Widecombe-in-the-Moor

Conservation Area Character Appraisal

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Dartmoor National Park Authority January 2011

Conservation Areas were introduced through the *Civic Amenities Act 1967*. Section 69 (1) (a) of the Act gives the definition of a Conservation Area as:

> 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'

There are now over 9,000 Conservation Areas nation-wide. Local Planning Authorities are required to designate Conservation Areas, keep them under review, and if appropriate, designate further areas (Section 69 (2)). There are currently 23 Conservation Areas within Dartmoor National Park.

Designation brings certain duties to local planning authorities:

- to formulate and publish from time to time proposals for the preservation and enhancement of Conservation Areas and submit them for consideration to a public meeting in the area to which they relate (Section 71)

- in exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas (Section 72).

Conservation Area Character Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area.

An appraisal will provide a sound basis, defensible on appeal, for policies within the Local Development Framework and Development Management decisions. It can also form the groundwork for a subsequent **Conservation Area Management Plan**, which will contain defined issues, proposals and policies for the conservation and enhancement of the area. It is also intended that the document will be helpful to those involved in drawing up Enhancement Projects and Village Design Statements within the National Park area.

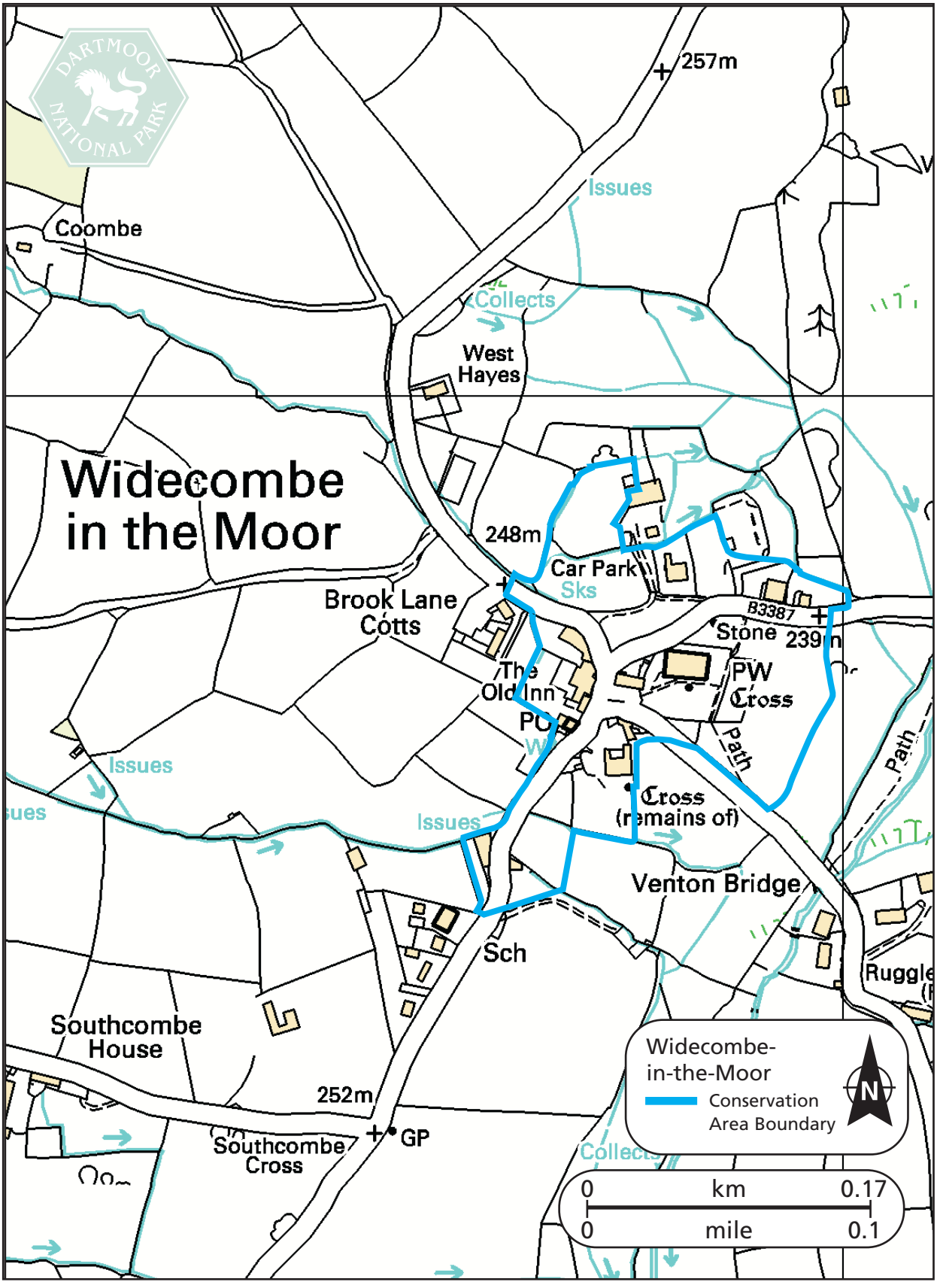
> *The main function of the Conservation Area Character Appraisal is to enable Dartmoor National Park Authority and the community to relate planning proposals to the Conservation Area.*

Defining the character of an area is not a straightforward exercise and it is not always possible to reach a truly objective view. The statement of character and appearance in this appraisal is based on various detailed methods of analysis recommended by English Heritage. A range of qualities are looked at including: historical development, building materials, and relationships between buildings and open spaces. However, character appraisals are not intended to be fully comprehensive and any omission does not imply that something is of no interest.

This Character Appraisal has benefited from several public consultations which have taken place through the Parish Council.

Contents

Map 1 Conservation Area Location



Introduction

Widecombe-in-the-Moor is a small village about five and a half miles north-north west of the ancient market town of Ashburton, and reached via a network of roads and lanes that are mostly narrow, sometimes steep and often exposed. It occupies a striking moorland location, deep in the valley of the East Webburn River that flows from north to south, and seemingly encircled, but certainly dominated, by the granite-strewn ridges and tors between Hamel Down and Dunstone Down on the west side, and through Bonehill, Blackslade and Pudsham Downs on the east – which make up more than half of the 1,860 hectares of open moorland that lie within Widecombe-in-the-Moor's vast parish of just over 4,290 hectares.

A Conservation Area was first designated in the village in August 1973, while in August 1993 it was extended northwards to include the field in which the medieval manor house of North Hall is thought to have stood. Based on the findings of this Character Appraisal only one minor change to the boundary was considered appropriate, to include the small area of green opposite Brook Lane Cottages and align it so as to follow the boundary of the Old Inn car park as shown on the updated Ordnance Survey map.

1. Village History

The surviving hut circles that not only abound the moorland heights surrounding Widecombe-in-the-Moor but also occupy the lower levels of the East Webburn valley (for example at Pitton about a mile to its north) demonstrate the longevity of settlement here, stretching back to the middle of the second millennium BC. Nevertheless, there is no mention of Widecombe in the Domesday Book – unlike Natsworthy and Dunstone, at the head and tail of the valley, which are both included as manors.

The earliest Lords known to occupy Widecombe manor – which included the church, the glebe, Northall, Southcombe, Woodhaye, Kingshead, Combe, Northway and Southway and the detached farm at Scobitor – were the Fitz-Ralphs, who lived at North Hall near to where North Hall farm stands today, to the north-north west of the church. The family is thought to have held the manor from 1216, and after adopting the name Shillingford in 1283, continued to hold it until 1482. According to a record of the Bishop of Exeter, a church existed here in 1260, although by the 14th century this building had been replaced – and meant John Shillingford, Canon of Exeter, was able to request in his will (proven in 1406) that he be buried in St Catherine's Chapel in the new church 'near my honoured mother'.

The tower that exists today was added later, probably towards the end of the 15th century or early in the 16th, and probably paid for out of profits from the tin and woollen industries. Indeed, the flourishing of both these trades, and the subsequent swelling in population in late medieval times, accounts for much of the building activity in the village about that time. As the tin industry declined so did its population, and in the following centuries the village of Widecombe-in-the-Moor remained a small centre serving a very large but sparsely settled agricultural parish – very much sustained by the trade in wool that continued to thrive well into the 18th century, but had all but disappeared by the 19th century.

