

2013

Landscape Assessment of Important Visual Amenity Space Update



Exmoor National Park Authority

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1. INTRODUCTION

- 1.1. This report provides an assessment of the landscape importance of open spaces to inform the review of the Exmoor National Park Local Plan. Land of visual amenity value may form a focal point for a settlement, or may be significant in allowing views into and out of settlement in the wider landscape. Other areas are important in terms of historic landscape characteristics or for cultural reasons. These green areas are not always publicly accessible, but may be on occasions, such as when a local event is held.
- 1.2. An assessment of the landscape importance of open spaces¹ within and around defined settlements was initially undertaken in 1996 to inform policy CBS20 Important Open Space, in the Exmoor National Park Local Plan Review 1997. All sites were assessed using a number of criteria (listed below) – those which were scored as moderate and high value were recommended for designation as important open space for visual amenity and included on the 1997 Local Plan Proposals Map.
- 1.3. During 1999 – 2000 identified an additional 42 areas of important open space highlighted by the community through 20 Planning for Real™ events. A landscape assessment of the 42 sites was undertaken within the defined settlements² across the National Park. This assessment³ recommended the inclusion of a further 16 areas of open space on the Exmoor National Park Local Plan Proposals Map 2001 – 2011 (adopted March 2005). Collectively, these sites are identified as Important Open Space for Visual Amenity and are specifically linked to policy CBS16 Important Open Space. This policy ensures that these areas are protected from development which would harm the amenity value of the site or the character of the settlement.
- 1.4. As part of the early community engagement work undertaken for the current Review of the Local Plan, communities were asked to identify any additional important open spaces as part of the Your Future Exmoor events held in 2010.
- 1.5. The criteria used for the landscape assessments of these particular open spaces includes the following:

¹ Assessment of the Landscape Importance of Open Spaces Within Settlements in the Exmoor National Park (Paul Bryan – March 1996)

² Defined settlements included under Policy S1 of the Local Plan 2001 – 2011 (Allerford, Barbrook, Brendon, Bridgetown & Exton, Brompton Regis, Challacombe, Cutcombe & Wheddon Cross, Dulverton, Dunster, Exford,

- Sense of Arrival/Place: a core open space usually in association with community facilities.
- Potential Arrival Spaces: open spaces at the fringes of settlements which could act as future core spaces and which should be protected from development.
- Screening / Setting: spaces containing trees and shrubs which provide a contrast in texture to a building mass.
- Breaks in Settlements: open space that breaks up settlements into smaller neighbourhood areas and reduces the impact of buildings in the landscape.
- Cohesion with the Countryside: open spaces that physically or visually connect with the surrounding countryside such as riverside corridors, woodland or farmland.
- Countryside Experience: remnants of countryside within settlements which help to reduce the urban and increasingly suburban character of rural settlements.
- Visual experience: important in providing an alternative visual experience to enclosed spaces as many of Exmoor's settlements are enclosed, tucked into valley bottoms, sunless, and with no long views.
- Areas of Historic and Cultural Significance: spaces which have historically been used for activities such as markets, fairs or meeting places including notable historic events, or areas which add to the historic context of buildings.
- Use: current use of space will be considered and sites used by the public will have greater value e.g. for informal dog walking.

Luccombe, Luxborough, Lynton & Lynmouth, Monksilver, Parracombe, Porlock, Roadwater, Simonsbath, Timberscombe, Winsford, Withypool, and Wootton Courtenay).

³ Landscape Assessment of Important Open Space for Exmoor National Park Authority (Paul Bryan – August 2004)

- 1.6. This update reviews each of the sites currently designated as Important Open Space for Visual Amenity (see Chapter 2) on the Local Plan 2001-2011 Proposals Map, in relation to their inclusion in new Local Plan Policies Map. This review will include whether or not any changes in relation to the use or development of the site has taken place on the site since the 1996 and 2004 assessments that affect the original justification and recommendation. This may include a change of designation to important open space for recreation, if the open space is predominantly used for leisure activities and is publicly accessible. Alterations to the boundary may also be required where development may have taken place.
- 1.7. Chapter 3 provides an assessment of additional sites of important open space identified at the YFE events in 2010.
- 1.8. The Exmoor National Park Open Space Strategy has identified areas of public open space which are assessed using defined criteria will be identified on the new Local Plan Policies Map as Important Open Space For Recreation.
- 1.9. The Open Space Strategy will also categorise some existing areas that have been identified previously as important visual amenity space as important open space for recreation – i.e. where land is publicly accessible for leisure/recreation activities.

2. OVERVIEW OF VISUALLY IMPORTANT OPEN SPACE DESIGNATIONS 1996/2004

- 2.1. Table 2.1 provides an overview of the areas identified as visually important open space on the adopted Exmoor National Park Local Plan 2001 – 2011 Proposals Maps (settlement inset maps) in accordance with Policy CBS16 Important Open Space.
- 2.2. The comments relate to the changes that are required in order to inform the preparation of the new Local Plan 2011 – 2031. These changes relate to necessary alterations to the areas designated as “Important Open Space – Visual Amenity” following the preparation of the Exmoor National Park Open Space Strategy, which provides an assessment of open space for recreation, and a review of sites and their boundaries using 2010 aerial photography.
- 2.3. Appendix 2 includes aerial views⁴ of settlements showing the current areas of important open space for visual amenity as designated in the adopted Exmoor National Park Local Plan 2001-2011 Proposals Map.

Table 2.1 OVERVIEW OF OPEN SPACE ASSESSMENTS 2013

SETTLEMENT	OPEN SPACE REF: SETTLEMENT CODE / YEAR	COMMENTS
Allerford	ALL/1996	No change
	ALL1/2004	No change
Brendon	BRE1/1996	ACTION: change the designation to important open space (recreation).
	BRE2/1996	No change
	BRE1/2004	An agricultural shed, area for implement storage and boundary fencing has taken place on the eastern edge of the space. The boundary may need to be altered in the future to reflect these changes.
Brompton Regis	BRO/1996	ACTION: change the designation to important open space (recreation) - suggest including the extended area of the Millennium Green to the south west of the site.

⁴ © Get Mapping 2010

SETTLEMENT	OPEN SPACE REF: SETTLEMENT CODE / YEAR	COMMENTS
Challacombe	CHA/1996	No change
Dulverton	DUL1/1996	ACTION: change the designation to important open space (recreation).
	DUL2/1996	No change
	DUL3/1996	No change
	DUL4/1996	No change
	DUL1/2004	ACTION: Boundary revision due to change of use of some of the land to domestic curtilage to the rear of Church Lane. Change the designation to important open space (recreation).
	DUL3/2004	No change
	DUL4/2004	No change
Exford (see Appendix 1)	EXF1/1996	ACTION: change the designation to important open space (recreation).
	EXF2/1996	No change
	EXF1/2004	Not shown on Exmoor National Park Local Plan 2001 – 2011 Proposals Map. 2004 Landscape Assessment recommended to include the Auction field site. ACTION: include site (see Appendix 1)
Luccombe	LUC/1996	ACTION: change the designation to important open space (recreation).
Luxborough	LUX1/1996	ACTION: change the designation to important open space (recreation).
	LUX2/1996	No change
	LUX1/2004	No change
Lynton & Lynmouth	LYN1/1996	No change
	LYN2/1996	No change
	LYN3/1996	ACTION: change the designation to important open space (recreation).
	LYN1/2004	No change
	LYN2/2004	No change
	LYN3/2004	No change
Parracombe	PAR2/2004	No change
	PAR3/2004	No change

SETTLEMENT	OPEN SPACE REF: SETTLEMENT CODE / YEAR	COMMENTS
Porlock	POR1/1996	These areas were not included in the 2001-2011 Local Plan as the sites were originally designated in the 1997 Local Plan to provide an attractive setting for buildings around High Bank and Court Place in relation to the proposed relief road. The relief road was not carried forward in the 2001-2011 Local Plan as there considered to be no need to safeguard it – therefore these visual amenity areas were no longer relevant.
	POR2/1996	
Roadwater	ROA/1996	No change
	ROA3/2004	No change
Timberscombe	TIM1/1996	No change
	TIM2/1996	ACTION: change the designation to important open space (recreation).
	TIM2/2004	No change
	TIM4/2004	No change
Simonsbath	SIM1/1996	No change
	SIM2/1996	No change
Winsford	WIN1/1996	ACTION: change the designation to important open space (recreation).
	WIN2/1996	No change
	WIN3/1996	No change
	WIN4/1996	No change
	WIN1/2004	No change – apart from felling of some trees on these sites. For future reference these sites will be combined as one site e.g. WIN/2004
	WIN2/2004	
	WIN3/2004	
Withypool	WIT/1996	No change

Note: each code relates to a separate site (no duplication)

3. YOUR FUTURE EXMOOR - IMPORTANT GREEN SPACE ASSESSMENT

- 3.1. During January – March 2010 twenty one Your Future Exmoor community consultation events were held in settlements across the National Park. Local communities were asked to identify important green space using flags on the maps of their parish and/or settlement and the whole of the National Park. The sites identified were generally associated with settlements across the National Park.
- 3.2. Table 3.1 below lists the various sites nominated and identifies whether or not these areas are already protected e.g. through wildlife designations, tree protection orders (TPOs), designations in the adopted Local Plan for important open space (visual amenity or recreation) and orchards.
- 3.3. These additional sites have been reviewed by the Exmoor National Park Landscape Officer using the criteria outlined in the Introduction. The full landscape assessment can be viewed in Appendix 3 together with aerial views.
- 3.4. Within Table 3.1:
- Sites highlighted in yellow are existing sites already designated as important open space (either for recreation or visual amenity) in the adopted Local Plan and will be carried forward as important open space (either for their visual amenity or recreation value) in the forthcoming Draft Local Plan.
 - Sites highlighted in red are not applicable as they are:
 - outside the National Park boundary,
 - do not relate to green space, or
 - the area has subsequently been developed.
 - Sites highlighted in green are those that have been assessed by the Landscape Officer as meeting the relevant criteria.
 - Those remaining sites (uncoloured) were not considered to meet the criteria for important visual amenity space.
- 3.5. Those areas that are assessed as meeting the relevant criteria will be identified on the Draft Local Plan Policies Map and there will be opportunities for communities to comment on these suggested areas and existing important open space through subsequent consultations on the emerging Local Plan. These will be consulted on as part of the Draft Local Plan Consultation 2013 and will be taken forward into the Publication Draft Local Plan.

