

**Tidcombe Hall, Tidcombe Lane, Tiverton,
Devon, EX16 4EJ**

Appeal on behalf of Tidcombe Holdings LLP
against the refusal of application reference
24/00045/MOUT by Mid Devon District Council for:

*Outline for the erection of up to 100 dwellings to include
the conversion of Tidcombe Hall and outbuildings,
provision of community growing area, public open
space, associated infrastructure, ancillary works and
access with all other matters reserved*

LPA Ref: 24/00045/MOUT

Planning Inspectorate Ref: APP/Y1138/W/24/335800

Statement of Common Ground (SoCG):

LANDSCAPE MATTERS

March 2025

Report No:	Date	Version	Appellant	Council
15909_R01B	11th February 2025	1	WL	
	02 13 25	2		JF
15909_R01C	26th February 2025	3	WL	
	27 02 2025	4		JF
15909_R01D	4 th March 2025	5	WL	
	06 03 2025	6		JF
15909_R01E	10 th March 2025	7	WL	
	12 th March 2025	8		JF
15909_R01F	12 th March	9	WL	

Section 1: Introduction

- 1.1. This Landscape Statement of Common Ground (Landscape SoCG) has been prepared between the Appellant, Tidcombe Holdings LLP, and Mid Devon District Council (MDDC) (the Council), in order to assist the Inspector with the identification of landscape matters for consideration within the forthcoming Public Inquiry, and the main areas of agreement and disagreement between the two parties.
- 1.2. An overarching Planning SoCG has been prepared, which includes general matters and additional SoCGs for landscape and heritage matters have also been prepared to clarify detail in respect to the areas of disagreement referenced in the overarching SoCG.
- 1.3. Tidcombe Holdings LLP have appointed Tyler Grange Ltd as expert witness in relation to landscape and views. The Council have appointed Novell Tullett as an external landscape consultant to provide evidence in support of the Council's case. Neither party were involved in the planning application process.
- 1.4. The Landscape SoCG sets out matters that are agreed between the two parties and summarises the areas of disagreement that remain. It covers the following points set out in the planning Inspectorate's guidance as below:
 - Background to the Appeal;
 - Areas where the parties are working together and there is a prospect of resolving a related reason for refusal;
 - A series of tables setting out areas of agreement and disagreement in relation to each remaining reason for refusal on a topic-by-topic basis;
- 1.5. A Landscape and Visual Impact Assessment (LVIA) was produced by Tapestry in November 2023. and this information, together with additional baseline and assessment work, was used to evolve the development proposals and establish key design principles. Tyler Grange has been involved with the project since October 2024 when they were appointed to provide expert witness services in respect of a potential appeal.

Section 2: Landscape Common Ground

- 2.1. A review of the LVIA pertaining to the earlier refused application for 170 units was undertaken by Novell Tullett in June 2021. An independent review of the LVIA pertaining to the current application was undertaken by Cornwall Environmental Consultants (CEC) in June 2024. A subsequent independent review was also undertaken by Novell Tullett in January 2025 but this has not been released by the Council and has not been seen by the Appellant team.
- 2.2. A Committee Report was produced in relation to the application and no Landscape consultee comments were included in the report or submitted. Responses were received from the Tree Officer, Historic England and the Grand Western Canal Advisory Committee.
- 2.3. The Tree Officer determined in their July response that “the concerns raised have been largely resolved” but that any mitigation planting plan should address the losses, which could be dealt with through condition. The Tree Officer also highlighted that the loss of some sections of hedgerow would require mitigation through reintroducing or restocking hedgerows.
- 2.4. Historic England referenced distant views towards Tidcombe Hall from Knightshayes Park but that it would form a “very small feature” within the views and would be surrounded by “a considerable amount of tree cover”, going on to state that “it is debatable how much of the housing would actually be visible”.
- 2.5. The Grand Western Canal Advisory Committee stated that the Appeal Scheme would remove “part of the southern rural view from the towpath”, going on to state that Tidcombe Hall’s setting in the landscape would be lost.
- 2.6. The following is agreed:
 - The Council has not raised concerns in relation to the provision of public open space and the Reasons for Refusal do not relate to elements of design because they did not form part of the Appeal submission and would be addressed as Reserved Matters.
 - An LVIA was submitted by Tapestry. The LVIA was produced in accordance with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) although the methodology was not submitted until 6 months after the submission of the LVIA.
 - No consultation response was received from a Landscape Officer.
 - The Site is not subject to any national or local landscape designation but is partially covered by the Grand Western Canal Conservation Area, (which is also a local nature reserve and Country Park).
 - Part of the Site, including Tidcombe Hall but excluding the field in the north-east, is covered by Mid Devon Local Plan policy TIV13 a contingency site for residential development.
 - The Appeal Scheme will not result in the removal or diversion of any Public Rights of Way (PRoW).
 - Part of the Site forms part of the grounds of Tidcombe Hall.
 - With regards to landscape matters, Reason for Refusal 1 cites only policies S1, S4, S10, S14 and TIV13. TIV 13(d) requires that if the contingency site is released, the development of the land should be planned to secure design and landscaping that protects the setting of the Grand Western Canal, Tidcombe Hall and Conservation Areas.