Figure 1 The heart of Widecombe-in-the-Moor, and its moorland setting, in the early 20th century.

During this century, in 1850, an annual fair was started in the village, for sheep in particular, but for ponies and cattle as well, and it is through this fair, and its gradual turning into a highly commercialised event (aided, especially, by the folk song with its name; the advent of the motor car and the growth in leisure and tourism) that the village of Widecombe-in-the-Moor has become an all-year-round visitor attraction in itself. It is now probably the best-known and most visited settlement on the Moor.

2. Village Plan

The ancient site of St Pancras church, the 'Cathedral of the Moor', is probably the most significant in the village in terms of influencing the pattern of its historic development. In medieval times, before the Church House was built, it is possible the green and the square were as one, skirting the churchyard along its north and west sides in a broad L-shaped swathe. The four routes leading from it to outlying farms and hamlets were probably much as now, with the one leading north towards Natsworthy maybe following its rather circuitous line to avoid the site of North Hall, the manor house, that once stood to the north of the green. But whether or not the square was separate from the green, the space it occupies was clearly the focus of the settlement, for here stood the village cross on its two-tiered, octagonal base which still remains in situ – although now a yew tree grows where the cross once stood (the 'cross tree'), and what is thought to have been the village cross stands a short distance away in the churchyard.

By late medieval times the square had a well-defined identity, with buildings on three sides and the granite ashlar wall of the churchyard enclosing the fourth. Principal amongst the buildings was the Church House, built early in the 16th century, and probably started when the tower of the church was nearing completion. With its full-length colonnade, the building is impressive indeed, and serves both to heighten the significance of the square and create a most dignified setting next to the entrance to the churchyard. Its communal use as a Church House continued into the 17th century, but subsequently it was adapted to satisfy more pressing needs as a poorhouse, as almshouses (the 1861 census records eight residences inside), and, at least in part, as a school – the latter throughout the 19th century and up until 1932 when the new school on the Dunstone lane was built.

The other two late medieval buildings beside the square, which were originally built as farmhouses, are Glebe House and the Old Inn. As its name suggests, the former, dated 1527, was part of the glebe lands that provided income for the Church. Backing onto it, and grouped with other outbuildings, is the 'Parson's Barn', where the vicar stored the produce of the church tithes. Beyond it, today, is the Vicarage built in the 18th century, but there is evidence in the fabric of its cellars that an early 16th century building once occupied the site – which could well have been a former parsonage. The Old Inn was certainly a public house when the tithe map was produced in 1844, by which time wings had been added to the front to create a U-shaped plan. It has since been extended to the south, while to the north the various 19th century outbuildings associated with it have been converted to separate dwellings – losing their original, agricultural character in the process. These latter buildings face the village green; a rectangular space of unknown origin, although its name, Butts Park, suggests its use in medieval times was for archery practice – which every Englishman was required to carry out, on feast days, in accordance with an Act of Parliament passed in 1466.

North of the green, beyond the car park and café sites, stood the medieval manor house North Hall, which, according to Robert Dymond (in *Things Old and New Concerning the Parish of Widecombe*) had orchards and gardens 'enclosed by moats of standing water'. Several leases dating from 1626 to the early 19th century relating to the buildings associated

with this site and the sites to the east where Wayside and Old Mill House now stand, suggest a more diverse range of buildings were located here, and that the moats were actually parts of a system of ponds and leats serving two mills. One was called North Hall Mill and the other Smitha Mill, the latter probably occupying the site where Old Mill House was built between 1886 and 1905. A Smitha Cottage is also recorded, which is similar to the name Wayside had when originally built around the same time as Old Mill House. References to the medieval manor house (as a mansion, and at first with a 'barton' or farmyard) confirm its continued occupation between 1626 and at least 1834, when the child of a family recorded as living at North Hall was baptised. It seems likely, however, that the building was then in a state of serious disrepair, for in 1803 a visiting botanist noted Valerian growing from the ruins, while in 1880 an excursion to view 'the ruins of North Hall' was reported in the *Daily Western Times*.

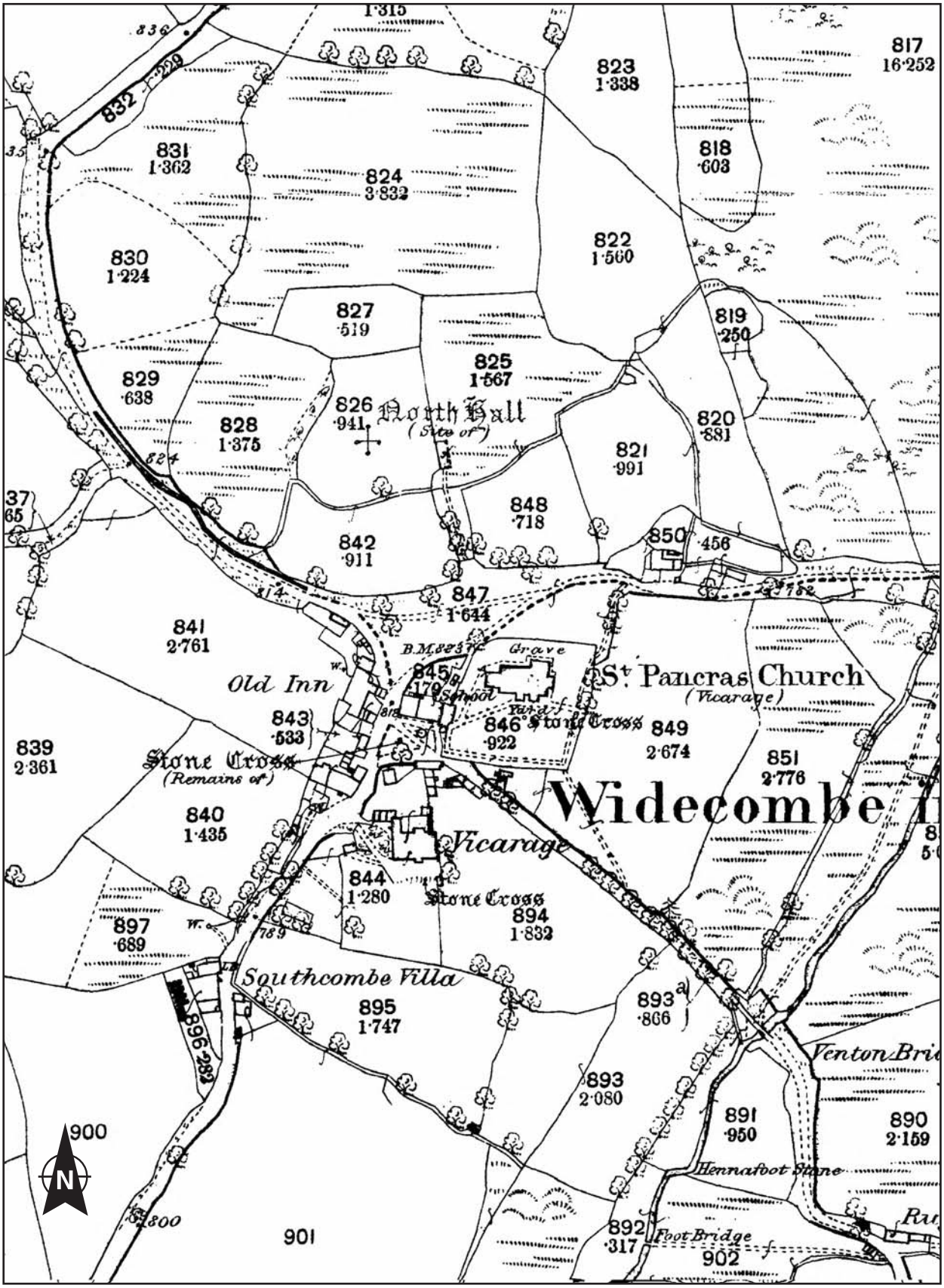
The only significant 18th century addition to the village was the Vicarage; an elegant country house set in somewhat secluded grounds entered through equally elegant gate piers and flanking walls with a mounting block close by. The tithe map shows a house just to the south of the entrance, but when it was built, and why it was removed is unknown. Manor Cottages opposite, however, appear to date from the earlier part of the 19th century and incorporated the village forge at the rear, adjacent to the square. Of this date also is New Park, a short distance along the road to Dunstone, which was joined around the middle of the 19th century by Southcombe Villa (now Short Cross, Inglemoor and the Nook), which housed a bakery to the rear, and according to White's Gazetteer of 1850 was the first location of the village post office.

