry/1000487>).
- 8.34** Knightshayes is entered from a driveway within the southwest boundary off Bolham Lane; there is a two-storey stone and tile-roofed lodge at the entranceway which is designated as a Grade II Listed Building (NHLE 1384685). An area of informal pleasure grounds with lawns and ornamental trees connects the house to the stables and kitchen gardens. The kitchen garden is located approximately 300m to the north of the house and is enclosed by stepped stone walls c.3m high. There is a large area of parkland to the south of the house which was formerly agricultural land; the 'larger metal-fenced grazing enclosures with scattered groups of ornamental trees which framed significant vistas over the surrounding agricultural landscape remain characteristic of the parkland at Knightshayes' (<https://historicengland.org.uk/listing/the-list/list-entry/1000487>). To the east of the house stone steps lead to The Garden in the Wood, a 19th century plantation which was developed in the 1950s as five woodland gardens. These are bisected by the Church Path, a late 19th century walk leading from the house to Chevithorne Church.
- 8.35** In 2007 The National Trust commissioned The Parks Agency to produce a report with the aim of mapping key views that enhance the understanding of the relationship between Knightshayes and its environs and to identify and map the setting of the historic landscape at Knightshayes (The Parks Agency 2007, 7). The document identifies that in the original 19th century design for Knightshayes there were three main components to the views:
1. The main vista from the house which was a narrow framed view and which has been maintained to the present;
  2. The approach from the west, which was constructed following the acquisition of Hayne Farm in the mid-1860s, was created to enjoy views southwards across the park towards Tiverton and the pastoral skyline;
  3. To the east the predecessor of the current Church Path was initially a conifer-lined route along the southern edge of Knightshayes Plantation, which subsequently became a route with a framed prospect at its eastern end, but which now appears to have been screened off with new planting.

**8.36** The main views and vistas from Knightshayes were directed south towards Tiverton and include the Heathcott-Amory textile factory (The Parks Agency 2007, 24). The designed views draw heavily on borrowed views of the surrounding landscape including the 'skyline of pastoral fields, hedgerows and plantations' (*ibid*, 31 and 35). These designed views form a key element of the setting of the Grade I Listed Knightshayes Court and the Grade II\* Registered Park and Garden. The topographic location of Knightshayes Court on a south-facing slope means that views from the southeast to southwest are dominant from the site (*ibid*, 30). This topographic setting, together with the plantations to the north and west of the house, also contribute to views of the designed landscape from outside (*ibid*), for example from Warnicombe Plantation.

**8.37** The document identifies 16 views that contribute towards the setting of Knightshayes Court Grade II\* Registered Park and Garden. Historic designed views out of the park and garden provide the greatest contribution, followed by opportunistic views out, historic views in and lastly opportunist views in.

#### *Assessment of Impact*

**8.38** As the proposed development site is located to the southeast of Knightshayes Court Grade II\* Registered Park and Garden it is likely to be visible within three of the 16 views that contribute towards its setting. These comprise:

- An historic designed view out from the Church Path (Plate 11);
- An historic designed view out from the house (Plate 12); and
- An historic view in from Warnicombe Plantation (Plate 13).

**8.39** Tidcombe Hall is identified as a notable feature in the designed view from Church Path (The Parks Agency 2007, 39). Although some development is proposed within the courtyard to the west of Tidcombe Hall and within the garden plot to the east, the proposed new buildings will be of a much smaller height and scale and therefore Tidcombe Hall will remain prominent in these views. Furthermore, the land to the south of Tidcombe Hall will remain in agricultural use and will continue to provide a green backdrop to this building when viewed from Church Path. The proposed residential development within the central and eastern sides of the site is likely to be visible within the view from Church Path as it occupies part of the lower north-facing slope to the south of the canal. Therefore the level of visibility will largely depend upon detailed design matters relating to the height of buildings and the choice of colour and materials. The scheme has the potential to reduce the amount of agricultural land visible within this view and introduce new development amongst areas of historic settlement, although the site is situated at a lower elevation than the existing residential development at Canal Hill to the west, and will therefore not be as prominent in this view as the existing houses. The agricultural land to the south of the proposed development site (to the south of Warnicombe Lane) would remain prominent within this view due to its position on a steep north-facing slope and the woodland at Warnicombe Plantation would remain a dominant feature on the horizon.

**8.40** The setting study (The Parks Agency 2007) identifies three key views (to the south, southeast and southwest) from the Grade I Listed Knightshayes Court. The view to the south is focused on the central and western parts of Tiverton, including the mill. The views to the southeast and southwest are described as 'narrow oblique views' from the first floor of the building and which are 'subsidiary to the main axial vista' (*ibid*. 39). The land within the proposed development site is visible within the view to the southeast. This view is directed towards Cowleymoor, which was the site of Heathcoat's Higher and Lower Dairy farm estate (*ibid*.). Although the proposed development would be visible within this view, it is located to the southeast of Cowleymoor and would therefore not prevent appreciation of the intended view between Knightshayes Court and the Higher and Lower Dairy Farm estate, which is an aspect of setting that contributes towards significance. The agricultural land to the south of the proposed development site (to the south

of Warnicombe Lane) would remain prominent within this view due to its position on a steep north-facing slope and the woodland at Warnicombe Plantation would remain a dominant feature on the horizon.

- 8.41 The setting study (The Parks Agency 2007) identifies a view to the northwest from Warnicombe Plantation which 'gives a wide view of Knightshayes in its setting' (*ibid.* 40). Although the proposed development would be visible within this view it is situated on the lower north-facing slopes to the south of the canal and, as this is a long-distance view, the scheme would be seen in the context of existing residential development on the eastern edge of Tiverton. It would not detract from the appreciation of Knightshayes Court and its surrounding parkland and agricultural land, which is situated on the prominent south-facing slope to the north of Tiverton.
- 8.42 In conclusion therefore, the scheme is likely to be visible at distance within three of the key views from the Grade II\* Registered Park and Garden at Knightshayes Court, but this would represent a small change to an area of agricultural land within these long-distance views. Warnicombe Plantation (and the agricultural land immediately to the south which is situated on a steep north-facing slope), would remain a dominant feature on the horizon. The scheme therefore has the potential to change a small area of land that falls within the setting of the Registered Park and Garden at Knightshayes Court, but **no change** to significance is predicted.

### ***Tidcombe Farmhouse***

#### *Statement of Significance*

- 8.43 The principal heritage value contributing to the significance of the Grade II Listed Tidcombe Farmhouse (Site 3) is its evidential/architectural value. This relates to the structure and fabric of the building, which dates from the 16th century with later additions of 19th and 20th century date. The building is constructed of rendered stone rubble with a steep asbestos slate roof. The listing description identifies some internal features of value including six of the principal rafters and most of the purlins of the original jointed-cruck roof structure, which have no sign of smoke-blackening. The best feature within the house 'is a fine quality oak ceiling structure with triple-ovolo moulded crossbeam and similar moulded perimeter beams as cornices and with bead-moulded joists between' (<https://historicengland.org.uk/listing/the-list/list-entry/1384974>). The listing entry describes the building as having a modest external appearance 'but internally retains evidence of an important earlier status as is proven by the very high quality of its hall ceiling' (*ibid.*). The historical value of the building is reflected in its architecture, and relates to the fabric of the building and its history as a farmhouse.
- 8.44 The setting of Tidcombe Farmhouse also contributes to its significance, although it makes a smaller contribution to its overall significance than the evidential/architectural and historical values. As a farmhouse, the original setting of the building is likely to have been defined by its rural location, as well as its associated farm buildings and agricultural land, rather than any designed views from or to the asset. Evidence from the tithe apportionment shows that much of the land within the proposed development site (tithe Plots 2717-2723) formed part of the Little Tidcombe tenement, owned by The Right Hon Earl of Egremont and James Butter, and occupied by James Butter c.1841. The land was predominantly in use as pasture, with an orchard immediately to the west of the farm, and with smaller parcels of willows and a nursery. The buildings and surrounding land at Little Tidcombe were in the same ownership, indicating that Tidcombe Farmhouse had a functional relationship with this surrounding land at the time of the tithe survey.
- 8.45 The landscape surrounding Tidcombe Farmhouse has predominantly remained in agricultural use, although the layout and use of some of this land has changed since the tithe survey. The farmhouse is situated on a moderately steep north-facing slope and is bounded by agricultural buildings to the east and south. Some of these outbuildings are historic and are depicted on the tithe map and the First and Second Edition 25-inch Ordnance Survey maps, but there is a larger

east-west aligned building to the south which was constructed and extended in the later 20th century. There is a small garden immediately to the south of the farmhouse and a larger garden/field to the north in the area formerly occupied by the orchard. A north-south aligned access track to the south provides access between Tidcombe Farmhouse and Warnicombe Lane to the south.

- 8.46** The plot within which the farmhouse and associated agricultural buildings sits is bounded by hedgebanks with semi-mature trees and vegetation (Plates 7-8). Tidcombe Farmhouse is currently largely screened from the adjacent agricultural land to the east and west by tall vegetation (Plate 8). Due to the topography and vegetation within the surrounding boundaries, only the roof of Tidcombe Farmhouse is visible from the agricultural land within the far southern part of the site. There are more open views towards the northern elevation of the building from the agricultural landscape to the north (Plate 7) and the farmhouse is also visible from the towpath on the north side of the Grand Western Canal, immediately to the north of the site (Plate 14). These are views in which the rural setting and topographical context of the farmhouse can be appreciated but, as much of the evidential (architectural) value of the building relates to features within the interior of the farmhouse, these are not views in which its architectural value can be best appreciated.
- 8.47** As Tidcombe Farmhouse is closely bounded by hedgebanks and agricultural buildings, the architectural characteristics and distinctive aesthetics of the farmhouse can be best appreciated from the interior and the immediate exterior of the building (from its surrounding gardens).
- 8.48** In conclusion therefore, Tidcombe Farmhouse is considered to be an asset of **medium significance**. This significance is principally derived from its evidential and historical values; although the farmhouse has a modest exterior, it contains high quality architectural elements within its interior. Setting also contributes towards significance, but provides a smaller contribution than the evidential and historical values. The subsequent changes to the layout of buildings and agricultural land surrounding the farmhouse since the tithe map of 1841 have resulted in a change to the setting of the building and reduced the contribution that views of (and from) the surrounding landscape make towards its significance, but the rural and topographical context of the building can still be experienced from its location and setting.

#### *Assessment of Impact*

- 8.49** The proposed development site is situated to the west of the farmstead at Little Tidcombe. The scheme will not have a physical impact on the Grade II Listed Tidcombe Farmhouse, and therefore there will be no harm to its evidential (architectural) or historical values, which are the heritage values that contribute most towards significance. Any change to the significance of the asset would therefore be through change to the elements of setting contributing towards its significance.
- 8.50** In conclusion therefore, residential development within the proposed development site will change the setting of Tidcombe Farmhouse by reducing part of the surrounding agricultural landscape which forms part of the historical setting of the building, although the land to the south and east will remain in agricultural use. Although the evidential values cannot be clearly experienced in views to the north from the agricultural land and canal towpath, the rural and topographical context of the farmhouse can be appreciated in these views and this would be impacted upon by the scheme. The illustrative masterplan (included as Appendix 3) indicates that the land to the north west of Little Tidcombe is proposed for attenuation features and wetland meadow/green infrastructure and therefore the design and layout of the scheme will help to minimise the changes to the landscape immediately surrounding Little Tidcombe and will allow views towards Tidcombe Farmhouse to be retained from the land to the north and from the canal towpath to the north and northwest. Overall, residential development within the proposed site has the potential to result in a **negligible negative change** to the significance of the Grade II Listed Tidcombe Farmhouse as a result of a change to one aspect of setting that

makes a small contribution towards the significance of the building, namely by reducing part of the surrounding agricultural landscape in which the farmhouse was originally set. Other aspects of setting, such as the historic agricultural land to the south and east, and the spatial and historical relationship between Tidcombe Farmhouse and its associated outbuildings, would remain unchanged.

