



EXBOURNE Neighbourhood Plan

Nominations for Local Green Space in Exbourne.

Nomination	Reasons
Coombe House Orchard	This field in the village centre provides an attractive green break between the Manor House development and the older village area. It is already designated as an Important Open Space because of its historic significance and contribution to the character of the Conservation Area and The Square – Duck Lane – Holmeswell area in particular. The field forms part of a wildlife corridor through the village. Its historic and amenity value and contribution to the village setting within the Conservation Area have been recognised by the LPA over many years by its designation as an Important Open Space.
Gt. Rookery Orchard	This field opening from The Avenue provides an attractive green break between the two traditional parts of Exbourne: Top Town and Bottom Town. It is another example of a small field redolent of the traditional pattern of small farms which gave rise to Exbourne's existence. If the rubbish and stone which is at present deposited in the entrance were removed, good views would be afforded over the country to the east. The wonderful thuja and other trees along its borders are of special landscape value, and those on the west side are an important contribution to the historic setting of The Avenue, which from photographic evidence has altered little over the last century. The field forms part of a wildlife corridor through the village. Its historic and amenity value and contribution to the village setting within the Conservation Area have been recognised by the LPA over many years by its designation as an Important Open Space.
Orchard Part Sages Town Living, west end of Blenheim La.	Perhaps the only ancient orchard left in the village. It is a component of the area of land between the village and the main road – the Southern Fields - which is of great historic value being comprised largely of former mediaeval strip farming enclosures, and which is of great landscape value. Whilst the orchard is not very visible from Blenheim Lane, it is from both the Red Lion and the main road. Its historic and amenity value and contribution to the village setting within the Conservation Area have been recognised by the LPA over many years by its designation as an Important Open Space.
Field between Sages Town Living homestead and Swallow's Rest.	This field is comprised in the collection of manorial assets in this part of the Conservation Area. It is part of the Southern Fields historic field system between the village and the main road, which also has significant landscape value. It forms part of the crescent shaped wildlife corridor through the village.
Wood on north side of Court Barton homestead	Although formerly described as an orchard, this area has been landscaped and planted up by the present owners' family as amenity woodland, which is now of considerable value as part of the wildlife corridor. In particular the trees adjacent to the highway form part of the ancient setting of The Avenue, which has altered little in over a century. It forms part of the messuage of Court Barton, which historically has been the most significant property in the village apart from the church.
Gardens on south side of Court Barton	Whilst this space is generally not visible from a position accessible to the public, many of the trees adjacent to the eastern boundary are. The tall stone and cob wall adjacent to the highway is in itself of considerable value to the local setting, which includes the church and The Avenue as



EXBOURNE Neighbourhood Plan

	a whole. The gardens form part of the message of Court Barton, which historically has been the most significant property in the village. If development becomes permitted on adjacent land to the south in the future this is likely to include public access to space from which the Court Barton gardens will be more visible than at present.
Bank planted with rhododendrons by The Burrow.	This is an attractive green feature which was planted up by the owner of Court Barton when High Street was widened, which therefore also gives it some historic significance.
Verges to highway either side of North Road between Rose Cottage and Nymphayes	The village has very few grass verges along its roads, and these green areas have landscape significance, particularly when entering the village from the north. A long-established seat on the west side gives some recreational value.
Verges to highway at Exbourne X	The village has very few grass verges along its roads, and these green areas have landscape significance, particularly when entering the village from the south. A long-established seat in the north-west corner gives some recreational value. There are also memorials set in the highway boundary on the south-east side which have significance to the village.
Grassed area with pine tree at Exbourne X Garage.	This is a particularly attractive and iconic feature, highly visible to traffic coming from all directions, and serves as an admirable foil to the commercial buildings behind.
Grass verges adjacent to Duck Lane	The village has very few grass verges along its roads. These verges are an integral part of the historic setting between The Square and the Holmeswell. The seat affords some recreational value.
Grassed triangle and tree in front of Hayfield House.	This is the last bit of what was once a wide tract of land in front of Hayfield house which has now been largely urbanised with gardens and roads. It is in itself an attractive green feature within a part of the Conservation Area that has rather lost its shine over the last 40 year. Beauty and setting are reasons for public significance.
Grassed forecourt to the Village Hall	It is green, integral with the village hall which was built as the Manor Hall, of historic significance and helps to beautify it. Walled off, it is part of the historic setting of The Square.
Playing field	Obviously of recreational value, and perhaps of historic significance to those who can remember when Exbourne had a football and a cricket team. Although outside the settlement area, it is adjacent to the village, separated by only the main road.

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Your nomination

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

Rookery Orchard

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

Although I would hope that this space should already be protected, I would like to nominate it for designation for all of the reasons previously determined in preparing the last local plan.

The reasons are already well documented, so I will not repeat them here.

Please send this form preferably by email to: clerk@exbournewithjacobstowe.org.uk

Alternatively, place in the drop off box at the Burrow or post to:

Cllr Adam Hedley, Exbourne Neighbourhood Plan, Manor House, Exbourne, EX20 3RT.