Modern 20th century additions to the village are mostly outside its centre, near the school and police house on the Dunstone Road and on the Natsworthy Road where a compact group of six houses has recently been built to meet local needs. A large café and car parks have been sited along the north side of the green, while in the centre itself a number of former outbuildings and dwellings have been converted to shops selling souvenirs. Glebe House was one such dwelling, but its recent return to domestic use has restored it to its original character.

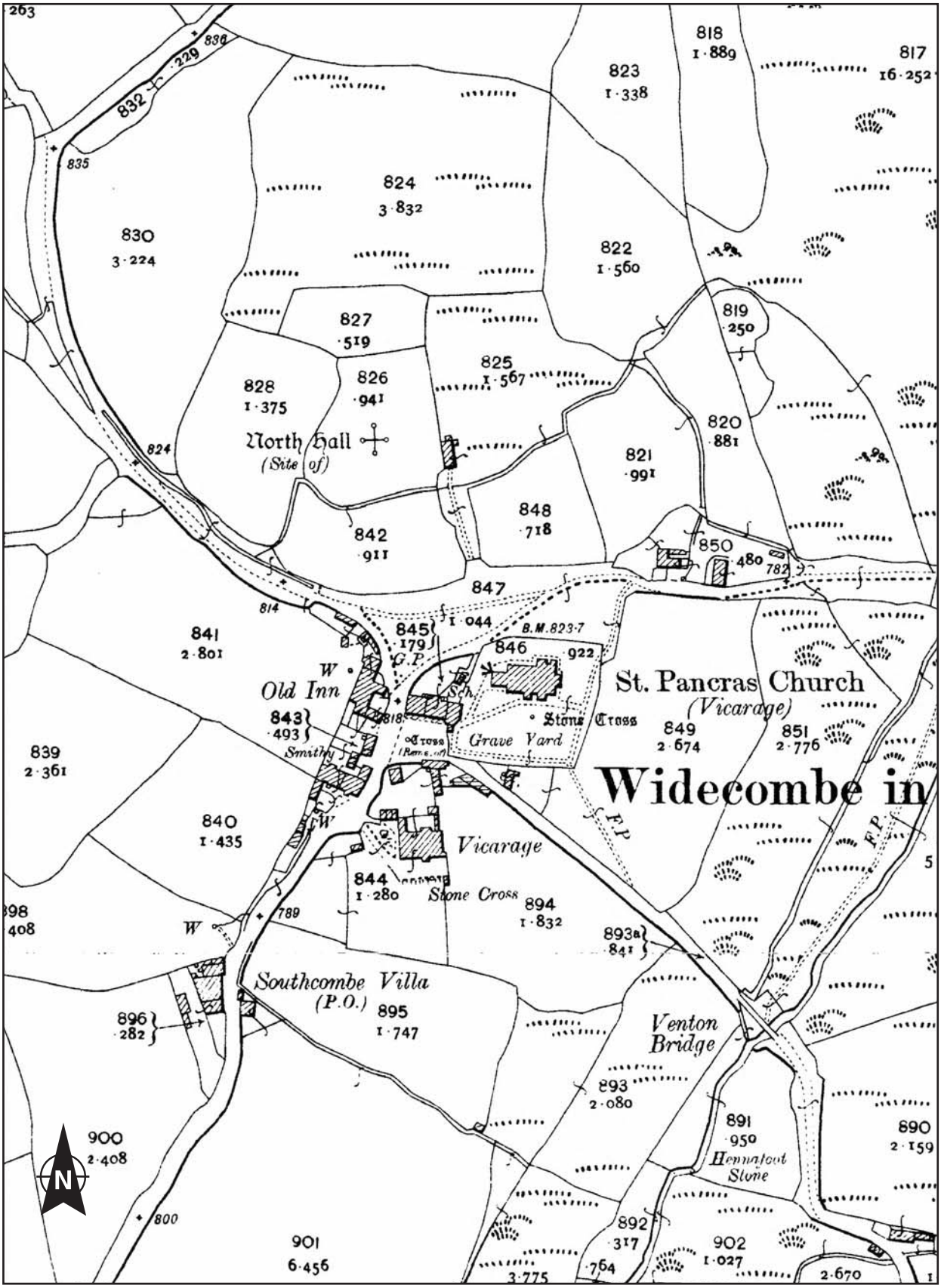
Map 2 Tithe Map 1844

Historical Footnote:
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation Agreement required the creation of a large scale Map showing each plot of land in the tithe district and an accompanying Apportionment listing relevant details. The *Tithe Act* 1936 provided for the gradual redemption of all tithes by the end of the century.

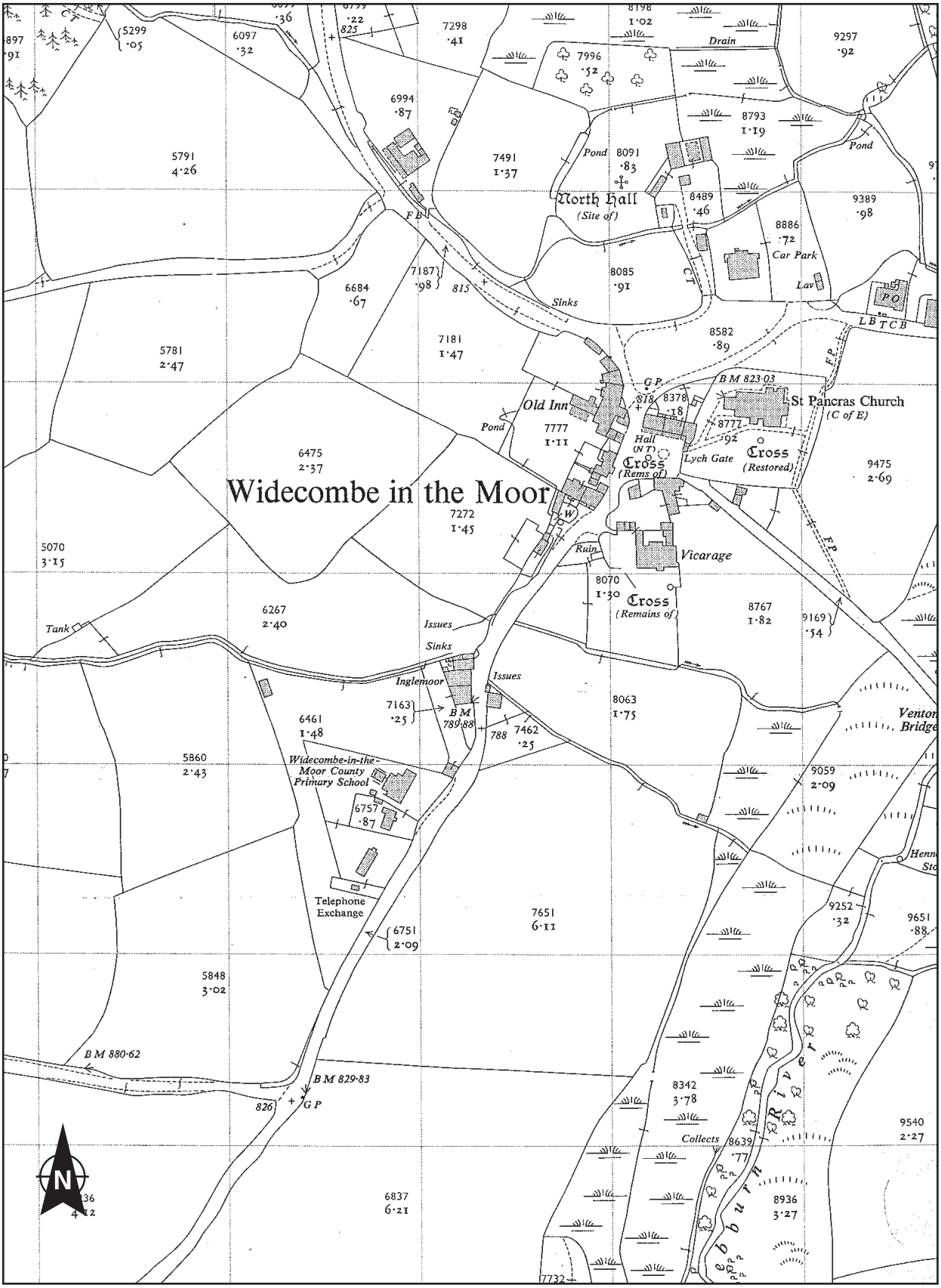
Map 3 First Edition Ordnance Survey Map 1886