### ***Tidcombe Hall***

#### ***Assessment of Impact***

- 8.51** In addition to any physical impacts of the scheme on Tidcombe Hall, the scheme has the potential to change the setting of the building. The contribution that setting makes to the significance of Tidcombe Hall has been considered in detail within the separate *Statement of Significance* (Passmore 2018) and is not repeated in detail here. The report identifies that the gardens and some of the surrounding agricultural land form part of its setting, specifically land where Tidcombe Hall can be experienced, and its significance (its architectural and historical illustrative values) can be appreciated. There are some clear viewpoints from the towpath of the Grand Western Canal, to the north of the site, where the house can be appreciated in association with its surrounding garden and associated agricultural buildings. The house can also be appreciated within its rural setting from longer distance views, in particular in a green landscape of trees within and surrounding the property.
- 8.52** The scheme will change parts of the setting of Tidcombe Hall, aspects that contribute towards its significance. Firstly, the proposed community allotment and courtyard development to the north of Monks Walk are located within garden plots to the east of Tidcombe Hall and will therefore reduce the extent of gardens surrounding the building. Secondly, the outbuildings to the west of Tidcombe Hall will be converted into residential units and a car park is proposed to the north of these. Finally, the access road to the south of Tidcombe Hall will be enlarged to provide the primary vehicular access to the residential development within the central and eastern sides of the site. This will introduce new patterns of movement into the landscape immediately to the south of Tidcombe Hall and will change the general character of this area with the addition of street lighting, signage and traffic. Although residential development within the central and eastern part of the site will reduce the agricultural landscape to the east of Tidcombe Hall, which currently contributes towards the rural setting of this asset, the existing woodland to the south of Tidcombe Hall will be retained beyond the access road and the house will therefore still be able to be appreciated within a rural setting from longer distance views.
- 8.53** Overall, it is considered that the proposed scheme has the potential to result in a ***negligible to minor negative change*** to the significance of Tidcombe Hall as a result of the proposed changes to its setting. There is potential for this impact to be reduced or mitigated at the design and layout stage once details relating to the form, height and density of development are confirmed.

## **9. CONCLUSIONS**

- 9.1** There are currently four records on the Devon Historic Environment Record that relate to the site. These comprise a record relating to the possible site of the early 15th century St Lawrence's Chapel and a record relating to Tidcombe Hall, a 19th century country house located in the northwest corner of the site next to Tidcombe Lane and believed to be on the site of the former chapel. The other two records relate to an underground archway that was identified during building work at Tidcombe Hall and animal bone and teeth which were recovered from a possible underground passage beneath the building. A historic building survey of Tidcombe Hall, undertaken in November 2018, confirmed the presence of a reset 15th century door frame, which matches the description of the underground archway, but no other architectural features pre-dating the current building were identified.

- 9.2 Historic maps have shown the site of former outbuildings within the garden plot to the northeast of Tidcombe Hall and within Plot 2 of the site. It is possible that below-ground archaeological deposits relating to these former structures may survive within the proposed development site, as well as those relating to the former St Lawrence's Chapel.
- 9.3 A geophysical survey and subsequent archaeological trench evaluation have been undertaken within the proposed development site and an area to its east. These investigations revealed some evidence for the below-ground remains of former field boundaries, as well as a small area of archaeological interest within Plot 3, where Romano-British pottery and a piece of worked flint were recovered from the fill of a ditch of unknown function. This feature indicates Romano-British activity in the area and is likely to be of low-medium significance based on its evidential value. It may also indicate that further below-ground archaeological remains of interest may be present nearby, including a nearby ditch on a similar alignment which produced no finds during the evaluation and is currently of unknown significance. These features are likely to be directly physically impacted by groundworks associated with the proposed development.
- 9.4 Following completion of the evaluation and based on the above findings, consultation with the Senior Historic Environment Officer, Devon County Council for the earlier scheme (ref. 20/01174/MOUT) confirmed that a programme of archaeological works was required as a condition of consent as set out in an email from the Officer to Mid Devon planners dated 20 May 2021:

*I would envisage a suitable programme of work as taking the form of the archaeological excavation of the areas shown by the archaeological field evaluation to contain archaeological features (the areas around trenches 11 and 12 and 27) that will be affected by the proposed development to ensure an appropriate record is made of the heritage assets prior to their destruction by the proposed development. The results of the fieldwork and any post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report, and the finds and archive deposited in accordance with relevant national and local guidelines.*

It is anticipated that the same requirements would apply for the present application.

- 9.5 The potential impact of the scheme on the character and appearance of the Grand Western Canal Conservation Area has been considered, based upon the layout shown within the illustrative masterplan. Overall, **no change** is predicted to the significance of the Grand Western Canal Conservation Area by the proposed development. Detailed plans relating to the conversion and alterations at Tidcombe Hall and its associated outbuildings and garden plots are not available at this stage, and therefore the full impact of these works on the significance of Tidcombe Hall will need to be assessed once a full design scheme has been prepared.
- 9.6 An appraisal of heritage assets has been carried out using the methodology outlined in *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)* and with reference to the layout shown within the illustrative masterplan. It is considered that development within the proposed site has the potential to result in a **negligible negative change** to the significance of the Grade II Listed Tidcombe Farmhouse as a result of a change to one aspect of setting that contributes towards the significance of this asset. A potential **negligible to minor negative change** is also predicted to the significance of Tidcombe Hall as a result of the proposed changes to its setting. The scheme may be visible within the wider landscape setting of the Grand Western Canal Conservation Area and the Grade II\* Registered Park and Garden at Knightshayes Court but **no change** is predicted to their significance.



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### **Devon Historic Environment Record**

Historic Environment Data to 1km

Devon County Council Environment Viewer Royal Air Force Aerial GIS 1946-49

### **Devon Heritage Centre**

Tidcombe parish tithe map, 1842 – DEX/4/a/TM/Tiverton-Tidcombe

Tidcombe tithe apportionment, 1841 - DEX/4/a/TA/414/Tidcombe (Tiverton)

First Edition 25-inch Ordnance Survey map. Devonshire Sheet XLV.8 Surveyed in 1888, published 1890.

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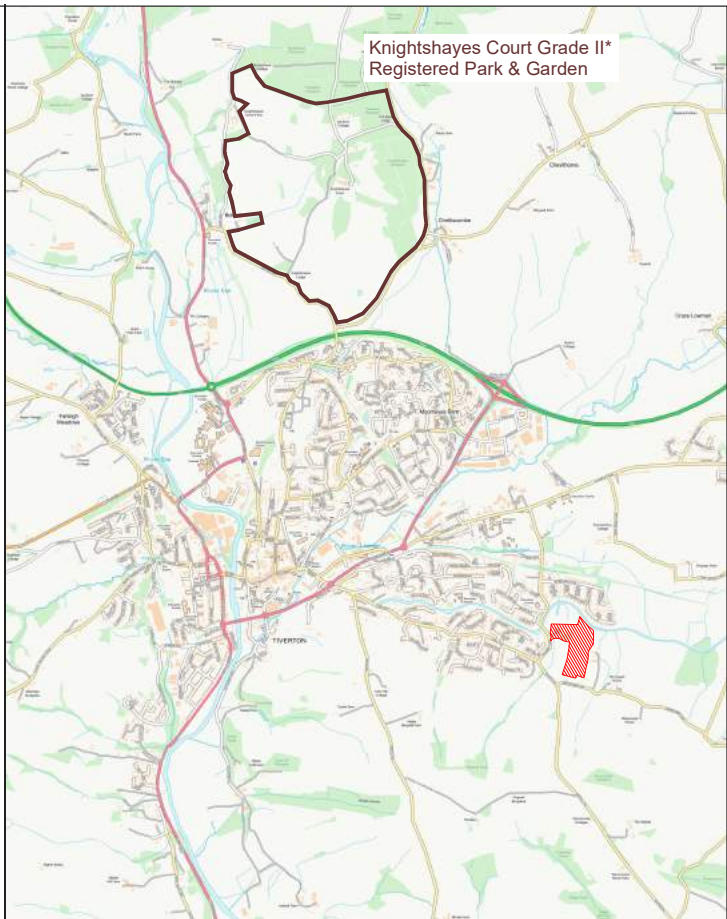
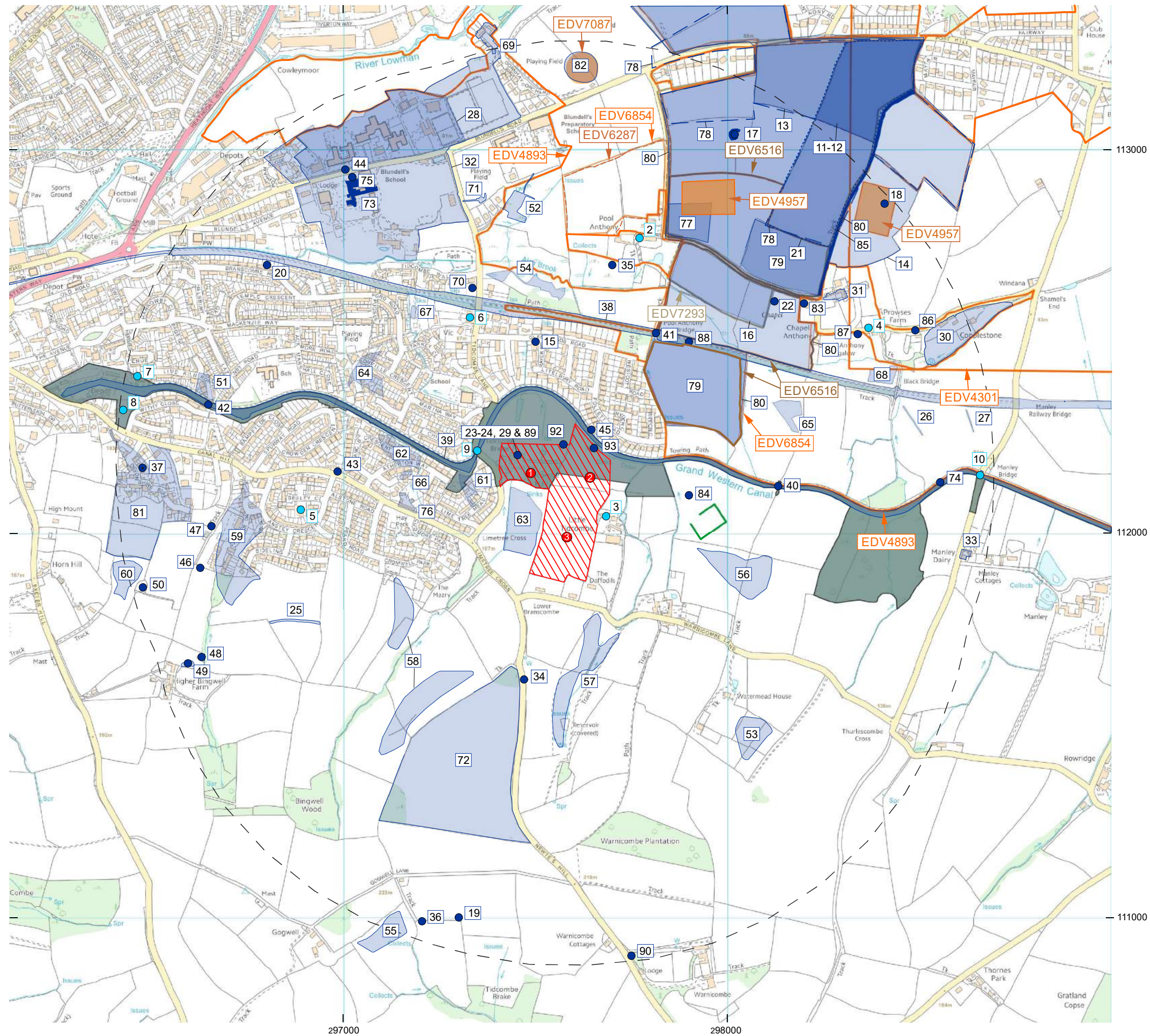
National Heritage List for England: <https://www.historicengland.org.uk/listing/the-list>