TABLE 3.1: YOUR FUTURE EXMOOR COMMUNITY CONSULTATION RESULTS FOR IMPORTANT GREEN SPACE

SETTLEMENT	FLAG CODE	AREA	DESIGNATIONS	COMMENTS	LANDSCAPE OFFICER RECOMMENDATION
Allerford	DUN-S14	Packhorse Bridge	Scheduled Ancient Monument	N/A does not identify green space	N/A
	ALF-S14				
Brendon	BRE-S14	Land west of Leeford Farm	Local Plan – Important Open Space for Visual Amenity	See Table 1 and aerial image 2 [BRE1/2004]	Existing site already designated as important open space (either for recreation or visual amenity)
Bridgetown / Exton	BRI-S14	Field between Rock Cottage and the cricket ground	None	Aerial image 21	Overall this space reflects many of the criteria. Suggest this area is included as important visual amenity space.
	BRI-S14				
Brompton Regis	BRR-S14	Millennium Green	Local Plan – Important Open Space for Visual Amenity	See Table 1 and aerial image 3 [BRO/1996]	Existing site already designated as important open space (either for recreation or visual amenity)
	BRR-S14				
Dulverton	DUL-S14	Sports Ground	Local Plan – Important Open Space for Recreation		Existing site already designated as important open space (either for recreation or visual amenity)
	DUL-S14	Dulverton Middle School Playing Field	Local Plan – Important Open Space for Recreation		Existing site already designated as important open space (either for recreation or visual amenity)

SETTLEMENT	FLAG CODE	AREA	DESIGNATIONS	COMMENTS	LANDSCAPE OFFICER RECOMMENDATION
	DUL-S14	Land south of Barnsclose Mead	None	Land developed for local need affordable housing (Allers View) 2010 - 2011	N/A
	DUL-S14	Exmoor Lawns	Local Plan – Important Open Space for Visual Amenity	See Table 1 and aerial image 6 [DUL1/1996]	Existing site already designated as important open space (either for recreation or visual amenity)
	DUL-S14	Land between Exmoor House car park and the Guildhall car park	Historic Environment Record – MEM21913 Allotments North of Dulverton	Aerial image 22	Overall this space reflects many of the criteria. Suggest this area is included as important visual amenity space.
Exford	SIM-S14	Land opposite the car park	Local Plan – Important Open Space for Recreation		Existing site already designated as important open space (either for recreation or visual amenity)
	EXF-S14	Cricket ground	Local Plan – Important Open Space for Recreation		Existing site already designated as important open space (either for recreation or visual amenity)
Luxborough	LUX-S14	Land south of the village hall	Local Plan – Important Open Space for Visual Amenity	See Table 1 and aerial image 10 [LUX1/1996]	Existing site already designated as important open space (either for recreation or visual amenity)
	LUX-S14				

SETTLEMENT	FLAG CODE	AREA	DESIGNATIONS	COMMENTS	LANDSCAPE OFFICER RECOMMENDATION
	LUX-S14	Land between Hillside & Whitley	Local Plan – Important Open Space for Visual Amenity	See Table 1 and aerial image 10 (LUX2/1996]	Existing site already designated as important open space (either for recreation or visual amenity)
Parracombe	PAR-S14	Field south of Slade Cross – west of Slade Lane (Kentisbury)	None	N/A - Site outside the National Park boundary	N/A
	PAR-S14	Holwell Castle	Scheduled Ancient Monument (SAM) County Wildlife Site	Aerial image23	Remote from settlement and designated as a SAM. Should not be considered as fails to meet criteria.
	PAR-S14	Field south of Laurel Cottage	Local Plan – Important Open Space for Visual Amenity	See Table 1 and aerial image 14 [PAR3/2004]	Existing site already designated as important open space (either for recreation or visual amenity)
Porlock	POR-S14	Crawter Hill	SAC ⁵ – Exmoor Heaths SSSI – North Exmoor	Site close to West Luccombe Aerial image 24	Remote from settlement and designated as a SAC and a SSSI. Should not be considered as fails to meet criteria.
	POR-S14	Halse Combe	SAC – Exmoor Oak Woods SSSI – North Exmoor	Site close to West Luccombe Aerial image 24	Remote from settlement and designated as a SAC and a SSSI.

⁵ SAC – Special Area of Conservation

SETTLEMENT	FLAG CODE	AREA	DESIGNATIONS	COMMENTS	LANDSCAPE OFFICER RECOMMENDATION
					Should not be considered as fails to meet criteria.
	POR-S14	Recreation Ground	Local Plan – Important Open Space for Recreation		Existing site already designated as important open space (either for recreation or visual amenity)
	POR-S14				
	POR-S14	Copse adjacent Orchard Lane	Historic Environment Record – Pottery Kiln	Within Selworthy & Minehead Without Parish Aerial image 25	The small area of woodland appears remote from main settlement area and therefore does not adequately meet the assessment criteria.
	POR-S14	Applegreen Court	Adjacent TPOs ⁶	Aerial image 26	Site lies within the curtilage of existing residential property and therefore does not meet the assessment criteria.
	POR-S14	Land between Bossington Lane and Villes Lane	Flag marker within area with TPO designation	Land to the north of the flag developed for local need affordable housing. Aerial image 27	Overall this space reflects many of the criteria. Suggest this area is included as important visual amenity space.

⁶ TPO – Tree Preservation Order

SETTLEMENT	FLAG CODE	AREA	DESIGNATIONS	COMMENTS	LANDSCAPE OFFICER RECOMMENDATION
	POR-S14	Land to the south of West Porlock House	TPO F14/2/3	Aerial image 28	Set back from main settlement and within woodland designated as a TPO. Should not be considered as fails to meet criteria.
	POR-S14				
Simonsbath	SIM-S14	Area around Ashcombe car park	Section 3 woodland Local Wildlife Site	Owned by the ENPA and identified within the Open Space Strategy ⁷ . Aerial image 29	Although this space reflects many of the criteria, it is a local wildlife site and will therefore be protected from inappropriate development that would adversely affect it. Therefore this area should not be considered.
	SIM-S14	Land south of the B3224 opposite Simonsbath House	SSSI – River Barle	Owned by the ENPA Aerial image 30	Overall this space reflects many of the criteria and is noted as a very important open space for protection. Suggest this area is included as important visual amenity space.
	ALF-S14				
Wheddon Cross /Cutcombe	BRI-S14	Field to the rear of the First School	None	Aerial image 31	Overall this space reflects many of the criteria. Suggest this area is included as important visual amenity space.

⁷ This area may be identified as Important Open Space for Recreation rather than visual amenity due to the area being publicly accessible for recreation/leisure activities.

SETTLEMENT	FLAG CODE	AREA	DESIGNATIONS	COMMENTS	LANDSCAPE OFFICER RECOMMENDATION
	WHE-S14	Recreation Ground	Local Plan – Important Open Space for Recreation		Existing site already designated as important open space (either for recreation or visual amenity)
	WHE-S14				
	WHE-S14				
	WHE-S14				
Winsford	WIN-S14	Sports Field	Local Plan – Important Open Space for Recreation		Existing site already designated as important open space (either for recreation or visual amenity)
	WIN-S14	Village Green next to the war memorial	Local Plan – Important Open Space for Visual Amenity	See Table 1 and aerial image 19 [WIN1/1996]	Existing site already designated as important open space (either for recreation or visual amenity)
	WIN-S14				
	WIN-S14	Royal Oak Inn	Grade II Listed Building	Not applicable	N/A
Wootton Courtenay	WCN-S14	Grabbist Hill	SSSI ⁸ – Dunster Park and Heathlands	Aerial image 32	Remote from settlement and designated as a SSSI - should not be considered as fails to meet criteria.
	WCN-S14	Cricket Ground	Local Plan – Important Open Space for Recreation		Existing site already designated as important open space (either for recreation or visual amenity)
	WCN-S14				
	WCN-S14				

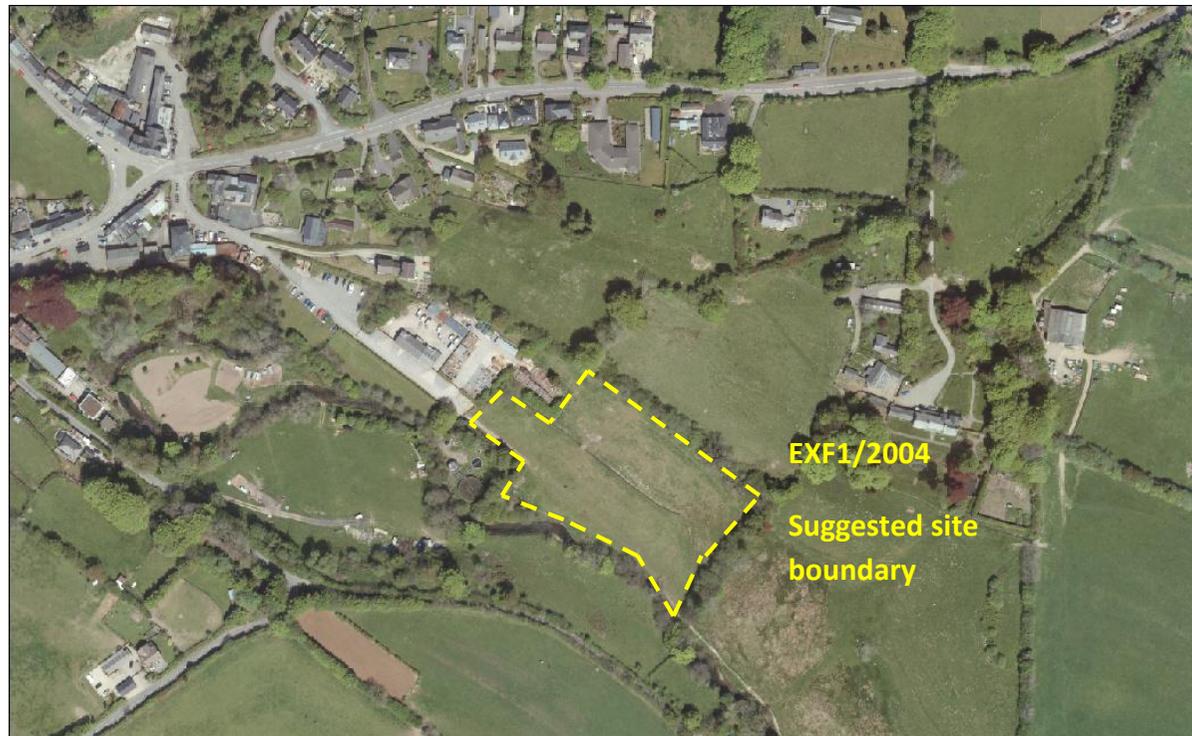
⁸ SSSI – Site of Special Scientific Interest