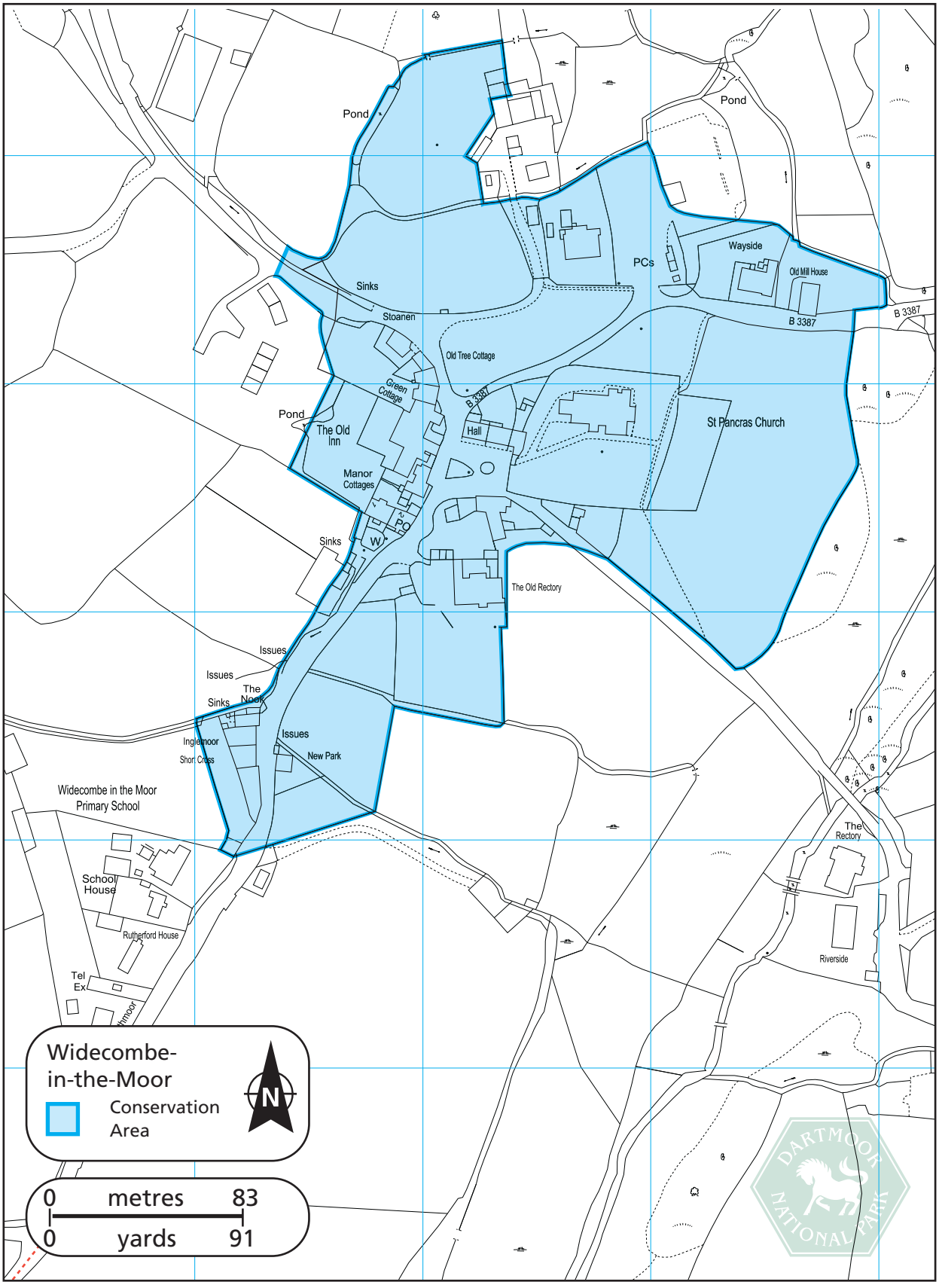
Map 4 2nd Edition Ordnance Survey Map 1905



Map 5 Ordnance Survey Map c.1954



Map 6 Conservation Area: Widecombe-in-the-Moor Settlement



3. Building Types, Materials and Styles

Widecombe-in-the-Moor's emergence as a tourist destination is part and parcel of the settlement's historic development, and by itself has not diminished the significance of the buildings within it in terms of their age, former uses and their historical associations. Nevertheless, the impact of tourism, in terms of accommodating its practical needs and taking advantage of its commercial opportunities, has been considerable, raising the challenge of conserving the historic settlement's essential qualities and attractions, whilst allowing it to thrive.

Today this impact tends to separate Widecombe-in-the-Moor into two distinct areas. In one the original character and appearance of the buildings is largely intact, while in the other the facilities and accessories serving the tourist trade appear dominant.

The buildings that remain substantially unaltered are, for the most part, east and south of the highway that enters from Dunstone and leaves towards Haytor. The dwellings amongst them include a modest cottage and a more substantial farmhouse, New Park and the Glebe House, which are both vernacular in style with casement windows throughout [Figures 9 and 8 respectively on pages 19 and 18], and the Vicarage, a much grander Georgian affair, designed in the classical idiom with vertical sliding sashes [Figure 10 page 19]. Equally grand is the Church House with its open loggia and stone mullioned windows epitomising its Renaissance-Tudor style [Figure 2 below]. Most imposing of all, however, is the Church, with its Perpendicular tower and windows [Figure 3 below].

Far less grand but no less significant are the farm buildings adjacent to Glebe House, on either side of the lane to Rugglestone and in the yard just south of the square. In their largely unaltered state they make a valuable contribution towards the interest and character of the village,

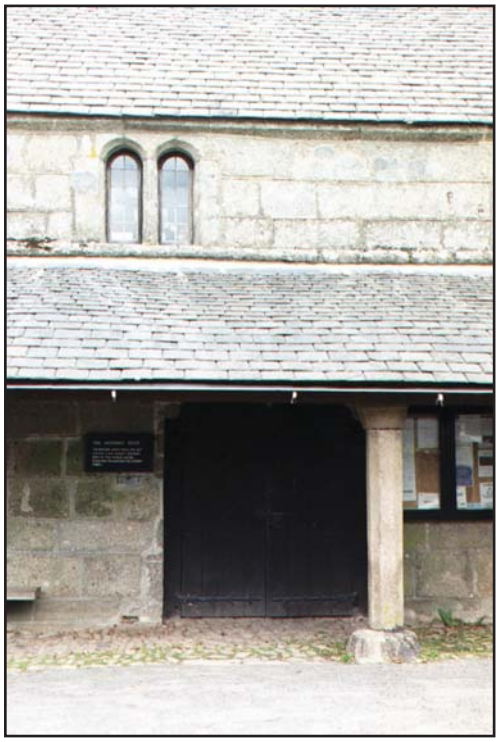


Figure 2 One of the mullioned windows and part of the open loggia of the Church House

Figure 3 The Perpendicular tower and windows of the Parish Church

serving to remind the observer of Widecombe-in-the-Moor's traditional, agricultural past [Figures 4 and 5 below].