National Library of Scotland: <http://maps.nls.uk/>

Old Maps Repository: <https://www.old-maps.co.uk/>

The Genealogist: <https://www.thegenealogist.co.uk/>

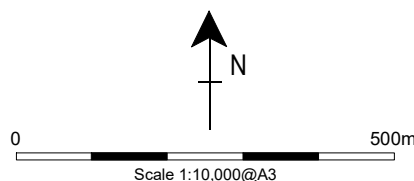




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#### Legend

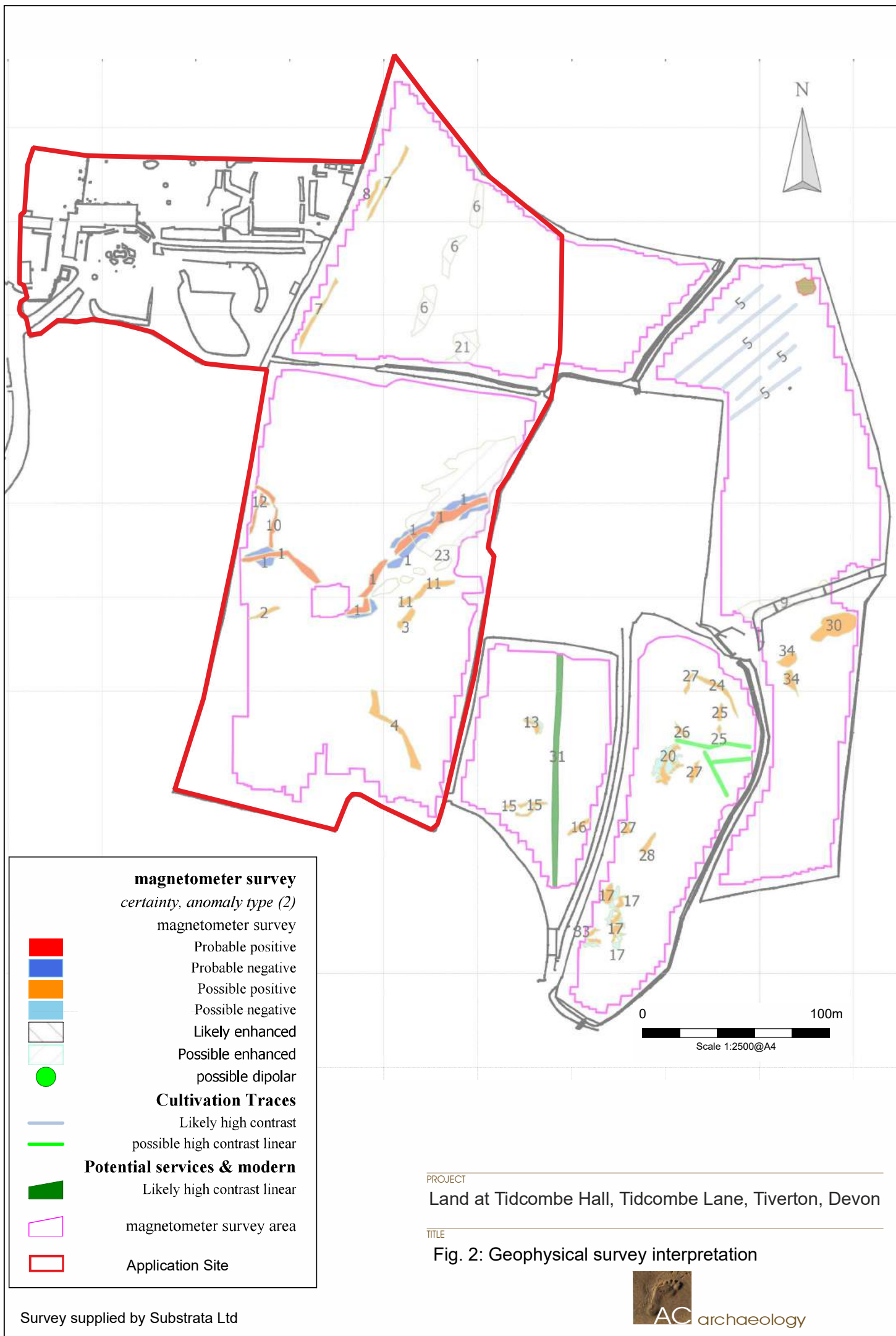
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- 1km Study area
- Plot numbers
- Grand Western Canal Conservation Area (Site 1)
- Grade II Listed Buildings
- Historic Environment Data
- Archaeological events
- Identified from lidar data

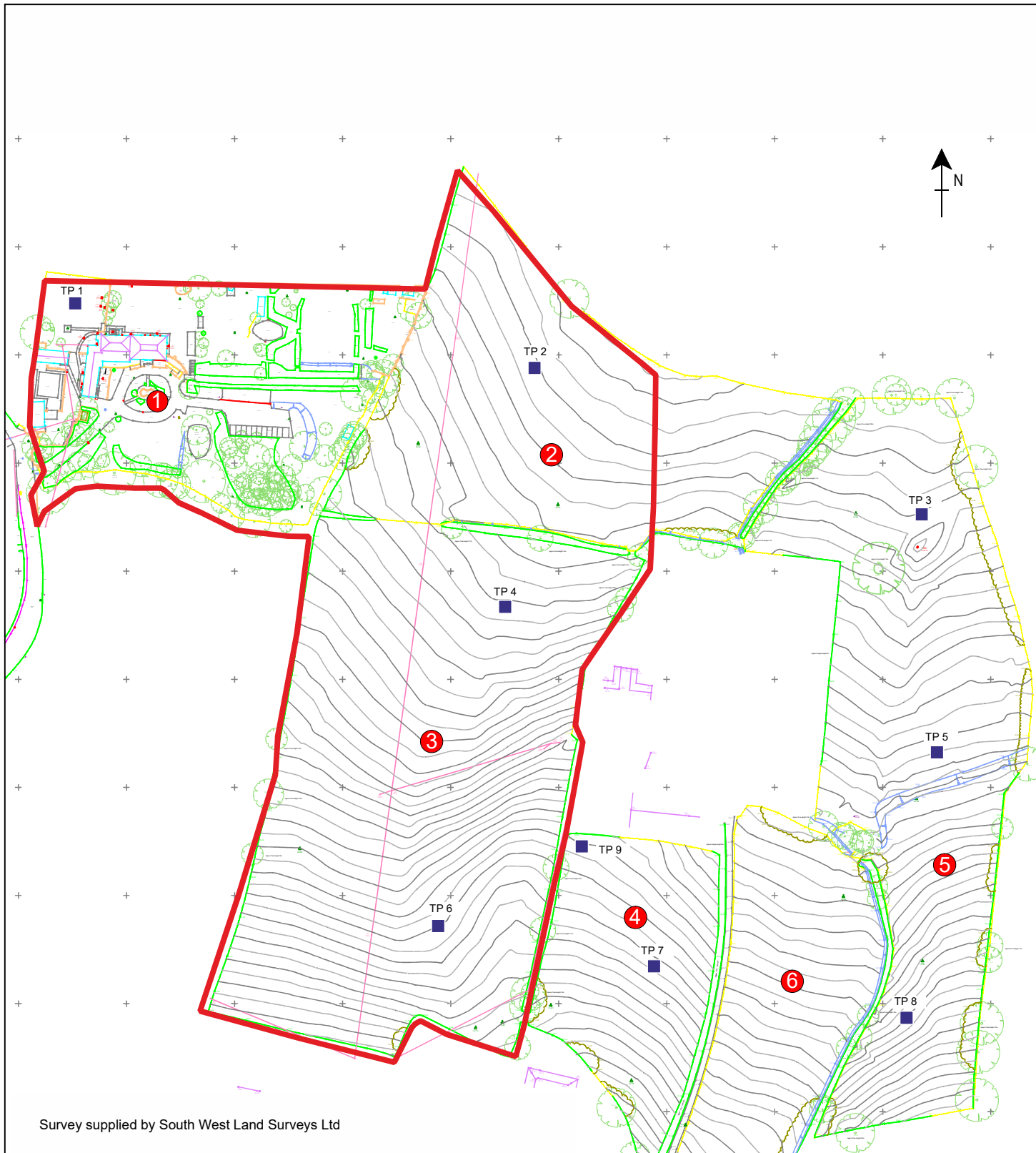


PROJECT  
Land at Tidcombe Hall, Tidcombe Lane, Tiverton,  
Devon

TITLE  
Fig. 1: Location of heritage assets in the vicinity of  
the site







**Key**

Application Site

1 Plot numbers

Geotechnical pits

0 100m  
Scale 1:2500@A4

PROJECT

Land at Tidcombe Hall, Tidcombe Lane, Tiverton, Devon

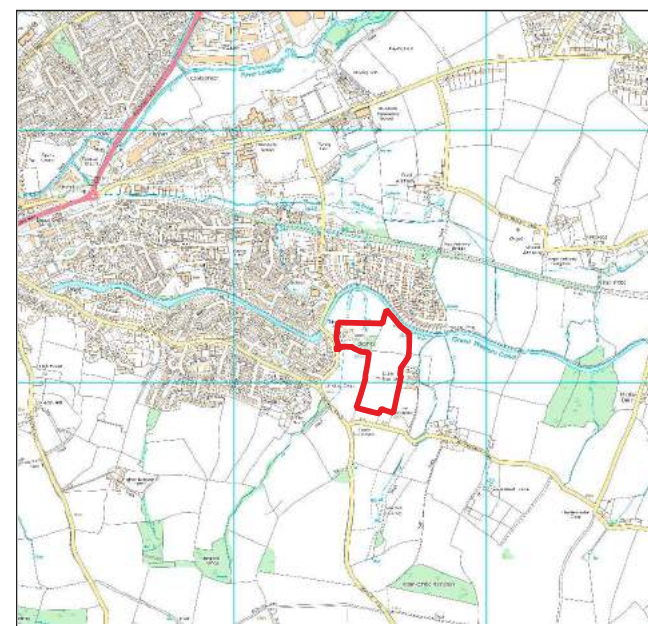
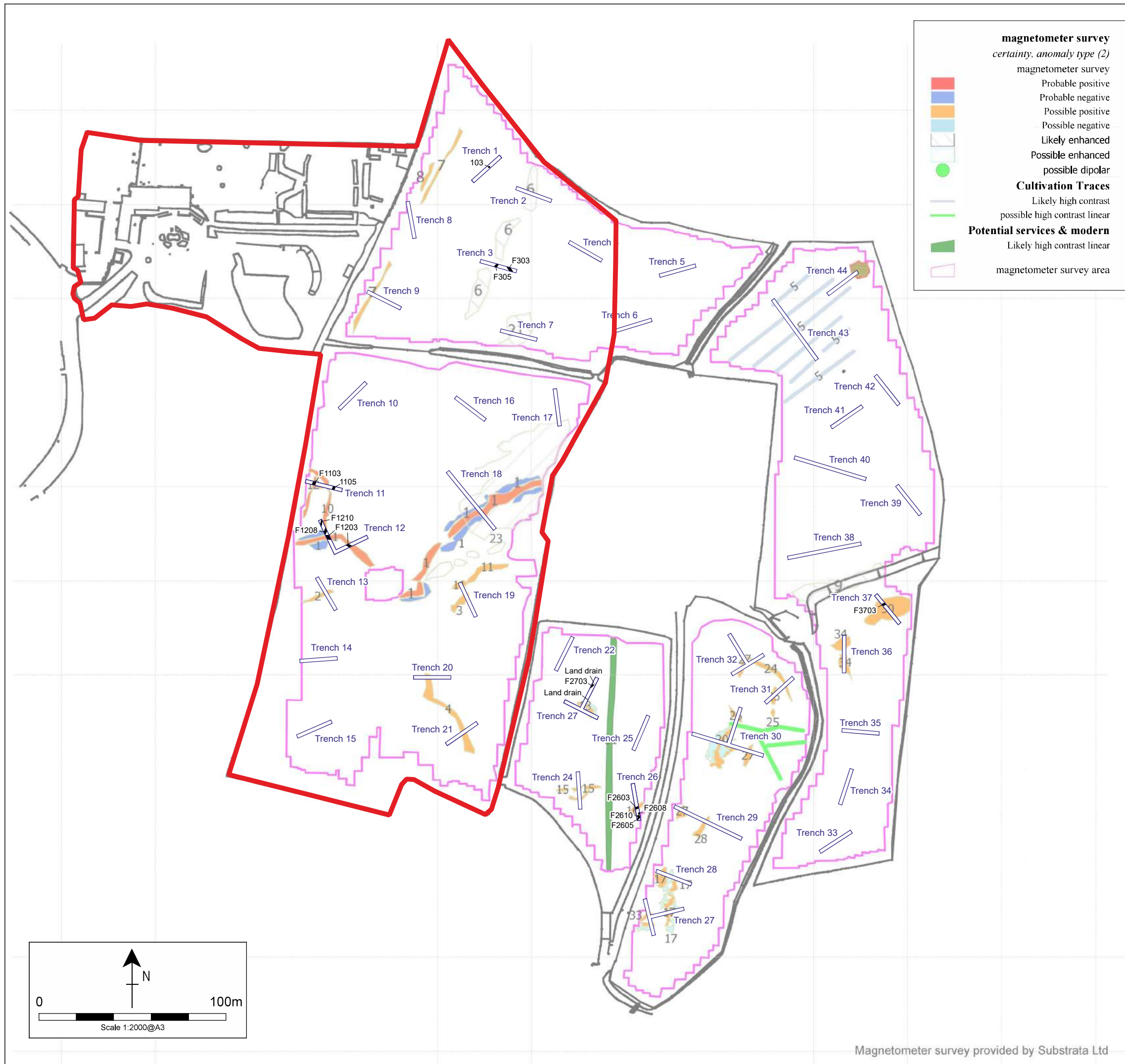
TITLE