4. APPENDIX 1: Exford Auction Field Site EXF1/2004

Extract from the Landscape Assessment of Important Open Space – August 2004 (Paul Bryan)

EXF1 Auction Field: The field is on the well used public footpath in and out of Exford. The character of the site is important in determining that Exford is perceived as being a compact village at close quarters with the countryside. This character should not be lost. The site has in the past been used for public events.

Recommendation. Include as an Important Open Space (Policy CBS 19)



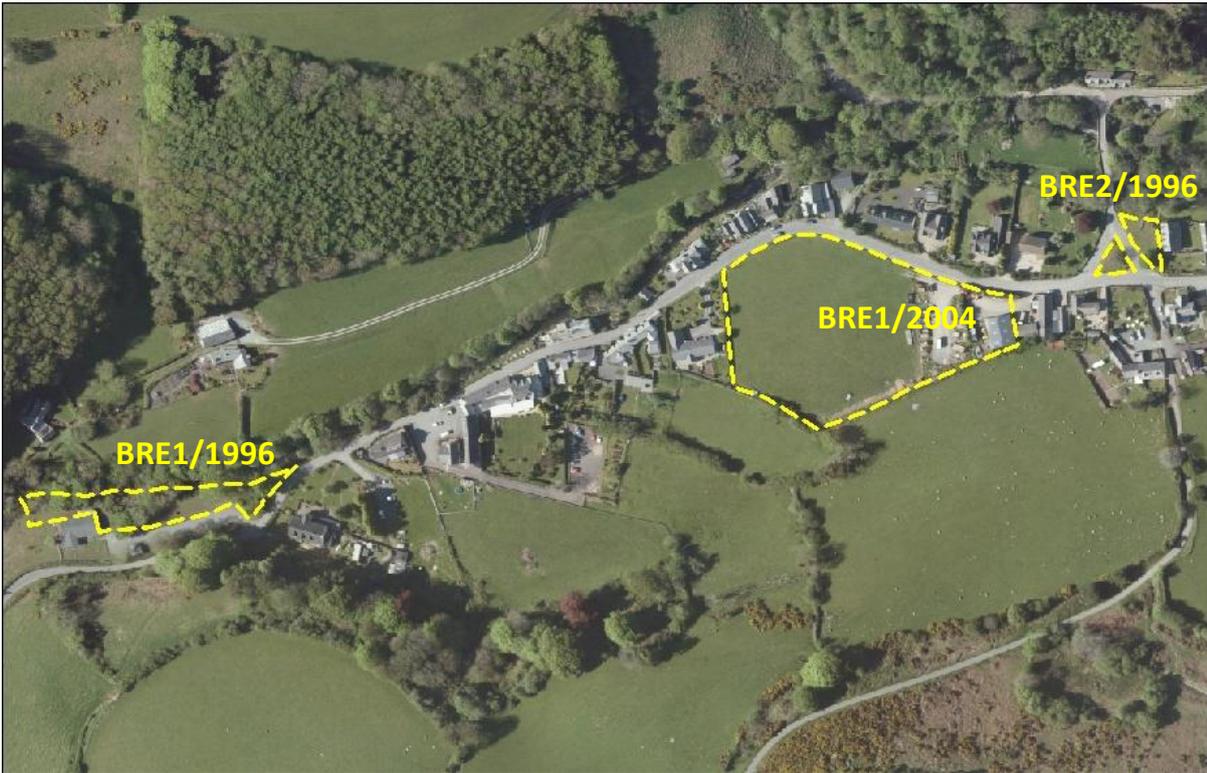
5. APPENDIX 2: Aerial Views of Settlements

The following aerial views show the Important Open Space - Visually Amenity Land designation on the Exmoor National Park Local Plan 2001-2011 Proposals Map.

Allerford (aerial image 1)



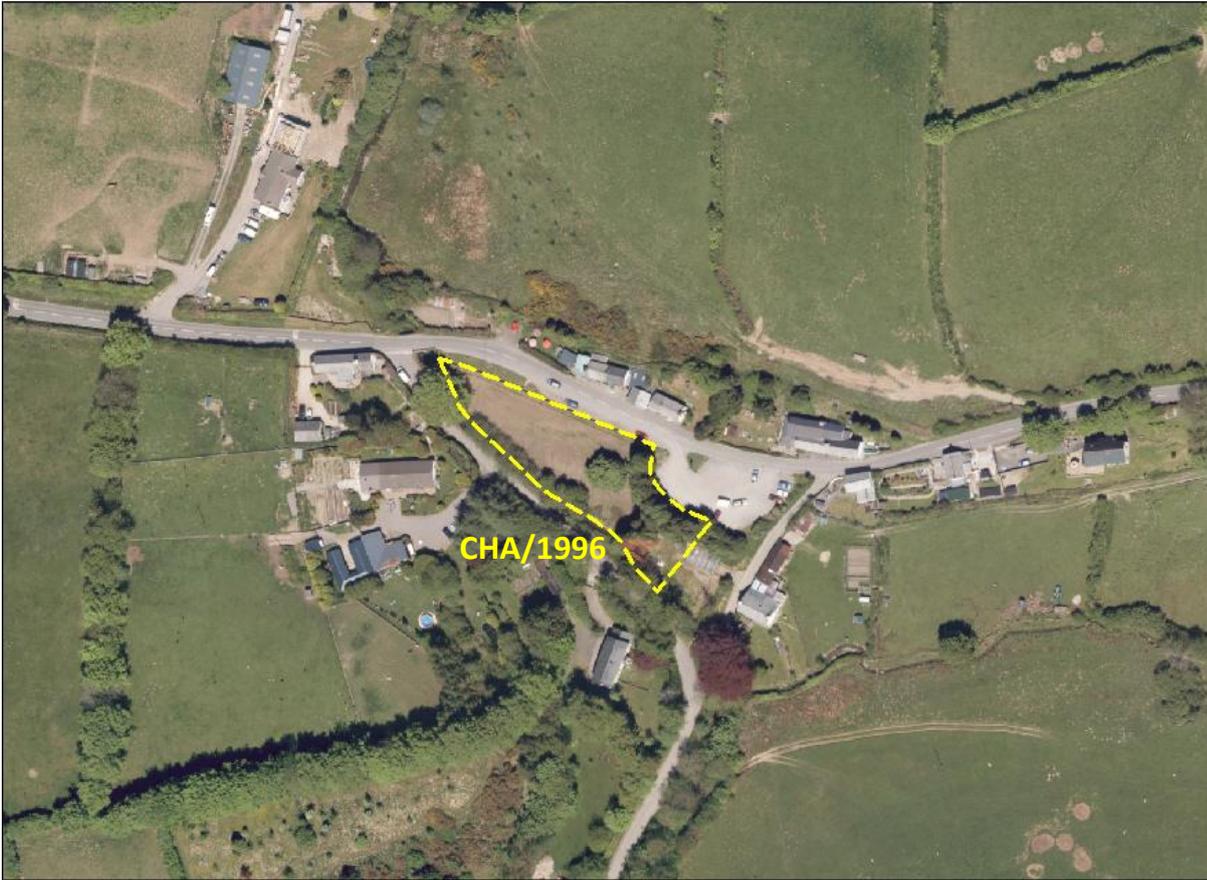
Brendon (aerial image 2)