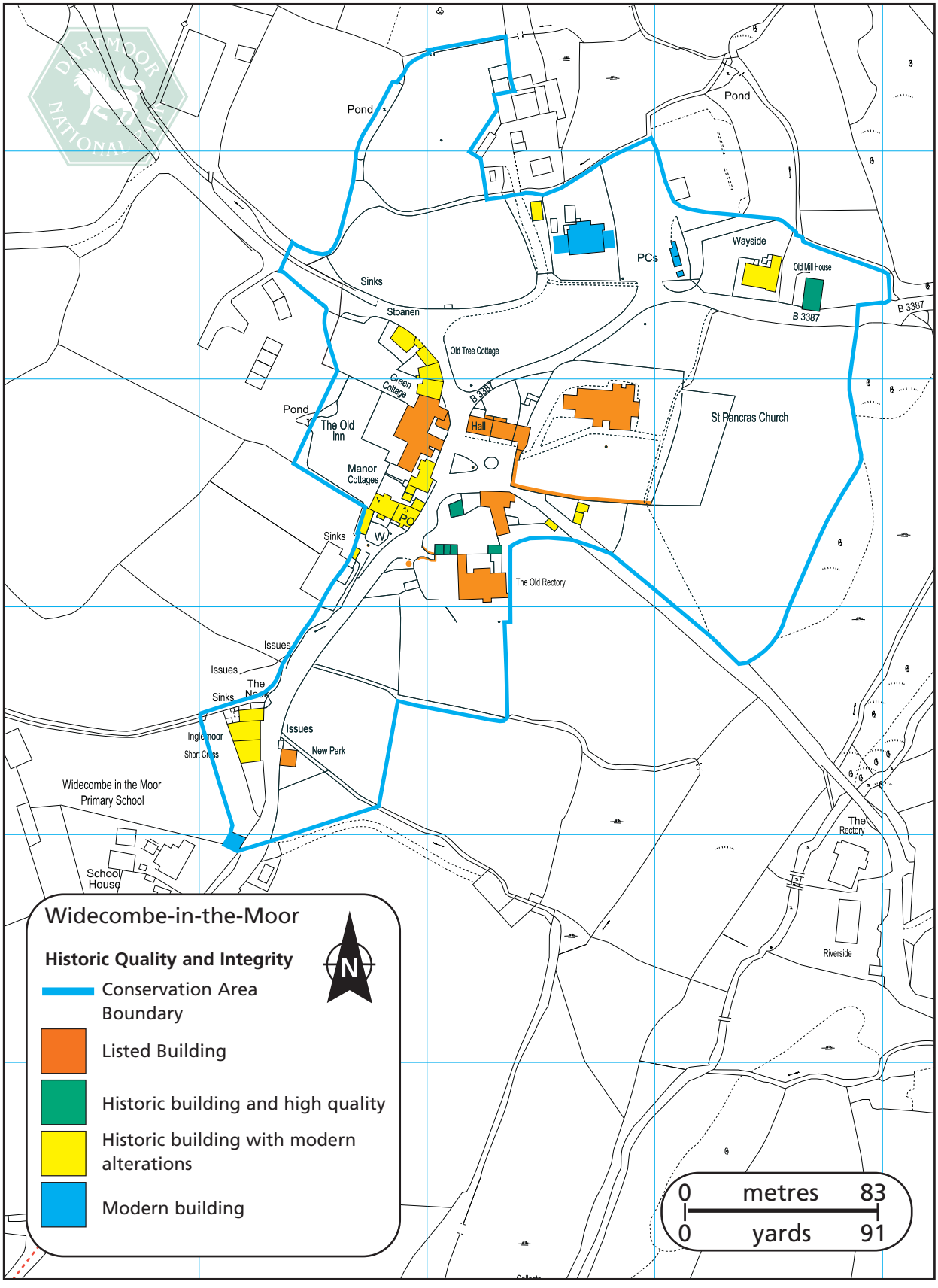
Roofs here are all clad in blue-grey slate, and all are gabled apart from the Vicarage, which is hipped. When originally built, New Park, Glebe House and the Church House had roofs of thatch, creating what must have been a much softer, more rural, appearance. Apart from the render and slate hanging applied to parts of New Park and Glebe House, the buildings here have their granite walling exposed, which in the case of the Church House, the tower of the Church and its east and south elevations (together with the lychgate and the section of the churchyard wall beside them) is in the form of large, finely worked ashlar blocks.

The historic buildings to the west and north of the road (with the exception of Old Mill House) have mostly had their original character compromised by 20th century alterations and additions. Replacement windows in upvc detract from the historic character and value of several properties, while flat-roofed extensions or porches, Dutch blinds above entrance doors and modern timber windows with top hung quarter lights are a poor substitute for traditional forms and designs in a setting that includes such outstanding buildings as the Church House and Church.

Elsewhere in this part of the settlement, the painting of natural renders, the use of blue-black (rather than local grey-blue) natural slates and the introduction of cladding materials such as concrete tiles and weatherboarding, have tended to erode the distinctive nature of Widecombe-in-the-Moor's traditional character – although it is otherwise well preserved through the continued dominance of exposed granite elevations and the preponderance of grey-blue slate roofs.

Figures 4 and 5 Some of the agricultural outbuildings adjacent to Glebe House

Map 7 Conservation Area: Historic Quality and Integrity



4. Key Buildings

There are eleven Listed Buildings in the Conservation Area, and although few in number they cover a broad range of types with almost every one of them differing from the rest. Whether small, like the medieval cross and the wellhead, or large like the Church and Church House, they all contribute significantly towards the Area's special interest and character. The Church is Grade I, the Church House Grade II* and the remainder are all Grade II.

Figure 6 St Pancras Church dominating the south side of the green

Church of St Pancras: grade I

Although partially rebuilt after a lightening strike in 1638, and restored in 1874 and subsequent years, the building preserves all the character of its Perpendicular style. In particular, the contrast between its long, low nave and exceptionally tall tower (heightened to 135 feet by four massive, crocketed pinnacles) is the epitome of southwest traditions. The church is a veritable landmark in the landscape, while its proximity to both the village green and square mean it visually dominates the village, contributing quality and grandeur to the historic scene.

Listed Buildings Footnote:
The Secretary of State for Culture, Media and Sport is required to compile lists of buildings of special architectural or historic interest for the guidance of local planning authorities. Conservation policies are often based on these lists. The re-survey of all Dartmoor parishes was carried out during 1985-88.

A listed building is 'a building of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance'. There are about 500,000 listed buildings in England. Nationally, 2% are grade I listed, 4% II* listed and the balance of 94% are grade II listed. Within Dartmoor National Park there are 2563 listed buildings.

Figure 7 The Church House elevation facing the green

The Church House: grade II*

Slightly wider than the nave of the church, and as long as the nave and chancel together, the scale and proportions of the Church House, its ashlar construction and its architectural quality are imposing indeed – and unexpected, even, in such a small rural settlement. Its mullioned windows, the loggia across the front and the external staircase at the rear, produce a real sense of history and grandeur, which, from its pivotal position at the meeting of the green and square, pervades nearly every part of the village.

Figure 8 Glebe House

Glebe House: grade II

The return of this building to domestic use has done much to enhance its original character and appearance – and restore the symmetry of its granite elevation. The weatherings to the chimneystacks suggest its roof was originally thatched (similar weatherings being found on the stacks of New Park, the Church House and the main range of the Old Inn).

Figure 9 New Park

New Park: grade II

Prominent on the approach from Dunstone, the slate cladding on this 19th century cottage may not be original but the practice follows a tradition in Devon that became firmly established during the 18th century. Its open, gabled porch follows local tradition, and unlike the few other porches in the village, preserves much of its original character.

