

Miss Helen Govier  
Mid Devon District Council  
Development Management, Phoenix House  
Phoenix Lane  
Tiverton  
Devon  
EX16 6PP

24 January 2024

Dear Miss Govier

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**TIDCOMBE HALL, TIDCOMBE LANE, TIVERTON, DEVON, EX16 4EJ  
Application No. 24/00045/MOUT**

Thank you for your letter of 10 January 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

Historic England provided a detailed response on a previous scheme for 179 units that has subsequently refused (LPA ref 20/01174/MOUT, detailed letter dated 28 September 2020). The current application has reduced the number of units to 100.

Our advice is in relation to the setting of Knightshayes Court and gardens. On review of the proposals, we would like to provide the following advice and encourage the council take this into consideration when determining the application.

The application site incorporates, and extends to the east of Tidcombe Hall, a property which is visible in certain outward views from Knightshayes and its park. The western part of the site has already been allocated as a contingency housing site (TIV 13) in Mid Devon District Council's Local Plan 2013-2033. In the illustrative layout submitted with the application, the area immediately to the north and south of Tidcombe Hall is proposed to be green space and it is the eastern area of the site where development is proposed to be built.

From our assessment, it appears that Tidcombe Hall is visible in some distant views from Knightshayes park, being relatively easily identifiable as a small but distinctive white building standing within a green space. However, given the intervening distance it forms a very small feature within those views and currently appears to be



surrounded by a considerable amount of tree cover.

Presuming that the majority of hedgerows and trees in the application site are going to be retained in the scheme (as per the indicative layout) and that development will not be in the field to the immediate south of Tidcombe Hall (ironically, the contingency site), then it is debatable how much of the housing would actually be visible. Since no photomontages appear to be provided within the application for the potentially most significant Knightshayes viewpoint of Church Path (View 12 within the LVIA), it is difficult to confirm the likely level of visibility from it.

Should the application be approved, then the sense of urban sprawl to Tiverton may extend slightly further, resulting in a change that would reinforce the urban character rather than agricultural character. However, as a percentage of the overall view perceived from Knightshayes, it would be relatively small.

The best way of ascertaining the degree and extent to which views from Knightshayes would be altered, would be for the applicant to provide accurate photomontage images depicting the development within the context of agreed views. In doing so, it could be independently ascertained whether the change resulting from the development would be of an order that would actually be harmful to the setting of Knightshayes. It would also offer an opportunity to consider whether there were steps that could be taken to avoid and minimise the impact through possible design choices, such as roof materials, lighting etc.

Your Authority will also need to factor in the significance of part of the site being already allocated as a contingency development site, whether the criteria for it being brought forward have been met, and if so, what impact might equally be caused by development of that site.

## **Recommendation**

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

**Rhiannon Rhys**

Inspector of Historic Buildings and Areas