Fig. 3: Location of geotechnical pits



AC archaeology





#### Key

- Site boundary
- Excavated trenches with archaeological features shown



PROJECT  
 Land at Tidcombe Hall, Tidcombe Land,  
 Tiverton, Devon

TITLE  
 Fig. 4: Location of site and trenches, showing  
 archaeological features in relation to the  
 geophysical survey





Plate 1: The south (front) elevation of Tidcombe Hall, view to the northwest



Plate 2: An east-west aligned range of outbuildings to the west of Tidcombe Hall, view to the west. The cobbled surface of the courtyard is visible within the foreground



Plate 3: The north (rear) elevation of Tidcombe Hall, view to the southwest



Plate 4: Garden plots to the east of Tidcombe Hall, view to the east



Plate 5: The boundary wall to the north of Tidcombe Hall, view to the southwest



Plate 6: View to the north towards Plot 2 and the Grand Western Canal from the southeast corner of Plot 3





Plate 7: View to the southeast towards the Grade II Listed Tidcombe Farmhouse from Plot 2



Plate 8: View to the northeast towards the Grade II Listed Tidcombe Farmhouse from the eastern side of Plot 3



Plate 9: View to the south towards Tidcombe Hall from the Grand Western Canal Conservation Area





Plate 10: View towards Plots 2 and 3 of the proposed development site from the Grand Western Canal Conservation Area, view to the south



Plate 11: View to the southeast towards the proposed development site from Church Path within Knightshayes Court Grade II\* Registered Park and Garden



Plate 12: View to the southeast towards the proposed development site from the parkland to the south of the Grade I Listed Knightshayes Court, within the Grade II\* Registered Park and Garden



Plate 13: View to the northwest towards Knightshayes Court from Warnicombe Plantation



Plate 14: View towards the Grade II Listed Tidcombe Farmhouse from the Grand Western Canal Conservation Area, view to the southeast

# Appendix 1

## Historic Environment Data

Appendix 1, Table 1: Summary of historic environment data within the 1km study area

Site No.	Devon HER Ref.	NGR	Form	Period	Status	NHLE No.	Summary	Approximate distance from the site
1	-	SS 97492 12349	Conservation Area	-	Conservation Area	-	<b>Grand Western Canal Conservation Area:</b> The Conservation Area was designated in 1992 and covers 17.7km of waterway from Tiverton to the Somerset border. The canal was built in 1814 and the only part to be finished was that from Tiverton to Burlescombe. It was used principally to transport limestone from the Canonsleigh quarries. An extension was built in 1838, and the canal was a working waterway until 1924. The canal is also designated as a Country Park.	Within the site
2	MDV15352 and MDV78423	SS 97771 12770	Farmstead	Medieval	Grade II Listed Building	1384689	<b>Pool Anthony Farmhouse:</b> A 16th century cross-passage farmhouse with mid to late 19th century remodelling. The ancient manor of 'Pole Antony' once extended to the present Bampton Street in Tiverton and formed part of the Domesday manor of <i>Manelia</i> ; the suffix 'anthony' was acquired from the name of its 13th century tenant.	490m to the north
3	MDV88926	SS 97684 12045	Farmhouse	Medieval to Post-medieval	Grade II Listed Building	1384974	<b>Tidcombe Farmhouse:</b> Probable 16th century rendered stone rubble farmhouse. Like many early Devon farmhouses Little Tidcombe Farmhouse has a modest external appearance, but internally retains evidence of an important earlier status proven by a high-quality hall ceiling.	25m to the east
4	MDV48485	SS 98368 12536	Farmhouse	Medieval to Post-medieval	Grade II Listed Building	1384978	<b>Prowses Farmhouse:</b> Probable 16th century farmhouse. Rendered cob on stone rubble plinth under a thatched roof. The roof structure is probably 18th century but includes some original smoke-blackened rafters and purlins.	760m to the northeast
5	MDV24614	SS 96888 12062	Country House	Post-medieval	Grade II Listed Building	1384778	<b>Bingwell, Canal Hill, Tiverton:</b> Late 18th century two-storey country house. The interior was altered when the building was subsequently converted into flats.	520m to the west
6	MDV88924	SS 97329 12563	Terrace	Post-medieval	Grade II Listed Building	1384968	<b>39, 41 and 43 Tidcombe Lane, Tiverton:</b> Terrace of three houses, c.1838, with a single-storey service range to the rear.	325m to the northwest
7	-	SS 96462 12410	House	Post-medieval	Grade II Listed Building	1384780	<b>Lime Kiln Cottage:</b> Small probable 17th century house, now a cafe and house. Rendered cob walls plus rubble extensions and a wheat-reed thatched roof.	965m to the west
8	-	SS 96425 12322	House	Post-medieval	Grade II Listed Building	1384781	<b>Withy Cottage:</b> Small early 19th century house, built for the Grand Western Canal, with later additions.	985m to the west



Appendix 1, Table 1: Summary of historic environment data within the 1km study area

Site No.	Devon HER Ref.	NGR	Form	Period	Status	NHLE No.	Summary	Approximate distance from the site
9	MDV24508	SS 97348 12216	Bridge	Post-medieval	Grade II Listed Building	1384969	<b>Tidcombe Bridge, Grand Western Canal, Tidcombe:</b> Road bridge, probably contemporary with the canal.	60m to the west
10	MDV24650	SS 98659 12152	Bridge	Post-medieval	Grade II Listed Building	1384856	<b>Manley Bridge:</b> Bridge over the canal and likely contemporary with it.	965m to the east
11	MDV53588	SS 9836 1317	Findspot	Palaeolithic	-	-	<b>Prehistoric Axe from West of Hartnoll Cross, Tiverton:</b> A Palaeolithic hand axe found during field walking.	1km to the northeast
12	MDV30276	SS 9836 1317	Findspot	Mesolithic to Late Bronze Age	-	-	<b>Flint and Chert Scatter to West of Hartnoll Farm, Tiverton:</b> 72 pieces of flint and chert were found along with a hand axe. A geophysical survey undertaken in the field recorded linear features representing former field boundaries and a series of curvilinear features indicating possible prehistoric or funerary activity. A targeted evaluation trench placed across one of the curvilinear anomalies did not reveal any archaeological features or deposits. A single sherd of post-medieval pottery was recovered.	1km to the northeast
13	MDV30275	SS 9817 1319	Findspot	Early Neolithic to Late Bronze Age	-	-	<b>Flint and Chert Scatter to the West of Hartnoll Farm:</b> Large quantities of prehistoric flint and chert artefacts, including a barbed and tanged arrowhead, scrapers and a Portland chert scraper have been retrieved during fieldwalking over a wide area to the west of Hartnoll Farm.	950m to the northeast
14	MDV32750	SS 9838 1282	Findspot	Early Neolithic to Late Bronze Age	Mid-Devon Local List	-	<b>Flint and Chert Scatter to the North of West Manley:</b> Field walking over a field to the north of West Manley has recovered large numbers of flint and chert artefacts including arrowheads and scrapers.	780m to the northeast
15	MDV14093	SS 9750 1250	Findspot	Neolithic	-	-	<b>Prehistoric Axe from Glebelands:</b> A flint axe was found at Glebelands near Tiverton. The axe has a polished cutting edge.	250m to the north
16	MDV119472	SS 9809 1311	Settlement	Neolithic to Modern	-	-	<b>Multi-Period Settlement, Land North and South of Blundell's Road:</b> An evaluation in 2015 identified a number of archaeological features across the site indicating settlement activity. The features included ditches, pits and postholes. Some of the features were undated but the remainder were generally dated to one of four broad periods: Neolithic, Middle Bronze Age, Roman and post-medieval/modern.	460m to the northeast

Appendix 1, Table 1: Summary of historic environment data within the 1km study area

Site No.	Devon HER Ref.	NGR	Form	Period	Status	NHLE No.	Summary	Approximate distance from the site
17	MDV113656	SS 9801 1304	Enclosure	Prehistoric	-	-	<b>Prehistoric Enclosure, Northeast of Pool Anthony:</b> An anomaly identified in a geophysical survey undertaken in 2014 may be indicative of a former cut feature and is probably related to a prehistoric enclosure.	850m to the northeast
18	MDV78810	SS 9841 1286	Curvilinear Features	Prehistoric	-	-	<b>Curvilinear Features to the North of Chapel Anthony:</b> Geophysical survey was undertaken within an area where a number of flints have been found. The survey recorded two curvilinear features indicating possible prehistoric settlement or funerary activity. A number of linear features were also recorded which may represent ditches from former fields. An evaluation trench targeted one of the curvilinear features and found a probable ditch, although curving the opposite way to that recorded during the geophysical survey. Two pieces of worked flint and a sherd of possible Neolithic pottery were recovered from the ploughsoil.	980m to the northeast
19	MDV60212	SS 9730 1100	Findspot	Prehistoric	-	-	<b>Artefact Scatter:</b> Prehistoric flints collected from a field.	900m to the southwest
20	MDV19810	SS 9680 1270	Findspot	Prehistoric	-	-	<b>Flint Finds, Wilcombe Housing Estate:</b> A number of flint finds were found at the Wilcombe housing estate. The finds comprised worked and unworked flakes, including scrapers and a knife, as well as miscellaneous possible projectile points.	770m to the northwest
21	MDV59714	SS 9830 1303	Findspot	Prehistoric	-	-	<b>Flint and Chert Scatter to West of Hartnoll Farm, Tiverton:</b> Fieldwalking recovered 122 flint and 9 chert artefacts from two adjoining fields.	730m to the northeast
22	MDV12366	SS 9812 1260	Chapel	Medieval	-	-	<b>West Manley Chapel:</b> The possible location of West Manley Chapel which was licensed by Bishop Stafford in 1408. The Ordnance Survey mark this field 'Chapel (Site of)' from 1890 to the present. In the 1846 History of Tiverton, the chapel is shown in the southeast corner of this field and states 'it was latterly occupied as a cottage'. It is recorded as entirely removed. No evidence of any upstanding remains was observed during fieldwalking.	600m to the northeast
23	MDV12367	SS 9745 1220	Chapel	Medieval	-	-	<b>St Lawrence's Chapel:</b> A probable early 15th century chapel. It was believed to have still been in use in the mid-16th century but was converted to a dwelling by the early 19th century.	Within the site