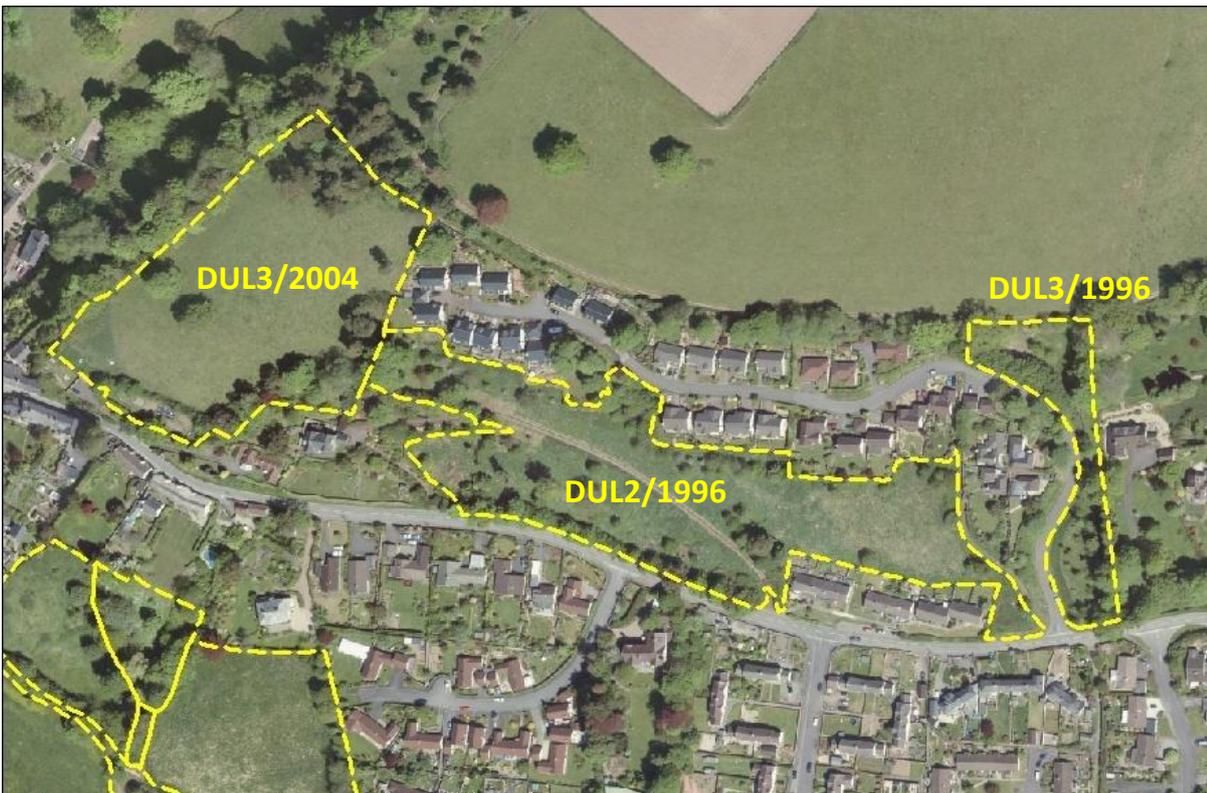
Brompton Regis (aerial image 3)



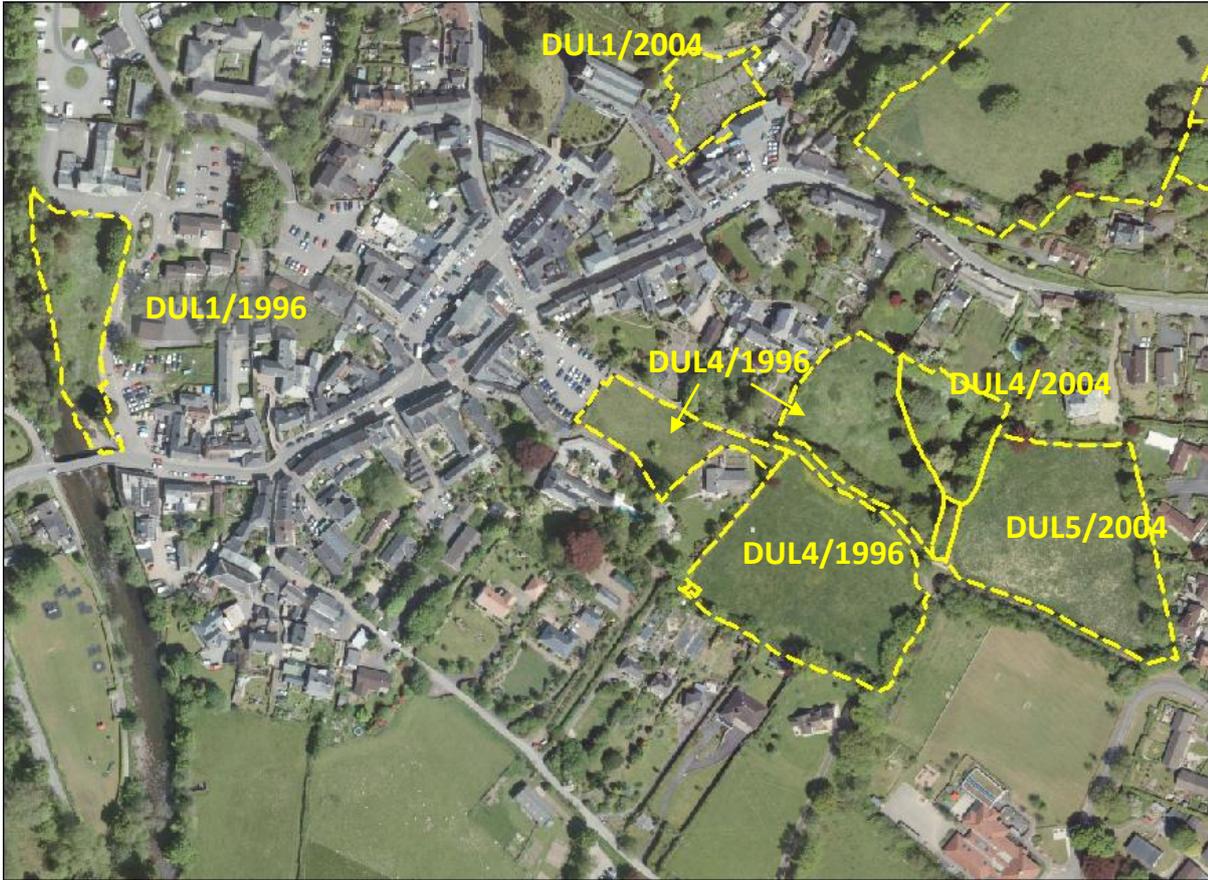
Challacombe (aerial image 4)



Dulverton (aerial image 5)



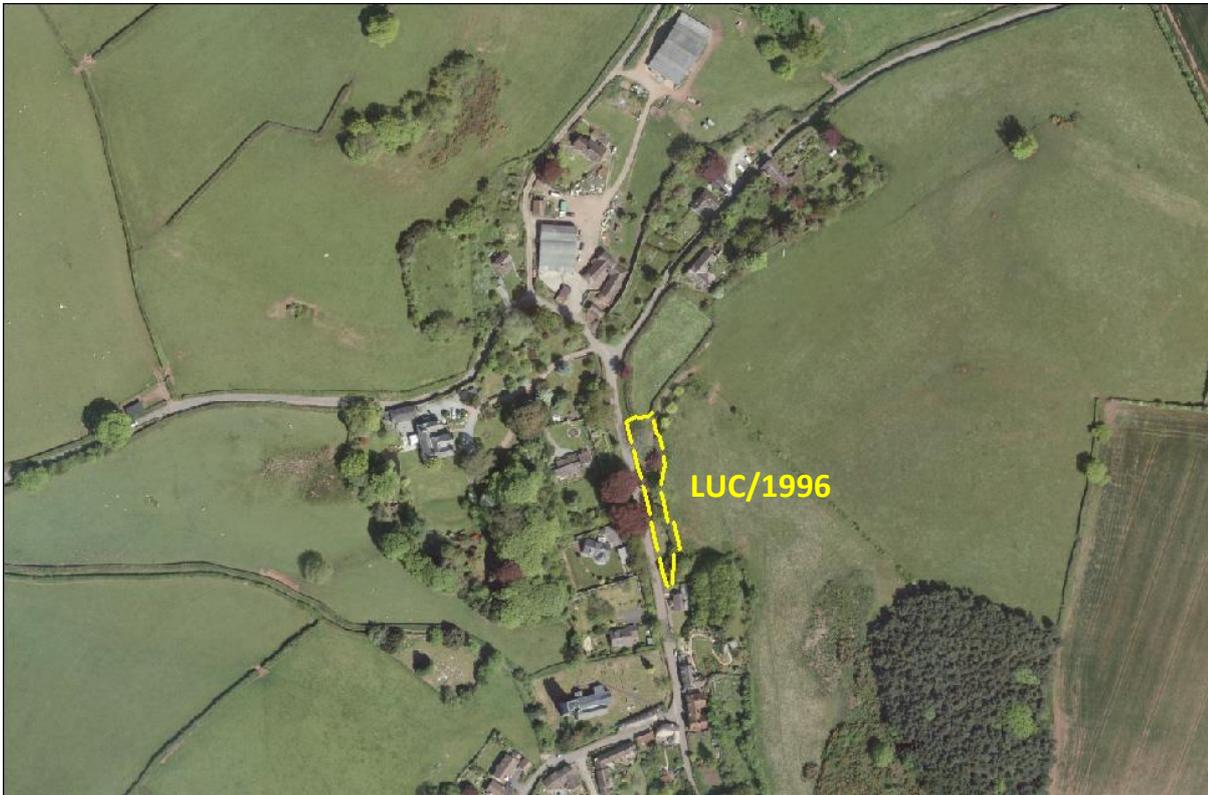
(aerial image 6)