Figure 10 The (former) Vicarage

The Vicarage: grade II

The polite, classical styling of this small country house, with its multi-paned timber sashes ranged symmetrically across its granite front, and its hipped, slate roof, is typical of its 18th century age. So too is its seclusion in private landscaped grounds, which means the appreciation of its most attractive front elevation is restricted to the fields to the south.

Other Notable Buildings

Figure 11 Green Cottage and the projecting wing forming part of the Old Inn

Green Cottage with the north-end wing of the Old Inn

But for the pair of Dutch blinds above the entrance doors, the character of this L-shaped pairing of 19th century facades is mostly intact, including the multi-paned timber sash and casement windows, slated roof and exposed granite elevations.

Figure 12 Old Mill House

Old Mill House

A house typical of those built in this part of Dartmoor during the late 19th and early 20th century, characterised by its slate roof, exposed granite walls, brickwork reveals and painted timber sashes. Fortunately, in view of its prominent location at the main entrance to the village, these characteristics are well preserved.

Figure 13 Part of the stonework of 'Parson's Barn'

The Range of Outbuildings adjacent to Glebe House

Although variously modified and altered over time, the essential, agricultural character of these several buildings is well preserved, including their mostly uncluttered roof slopes and the general absence of openings in their walls. The minimal overhang at the eaves and the use of slate to protect the verges are features worthy of note, while the stonework of 'Parson's Barn' is particularly interesting in providing evidence of several stages in its development.

5. Local Details and Street Furniture

Even though the buildings in the village are mostly sited close to the highway, without front garden areas that need protecting, granite boundary walls are nevertheless a significant feature of the village that brings visual cohesion to the scene. Principal amongst them are those enclosing the churchyard – on account of their considerable length; the fact they border both the square and the green, and because of the attention given to their finished appearance. In recognition of the significance of the frontage facing the square, the wall here is built of large and impressive ashlar blocks [Figure 14 below]. Alongside the green, however, rubble stone suffices [Figure 15 below], while the continuity of the wall as a whole – as well as the dignity of the space it encloses – is expressed through its capping with moulded coping stones.

Figure 14 The churchyard wall facing the square

Figure 15 The churchyard wall facing the green

Other boundary walls have particular interest too, like the one next to the farmyard entrance opposite the post office – for the enormous size of the stone pieces [Figure 16 below]; and the one belonging to the Church House where it butts up against the Churchyard wall – for preserving the location of a former entrance [Figure 17 below]. The secondary entrances in the far corners of the churchyard are unusual in themselves [Figure 18 page 24], while the lych gate that shelters a coffin-rest signals the churchyard's main entrance off the square [Figure 19 page 24].

Figure 16 Large boulders used in wall construction

Figure 17 Evidence of former opening

Figure 18 One of the pair of secondary entrances to the churchyard

Figure 19 The lych gate entrance to the churchyard

Other granite structures add interest and character to the village as well, including the medieval, two-tier base where the village cross once stood (now occupied by the so-called 'Cross Tree) [Figure 20 page 25]; the cross itself, now situated in the churchyard [Figure 21 page 25]; the circular seat-come-planter-come-traffic island just outside the lych gate [Figure 20 page 25]; the medieval well head south of the post office [Figure 22 page 26] and the mounting block near the Vicarage gateway [Figure 23 page 26].

Figure 20 The medieval base of the village cross (left) and the modern seat-come-planter, right.

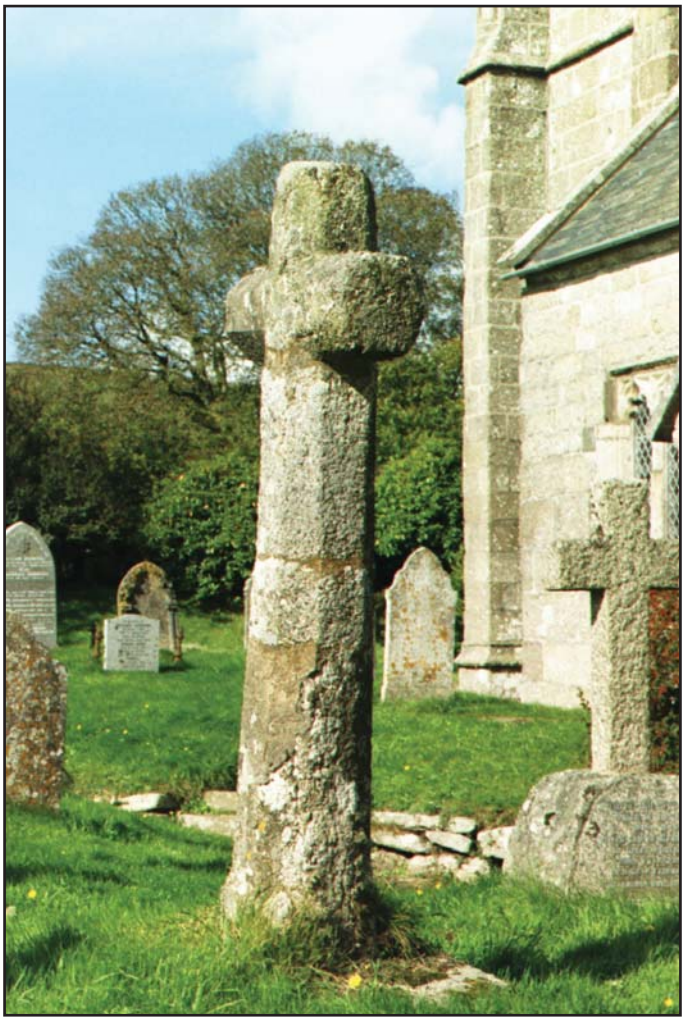


Figure 21 The Village Cross in the churchyard

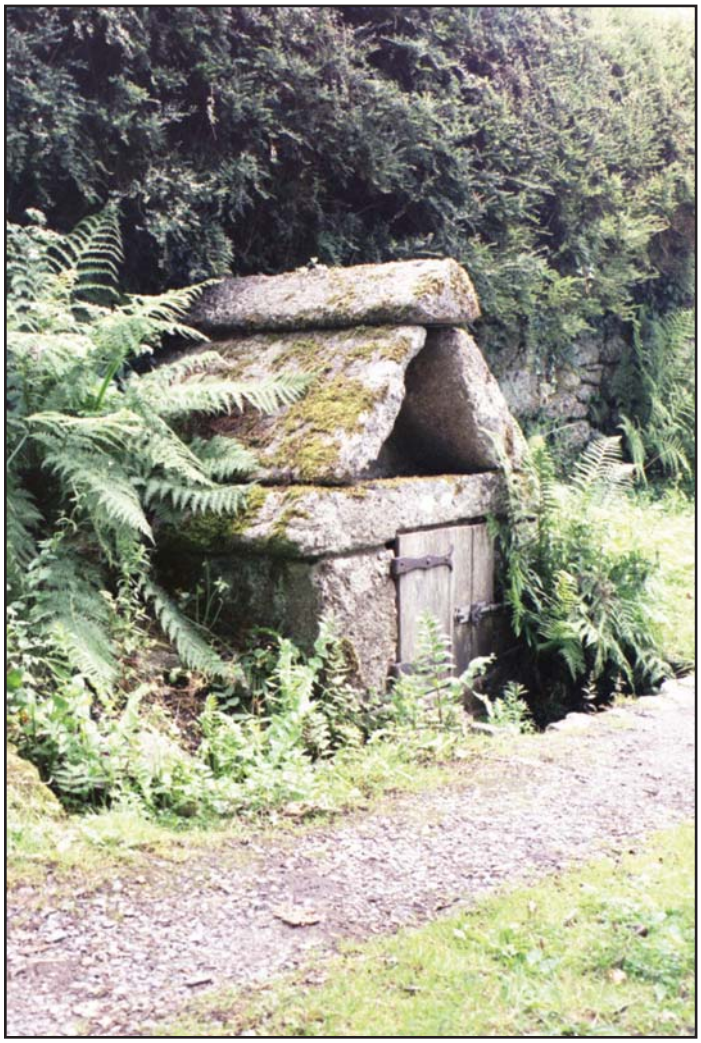


Figure 22 The medieval well head

Figure 23 The mounting block to the right of the Vicarage gateway

Of more recent origin, but now part of the settlement's traditional character, are the village sign erected on the green in 1948 [Figure 24 below] and the red telephone kiosk, erected inside the car park nearby [Figure 25 below]. Less traditional, however, is the proliferation of commercial signs and other paraphernalia which, in certain places, dominate views and introduce an urban feel in contrast to Widecombe-in-the-Moor's essential, rural village character.