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Name and location of your nominated site:

Land behind Coombe House, 2 Fore Street, and bordering Duck Lane, forming part of orchard

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

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Name and location of your nominated site:

Land to north east behind Red Lion Inn, High Street, Exbourne,

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

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Submission re SW Devon Joint Local Plan – Additional Sites

I do not believe that the site at WD_08_13_16 - Great Rookery Orchard, Exbourne, should be used for housing.

The site is located in the heart of the Conservation Area of Exbourne village, alongside a Grade II* Church, and has previously been recognised as an Important Open Space in order to protect its setting within the historical context of the village. For it to now be considered for housing is downright perverse, especially when other sites such as that at WD_08_12_16 Land at Court Barton, Exbourne, whose use would be far less damaging to Exbourne's historical setting, have been rejected.

The purpose of the Conservation Area designation is to signify West Devon Borough Council's recognition of the most attractive historical settlements, and its commitment to protecting the character of such areas.

This site is immediately alongside St Mary's Parish Church which is a Grade II* listed building, the category given to nationally important buildings of more than special interest, and any development, if allowed, will inevitably affect the historical setting of the church, no matter how small the development is. This would be contrary to all past planning policies, both national and local, which seek to conserve the special historic character of settlements, the character and appearance of conservation areas, and the historic character of the landscape, listed or other buildings of historic or architectural interest and their settings.

The layout of the village is historically important both locally and nationally, as it is one of very few remaining villages which have retained agricultural land, within the heart of the settlement area that has remained undeveloped, and which has its origins in medieval times.

Exbourne's history can be traced back to at least Saxon origins with names such as Court Barton, East Barton, etc., and there is mention of Exbourne in the Domesday Book of 1086. The area was one of small yeoman farmers and squires not country estates, and the village developed to its present form, as cottages were built to house farm workers and their needs around the central farms and Church.

In more recent times the village used to have at least six working farms within the environs of its settlement area, and this land, together with several additional areas of currently designated Important Open Space within the village, is what remains. These open areas of agricultural land and orchards are what add to the visual amenity and historical setting of the village. This variety of settlement form and type, is important, and should not be lost, so that future generations may enjoy it.

Far from being considered for Housing, I believe that this space should be protected as a green space for the benefit of the community and to support the Conservation Area status of the village, along with the other existing designated Important Open Spaces. No matter how much of a pastiche might be attempted in terms of housing design, any construction on this site will ruin the setting of the church which dates from at least the 14th century. Indeed the first recorded Rector for the church is from 1226.

I would particularly draw attention to the extract below, from the National Planning Policy Framework (NPPF) in relation to Heritage Assets which stresses that, inter alia, great weight be given to their conservation in all decisions:

Designated heritage assets are subject to specific policies that require (paragraphs 132 and 139):

- *great weight to be given to their conservation in all decisions;*
- *clear and convincing justification for any harm to significance however slight and whether through direct physical impact or by change to the setting;*
- *that substantial harm (direct or by change in the setting) to or total loss of Grade II listed buildings and registered parks and gardens is expected to be 'exceptional'; and*
- *that substantial harm to or total loss of Grade I or II* listed buildings and registered parks and gardens, protected wreck sites, battlefields, World Heritage Sites, scheduled monuments and undesignated sites of equivalent importance to scheduled monuments is expected to be 'wholly exceptional'.*

Under these criteria any change to the setting of the Grade II* Listed church is therefore classified as 'wholly exceptional', and thus undesirable in this situation, since less significant sites for housing can be found elsewhere in the area.

I also believe that use of this site for housing will lead to a significant drainage burden for householders in Duck Lane, who already experience flooding at times of heavy rainfall. As a precaution, one of the properties has to keep sandbags permanently in place in the street for protection. This site has several springs and there is considerable run off towards Duck Lane, and the properties there, despite the ability for the land to drain naturally. However the creation of many hard surface areas with roofs and access roads, etc. on the site, will inevitably worsen this situation, particularly as it is relatively steep sloping down towards Duck Lane.

The main High Street past the site is already narrow where it fronts the site, and there is an incomplete footpath on one side only. The creation of a road entrance will create a significant hazard for road users, as the position is close to a bend at the northerly point of the site. Furthermore, school children from the nearby Primary School to the south of the church, have to negotiate this stretch of road, and additional traffic movements both of residents cars, as well as vans and lorries servicing properties there, will increase the potential danger for them and other road users.

For all of the reasons above I do not believe that this land should be allocated for housing use, but should instead be protected as an open space.



Your nomination

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- A map
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- Photos

Name and location of your nominated site:

GREAT POOKERY ORCHARD.	EXBOURNE
COOMBE HOUSE ORCHARD	"
PART TOWN LIVING.	"

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

ALL 3 AREAS ARE THE ONLY ONES IN THE VILLAGE THAT PROVIDE A "GREEN AREA" OF TRANQUILITY. THE WILDLIFE IN GREAT POOKERY + COOMBE HOUSE IS A JOY TO BEHOLD. - FOXES - BADGERS - OWLS etc. ANY FUTURE DEVELOPMENT WOULD BE HUGE DETRIMENTAL.