Appendix 1, Table 1: Summary of historic environment data within the 1km study area

Site No.	Devon HER Ref.	NGR	Form	Period	Status	NHLE No.	Summary	Approximate distance from the site
24	MDV36342	SS 9745 1219	Structure	Medieval	-	-	<b>Underground Archway, Tidcombe Hall:</b> An underground archway situated somewhere below the front steps. The archway is approximately 3m by 2.5m. The walls were constructed of stone to about 1m, above which was fine brickwork with a vaulted roof. The north wall contained a wooden lintel over a doorway c.1.3 metres wide, filled by breeze blocks. In the south wall there were traces of a bricked-in archway, also c.1.3 metres wide. It could not be ascertained if the archway was deep enough to be a passage, but it seemed likely. Two teeth and an animal bone were recovered from the possible passage.	Within the site
25	MDV108326	SS 9687 1177	Earthwork	Medieval to Post-medieval	-	-	<b>Possible Former Field Boundary to the Northeast of Higher Bingwell:</b> A possible field boundary of potential medieval date is visible as an earthwork ditch on aerial photographs of 1947.	360m to the southwest
26	MDV108401	SS 9848 1229	Field Boundary	Medieval to Post-medieval	-	-	<b>Cropmark Ditch to the South of Copplestone:</b> A possible field boundary of potential medieval date is visible as a linear cropmark ditch on aerial photographs of 1989, to the south of Copplestone.	795m to the northeast
27	MDV108400	SS 9863 1229	Field Boundary	Medieval to Post-medieval	-	-	<b>Cropmark Ditch to the South of Copplestone:</b> A possible field boundary of potential medieval date is visible as a linear cropmark ditch on aerial photographs of 1989, to the south of Copplestone.	940m to the northeast
28	MDV78721	SS 9707 1303	Strip Fields	Medieval to Post-medieval	-	-	<b>Strip Fields at North Close, Tiverton:</b> A block of strip fields is shown on the Tiverton tithe map, Tidcombe Portion, of 1842.	790m to the northwest
29	MDV24507	SS 9745 1220	Country House	Post-medieval	-	-	<b>Tidcombe Hall:</b> Early 19th century house, shown as Tidcombe Rectory on the First Edition 25-inch Ordnance Survey map of 1890, on the site of St Lawrence's Chapel. The building was heavily altered in the late 20th century.	Within the site
30	MDV59601	SS 9860 1252	House	Post-medieval	Mid-Devon Local List	-	<b>Copplestone, Tiverton:</b> The oldest part of the building is believed to date back to the 16th century. Copplestone is surrounded by buildings of a similar style.	860m to the northeast
31	MDV19099	SS 9828 1262	Farmstead	Post-medieval	-	-	<b>West Manley (Formerly Hookley &amp; Prowses), Tiverton:</b> West Manley is thought to represent the manor of <i>Maneleia</i> . West Manley is marked on maps from 1932 to present. On the First Edition 25-inch Ordnance Survey map of 1890 the farmstead is shown as 'Hookley & Prowses'. Earlier maps show no buildings on the site but the whole area is called West Manley.	695m to the northeast



Appendix 1, Table 1: Summary of historic environment data within the 1km study area

Site No.	Devon HER Ref.	NGR	Form	Period	Status	NHLE No.	Summary	Approximate distance from the site
32	MDV60352	SS 971 129	School	Post-medieval	Mid-Devon Local List	-	<b>Blundell's School:</b> In 1882 the school relocated from the Old Blundell's School site to the new purpose-built site on Blundell's Road. The set of buildings associated with Blundell's School is visually important and an architecturally interesting part of Tiverton's Townscape. The School plays an important part in the history of the town.	530m to the northwest
33	MDV78466	SS 9862 1194	Dairy	Post-medieval	-	-	<b>West Manley Dairy:</b> 'West Manley Dairy' is marked on the First Edition 25-inch Ordnance Survey map of 1890, to west of 'West Manley Cottages' and to northwest of 'West Manley'. The extant building was formerly listed.	930m to the east
34	MDV66256	SS 9747 1162	Cottage	Post-medieval	-	-	<b>Lower Warnicombe Cottage:</b> Two buildings within a small enclosure with a well to the north are shown as 'Lower Warnicombe Cottage' on the First Edition 25-inch Ordnance Survey map of 1890.	270m to the south
35	MDV1351	SS 977 127	Chapel	Post-medieval	-	-	<b>Chapel in the Parish of Tiverton:</b> A chapel is recorded on the Tidcombe tithe map of 1842; the adjacent field is named as 'chapel mead' in the accompanying apportionments of 1841.	420m to the north
36	MDV71907	SS 9720 1099	Building	Post-medieval	-	-	<b>Building in the Parish of Tiverton:</b> A building shown on the First Edition 25-inch Ordnance Survey map.	940m to the southwest
37	MDV69346	SS 9647 1217	Well	Post-medieval	-	-	<b>Well Southeast of The Warren:</b> A well is shown on late 19th and early 20th century Ordnance Survey maps to the southeast of The Warren and Lime Cottage.	925m to the west
38	MDV1363	SS 9991 1214	Railway	Post-medieval	-	-	<b>Bristol and Exeter Railway, Tiverton Branch:</b> The Tiverton branch of the Bristol and Exeter railway opened in 1848. Passenger trains were withdrawn in 1964 and freight ceased in 1967.	270m to the north
39	MDV1497	ST 0221 1435	Canal	Post-medieval	-	-	<b>Grand Western Canal:</b> A 17.7km section of the Grand Western Canal, running from Tiverton to the Somerset border. This section was completed in 1814 and used for the carriage of stone and coal until about 1924.	Immediately to the north of the site
40	MDV50005	SS 9813 1212	Bridge	Post-medieval	-	-	<b>Lower Warnicombe Bridge:</b> One of five such bridges over the Grand Western Canal. The original timber deck has been replaced with a steel one.	435m to the east
41	MDV71906	SS 9781 1252	Bridge	Post-medieval	-	-	<b>Pool Anthony Bridge, Tiverton:</b> 'Pool Anthony Bridge' is marked on the First Edition 25-inch Ordnance Survey map, crossing over the Tiverton Branch of the Great Western Railway, leading from Pool Anthony Farmstead.	335m to the north

Appendix 1, Table 1: Summary of historic environment data within the 1km study area

Site No.	Devon HER Ref.	NGR	Form	Period	Status	NHLE No.	Summary	Approximate distance from the site
42	MDV109861	SS 9664 1233	Bridge	Post-medieval	-	-	<b>Change Over Bridge, Grand Western Canal:</b> Site of change over bridge for the towpath. The piers of the bridge are still visible.	765m to the west
43	MDV35272	SS 9698 1216	Milepost	Post-medieval	-	-	<b>Milepost at Bingwell:</b> Milepost at Bingwell, one mile to the east of Tiverton, shown on late 19th and early 20th century Ordnance Survey maps.	425m to the west
44	MDV1354	SS 9700 1290	Milestone	Post-medieval	-	-	<b>Milestone Opposite Blundell's School:</b> Plots 3065 and 3066 on the Tidcombe tithe map are named as Lower and Higher Milestone fields. The First Edition 25-inch Ordnance Survey map of 1890 shows a milestone (Defaced) opposite Blundell's School.	820m to the northwest
45	MDV50006	SS 9764 1227	Milestone	Post-medieval	-	-	<b>Milestone, Grand Western Canal:</b> Early 19th century milestone on the Grand Western Canal. Shown on Ordnance Survey maps from the late 19th century to the early 21st century.	20m to the northeast
46	MDV72745	SS 9662 1191	Quarry	Post-medieval	-	-	<b>Quarry to Southwest of Bingwell:</b> Small quarry to the southwest of Bingwell, shown on late 19th and early 20th century Ordnance Survey maps.	875m to the west
47	MDV72746	SS 9665 1202	Quarry	Post-medieval	-	-	<b>Quarry to the South of St Aubyn's:</b> Quarry to south of St Aubyn's, shown on late 19th and early 20th century maps.	845m to the west
48	MDV72748	SS 9663 1167	Quarry	Post-medieval	-	-	<b>Higher Bingwell, Quarry:</b> Site of a quarry shown on the First Edition 25-inch Ordnance Survey map of 1890 to the northeast of Higher Bingwell.	880m to the southwest
49	MDV72749	SS 9659 1166	Quarry	Post-medieval	-	-	<b>Higher Bingwell, Quarries:</b> Site of a small 'Quarry' shown on the First Edition 25-inch Ordnance Survey map of 1890 on the west side of a field boundary to the northeast of 'Higher Bingwell'.	925m to the southwest
50	MDV109416	SS 9647 1186	Pit/ Quarry	Post-medieval	-	-	<b>Former Pit or Quarry to Northwest of Higher Bingwell Farm:</b> Pit or small quarry shown on late 19th and early 20th century maps, about 250m northwest of Higher Bingwell Farm.	970m to the southwest
51	MDV109862	SS 9663 1238	Wharf and Lime Kilns	Post-medieval	-	-	<b>Former Wharf and Lime Kilns:</b> A former wharf and lime kilns on the north side of the Grand Western Canal are shown on the Tiverton tithe map and listed in the accompanying apportionment as 'Lime Kilns, Wharf, Road and Garden', belonging to the Canal Company.	760m to the west

Appendix 1, Table 1: Summary of historic environment data within the 1km study area

Site No.	Devon HER Ref.	NGR	Form	Period	Status	NHLE No.	Summary	Approximate distance from the site
52	MDV78742	SS 9745 1285	Water Meadow	Post-medieval to Modern	-	-	<b>Water Meadow to West of Pool Anthony:</b> A possible water meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1947 and 1966.	575m to the north
53	MDV108319	SS 9806 1147	Earthwork Banks	Post-medieval to Modern	-	-	<b>Earthwork Banks to the West of Thurlescombe Cross:</b> Earthwork banks are visible on aerial photographs of 1994. The nature of the earthworks is largely unclear although they may represent former orchard banks associated with Lower Warnicombe Farm approximately 300m to the northwest or represent the scant remains of an area of improvement ridge and furrow. The earthworks were not clearly visible on other aerial photographs or digital images made available to the East and Mid Devon River Catchments National Mapping Programme Project.	540m to the southeast
54	MDV108392	SS 9749 1265	Water Meadow	Post-medieval to Modern	-	-	<b>Possible Water Meadow to the Southwest of Pool Anthony:</b> A possible water meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1947 onwards.	320m to the north
55	MDV108304	SS 9711 1095	Catch Meadow	Post-medieval to Modern	-	-	<b>Catch Meadow to the East of Gogwell:</b> A catch meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1947. The catch meadow was not visible on aerial photographs or digital images after this date and has likely since been completely levelled.	960m to the southwest
56	MDV108320	SS 9803 1190	Catch Meadow	Post-medieval to Modern	-	-	<b>Catch Meadow to the Northeast of Lower Warnicombe:</b> A catch meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1947 onwards, to the northeast of the former farmstead of Lower Warnicombe. The catch meadow was visible on aerial photographs up until 1967, but was not visible after this date and may have been completely levelled	280m to the east
57	MDV108322	SS 9761 1163	Catch Meadow	Post-medieval to Modern	-	-	<b>Catch Meadow to the Southwest of Lower Warnicombe:</b> A catch meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1947 onwards.	100m to the south