Figure 24 The Village Sign on the green

Figure 25 The telephone kiosk

There is little ironwork of note, other than the simple benches angled around three of the trees on the green [Figure 26 below], and a cast-iron lamp standard placed tight against the wall of one of the shops facing the green- which unfortunately has a No Parking sign attached to its shaft [Figure 27 below].

Figure 26 One of the ironwork benches on the green

Figure 27 The cast iron lamp standard

The green itself is safeguarded from vehicular trespass by a mixture of granite boulders, stumps and posts set alongside its edge – in a manner which seems most suited to the rural nature of the setting [Figure 28 below]. The granite kerbs introduced to protect the base of the cross, and the area of granite setts providing a pedestrian refuge beside it, appear equally suited to their particular setting in the square, where one of the very few areas of cobbled paving survives beneath the Church House loggia [Figure 29 below].

Figure 28. Some of the granite boulders protecting the green

Figure 29 The cobbled pavement beneath the Church House loggia

Hedges are a particular, and important, feature of boundaries beyond the square, helping to define public spaces and mask uses that could be intrusive (such as car parking [Figure 30 below]). The most appropriate are those planted with indigenous species since these tend not to create an inappropriate, suburban appearance – an appearance which painted, picket fencing tends to produce.

Figure 30 The treatment of the car park extension to the coach park is a supreme example of minimising the intrusive impact of parked cars. The combination of granite walls and hedges not only shield the car park from general view but mask its overall scale as well.

6. Spaces and Views

The open spaces in Widecombe-in-the-Moor, and the views across and beyond them, play a very significant part in creating the settlement's essential qualities and characteristics; compact but open nature, and set within a moorland landscape. Refer map 8 page 31

Spaces

Two spaces in particular make a major contribution towards the settlement's historic interest and visual character:

1 the village green [Figure 31 page 32]

2 the village square [Figure 32 page 32]

Additionally, there are two small spaces of value which are integral to the setting of the buildings and structures nearby:

a the small green north west of the village green which has a brook flowing through it [Figure 33 page 33]

b the small (private) green adjacent to the medieval well head and in the foreground of a small stone outbuilding [Figure 34 page 33]

Views

While views of Widecombe-in-the-Moor's moorland valley setting are outstanding from the high ground east and west, the views and glimpses from the village towards the moorland heights are equally striking, and provide a telling reminder of the village's apparent isolation within the Moor.

1 from the village green, looking north east towards two of the tors which punctuate the ridge-line [Figure 35 page 34]

2 from the village green looking north west towards the farmed slopes beneath Hamel Down [Figure 36 page 34]

3 from the village square looking east through the lych gate towards the moorland ridge [Figure 37 page 35]

Map 8 Spaces and Views

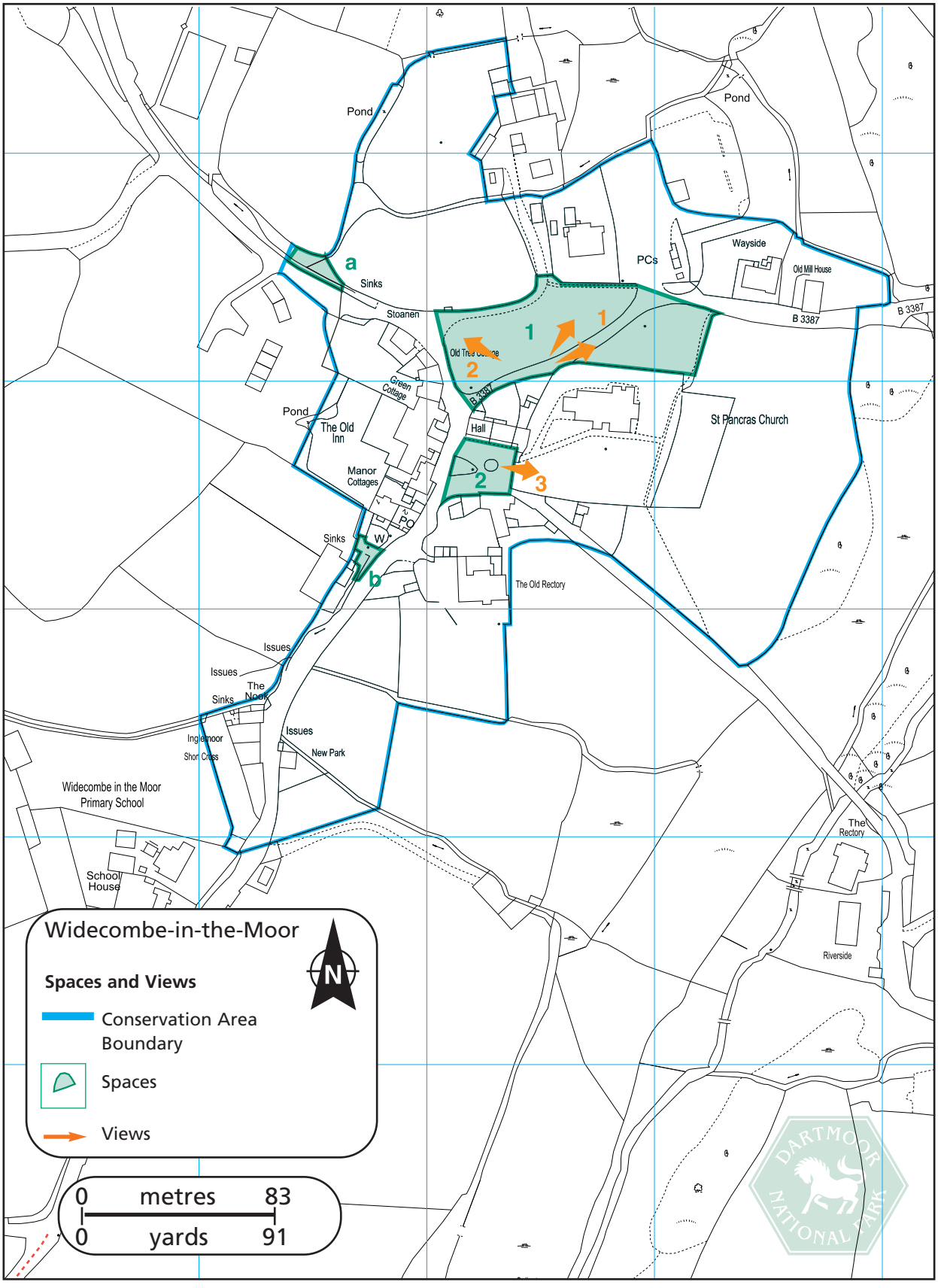


Figure 31 The Village Green

Figure 32 The Village Square

Figure 33 The small green (and brook) opposite Brook Lane Cottages

Figure 34 The small green beside the medieval well head

Figure 35 View from the village green looking northeast towards the moorland ridge

Figure 36 View from the village green looking northwest towards the farmed slopes beneath Hamel Down

Figure 37 View from the village square looking east through the lych gate towards the moorland ridge

7. Modern Development

The group of six houses just outside the Conservation Area on the Natsworthy road are the most recent dwellings to be added to the village, and indeed the first to be built for half a century or more. The open porches, grey-blue slate roofs, chimney stacks, timber casement windows and the treatment of the eaves, combine to create a vernacular character most suited to its edge-of-village location, while the granite wall constructed along the roadside frontage completes its integration into the village scene [Figure 38 below].