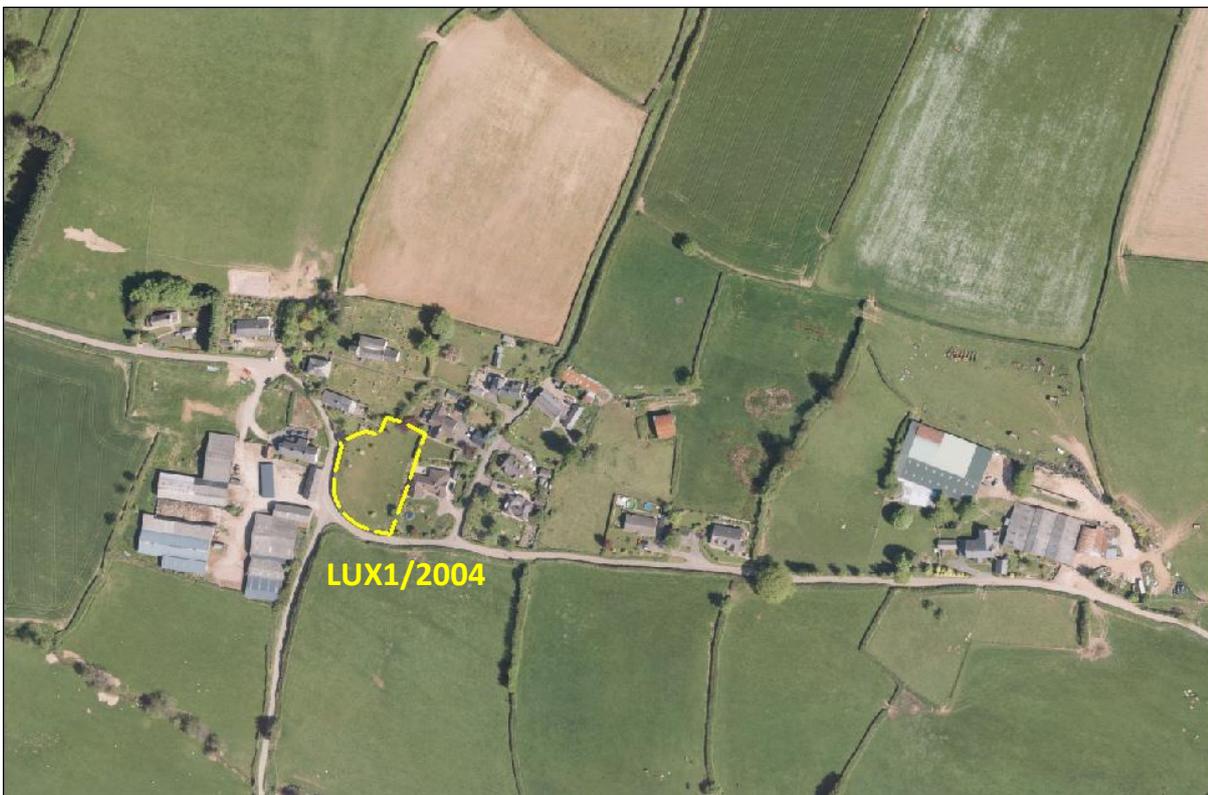
Exford (aerial image 7)



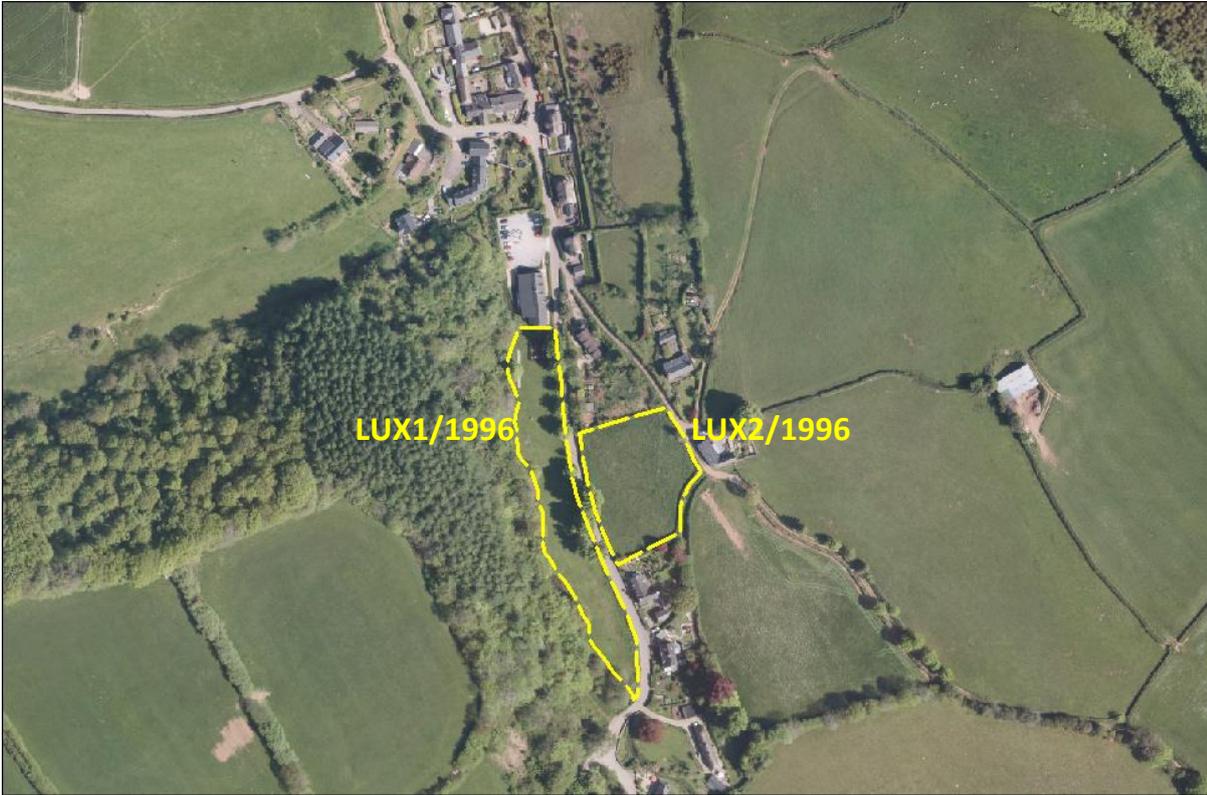
Luccombe (aerial image 8)



Luxborough – Churchtown (aerial image 9)



Luxborough – Kingsbridge & Pooltown (aerial image 10)