Appendix 1, Table 1: Summary of historic environment data within the 1km study area

Site No.	Devon HER Ref.	NGR	Form	Period	Status	NHLE No.	Summary	Approximate distance from the site
58	MDV108324	SS 9718 1162	Catch Meadow	Post-medieval to Modern	-	-	<b>Catch Meadow to the Southwest of Limetree Cross:</b> A catch meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1947 onwards. The catch meadow remains visible as a series of earthwork ditches on infrared digital images derived from aerial photographs taken in 2006.	385m to the southwest
59	MDV108327	SS 9672 1196	Catch Meadow	Post-medieval to Modern	-	-	<b>Catch Meadow to the North of Higher Bingwell Farm:</b> A catch meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1947.	725m to the west
60	MDV108328	SS 9643 1189	Catch Meadow	Post-medieval to Modern	-	-	<b>Catch Meadow to the Northwest of Higher Bingwell Farm:</b> A catch meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1947 onwards.	970m to the west
61	MDV108386	SS 9732 1211	Catch Meadow	Post-medieval to Modern	-	-	<b>Catch Meadow to the Southwest of Tidcombe Hall:</b> A catch meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1967.	75m to the west
62	MDV108381	SS 9714 1221	Catch Meadow	Post-medieval to Modern	-	-	<b>Catch Meadow to the Northwest of Limetree Cross:</b> A catch meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1967, at the former farmstead of Haypark.	210m to the west
63	MDV108387	SS 9746 1202	Catch Meadow	Post-medieval to Modern	-	-	<b>Catch Meadow to the East of Limetree Cross:</b> A catch meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1947 onwards. The site of the catch meadow remains visible on aerial photographs of 1988, although is not visible after this date.	5m to the west
64	MDV108390	SS 9706 1241	Catch Meadow	Post-medieval to Modern	-	-	<b>Catch Meadow off Bonville Crescent:</b> A catch meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1947 onwards.	340m to the northwest
65	MDV108395	SS 9816 1231	Catch Meadow	Post-medieval to Modern	-	-	<b>Catch Meadow to the South of West Manley:</b> A catch meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs of 1947 onwards. It remains visible on aerial photographs of 1967, although its survival after this date is unclear and it may have been completely levelled.	470m to the northeast

Appendix 1, Table 1: Summary of historic environment data within the 1km study area

Site No.	Devon HER Ref.	NGR	Form	Period	Status	NHLE No.	Summary	Approximate distance from the site
66	MDV108383	SS 9716 1215	Extraction Pit	Post-medieval to Modern	-	-	<b>Possible Extraction Pits to the Northwest of the Former Farm of Haypark:</b> Possible extraction pits of post-medieval to modern date are visible as earthwork pits on aerial photographs of 1967. They have been completely levelled and the site developed for residential housing by 1988.	220m to the west
67	MDV108388	SS 9718 1257	Orchard Bank	Post-medieval to Modern	-	-	<b>Orchard Banks off Ford Road:</b> Possible orchard banks of post-medieval to modern date are visible as a series of partial linear earthwork banks on aerial photographs of 1967.	410m to the northwest
68	MDV108396	SS 9840 1241	Orchard Bank	Post-medieval to Modern	-	-	<b>Orchard Banks to the South of Prowses Farm:</b> Orchard banks are visible as a series of linear earthwork banks on aerial photographs of 1966 onwards, to the south of Prowses Farm. The orchard banks remain visible on digital images derived from Lidar data captured between 2005 and 2010.	700m to the northeast
69	MDV62475	SS 9737 1329	Farmstead	Post-medieval to modern	-	-	<b>Great Gornhay:</b> Great Gornhay shown on late 19th and early 20th century Ordnance Survey maps. First recorded in the 13th century.	995m to the northwest
70	MDV108713	SS 9733 1264	House	Modern	Mid-Devon Local List	-	<b>35 Tidcombe Lane:</b> A mid-20th century, high quality dwelling.	405m to the northwest
71	MDV108391	SS 9735 1287	Air Raid Shelter	Modern	-	-	<b>Possible Air Raid Shelter Adjacent to Old House, Blundell's School:</b> A possible trench shelter of Second World War date is visible as an earthwork ditch and banked feature on aerial photographs of 1946 and 1947, within the grounds of Blundell's School.	630m to the northwest
72	MDV108323	SS 9731 1139	Practice Trench	Modern	-	-	<b>Practice Slit Trenches within Former Woodland of Tidcombe Plantation:</b> Practice slit trenches of First or Second World War date are visible on aerial photographs of 1947. Aerial photographs of 1966 show that the plantation has been completely cleared of trees, the field ploughed, and all evidence of the former earthworks appear to have been levelled.	255m to the south
73	MDV104704	SS 9703 1289	Library	Modern	-	-	<b>Blundell's School Library:</b> The School Library is dedicated as a War Memorial. Presumably commemorating the fallen of both World Wars.	740m to the northwest

Appendix 1, Table 1: Summary of historic environment data within the 1km study area

Site No.	Devon HER Ref.	NGR	Form	Period	Status	NHLE No.	Summary	Approximate distance from the site
74	MDV78718	SS 98555 12134	Memorial	Modern	-	-	<b>Memorial to Crew of Canberra Bomber, Canal Tow Path, Tiverton:</b> A stone memorial and information plaque to the crew of a Canberra bomber which crashed in the canal in 1961. Aircraft wreckage was found during dredging in 2003.	865m to the east
75	MDV104703	SS 9702 1293	Memorial	Modern	-	-	<b>War Memorial at Blundell's School:</b> War Memorial at Blundell's School. Presumably commemorating the fallen of both World Wars.	800m to the northwest
76	MDV110453	SS 9716 1208	Settlement	Modern	Mid-Devon Local List	-	<b>Hay Park:</b> Hay Park is marked on the tithe map and buildings are depicted. The buildings are visible on the First Edition Ordnance Survey map of 1890. The current buildings are believed to have been built in 1925 incorporating some older building materials and on the footprint of original barns.	225m to the west
77	MDV113657	SS 9790 1281	Enclosure/ Field Boundary	Unknown	-	-	<b>Former Enclosures or Field Boundaries, East of Pool Anthony:</b> An anomaly identified in a geophysical survey undertaken in 2014 may indicate former enclosures or field boundaries of an unknown date.	575m to the northeast
78	MDV113659	SS 9818 1327	Field Boundary	Unknown	-	-	<b>Former Field Boundaries, Land East of Tiverton:</b> A geophysical survey undertaken in 2014 identified anomalies pertaining to former field boundaries.	825m to the northeast
79	MDV113660	SS 9800 1250	Ridge and Furrow	Unknown	-	-	<b>Ridge and Furrow to the North and Southwest of Chapel Antony:</b> A geophysical survey undertaken in 2014 identified anomalies indicative of former ridge and furrow cultivation.	170m to the northeast
80	MDV113665	SS 9811 1306	Archaeological Feature	Unknown	-	-	<b>Archaeological Features, Land East of Tiverton:</b> A geophysical survey undertaken in 2014 identified anomalies possibly pertaining to various archaeological cut features such as pits and former banks or earthwork features.	170m to the northeast
81	MDV119494	SS 9648 1207	Barrow	Unknown	-	-	<b>Possible Barrows, Land East of Exeter Hill:</b> The Tidcombe tithe apportionment of 1841 records the field names 'Houndslow', 'Great Houndslow', 'Little Houndslow' and 'Houndslow and Stall'. The suffix 'low' originates from Old English meaning mound and could indicate barrows in the area.	800m to the west
82	MDV108465	SS 9761 1321	Earthwork	Unknown	-	-	<b>Earthworks within Playing Fields of Blundell's School:</b> Earthworks of uncertain date and function are visible as a banked feature on aerial photographs of 1946 onwards, within playing fields at Blundell's School.	875m to the north

Appendix 1, Table 1: Summary of historic environment data within the 1km study area

Site No.	Devon HER Ref.	NGR	Form	Period	Status	NHLE No.	Summary	Approximate distance from the site
83	MDV46543	SS 982 126	Orchard/Chapel	Unknown	-	-	<b>Orchard in the Parish of Tiverton:</b> The field name 'Chapel Orchard' is recorded in a Knightshayes Estate atlas.	650m to the northeast
84	MDV46547	SS 979 121	Park	Unknown	-	-	<b>Park in the Parish of Tiverton:</b> The field names 'Black Park Mead' and 'Little Black Park' are recorded in the Knightshayes Estate atlas. 'Great Black Park', 'Mid Black Park' and 'Little Black Park' are also recorded.	210m to the east
85	MDV108715	SS 9834 1292	Trackway	Unknown	Mid-Devon Local List	-	<b>Drovers Track, West Manley Lane:</b> A track shown on the tithe map represents the remains of a pathway which branches off West Manley Lane north towards Blundell's Road. The track ends where it is overgrown with vegetation, and no longer connects to Blundell's Road.	760m to the northeast
86	MDV59599	SS 9849 1253	Settlement	Unknown	-	-	<b>West Manley Village:</b> The name 'West Manley Village' seems only to occur on the 1842 tithe map which shows it as part of Priors Portion and including Copplestone. The whole area is called West Manley on the 1803 surveyors draft and on the 1860 1-inch Ordnance Survey map.	860m to the northeast
87	MDV59600	SS 9834 1252	Farmstead	Unknown	-	-	<b>West Manley Tenement:</b> 'Manley Tenement' is shown on the 1932 6-inch Ordnance Survey map but not on the 1967 1:2500 map. It comprised a group of buildings on the south side of the lane which are shown on the 1896 25-inch Ordnance Survey map and the 1890 6-inch maps. The whole area is called West Manley on the 1860 1-inch map. The tithe map of 1842 shows the area as a south part of Manley Tenement with Prowses on the north of West Manley with land and a barn, and a barn garden plot to the south. The surveyor's draft (1803) shows the whole area as West Manley.	725m to the northeast
88	MDV78659	SS 979 125	Field Name	Unknown	-	-	<b>Little, Middle and Great Black Park Fields, Pool Anthony:</b> The 'black' element in the names of three fields may be indicative of early settlement or industry.	370m to the northeast
89	MDV36341	SS 9745 1219	Findspot	Unknown	-	-	<b>Animal Bone and Teeth, Tidcombe Hall:</b> Animal bone and two teeth were recovered during building works at Tidcombe Hall, from a possible underground passage.	Within the site
90	MDV35268	SS 9775 1090	Milepost	Unknown	-	-	<b>Milepost in the Parish of Tiverton:</b> A milepost is shown on the Ordnance Survey 6-inch maps of 1906 and 1972.	875m to the south
91	-	SS 97579 12229	Outbuilding	Modern	-	-	<b>Former Outbuildings at Tidcombe Hall:</b> A glass building and an adjacent outbuilding are depicted within the garden plot to the northeast of Tidcombe Hall on the First Edition 25-inch Ordnance Survey map of 1890.	Within the site

Appendix 1, Table 1: Summary of historic environment data within the 1km study area

Site No.	Devon HER Ref.	NGR	Form	Period	Status	NHLE No.	Summary	Approximate distance from the site
92	-	SS 97655 12213	Building	Modern	-	-	<b>Former Building:</b> A building of possible agricultural origin is visible within Plot 2 of the proposed development site on a 1946-1949 RAF aerial photograph.	Within the site



Appendix 1, Table 2: Tabulated trial pit descriptions

Trial Pit 1		Length/ Width 1.96m/0.78m	Max depth 2.10m
Context	Description	Depth b.g.s (m)	Interpretation
100	Dark reddish-brown, clayey silt, soft consistency, no course components. A piece of brick and a glass bottle recovered.	0-0.55m	Topsoil
101	Light yellowish-red, silt with gravel, firm consistency. Contains angular slate up to 100mm.	0.55-0.95m	Agricultural subsoil
102	Mid purplish-red, clay loam, friable consistency, no course components.	0.95m+	Natural subsoil

