



**LANDSCAPE PROOF OF EVIDENCE**  
**ANNEXE C : Additional Viewpoint Analysis**  
**Land at Tidcombe Hall Tidcombe Lane | TIVERTON**

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on behalf of Mid Devon District Council

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### ANNEXE C: ADDITIONAL VIEWPOINT ANALYSIS

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## 1.0 INTRODUCTION

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- 1.1 The four views (two from Warnicombe Lane) that follow comprise views that were not included in the Appellants' LVIA. Views 1-3 are taken close to the site boundary and are therefore relevant in showing the existing view of the land at first hand. The fourth view is a more distant view. All photographs were taken during winter months when the best visibility of the site is available and a site visit was undertaken on 28 February 2025.
- 1.2 The views are described using the same methodology as the Appellant.
- 1.3 The resultant visual impact indicated in the views has been added to the aggregate of the visual impact assessment which then more accurately describes the overall impact of the potential development.

## 2.0 ASSESSMENT OF WARNICOMBE LANE

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### Viewpoint 19

- 2.1 This view is taken from Warnicombe Lane looking north over the hedgerows of houses along the lane towards the site that lies immediately beyond the garden boundaries.
- 2.2 The field which includes the largest number of houses proposed in the development is in the mid ground. This runs north towards a partially hedged boundary beyond which is the field that adjoins the GWC. The development proposes this field be retained as an open landscape with parkland and wetland scheme.
- 2.3 This is a winter view and the field is still covered either with stubble or rough grass. The hedgerows are intermittent and there are some small hedgerow trees. The back drop of the valley side on the other side of the canal, is largely countryside but with evidence of the emerging urban extension on the right hand side of the photograph.
- 2.4 Through the birch tree on the left hand side of the picture the white elevation of Tidcombe Hall can be seen. It is not possible to see Little Tidcombe Farm in this picture, but its location is marked and it immediately adjoins the field boundary to the right of the picture.
- 2.5 This is an uninterrupted view of open agricultural countryside. Receptors will be local people and residents living in the area, as well as walkers and visitors who may have walked the footpath from Newtes Hill.
- 2.6 The whole of the field in the centre of the view would be built over. This would obscure the view to the open land adjoining the canal. The proximity of houses to this viewpoint may mean that the wider view of the hillside to the north is also partially obscured. The change will be permanent. Although planting may be proposed around the boundaries of the development from this viewpoint the dwellings proposed would continue to be visible at all times. By year 15 the visual effect of changing from an open field to a built development of c. 80 houses will not be mitigated.
- 2.7 It is not clear whether new development in proximity to the hall would be visible in this view. The isolation of the proposed development and its lack of relation to Tiverton development boundary to the west would be pronounced.

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### Summary table visual effect 1

Receptor Groups: Local people, residents and walkers	NOVELL TULLETT ASSESSMENT
Assessment of Value	Medium
Assessment of Susceptibility	Medium
Assessment of Sensitivity	Medium
Magnitude of effect	Very High
Significance Year 1	Major Adverse
Significance Year 15	Major Adverse

## Viewpoint 20

- 2.8 This view is taken slightly further west along Warnicombe Lane than the view at 19.
- 2.9 The view shows the main field of the development proposal, slightly more obscured by garden vegetation than the previous view. However, this more oblique view shows the proximity of Little Tidcombe Farm to the site. Tidcombe Hall is also more discernible than in the previous viewpoint. The edge of Tiverton development boundary is also seen to the west of the view below Knightshayes.
- 2.10 Much of the characteristics of the view are as viewpoint 19, with a clear view across the valley to the hillside north of the canal, and the emerging development of Tiverton's urban extension visible on the rising land.
- 2.11 The view of the proposed development of c. 80 houses on the open field will be only slightly buffered by the garden vegetation in the foreground. Again, this is a winter view of an open agricultural landscape. There are glimpsed views of the houses immediately north of the canal at Follett Road, which would be obscured by vegetation during the summer months. The field which is proposed as a parkland/landscape scheme is also visible.
- 2.12 The whole of the field in the centre of the view would be built over. This would obscure the view to the open land adjoining the canal. The proximity of houses to this viewpoint may mean that the wider view of the hillside to the north is partially obscured. The change would be permanent. Although planting may be proposed around the boundaries of the development from this viewpoint the dwellings proposed will continue to be visible at all times of the year. By year 15 the visual effect of changing from an open field to a built development of c. 80 houses will not be mitigated.
- 2.13 The separation from the edge of Tiverton is clearly seen in this view. The development would appear as an isolated housing sprawling into the countryside.