ANY FUTURE BUILDING DEVELOPMENTS WITHIN THE CENTRE OF THE VILLAGE WOULD COMPLETELY OVERLOAD THE INFRASTRUCTURE.

I PERSONALLY WOULD NOT LIKE TO SEE ANY FUTURE DEVELOPMENT, LET US KEEP THE LITTLE SPACE WE HAVE OF "GREEN SPACE" SACROSANCT.

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Provide as much detail as possible to help us to find your nomination such as:

- A map
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Name and location of your nominated site:

COOMBE HOUSE ORCHARD BEHIND COOMBE
HOUSE + ADJACENT TO DUCK LANE

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

ITS A BEAUTIFUL OPEN SPACE, VERY TRANQUIL
+ IMPORTANT FOR WILDLIFE
BETTER TO BUILD ON EDGE OF VILLAGE
ALLOWING BETTER ACCESS ROUTES +
MINIMALISING DISTURBANCE

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Name and location of your nominated site:

Dancing Fields,
East of Town living
Blenheim lane .

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- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
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- Other reason (please explain)

The field was once used to hold
midsummer revels .

Richness of wildlife - barn owls seen
regularly until very recently .

Flora is increasing year on year .

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Name and location of your nominated site:

GREAT ROOKERY ORCHARD, NEXT TO THE
CHURCHYARD + OPPOSITE COURT BARTON

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

BETTER USE FOR ALLOTMENTS, ENHANCING
GREEN SPACE + ATTRACTING MORE WILDLIFE
BETTER TO BUILD ON EDGE OF VILLAGE
ALLOWING BETTER ACCESS + LESS DISTURBANCE

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Name and location of your nominated site:

THE ORCHARD DUCK LANE

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
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- Other reason (please explain)

It is a beautiful Setting for the Village water pump
 It has a rich Variety of Bird species and a
 Dormouse Habitat at the far end Boundary
 Village orchards have Been a part of our History
 for hundreds of years
 It is a peaceful place at the center of
 the Village

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Name and location of your nominated site:

LAND OPPOSITE COURT BARTON - BOUNDED BY TWO CHURCHYARD,
LOOKER'S COTTAGES AND DUCK LANE.

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
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- Other reason (please explain)

This area has been designated as a green open space for many years and highlighted in local plans covering the village of Exbourne.

It is important to maintain a wildlife/green oasis in the centre of the village and although the area has been left to deteriorate, it is already a haven for some wildlife especially birds.

In public ownership, this area could be significantly enhanced as a 'pocket' park with open access and careful sympathetic management to enhance the wildlife potential.

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Name and location of your nominated site:

GREAT ROOKERY ORCHARD

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

This space meets several of the criteria above.

Beauty – There is a beautiful view from the road across Great Rookery Orchard to the hills beyond. Today (March 22nd) there is a lovely magnolia in bloom in Duck Lake. The view gives a feeling of tranquillity.

Historic This has been a green space for a long time, undeveloped for c.500 years. It contains the remains of the Church House and is close to two listed buildings.

Wildlife – provides home to slow-worms – protected species. The corner near the Church House remains often has Bullfinches and Goldfinches feeding on the vegetation.

The Copper Beech has a TPO cut.

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Name and location of your nominated site:

Fields east of Town Living Farm

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- Historic significance
- Tranquillity
- Other reason (please explain)

These fields should be retained as green spaces to preserve the biodiversity of the parish including species-rich hedges with mature trees, providing excellent habitat for birds and foraging areas for bats.

Exbourne Parish falls within the North Devon Biosphere reserve and every effort should be made to retain as many green spaces as possible.

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Name and location of your nominated site:

'ORCHARD' OPPOSITE COURT BARTON
THE ORCHARD OF COUMBE HOUSE
TOWN LIVING ORCHARD, BEHIND RED LION
GRASS VERGE BY BARWICK
MEADOW FIELD, OF TOWN LIVING (OPPOSITE
MANOR HOUSE)

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
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- Other reason (please explain)

IMPORTANT TO HAVE GREEN SPACES
THROUGHOUT VILLAGE!
OLD VARIETIES OF FRUIT TREES
WILDFLOWER / WILDLIFE HAVENS
VIEWS!
NOT TO HAVE OVERCROWDED, HOUSES
OVERLOOKING, GOOD TO SPREAD OUT
A BIT!

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Name and location of your nominated site:

Great Rookery Orchard, Exbourne
WD-08-13-16

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

I do not believe that Great Rookery Orchard should be a potential housing development site because

① It has historical significance and holds a potential for unearthing archaeological material from medieval times. ② The site is defined as an "Important open space" in a conservation area. ③ development here would add to the on going parking & traffic problems and ④ it is a valuable habitat for wildlife & fauna.

There are other sites being considered which in my opinion are better suited for housing on.