- Policy S4 is not relevant to landscape and visual matters.
- The Independent Review of the Tapestry LVIA for the current application produced by CEC did not dispute the following findings of the LVIA (although it is noted that these are not Novell Tullett's findings):

Significance/ Importance of Landscape Effects

Receptor	Effects
Country Landscape Character Area	Negligible
Blue infrastructure	Minor beneficial
Grand Western Canal Local Nature Reserve	Negligible

Significance / Importance of Visual Effects

Receptor (Representative Photoviewpoint Number)	Magnitude of Change
1: Knightshayes Court	Scoped out due to lack of effects
5: Uplowman Road / Blundell's Road / Post Hill	Negligible
6: Tiverton Bridge and Car Park	Negligible
7: Pool Anthony	Scoped out due to lack of effects
8: Rowridge	Scoped out due to lack of effects
9: Thurliscombe Cross	Scoped out due to lack of effects
12: Knightshayes Church Path	Scoped out due to lack of effects
14: Blundell's Conservation Area	Scoped out due to lack of effects
18: Tidcombe Lane / Tidcombe Bridge	Moderate adverse

2.7.

Sensitivity of, and Effect on, Landscape Resources - Areas Where Council Witness Agrees with Tapestry LVIA (Novell Tullett effects taken from January 2025 review to which Appellant does not have access)

		Sensitivity		Landscape Effect	
		LVIA (Tapestry)	Novell Tullett	LVIA (Tapestry)	Novell Tullett
	Landscape Character				
1	LC1 : County Level Landscape Character Area / Type (DCA)	Low	Low	Negligible	Negligible
2	LC2 : Site Landscape Character Area	High	High	Major Adverse	Major Adverse
8	LF3 : Blue Infrastructure	Medium	Medium	Minor Positive	Minor Positive
9	LF4 : Trees & Vegetation	High	High	Moderate positive	Moderate positive

Effects on Visual Receptors – Area Where Council Witness Agrees with Tapestry LVIA

Receptor (Representative Photo viewpoint Number)	Magnitude of Change
1: Knightshayes Court	No visual impact
2: Knightshayes Court	No visual impact
3: Chevithorne War Memorial	No visual impact
4: Craze Lowman	No visual impact
5: Uplowman Road / Blundell's Road / Post Hill	No visual impact
6: Tiverton Bridge and Car Park	No visual impact
7: Pool Anthony	No visual impact
8: Rowridge	No visual impact
9: Thurlscombe Cross	No visual impact
14: Blundell's Conservation Area	No visual impact

Section 3: Matters of Disagreement

- 3.1. It is not agreed that the proposed development would result in unacceptable harm to the character and appearance of the area.
- 3.2. It is not agreed whether the scale and siting of the development is inappropriate in this landscape.
- 3.3. A summary of Novell Tullett's judgements in respect of the landscape and visual effects concluded that there are eight landscape receptors where the judgement attributed to the potential effect of the development is disputed, and eight locations where the potential visual effect of the development is judged to be more significant than indicated in the Tapestry LVIA.
- 3.4. The Appellant will set out their assessment in their Landscape Proof of Evidence in accordance with the Appeal timeline. Once all evidence has been submitted a summary table of the difference in effects will be produced to aid the Inspector. The following tables set out the difference in assessment between the Council's witness and the original LVIA. The Council has identified two further viewpoints for inclusion, as set out in the second of the tables.