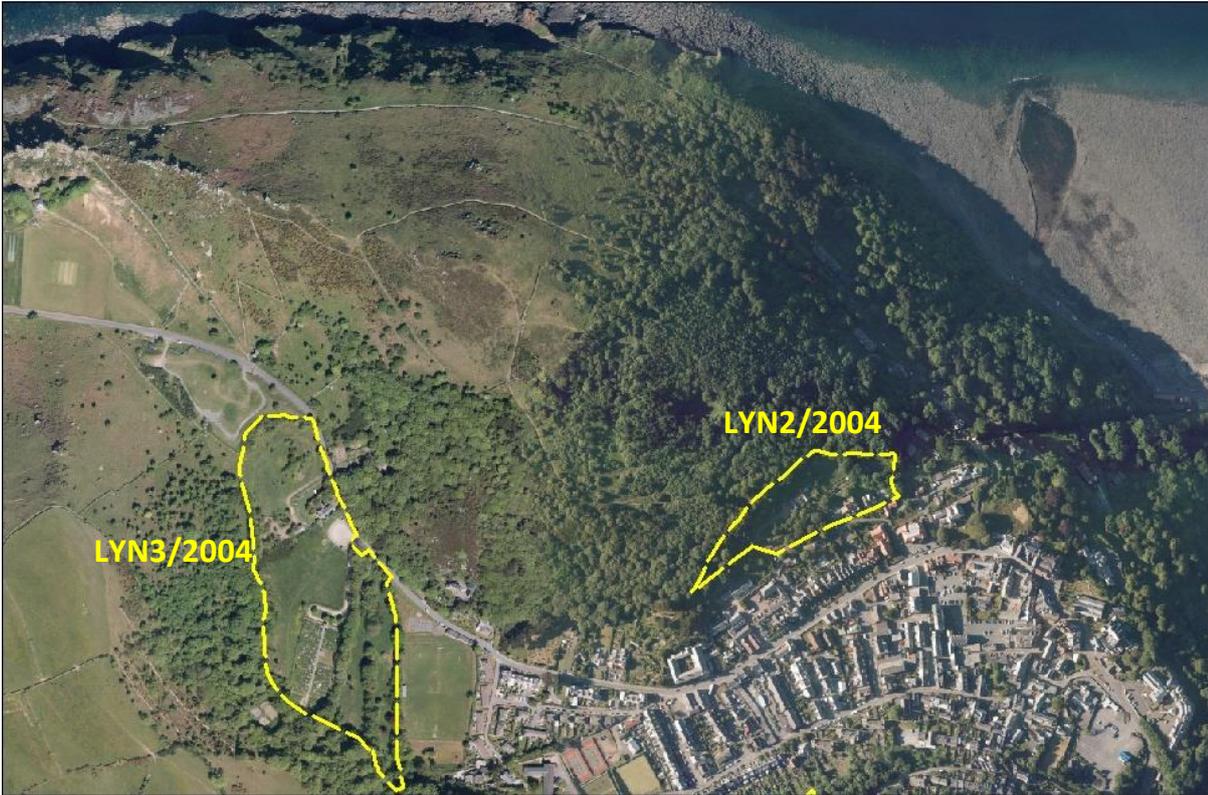


Lynton & Lynmouth

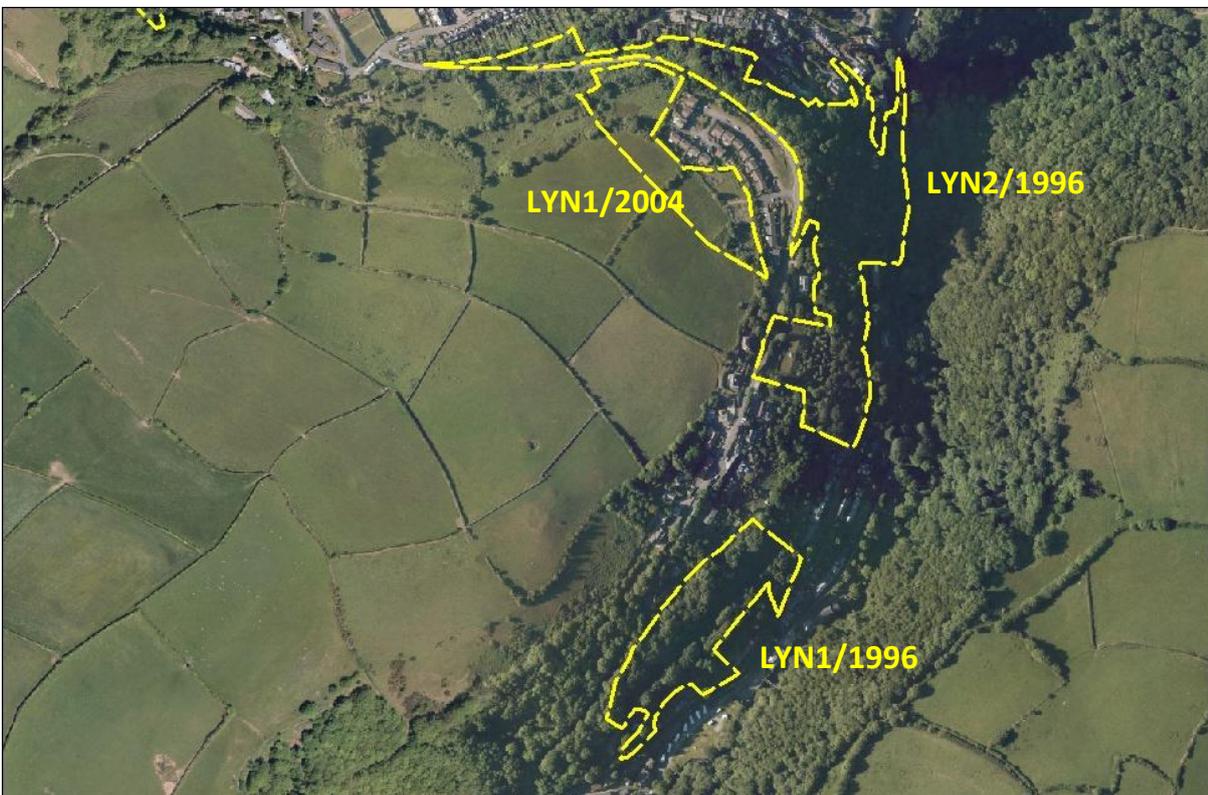
Lynmouth (aerial image 11)



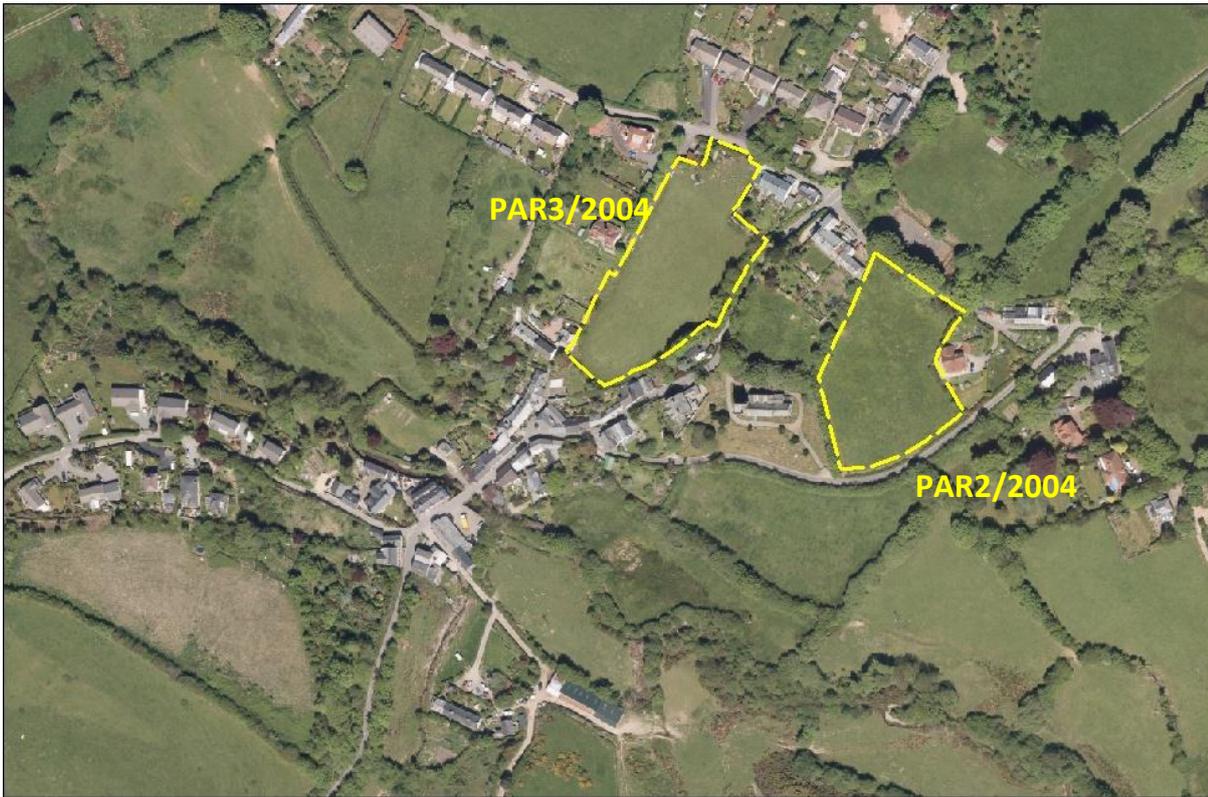
Lynton (aerial image 12)



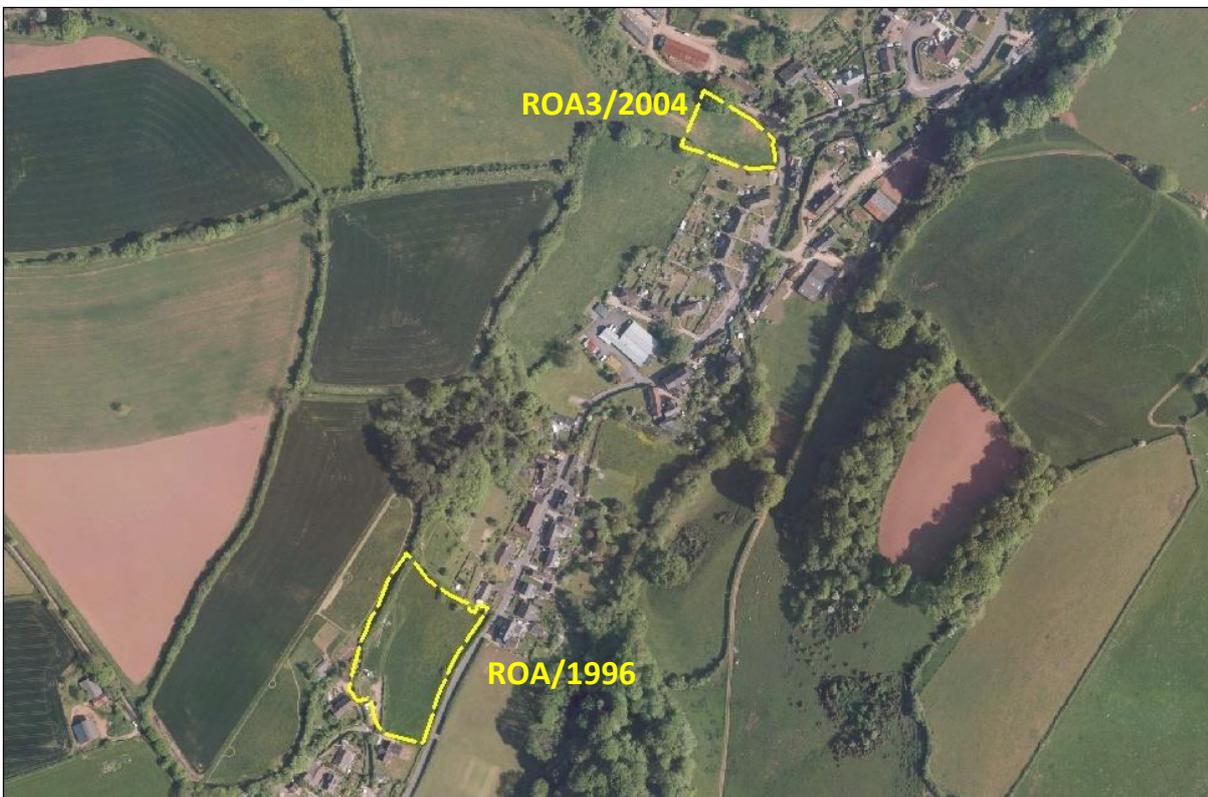
Lynton/Lynbridge (aerial image 13)



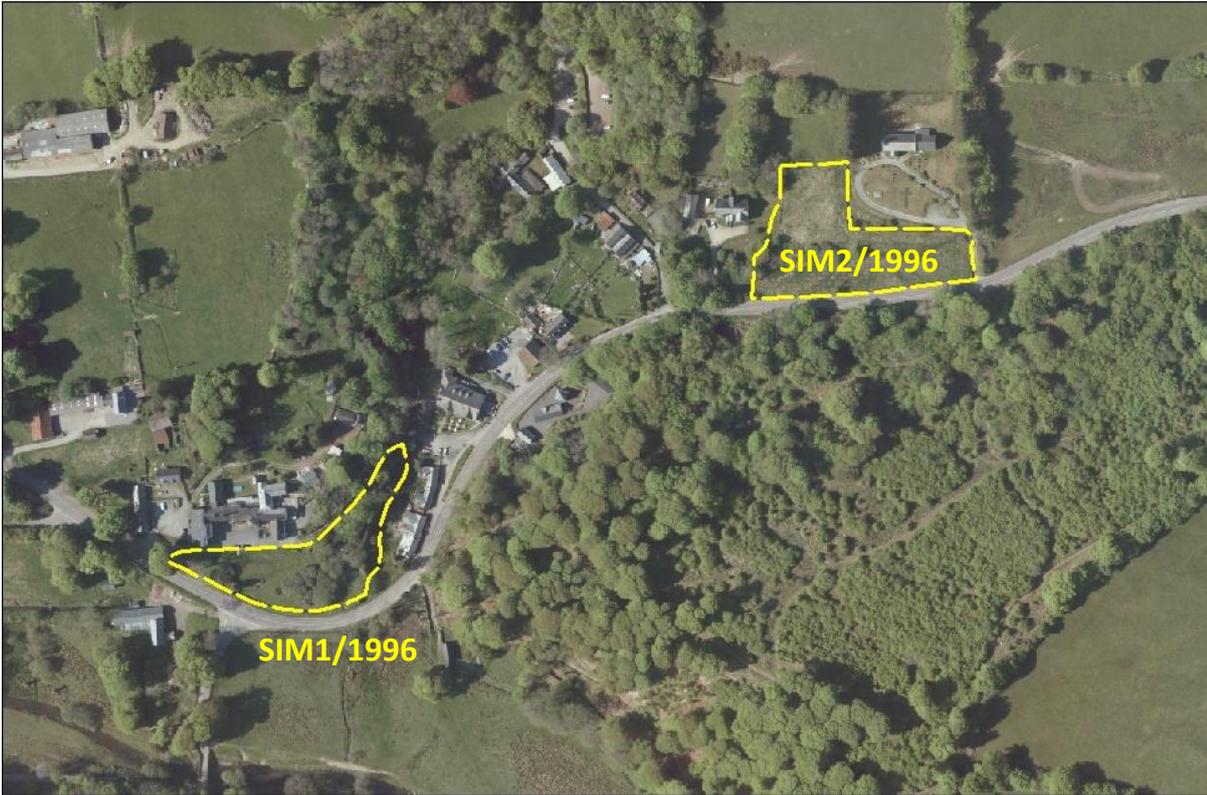
Parracombe (aerial image 14)