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Name and location of your nominated site:

Part of Town being

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

A really beautiful orchard at the rear of the Red Lion - it would be lovely to see more of it.

The reasons for keeping green spaces are many - and ^{is} our duty to preserve our heritage for future generations.

Please send this form preferably by email to: clerk@exbournewithjacobstowe.org.uk
Alternatively, place in the drop off box at the Burrow or post to:
Cllr Adam Hedley, Exbourne Neighbourhood Plan, Manor House, Exbourne, EX20 3RT.

Your nomination

Should you wish to nominate more than one site, please use a separate form.

Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

Great Pockery Orchard
Exbourne
Devon

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

The many reasons for keeping green spaces are interconnected to the other issues that affect the wellbeing and health of the community.

As well as our duty to enhance the richness of its wildlife and heritage (for the future).

This site is a rare open space in the centre of the village.

It is defined as an "Important Open Space" in a conservation area and is adjacent to two listed buildings - St. Mary's Church and Church Cottage.

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Your nomination

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

Coombe House Orchard

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

Is a beautiful open space (garden) in the centre of the village - covered with wild flowers in the spring and some beautiful ancient fruit trees.

The reasons for keeping green spaces are interconnected to the other issues that affect the health and wellbeing of the community.

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Your nomination

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- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

Coombe House Orchard + verge in front of it

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty ✓
- Recreational value ✓ (verge)
- Richness of wildlife ✓
- Historic significance ✓
- Tranquillity ✓
- Other reason (please explain) ✓ well-being

This site is one of the few away from the High St + yet within a central part of the village which provides a sense of openness. As an Orchard it needs to be protected as traditional orchards are in decline. It is a wildlife corridor + contains a small stream used by wildlife.

It was designated as an Important Open Space over the last 30 yrs or so. Historically it has been a valuable space for the community.

The Verge - has a seat + the pump on the verge was used by villagers for drawing their water supplies up until the 1920/30s + has historic significance.

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Your nomination

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- A map
- Grid reference
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- Post code
- Photos

Name and location of your nominated site:

FIELD TO SOUTH OF BLGWIHEIM LANE

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

BATE, SLOE, WORMS, SWALLOWS, HEDGHOGS,
FOXES READING. AND BEE KEEPING,
HISTORIC SETTING OF CHURCH

BEAUTY ~~AND~~ ~~TRANQUILLITY~~
~~SITE~~ TRANQUILLITY.

Please send this form preferably by email to: clerk@exbournewithjacobstowe.org.uk

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EXBOURNE Neighbourhood Plan

Your nomination

Should you wish to nominate more than one site, please use a separate form.

Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

Gardens of Cowt Barton - land west of High St, north and south of Cowt Barton house (see attached plan)

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

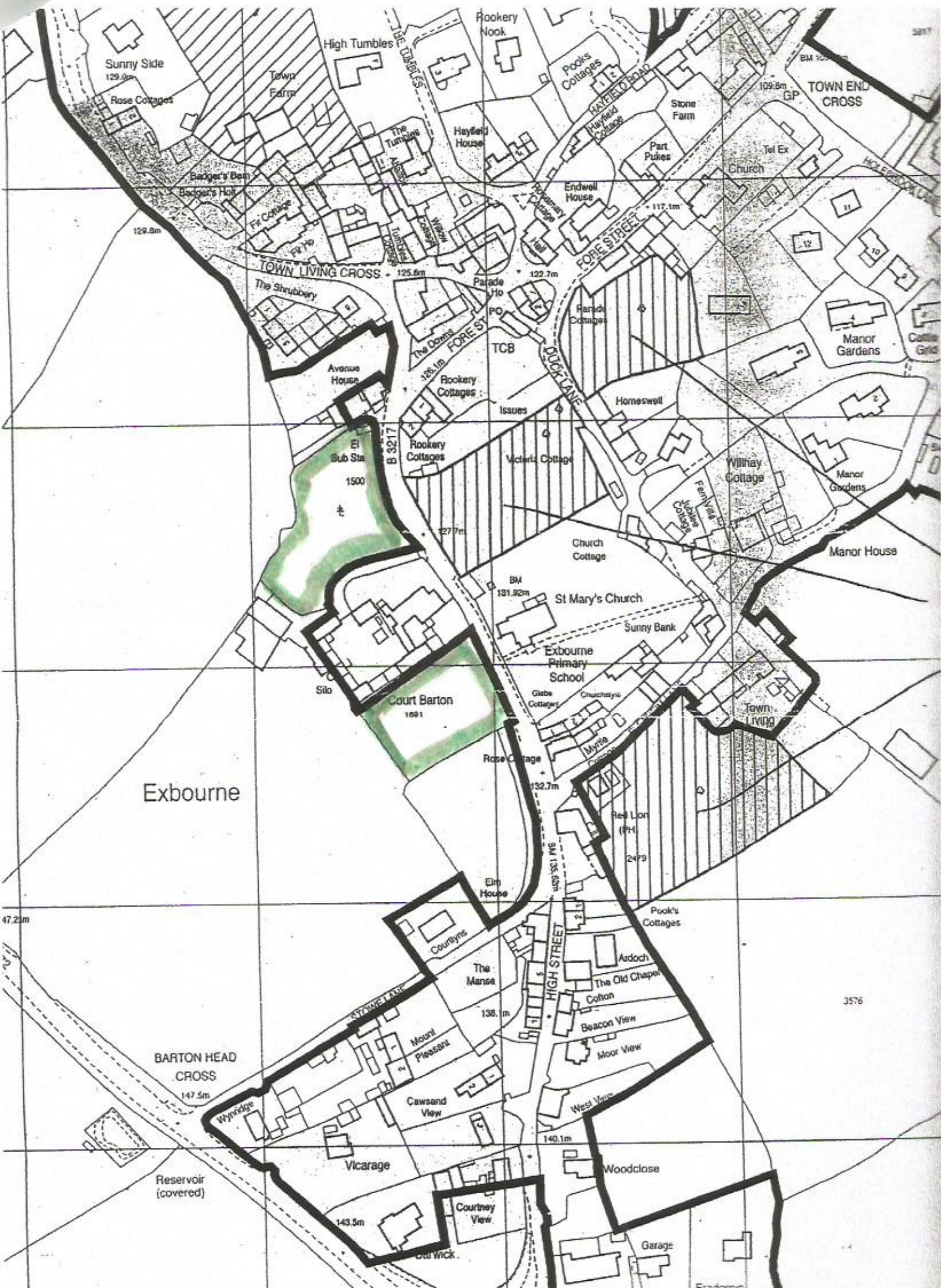
The land has a large number of trees and shrubs which attract birds and other wildlife. With the churchyard and Great Rookery Orchard opposite, the land ~~provides~~ forms a tranquil section of the High St. The land ~~is~~ also ^{has} direct contact with farmland beyond forming a "corridor" for wildlife to enter the village.