Areas of Disagreement Between Council Witness and Original LVIA – Landscape Effects

		Sensitivity		Landscape Effect	
		LVIA (Tapestry)	Novell Tullett	LVIA (Tapestry)	Novell Tullett
	Landscape Character				
3	LC3 : Local Townscape Character	Very Low	n/a	Minor positive	Irrelevant
	Landscape Value				
4	LV1 : Site Landscape Value	Medium	Medium	Neutral	Moderate adverse
5	LV2 : Setting Landscape Value	Medium	High	Negligible	Moderate adverse
6	LF1 : Tidcombe Hall and its setting	High to Medium	High to medium	Neutral	Moderate adverse
	Landscape Features				
7	LF2 : Topography, Geology & Soils	Medium	Medium	Negligible	Moderate adverse
	Designations				
10	LD1 : Grand Western Canal Conservation Area (CA)	Medium	Medium	Negligible	Moderate adverse

		Sensitivity		Landscape Effect	
		LVIA (Tapestry)	Novell Tullett	LVIA (Tapestry)	Novell Tullett
11	LD2: Grand Western Canal Local Nature Reserve (LNR)	Medium	Medium	Negligible	Moderate positive
12	Tidcombe Farmhouse	Not surveyed	High	Not surveyed	Major adverse

Areas of Disagreement Between Council Witness and Original LVIA – Visual Effects

Viewpoint	Receptor Value	Receptor Susceptibility	Sensitivity	Magnitude of Effect	Significance Year 0	Significance year 15
10 Newtes Hill						
LVIA (Tapestry)	Medium - Low	Medium - Low	Low	Medium	Minor Neutral	Negligible
Novell Tullett	Medium	Medium	Medium	Medium	Moderate Adverse	Moderate Adverse
12 Knightshayes Church Path						
LVIA (Tapestry)	High	Medium - Low	Medium	Very Low	Negligible	Negligible
Novell Tullett	High	High	Very High	Low	Moderate Adverse	Minor Adverse
15 Grand Western Canal Towpath						
LVIA (Tapestry)	Medium	Medium	Medium	Medium	Moderate Adverse	Minor Neutral
Novell Tullett	High To Medium	High	High	High	Major Adverse	Major Adverse
16 Grand Western Canal Towpath						
LVIA (Tapestry)	Medium	High to Medium	Medium	Medium	Moderate Adverse	Minor Neutral
Novell Tullett	Medium	High to Medium	Medium	Medium	Moderate Adverse	Minor Adverse
17 Grand Western Canal Towpath						
LVIA (Tapestry)	Medium	High to medium	Medium	Low	Minor Adverse	Negligible
Novell Tullett	Medium	High to medium	Medium	Low	Minor Adverse	Minor Adverse

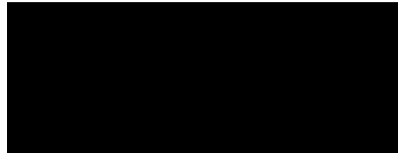
Viewpoint	Receptor Value	Receptor Susceptibility	Sensitivity	Magnitude of Effect	Significance Year 0	Significance year 15
18 Tidcombe Lane / Tidcombe Bridge						
LVIA (Tapestry)	Medium	Medium	Medium	Medium	Moderate Adverse	Minor Neutral
Novell Tullett	High-Medium	high	high	Medium	Moderate Adverse	Minor Adverse
Additional Viewpoints						
Warnicombe Lane	Medium	Medium	Medium	Medium	Moderate Adverse	Moderate Adverse
Peadhill Farm PRoW 20	Low	Low	Low	Low	Minor Adverse	Minor Adverse

Section 4: Signed Agreement

7.1 We agree to the statements set out within this Landscape Statement of Common Ground.

7.2 For the Appellant

Name: Wendy Lancaster



Signature:

Date: 12/3/2025

7.3 For Mid Devon District Council

Name: John Hammond Development Management Manager



Signature:

Date: 11/03/2025