Trial Pit 2		Length/ Width 1.90m/0.70m	Max depth 2.40m
Context	Description	Depth b.g.s (m)	Interpretation
200	Mid yellowish--grey, clayey silt, loose consistency, common angular to sub-angular stones, up to 40mm.	0-0.37m	Topsoil
201	Light yellowish-red, sandy silt with gravels, soft consistency, no course components.	0.37-0.65m	Agricultural subsoil
202	Mid purplish-red, sandy loam with gravels, pebbles and cobbles, large pieces of angular slate, firm consistency.	0.65m-1.75m	Colluvium
203	Light yellowish-red, clay loam, friable consistency, no course components.	1.75m+	Natural subsoil

Trial Pit 3		Length/ Width 2.40m/0.80m	Max depth 2.30m
Context	Description	Depth b.g.s (m)	Interpretation
300	Light brownish-grey, silty clay loam, firm consistency, sub-angular gravels and pebbles.	0-0.23m	Topsoil
301	Mid greyish-yellow, silty clay, common pebbles and gravels.	0.23-0.51m	Colluvium
302	Light blueish-grey, sandy loam, abundant sub-angular gravels, friable consistency.	0.51-0.92m	Colluvium
303	Dark brownish-red, sandy clay, firm consistency, abundant sub-angular gravels and pebbles, frequent sub-angular to sub-rounded cobbles.	0.92m+	Natural subsoil

Appendix 1, Table 2: Tabulated trial pit descriptions

Trial Pit 4		Length/ Width 2.0m/0.85m	Max depth 2.40m
Context	Description	Depth b.g.s (m)	Interpretation
400	Light greyish-brown, sandy silt, loose consistency, rare sub-angular stone.	0-0.22m	Topsoil
401	Light brownish-yellow, sandy silt loam, soft consistency, common sub-rounded stone up to 150mm.	0.22-0.90m	Colluvial subsoil
402	Light purplish-red, clayey silt with gravels, firm consistency.	0.90m+	Natural subsoil

Trial Pit 5		Length/ Width 2.10m/0.96m	Max depth 2.30m
Context	Description	Depth b.g.s (m)	Interpretation
500	Light brownish-grey, silty clay loam, firm consistency, sub-angular gravels and pebbles.	0-0.37m	Topsoil
501	Mid greyish-yellow, sandy clay, common sub-angular pebbles and gravels.	0.37-1.11m	Colluvium
502	Dark brownish-red, sandy silt loam, friable consistency, frequent sub-angular to sun-rounded gravels and pebbles.	1.11m+	Natural subsoil

Trial Pit 6		Length/ Width 2.10m/0.88m	Max depth 2.50m
Context	Description	Depth b.g.s (m)	Interpretation
600	Mid brownish-red, silty loam, loose consistency, rare rounded stone up to 50mm.	0-0.40m	Topsoil
601	Mid reddish-brown, clayey silt, soft consistency, no coarse components.	0.40-1.50m	Colluvial subsoil
602	Mid purplish-red, sandy silt loam, friable consistency, no coarse components.	1.50m+	Natural subsoil

Appendix 1, Table 2: Tabulated trial pit descriptions

Trial Pit 7		Length/ Width 2.14m/0.85m	Max depth 2.33m
Context	Description	Depth b.g.s (m)	Interpretation
700	Mid reddish-brown, silty clay loam, firm consistency, common sub-angular gravels and pebbles.	0-0.66m	Topsoil
701	Mid brownish-red, sandy clay, firm consistency, common sub-angular gravels and pebbles, rare sub-angular cobbles.	0.66-1.16m	Colluvium
702	Dark reddish-brown, silty clay, common sub-angular to sub-rounded cobbles, abundant sub-angular gravels.	1.16-2.08m	Colluvium
703	Dark brownish-red, sandy silt loam, friable consistency, frequent sub-angular to sun-rounded gravels and pebbles.	2.08m+	Natural subsoil

Trial Pit 8		Length/ Width 2.10m/0.80m	Max depth 2.42m
Context	Description	Depth b.g.s (m)	Interpretation
800	Mid reddish-brown, silty clay loam, firm consistency, sub-angular gravels.	0-1.10m	Topsoil
801	Mid yellowish-brown, silty clay loam, firm consistency, common sub-angular pebbles, frequent sub-angular gravels.	1.10-2.30m	Colluvial subsoil
802	Dark brownish-red, sand, loose consistency, occasional sub-angular gravels and pebbles.	2.30m+	Natural

Trial Pit 9		Length/ Width 2.70m/0.75m	Max depth 1.12m
Context	Description	Depth b.g.s (m)	Interpretation
900	Mid reddish-brown, silty clay loam, firm consistency, common sub-angular gravels and pebbles.	0-0.53m	Topsoil
901	Light reddish-brown, sandy clay, firm consistency, abundant sub-angular gravels and pebbles, common sub-angular cobbles.	0.53-0.90m	Agricultural subsoil
902	Dark brownish-red, sandy silt loam, friable consistency, frequent sub-angular to sun-rounded gravels and pebbles.	0.90m+	Natural subsoil

Appendix 1, Table 3: Designated heritage assets within the Grand Western Canal Conservation Area

National Heritage List Entry No.	Status	NGR	Summary
1384779	Grade II Listed Building	SS 96352 12408	<b>Canal Basin Lime Kilns at NGR SS 9638 1241:</b> A series of 14 lime kilns built into the north-facing retaining wall of the canal basin. Built in 1810-14 for the Great Western Canal. These were built as the first stage of construction for the bringing of limestone from Burlescombe to Tiverton.
1384780	Grade II Listed Building	SS 96462 12410	<b>Lime Kiln Cottage:</b> A small house, now a café and house, of probable 17th century date. Composed of rendered cob walls with rubble extensions and a wheat-reed thatched roof with stork finials.
1384781	Grade II Listed Building	SS 96425 12322	<b>Withy Cottage:</b> A small house of early 19th century date, with later additions, built for the Great Western Canal. Composed of stone rubble walls with dry slate roofs.
1384969	Grade II Listed Building	SS 97348 12216	<b>Tidcombe Bridge:</b> Road bridge over canal. Probably dates to 1810-14, contemporary with the construction of the Great Western Canal. Composed of volcanic agglomerate ashlar with parapet string and hogs-back parapet. Single span with elliptical arch.
1384856	Grade II Listed Building	SS 98659 12152	<b>Manley Bridge:</b> Road bridge over canal. Probably dates to 1810-14, contemporary with the Great Western Canal. Composed of volcanic agglomerate ashlar with parapet string and hogs-back coping. Single span with elliptical arch.
1105879	Grade II Listed Building	SS 99349 12065	<b>Bridge at SS 994 121:</b> Accommodation bridge over the Grand Western Canal. Composed of brick with stone coping. Elliptical arch.
1105883	Grade II Listed Building	SS 99735 12737	<b>Crownhills Bridge:</b> Road bridge over canal. Composed of coursed conglomerate. Single elliptical arch with string course; round-headed coping to parapet.
1326158	Grade II Listed Building	SS 99841 13100	<b>Bridge at SS 998 132:</b> Road bridge over canal. Composed of conglomerate ashlar. Elliptical arch, string course, round-headed coping stone to parapet.
1326162	Grade II Listed Building	SS 99861 13148	<b>Milestone at SS 998 133:</b> Milestone on the Grand Western Canal, c.1814. Simple stone with the Roman numeral III marked upon it. There appear to be comparatively few milestones remaining on this stretch of the canal.
1105890	Grade II Listed Building	ST 00220 13571	<b>Sellick Bridge:</b> Accommodation bridge carrying track over canal. Composed of brick with conglomerate stone coping, elliptical arch, moulded brick string course, round headed coping stones to parapet, with a course of blue bricks beneath.

*Note: Historic England occasionally refer to the Great Western Canal, rather than the Grand Western Canal.*

Appendix 1, Table 3: Designated heritage assets within the Grand Western Canal Conservation Area

National Heritage List Entry No.	Status	NGR	Summary
1106641	Grade II Listed Building	ST 00796 13229	<b>Greenway Bridge:</b> Road bridge over canal. Composed of ashlar conglomerate. Single elliptical arch with string course; round headed coping to parapet.
1106646	Grade II Listed Building	ST 01651 13078	<b>Rock Bridge:</b> Road bridge over canal. Composed of conglomerate ashlar; single elliptical arch, string course, parapet with round headed coping stones. The bridge contributes to a group that includes Rock House, set above the canal at this point.
1106648	Grade II Listed Building	ST 01675 13186	<b>Overrock:</b> Turnpike Cottage, a detached cottage of c.1814 date, possibly by John Rennie who was the engineer of the Grand Western Canal. Composed of random rubble sandstone with gabled end pantiled roof. Turnpike Cottage contributes to a group that includes Rock House and its rear outbuildings.
1306712	Grade II* Listed Building	ST 01689 13118	<b>Rock House and Adjacent Range of Outbuildings to Rear:</b> A substantial country house, apparently built and designed in c.1814 by the engineer of the Grand Western Canal, John Rennie. Coursed rubble limestone and sandstone, with ashlar quoins, under hipped slate and pantiled roofs. There is an extensive range of outbuildings.
1106647	Grade II Listed Building	ST 01716 13082	<b>Cottage 100 metres East of Rock House:</b> Cottage of c.1814, probably by John Rennie, the engineer of the Grand Western Canal. Coursed rubble with pantiled gabled end roof.
1105877	Grade II Listed Building	ST 02288 13550	<b>Batten's Bridge:</b> Road bridge over canal. Composed of brick English bond, with stone coping. Elliptical arch.
1106398	Grade II Listed Building	ST 02978 14179	<b>Sampford Peverell Bridge:</b> Road bridge over canal, c.1814. Composed of English bond brick with local conglomerate sandstone coping. A single span bridge with a skewed elliptical arch giving maximum headroom over the towpath.
1307072	Grade II Listed Building	ST 03418 14544	<b>Buckland Bridge:</b> Road bridge over canal, c.1814. English bond brick with local conglomerate sandstone coping. A single span bridge with a skewed elliptical arch giving maximum headroom over the tow path.
1106462	Grade II Listed Building	ST 04235 14890	<b>Holbrook Bridge:</b> Road bridge over canal, c.1814. English bond brick with sandstone conglomerate ashlar coping. A single span bridge containing an elliptical, almost round-headed arch.

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Appendix 1, Table 3: Designated heritage assets within the Grand Western Canal Conservation Area

National Heritage List Entry No.	Status	NGR	Summary
1325900	Grade I Listed Building	ST 04830 15211	<b>Ayshford Chapel:</b> A private chapel of the Ayshford family. Dates to the 15th century, with renovations of mid or late 19th century date. Composed of local chert stone rubble laid to rough courses. This chapel forms part of a very attractive group of buildings associated with Ayshford Court.
1147581	Grade II* Listed Building	ST 04829 15233	<b>Ayshford Court:</b> A manor house now divided into two houses. The main historic house was built by various members of the Ayshford family and dates to the late 15th century – early 16th century with major improvements undertaken in the later 16th and 17th centuries. Ayshford Court, with its chapel and farmbuildings form a most attractive group of buildings.
1106464	Grade II* Listed Building	ST 04856 15269	<b>Barn approximately 20 metres Northeast of Ayshford Court:</b> A barn of 16th century date, although much altered in the 20th century. Composed of local stone rubble with a corrugated iron roof, formerly thatch. A former threshing barn facing onto a lane to the northwest and backing on to a later farmyard. This is a rare example of a 16th century barn and forms part of a group with Ayshford Court and its associated buildings.
1147593	Grade II Listed Building	ST 04847 15283	<b>Stables approximately 25 metres Northeast of Ayshford Court:</b> Stables of 17th century date, refurbished in the late 19th century. Composed of local stone rubble and a slate roof, probably thatch originally.
1325897	Grade II Listed Building	ST 06052 16353	<b>Ebear Bridge:</b> Early 19th century road bridge over canal. Composed of large coursed blocks of sandstone ashlar. A single span bridge with elliptical arch.
1140104	Grade II Listed Building	ST 06430 16430	<b>Twin Culverts at ST 0643 1643:</b> Two circular brick-lined culverts with large curved retaining walls of dressed stone including flanking abutments. Built 1810-14 for the Great Western Canal. A fine and rare example of this type of canal structure.
1325865	Grade II Listed Building	ST 06962 17067	<b>Fossend Canal Bridge:</b> Road bridge over canal, c.1814. Built of large coursed blocks of limestone with parapet of red sandstone ashlar. This is a single span bridge with an elliptical plain arch.
1106456	Grade II Listed Building	ST 06682 17368	<b>Canonsleigh Barton Farmhouse:</b> A farmhouse of early 17th century date, refurbished and reroofed in the late 18th – early 19th century. Exposed local stone rubble stack and chimney shaft with a slate roof, formerly thatch.
1106457	Grade I Listed Building	ST 06697 17380	<b>Canonsleigh Priory Gatehouse:</b> Former priory gatehouse, of 15th century date. Built of local stone rubble with mostly Beerstone ashlar detail but also some Hamstone and some red sandstone ashlar.