Some of this land is shown as orchard on the Tithe Map; I don't know if it still is.

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Your nomination

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

Orchard at Coombe House

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

Traditional orchard dating back at least to 1840 (Tithe Map). An attractive, open aspect in the centre of the village.

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Your nomination

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
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- Post code
- Photos

Name and location of your nominated site:

GREAT ROCKET ORCHARD Verge by Barwick at Cross Rd

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty ✓
- Recreational value ✓
- Richness of wildlife ✓
- Historic significance ✓
- Tranquillity ✓
- Other reason (please explain)

The verge has a seat + trees which feed birds + other wildlife. It creates a peaceful setting on the approach to the village from the A3072 + together with the bank bordering 'Barwick' it gives a sense of openness + tranquillity

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- A map
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- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

Town Living orchard, behind Red Lion

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

One of Exbourne's few remaining traditional orchards, shown on the Tithe Map of 1840. Provides specialist wildlife habitat and links the village centre with the countryside beyond.

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Your nomination

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
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- Post code
- Photos

Name and location of your nominated site:

COOMBE HOUSE ORCHARD

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

LOCAL GREEN SPACE
DESIGNATED NOT TO BE BUILT ON
WHEN COOMBE HOUSE WAS LAST SOLD

Please send this form preferably by email to: clerk@exbournewithjacobstowe.org.uk

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- Post code
- Photos

Name and location of your nominated site:

COOMBE HOUSE ORCHARD

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

LOCAL GREEN SPACE
DESIGNATED NOT TO BE BUILT ON
WHEN COOMBE HOUSE WAS LAST SOLD

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

PART OF TOWN LIVING (ORCHARD AREA)

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

LOCAL GREEN SPACE
DESIGNATED NOT TO BE BUILT ON
WHEN MRS SAGE STATED THIS IN HER
WILL

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Your nomination

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- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

PART OF TOWN LIVING (ORCHARD AREA)

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

LOCAL GREEN SPACE
DESIGNATED NOT TO BE BUILT ON
WHEN MRS SAGE STATED THIS IN HER
WILL

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EXBOURNE Neighbourhood Plan

Your nomination

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

GREAT ROCKERY ORCHARD

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

LOCAL GREEN SPACE
IF THIS IS BUILT ON ANY EXCESS
SURFACE WATER WILL POOR DOWN INTO
DUCK LANE

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

GREAT ROCKERY ORCHARD

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

LOCAL GREEN SPACE
IF THIS IS BUILT ON ANY EXCESS
SURFACE WATER WILL POOR DOWN INTO
DUCK LANE

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

Two fields adjoining E side of Town Living Farm, bounded by Blenheim Lane (northern boundary) and Holebrook Lane (eastern boundary), and divided by post and wire fence.

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

These fields, in particular the higher field provide the appropriate rural and green setting for the listed farmhouse, Town Living.

As Exbourne is sited on an east facing slope these fields are visually important when approaching the village from Sampford Chapple and Solland and development here would be visually intrusive.

The fields provide a pleasant view to all neighbouring properties in Blenheim Lane.