## Summary table visual effect 2

Receptor Groups: Local people, residents and walkers	NOVELL TULLETT ASSESSMENT
Assessment of Value	Medium
Assessment of Susceptibility	Medium
Assessment of Sensitivity	Medium
Magnitude of effect	Very High
Significance Year 1	Major Adverse
Significance Year 15	Major Adverse

### 3.0 ASSESSMENT OF TIDCOMBE LANE AT THE ENTRANCE TO THE HALL

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#### Viewpoint 21

- 3.1 This is a view of the entrance gate to Tidcombe Hall taken from Tidcombe Lane. The vegetation on the right of the photograph is substantial, with a shrubby base layer and mature trees. Two trees have recently been felled on the left hand side of the gate, this has opened the view to the Hall, which was previously more secluded from Tidcombe Lane.
- 3.2 This gated entrance provides an oblique approach to the hall and the planting around the gate helps to preserve the privacy of the house within the core of the estate.
- 3.3 Tidcombe Lane is a narrow thoroughfare, with stone walls along a lot of its length. The character of the lane is essentially rural and historic, with mature vegetation seen over the walls associated with the hall, the dilapidated stable buildings inside the wall and its wider landscape with characteristic Cedar framing the site. It is a quiet rural route with many people walking and cycling as they approach the canal towpath.
- 3.4 The development proposal indicates that this entrance would be retained as a cycle and pedestrian entrance to the proposed housing development with a new entrance provided immediately to the north, which is shown in the photograph beneath. The proposed entrance would be 5.5 metres wide with two carriageways.
- 3.5 The opening of the wall and creation of a wide entrance at this point would enable a view directly into what was the private park and approach to the hall. This would completely change the character of the lane as well as the approach to the hall. The narrowness of the lane, and its relative lack of traffic is part of its rural, quiet and historic character. The visual effect of changing the scale of the opening into the hall and the increase in traffic commensurate with the development will have a detrimental effect. The change in use to domestic residential buildings, along with cars and other residential paraphernalia will also contribute to a suburbanisation of the lane.

#### Summary table visual effect 3

Receptor Groups: Local people, residents and walkers	NOVELL TULLETT ASSESSMENT
Assessment of Value	Medium
Assessment of Susceptibility	High
Assessment of Sensitivity	High
Magnitude of effect	High
Significance Year 1	Major Adverse
Significance Year 15	Major Adverse

### Viewpoint 22

- 4.1 This is a long-distance, panoramic view on a day of poor visibility. It is taken from a footpath PROW 20 which rises north of Craze Lowman village.
- 4.2 The rising valley side to Newtes Hill forms the southern backdrop to the view. The foreground is open, agricultural countryside and there is a great deal of intervening vegetation which screens the valley bottom and the line of the GW canal.
- 4.3 The residential district of Canal Hill rises up the hill to the south and is clearly visible. The field which would contain the majority of the 100 houses of the development proposal rises to a slightly lower elevation than the upper reaches of Canal Hill, but it would also be visible in this view, albeit forming a small part of the view.
- 4.4 On a better day Tidcombe Hall, and Lower Warnicombe Farm would be clearly visible as identifiers which help locate the development site in the landscape. The view forms a part of the setting of Tiverton, placing the town in the lower valley, framed by countryside and rolling hills.
- 4.5 Because the development is outside the development boundary it is likely that it would appear remote from the town extending into open countryside. In year 1 and during the construction period it is likely that this change to open land outside the development boundary will be perceptible. At year 15 when the proposed landscape structure has grown the proposal would start to become less visible.

### Summary table visual effect 4

Receptor Groups: Local people, residents and walkers	NOVELL TULLETT ASSESSMENT
Assessment of Value	Medium
Assessment of Susceptibility	Low
Assessment of Sensitivity	Low
Magnitude of effect	Low
Significance Year 1	Minor Adverse
Significance Year 15	Negligible

## 5.0 CONCLUSIONS

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- 5.1 Four additional views have been assessed to be added to the LVIA findings. These have been aggregated into the totals as follows:
- 5.2 This analysis adds a further 3 views where the visual impact would be significantly detrimental, causing harm to the landscape setting. When added to the Appellants' LVIA the number of views where significant adverse visual impacts will remain after 15 years will rise to **5 major adverse impacts**. These visual impacts will not be mitigated by the proposals put forward.