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Appendix 1, Table 3: Designated heritage assets within the Grand Western Canal Conservation Area

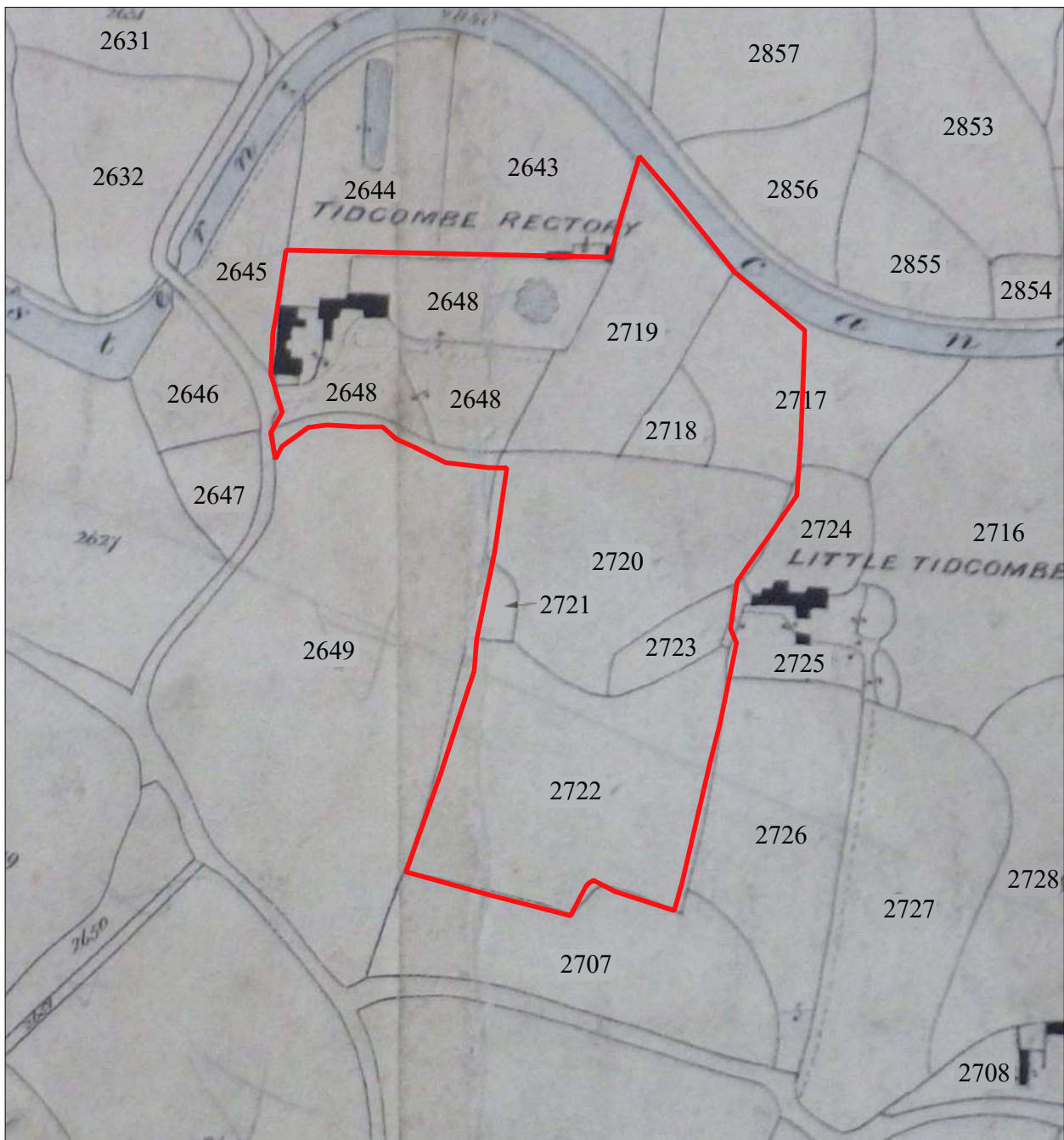
National Heritage List Entry No.	Status	NGR	Summary
1106458	Grade II Listed Building	ST 06839 17414	<b>Canonsleigh Priory Mill:</b> Ruined remains of the east end of Canonsleigh Abbey, c.14th or 15th century.
1236822	Grade II Listed Building	ST 07083 17735	<b>Fenacre Bridge:</b> Bridge over canal, c.1810-14. Built of coursed and dressed limestone with rounded coping to parapet, string course and semi-circular arch. Of a similar design to Ebear Bridge.
1140142	Grade II Listed Building	ST 07034 18957	<b>Waytown Limekilns:</b> Row of five limekilns, probably built c.1810-14 for the Great Western Canal. Built of limestone rubble with brick to kiln chambers.
1325913	Grade II Listed Building	ST 07029 19112	<b>Waytown Tunnel:</b> A tunnel of c.1814 taking the Grand Western Canal through a ridge. Built of grey-coloured limestone ashlar.

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## Appendix 2

Historic Map Extracts





Application Site

2720 Tithe plot numbers mentioned in the text

PROJECT

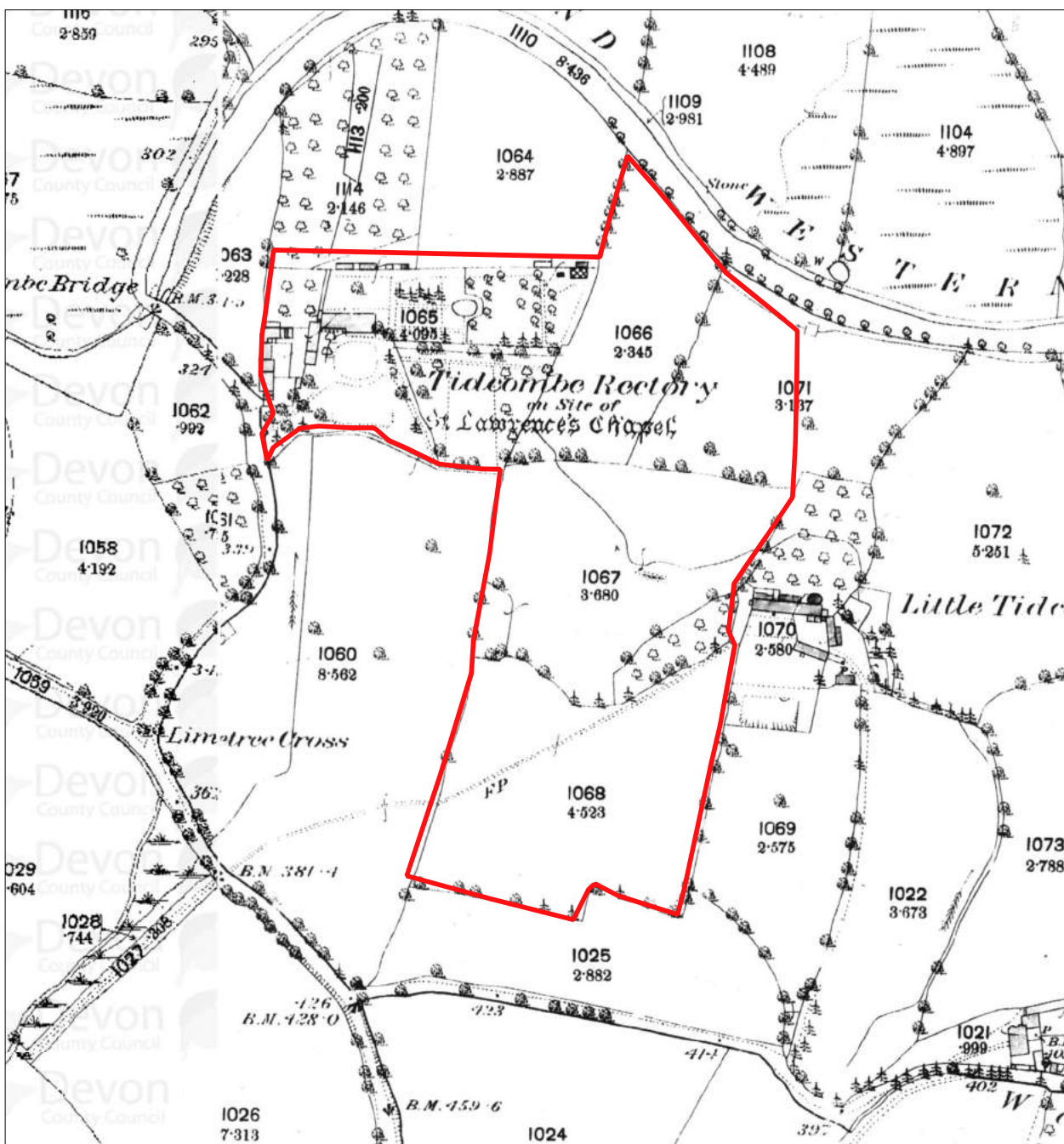
Land at Tidcombe Hall, Tidcombe Lane, Tiverton,  
Devon

TITLE

Map 1: Extract from the Tidcombe parish tithe  
map, 1842



AC archaeology



Application Site

PROJECT

Land at Tidcombe Hall, Tidcombe Lane, Tiverton, Devon

TITLE

Map 2: Extract from the First Edition 25-inch Ordnance Survey map, 1890



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# Appendix 3

## Illustrative Masterplan



# Tidcombe Hall, Tiverton

## Illustrative layout



- Application boundary
- ① Vehicular access from Tidcombe Lane
- ② Restored Tidcombe Hall and entrance space
- ③ High quality courtyard development - inc sympathetic conversion of existing outbuildings
- ④ Existing driveway - cycle/ pedestrian access
- ⑤ Community growing areas
- ⑥ Growing area and parking (including EV charging)
- ⑦ Existing landscape entrance retained and enhanced
- ⑧ Primary access route
- ⑨ Courtyard housing
- ⑩ Existing trees and hedgerows retained and enhanced
- ⑪ Public open space - Parkland landscape and enhanced Grand Western Canal corridor (including areas for SUDs)
- ⑫ Structured residential development - enabling high quality living environments and public realm
- ⑬ Low density courtyard style development - transitional development edge
- ⑭ Landscape buffer planting enhancing wildlife corridors
- ⑮ Opportunities for orchard tree planting





### Devon Office

AC archaeology Ltd  
Unit 4, Halthaies Workshops  
Bradninch  
Nr Exeter  
Devon  
EX5 4LQ

Telephone/Fax: 01392 882410

### Wiltshire Office

AC archaeology Ltd  
Manor Farm Stables  
Chicklade  
Hindon  
Nr Salisbury  
Wiltshire  
SP3 5SU

Telephone: 01747 820581  
Fax: 01747 820440

[www.acarchaeology.co.uk](http://www.acarchaeology.co.uk)