The view over these fields has been enjoyed as one of the few 'green windows' by locals and visitors taking a stroll around the village. Pedestrians typically pause here, at the junction of Blenheim Lane and Duck Lane, to look at the attractive farmhouse and across these adjoining fields. Frequently swifts, swallows and bats are to be seen at this location in the evenings.

Town Living Farm and its near neighbour, The Manor, are two properties which for many years have formed part of the attractive boundary to the SE corner of village, so helping to maintain its rural character. Development outside of this would compromise this historical village boundary edge.

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Your nomination

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

Great Rookery Orchard Grid Ref = SS601019; National Grid Field No = SS 6001 1997; Post code: EX20 3SG

Great Rookery Orchard has a longstanding designated as an Important Open Space in the centre of Exbourne village both under the 2005 Local Plan and earlier. It is adjacent to and contributes significantly to the setting for St Mary Blessed Virgin, a Grade II listed parish church and the former Church House remains which extend into the site. The church is early C14 with C15 rebuild and early C16 addition. It has early C14 west and east windows in the chancel. The tower is circa early C15. The graveyard has several significant historic grave stones including grade II listed chest tombs, with only a small area of unused graveyard remaining.

Great Rookery Orchard is located near 2 other listed buildings, one of whose garden extends into the orchard. The site is small (approx. 2/3 an acre).

The pasture slopes steeply to the north and east and the vegetation indicates that the eastern end is damper. The boundary hedges are predominantly holly, ivy, bramble and laurel. Old stone-faced Devon banks covered with vegetation form the east and west boundaries.

On the east boundary some trees are intermixed with the hedgerow ivy etc. A small coniferous copse in the northwest corner supports a longstanding rookery. The western, roadside boundary to the High St has a wire fence separating the pasture from a row of trees mostly of Thuja sp. just before the Devon bank. One of the row of trees is a very mature copper beech protected by a tree preservation order.

The orchard entrance is also the point at which the High St., pavement ceases and where an indent of road eastwards starts to narrow to the narrowest road width on the High St. The site is directly opposite to the entrance of the working farm at the heart of Exbourne.

The site is farmed organically and managed by cutting one or twice a year for haylage.

The space must be of local significance.

- **Historic significance**

It forms the context for the Grade II listed church, its graveyard with listed tombs, and two other listed buildings as well as the remains of Church House from which it is separated by a hedge. It is directly opposite Court Barton – a working farm; all sites of local importance to the parish contributing to the character of Exbourne village centre which have benefitted from the presence of the pasture land for around 500 years. The location is mentioned in 14th century documents pertaining to Church House.

- **Landscape**

Its location in the village makes accessible far-reaching views to the upland rolling hills, characteristic of this area of Devon. This adds to the feeling of space and supports the village character especially in the High St. The JLP seeks to protect such features and contexts.

- **Tranquillity**

The green space, with its juxtaposition with the church, supports the function of the graveyard as a place of burial and contemplation; a function recognised in the JLP OSSR.

- **Richness of wildlife**

The pasture is farmed organically and so supports the neutral grassland (a priority BAP habitat) in the village centre.

Slowworms (legally protected species) and a number of species of bird listed on the Biodiversity Action Plan have been noted from the site. Bull finch, starling and song thrush (BAP species) have been seen in the orchard as well as long-tailed tits, blue tits, blackbirds, jackdaw, magpies, rooks, wrens and pigeons. Whistling owls and buzzards hunt over the area. Dormice, a legally protected species, have been found in the vicinity and the vegetation of the orchard provides a potential habitat for them.

The hedgerow bramble is important for wildlife. Bramble supports 240 species of plant-eating insect and mites, 32 exclusively. The hedgerow holly flowers provide a nectar source for bees and other pollinators. Dormice eat holly berries. The holly leaf litter found within the copse and surrounding areas provides a hibernation site. Ivy of the hedgerow provides food for blackcaps, blackbirds, wood pigeon and thrushes, all of which are found in the vicinity. The grassland supports invertebrates as indicated by the magpies and rooks searching in the grass of Great Rookery Orchard for food.

The site is part of the wildlife corridor in Exbourne.

- **Flood Control**

The grassland and trees act as a means of flood defence and slow release of water down the steep slope of the pasture and onwards. Springs are found in the area. This area protects the lower part of the village and assists in remediating the areas in the village which are in Flood Zone 2 & 3. In addition the slow release of water helps maintain Exbourne's Culm grassland (a priority BAP habitat).

- **Air quality protection**



Future Management

Currently the site is managed by the farmer cutting once or twice a year; a practice which maintains the habitat for a number of species identified on the Biodiversity Action Plan. Equally several parishioners have the skills to prepare and administer a management plan for the site in the event that it was for sale.

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Your nomination

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

Town Living Orchard

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty ✓
- Recreational value
- Richness of wildlife
- Historic significance ✓
- Tranquillity ✓
- Other reason (please explain)

This site was given Important Open Space designation under the Local Plan & has been so for 30 years. It provides a tranquil setting from the garden/grounds of the Red Lion public house from which there are wonderful views across to the distant landscape. It has historic significance as it has been an orchard for many years & is shown in the Tithe map of 1840/1. It is part of the character & setting of Town Living a Grade II listed building.