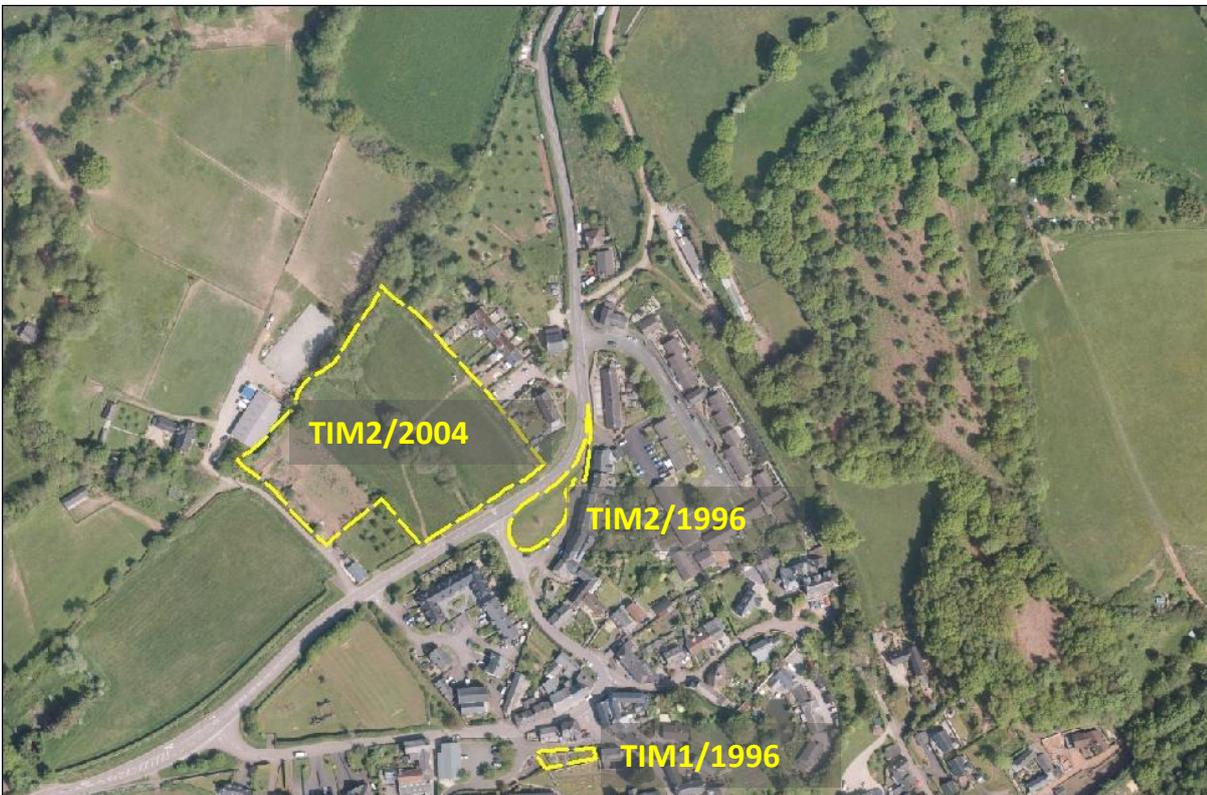
Roadwater (aerial image 15)



Simonsbath (aerial image 16)



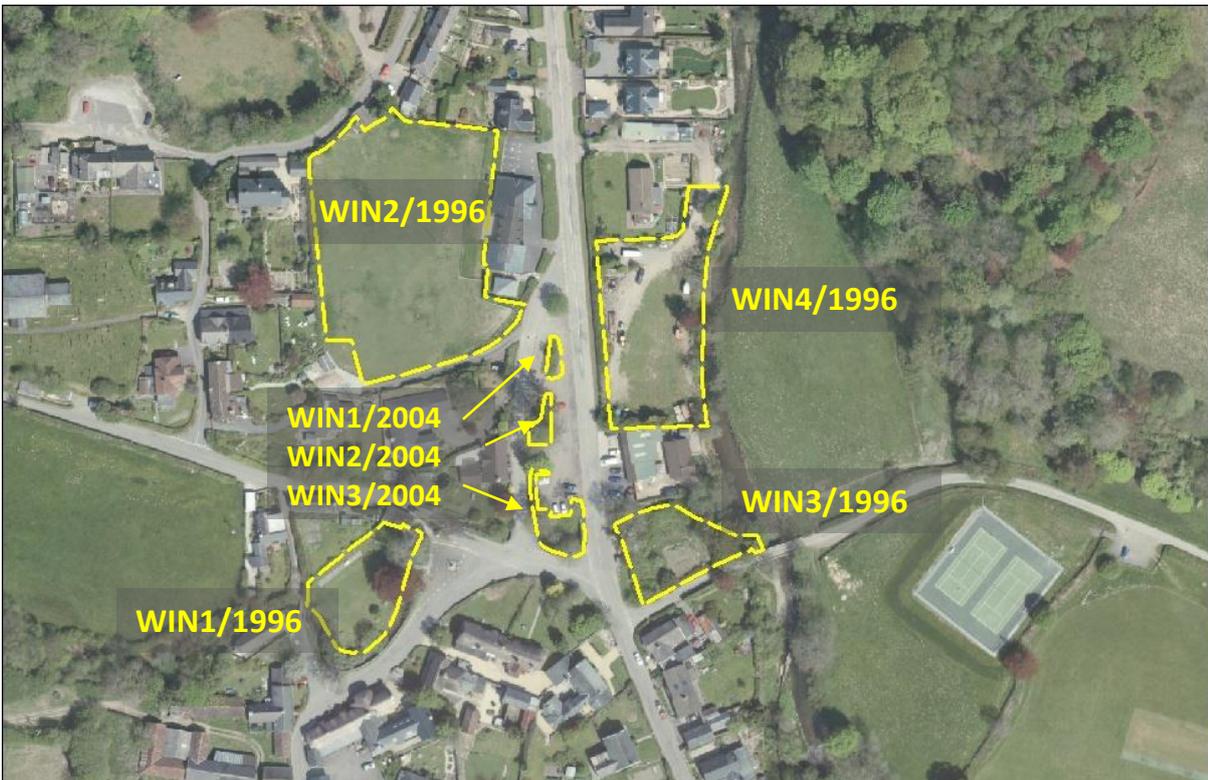
Timberscombe (aerial image 17)



Timberscombe (aerial image 18)



Winsford (aerial image 19)



Withypool (aerial image 20)



6. APPENDIX 3: Landscape Assessment of Important Green Space - Your Future Exmoor Consultations

Criteria	Site/Overall Score							
	Field between Rock Cottage and the cricket ground, Bridgetown	Land between Exmoor House and the Guild-hall car parks, Dulverton	Holwell Castle, Parracombe	Crawter Hill, Porlock	Halse Combe, Porlock	Copse adjacent Orchard Lane, Porlock	Applegreen Court, Porlock	Villes Lane, Porlock
Sense of Arrival/Place	Green	Yellow	Grey	Grey	Grey	Grey	Grey	Red
Potential Arrival Spaces	Green	Yellow						Yellow
Screening / Setting	Red	Red						Green
Breaks in Settlements	Red	Green						Green
Cohesion with the Countryside	Green	Green						Green
Countryside Experience	Green	Green						Green
Visual experience	Green	Green						Green
Areas of Historic and Cultural Significance	Unsure	Unsure						Unsure – possible designed landscape
Use	Grazing land	Grazing land						Rough woodland/ garden?