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

Great Rookery Orchard

Post code: EX20 3SQ

Grid Ref = SS601019

National Grid Field No = SS 6001 1997

The nominated site is a grassland pasture in the centre of Exbourne village and is currently designated an Important Open Space for the village. It forms the setting for the grade II listed parish church whose graveyard has several significant historic grave stones. The site is located near other listed buildings. These back onto the site which therefore forms the context for these historic buildings which are of local importance to Exbourne parish.

The site is small (0.3 Ha), one of the criteria for nomination as a Local Green Space.

The site slopes steeply to both the north and to the east. Three sides of the site are bounded by hedges of native plants. There is also a small copse of trees which supports the rookery.

On the roadside a wire fence separates the pasture from a row of trees mostly of Thuja sp. and the Devon bank which delineates this side of the site from the High St. One of this row is a copper beech which has protection under a tree preservation order.

The site is used for organic agricultural purposes and the pasture is cut once or twice a year for haylage, thus providing a wildlife haven, including for the rookeries which give the local period cottages their name.



EXBOURNE Neighbourhood Plan

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- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

Historic significance – This field has always been used as an orchard or agricultural grazing land. Its location next to the ancient parish church means that it was probably a monastic orchard, and as such would have contained the graves of early monks.

It would also have been used during the medieval period for burials of those who had to be interred outside the churchyard, such as infants who died before baptism, but whose relatives wanted them to lie beneath the shadow of the church. This may have included a number of burials during the many outbreaks of the Black Death.

Tranquillity – This field lies at the very centre of the village, which gives the village its unique character and feeling of space. It is next to a peaceful churchyard, providing a sanctuary of silence and green space, which is especially important for services in the church and for those visiting graves.

At night, this field, together with the churchyard, provides a wonderful dark spot in the heart of the village, where there is no light pollution, so that local people see the stars, and wildlife can feed and hunt undisturbed by light or noise.

On the other side of the churchyard is the village primary school. The children are subjected to fumes from traffic and heavy lorries queuing to pass on the narrow road immediately outside the school. The trees and green space in this field, which most of the children walk passed as they enter and leave the school, provides an essential green lung for the village, filtering out pollution.

This field is an oasis of silence and tranquil green space in the heart of the village, providing peace and mental well-being for all those who live and work around it, which is particularly vital for those many people who work from home in jobs requiring quiet and concentration.

Richness of wildlife – Being bounded by a churchyard on one side and by species-rich medieval hedges, mature trees and cottage gardens, which contain small and large ponds, this field provides an ideal wildlife corridor and habitat, where wild flowers can flourish giving food and shelter for birds, insects, slow worms and small mammals such as field voles, shrews.

This in turn provides ideal hunting ground for birds including tawny owls which are seen nightly hunting from trees in this field over this grassland. If this field was built on, it would cut off the green corridor for the wildlife that currently lives or feeds in the churchyard and gardens.

The fact that this field is not used for dog walking or recreation means that flowers, wild birds and animals can flourish undisturbed, and the rare and sensitive species have a chance to breed. There are very few sites left like this, and even fewer in the heart of a village.

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or alternatively by post to: Cllr Adam Hedley, Manor House, Exbourne, EX20 3RT.

25

Date: 30 March 2017 at 18:10

Subject: Exbourne N P - Nominations - Local Green Space

1. Area to the rear of Combe House, off Duck Lane.

This area should be preserved as an open space due to the beauty it provides to the village, the opportunity for wildlife (plants and animals) and peace and tranquillity it offers to those that live around the space. Development of the site for building would only offer a financial windfall to the landowner to the detriment of the appearance and character of Exbourne and serve no benefit. Better locations for development exist.

2 Great Rookery Orchard

This area should be preserved for the reasons as detailed above at (1). The closeness of an unspoilt green space to the village church should be valued. The two areas are divided by Duck Lane and allow for a near continuous area of protected green area. As above; better areas for development exist.

3 Area to the rear of the Red Lion

Although a less obvious and open area to the above (1) and (2) this site should also be preserved for the same reasons.

None of the areas offer easy access and exit to vehicles if developed. Duck Lane and Blenheim Lane are both very narrow and unsuitable for increased levels and Great Rookery is on the High Street which is already subject to current traffic problems.

Your nomination

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Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

GREAT ROOKERY ORCHARD

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

This is the only space from within the heart of the village from which it is possible to look across to the rural landscape & provides a sense of space + well-being. There is also a view from the churchyard across the road which adds to the peaceful quality. It is a haven for wildlife - evidence of dormice + slow worms both threatened species, have been found. The hedgerows are an important wildlife habitat + contribute to a wildlife corridor.

It is of historical importance - it is mentioned in Kelly's Directory of 1902 as being a wonderful view + has been appreciated by many for centuries as the space was given to the parish by a deed of 1507.

The Title Map 1841 shows it to have been an open space.

It is within a Conservation Area + close to a Grade II listed Church + the remains of the Church House / Poor House dating to the 1500's.

It also assists in preventing flooding.

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Alternatively, place in the drop off box at the Burrow or post to:

Cllr Adam Hedley, Exbourne Neighbourhood Plan, Manor House, Exbourne, EX20 3RT.



Your nomination

Should you wish to nominate more than one site, please use a separate form.

Provide as much detail as possible to help us to find your nomination such as:

- A map
- Grid reference
- Descriptions of the boundaries of the site
- Post code
- Photos

Name and location of your nominated site:

'The Dancing Field' Field to the East of Town Living which runs down to holebrook lane (originally all one field, now owned by 2 people and divided) and which falls partly in the conservation area.

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- **B** Reasons to preserve this site including beauty, historic setting, main approach to Exbourne, wildlife and it's historic significance:
 - **R**
 - **R**
- Futu**
- Historic setting - This field provides the setting for some of the most important listed buildings in the village including the Church, Manor House, Town Living farm and Swallows Rest (all listed). It is the main view of Exbourne from the main approach to the village along the A3072. Key green space in order to preserve the setting and special character of Exbourne which predates Domesday.
- Beauty - large old oaks, wildflowers, hawthorn, views to Dartmoor Cosdon Hill.
- Richness of wildlife - orchids (early purple), native species such as hawthorn, red soil (rare in W Devon which is mainly culm). Owls and birds of prey, foxes and many bird species including woodpeckers often seen here.
- Historic significance - known as 'The Dancing Field'. "Exbourne Revels have been held from time immemorial on the Feast of the Nativity of St Joh Baptist (Midsummer Day) , - in a field called 'The Dancing Field' near the Manor House." From Notes on the Manor and Parish of Exbourne by Roper Lethbridge 1901.
- It is said that there are ancient earthworks (barrows) in this field and in the orchard above Town Living. Old strip fields adjacent.

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- Photos

Name and location of your nominated site:

Town Living Field

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife ✓
- Historic significance ✓
- Tranquillity ✓
- Other reason (please explain)

This field is part + parcel of Town Living, a Grade II listed building + gives a sense of peace + tranquillity to this part of the village. It is bordered by hedgerow which supports an abundant of wildlife species. It has an historic connection to the Manor House.

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- Photos

Name and location of your nominated site:

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty ✓
- Recreational value
- Richness of wildlife ✓
- Historic significance
- Tranquillity ✓
- Other reason (please explain)

T.J.'s field between Blenheim Lane
and running down to Hobrook Lane

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Name and location of your nominated site:

Town Living Orchard - area behind Red Lion

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty ✓
- Recreational value
- Richness of wildlife ✓
- Historic significance ✓
- Tranquillity ✓
- Other reason (please explain)

Tranquil area - next to outside garden of Red Lion - enhances atmosphere during summer months. Previously listed as open space designation & has always been an interesting orchard. Historically an old orchard - one of the few remaining traditional orchards in Exbourne. Close to listed buildings

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Name and location of your nominated site:

GRASS VERGES -
1). GRASS VERGE ON MONCKEYHAMPTON ROAD (NORTH R.)
2). MAIN ROAD - A3042

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value ✓
- Richness of wildlife ✓
- Historic significance
- Tranquillity ✓
- Other reason (please explain)

Enhances appearance of village entrances / approaches
Wild life corridor - between fields - both in village
& on main road.
Seats on verge opposite Rose Cottage & on cross roads
provide tranquil area for residents & visitors alike.
Area round Bus stop (also w.l. commemorative tree.
Young trees planted on grass verge by play-field

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Name and location of your nominated site:

Greater Lockery Orchard - green space in centre of village. Adjacent to church.

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty ✓
- Recreational value
- Richness of wildlife ✓
- Historic significance ✓
- Tranquillity ✓
- Other reason (please explain)

Adjacent to listed buildings.
Wildlife corridor - connecting Court Barton Fields to open space other side of Duck Lane.
Historic significance - particularly relating to site of Court Barton & dividing wall with Alms Houses.

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- Photos

Name and location of your nominated site:

Court Barton Gardens

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty ✓
- Recreational value
- Richness of wildlife ✓
- Historic significance ✓
- Tranquillity ✓
- Other reason (please explain)

The trees which line the High Street form part of the Court Barton estate, one of the oldest historic sites in Exbourne. There are photos which show trees have lined the High St dated from 1906 approx + probably earlier. They add to the tranquillity of the High St by providing shade, bird-song (some of the birds heard + seen are on the Red list eg Song Thrush). They are a beautiful sight when walking along the High Street.

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Name and location of your nominated site:

Field to south east of village, entrance Holbrook
Lower T.B. Field.

The space must be of local significance. Please describe in as much detail as possible how the nominated space addresses one or more of the following conditions:

- Beauty
- Recreational value
- Richness of wildlife
- Historic significance
- Tranquillity
- Other reason (please explain)

approaching view of village from 3072.
The amount of wildlife
general ambience of the countryside

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