Criteria	Site/Overall Score				
	South of West Porlock House, West Porlock	Area around Ashcombe car park, Simonsbath	Field south of B3224, Simonsbath	Field to the rear of the First School, Wheddon Cross/Cutcombe	Grabbist Hill, Wootton Courtenay
Sense of Arrival/Place					
Potential Arrival Spaces					
Screening / Setting					
Breaks in Settlements					
Cohesion with the Countryside					
Countryside Experience					
Visual experience					
Areas of Historic and Cultural Significance			Unknown but almost certainly will have cultural significance	Unsure	
Use			Meadow / floodplain	Grazing Land	

KEY	
	Area meets the criterion
	Area meets some aspects of the criterion
	Area does not meet the criterion
	Area fails to meet the assessment criteria*
<p>*Those sites that fail to meet the assessment criteria are not considered to be well related to any of the defined settlements and/or are generally protected by other designations.</p>	

Additional sites of Important Visual Amenity Space to be included on the Draft Local Plan Policies Map (November 2013)

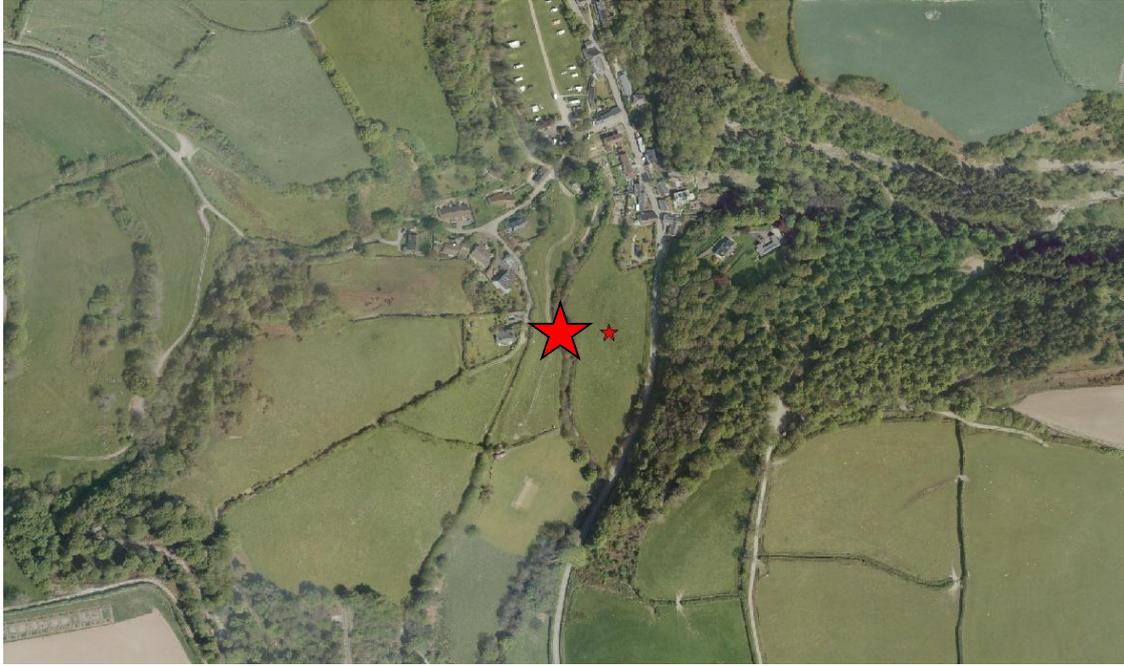
- BRI/2013** Field between Rock Cottage and the cricket ground, Bridgetown
- DUL/2013** Land between Exmoor House and the Guild-hall car parks, Dulverton
- POR/2013** Land at Villes Lane, Porlock
- SIM/2013** Field south of B3224, Simonsbath
- WHE/2013** Field to the rear of the First School, Wheddon Cross/ Cutcombe

Assessment Criteria

- Sense of Arrival/Place: a core open space usually in association with community facilities.
- Potential Arrival Spaces: open spaces at the fringes of settlements which could act as future core spaces and which should be protected from development.
- Screening / Setting: spaces containing trees and shrubs which provide a contrast in texture to a building mass.
- Breaks in Settlements: open space that breaks up settlements into smaller neighbourhood areas and reduces the impact of buildings in the landscape.
- Cohesion with the Countryside: open spaces that physically or visually connect with the surrounding countryside such as riverside corridors, woodland or farmland.
- Countryside Experience: remnants of countryside within settlements which help to reduce the urban and increasingly suburban character of rural settlements.
- Visual experience: important in providing an alternative visual experience to enclosed spaces as many of Exmoor's settlements are enclosed, tucked into valley bottoms, sunless, and with no long views.
- Areas of Historic and Cultural Significance: spaces which have historically been used for activities such as markets, fairs or meeting places including notable historic events, or areas which add to the historic context of buildings.
- Use: current use of space will be considered and sites used by the public will have greater value e.g. for informal dog walking.

AERIAL VIEWS OF THE AREAS OF IMPORTANT GREEN SPACE ASSESSED BY THE LANDSCAPE OFFICER

Field between Rock Cottage and the cricket ground, Bridgetown (aerial image 21)



Land between Exmoor House car park and the Guildhall car park, Dulverton (aerial image 22)



Holwell Castle, Parracombe (aerial image 23)



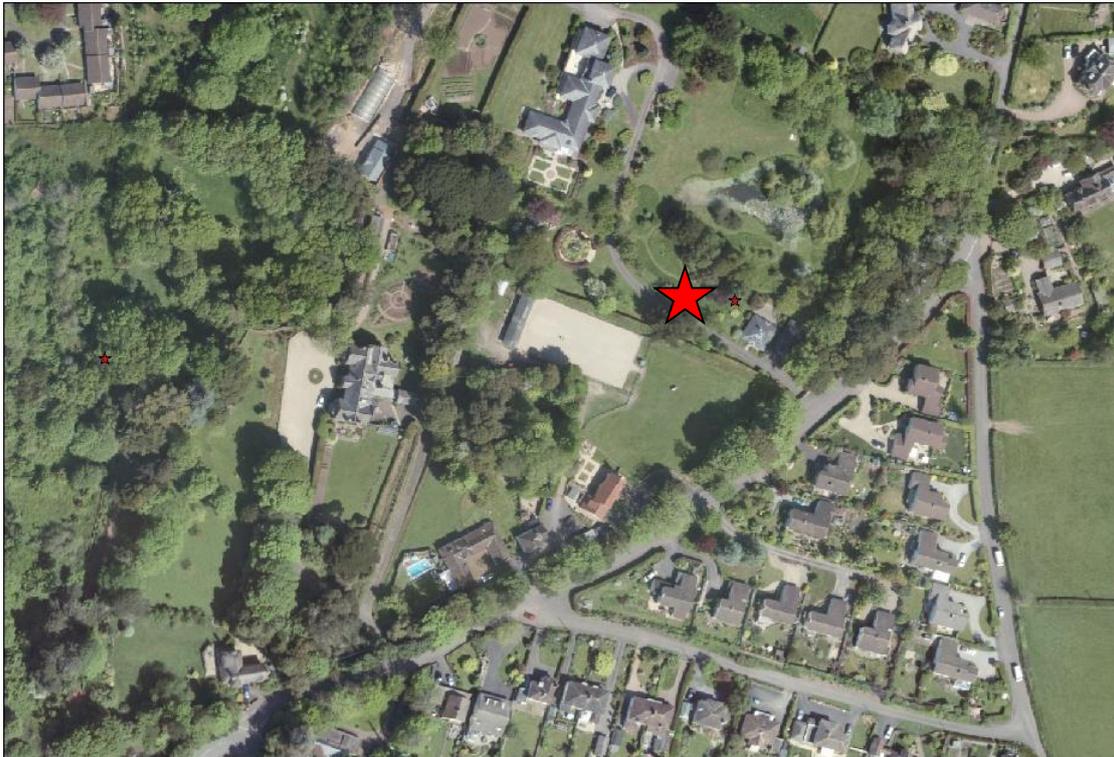
Crawter Hill and Halse Combe, Porlock (aerial image 24)



Copse adjacent Orchard Lane, Porlock (aerial image 25)



Applegreen Court, Porlock (aerial image 26)



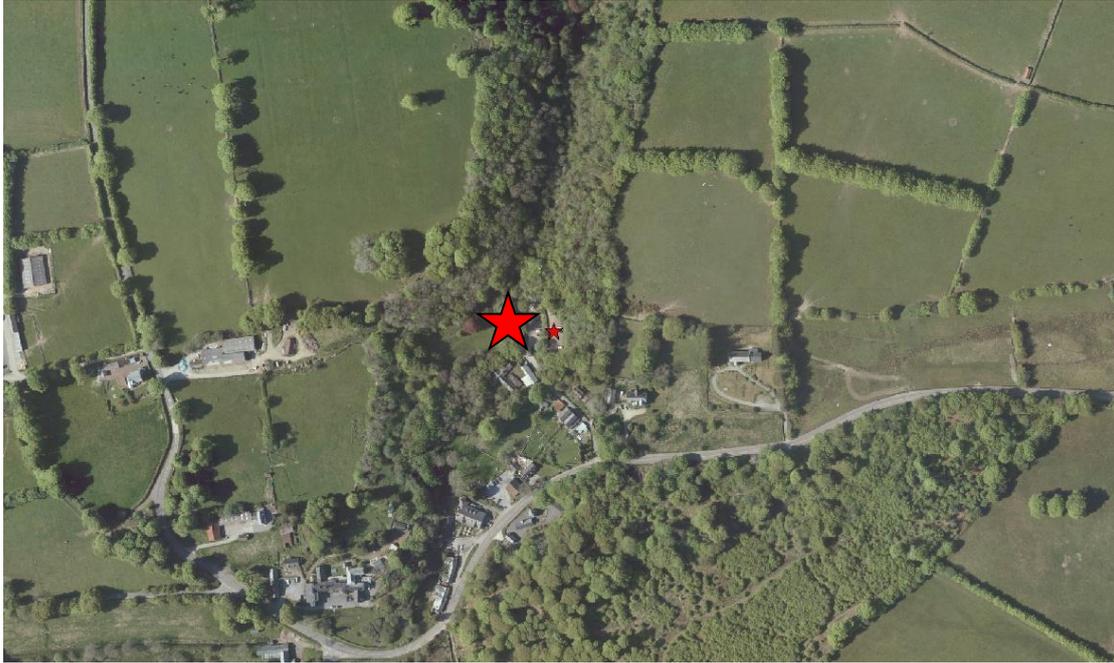
Villes Lane, Porlock (aerial image 27)



South of West Porlock House, West Porlock (aerial image 28)



Area around Ashcombe car park, Simonsbath (aerial image 29)



Field south of B3224, Simonsbath (aerial image 30)



Field to the rear of the First School, Wheddon Cross/Cutcombe (aerial image 31)



Grabbist Hill, Wootton Courtenay (aerial image 32)