Figure 38. The group of houses on the Natsworthy road, including the stone boundary wall and the small green opposite

The extended café on the green, and indeed the toilet block adjacent, are other modern additions which, although not unattractive in themselves, appear less well integrated into the village scene. Although due in part to their locations in and next to the coach and car park, it is more the nature of their boundary treatments that does most to create a disharmonious appearance (An appearance also shared by the roadside boundary of the Old Inn car park). On the other hand, the timber cabin at the entrance to the private car park appears quite incongruous in comparison to the older village buildings of similar size (eg the stone and slate outbuildings on the Rugglestone lane).

Some modern developments, however, have eroded the character and interest of the settlement's existing historic buildings fundamental to Widecombe-in-the-Moor's attraction. These include the introduction of non-traditional forms, such as flat-roofed extensions, and non-traditional materials, such as concrete tiles. The most harmful of all, however, is the removal of historic windows and doors and their replacement in designs and materials that are clearly modern – especially those made of upvc, with fake glazing bars and non-traditional methods of opening, which appear wholly incompatible with the historic nature of the setting and the natural materials which dominate its character.

8. Archaeological Potential

The archaeological potential for the Conservation Area is considerable given its undoubted medieval origins and lack of modern development.

However, Widecombe-in-the-Moor's origins could well be much earlier as there has been the suggestion that the 14th century church stands in a strangely off centre position within a square earthwork enclosure demarcated by a bank which is revetted by the churchyard wall. Similarly shaped enclosures in Cornwall and West Wales have been found to date from the Romano-British period. The position of this enclosure could well have dictated the subsequent development of the village.

Therefore the area within and outside the Churchyard, the square and Widecombe Green should all be seen to be extremely sensitive archaeologically.

Again, the area to the north of Widecombe Green also offers much archaeological potential as it contains the site of the medieval manor of North Hall with its associated buildings, ponds and watercourses. To the north east of the Green there is documentary and tithe map evidence for the existence of other buildings in this area.

There is further tithe map evidence for former buildings situated south of the square around the 18th century Vicarage; this area too should be regarded as having archaeological potential.

9. Trees

Numerous trees are growing within the Conservation Area and they are an important component of the village scene. The most notable trees are those on the Village Green, with a veteran Sycamore standing at its western end. The range of tree species is limited due to the high moorland location with Sycamore being the dominant tree. Likewise, age distribution is also limited to mostly mature and semi-mature trees.

There is limited scope for large scale planting within the Conservation Area, but there is may be an opportunity in the grounds of St Pancras Church.

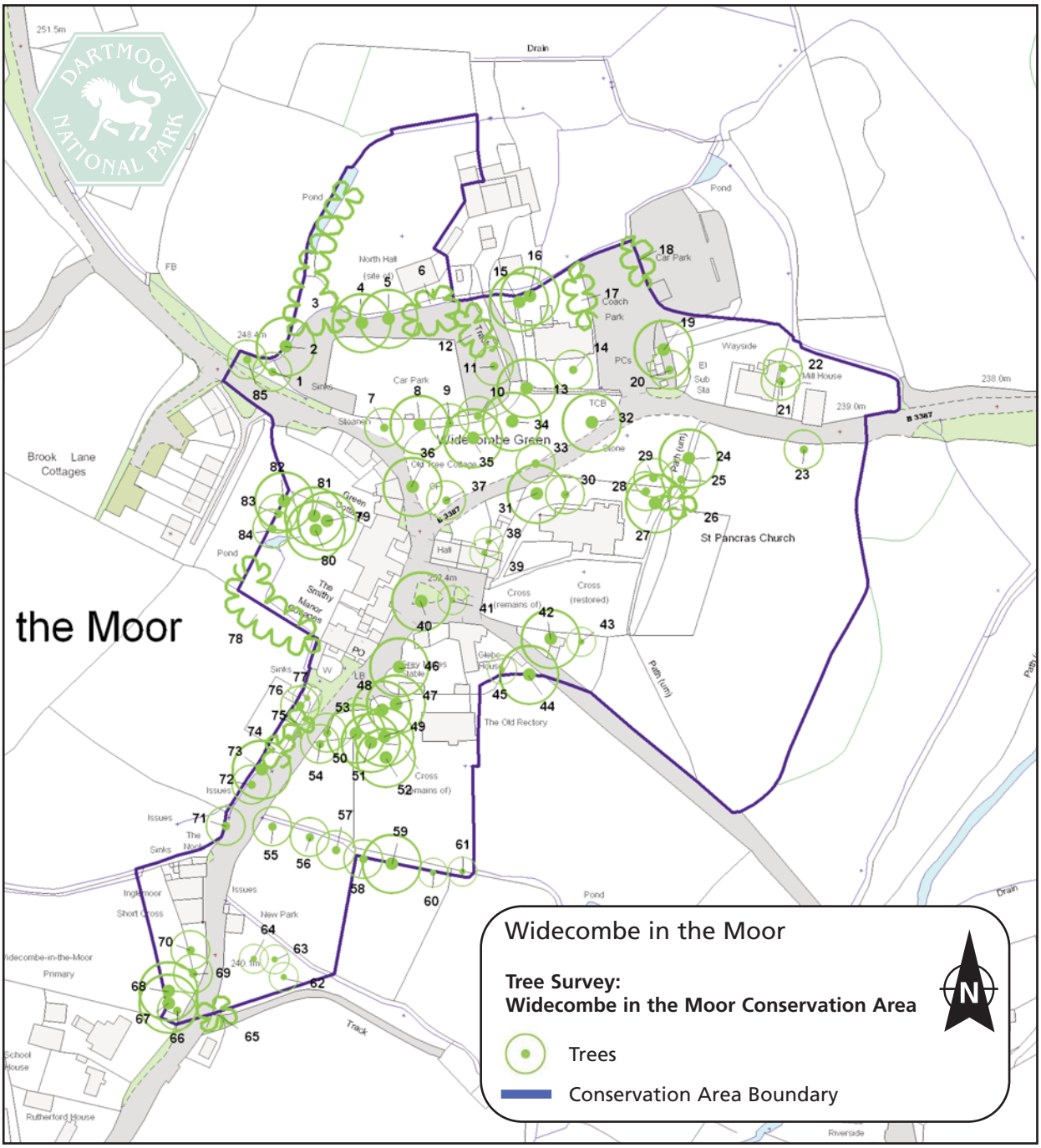
Outside the Conservation Area the woodland to the east of the village, the groups of trees growing in the river valley and the linear group of trees growing behind Brook Lane Cottages add to the character and setting of the village.

Trees in Conservation Areas Footnote:
The *Town and Country Planning Act*: Section 211 makes special provision for trees in Conservation Areas not subject to a Tree Preservation Order (TPO). Anyone who wishes to cut down or carry out works to a tree in a Conservation Area must give the Local Planning Authority 6 weeks prior notice. The purpose of a Section 211 Notice is to give the Local Planning Authority the opportunity to protect the tree with a TPO. A tree is not defined in the Act, but a Section 211 Notice is only required for a tree with a diameter exceeding 75 mm in diameter. Trees in a Conservation Area already protected by a TPO are subject to the normal TPO controls. A Tree Preservation Order is an order made by the Local Planning Authority in respect of trees and woodlands. The principle effect of a TPO is to prohibit the cutting down, uprooting, lopping, wilful damage or wilful destruction of a tree without the Local Planning Authority's consent.

Map 9 Conservation Area: Trees and Boundary

Appendix A:

Tree Survey: Widecombe in the Moor Conservation Area



Tree Survey: Widecombe in the Moor Conservation Area

(see Tree Survey map page 40)

Number	Species	Age Class
1.	Oak	Semi-mature
2.	Willow	Mature
3.	Group of broadleaves	Mature
4.	Willow	Mature
5.	Willow	Mature
6.	Group of sycamore	Mature
7.	Oak	Semi-mature
8.	Sycamore	Mature
9.	Lime	Semi-mature
10.	Oak	Semi-mature
11.	Sycamore	Semi-mature
12.	Group of holly	Mature
13.	Oak	Mature
14.	Cherry	Semi-mature
15.	Sycamore	Mature
16.	Sycamore	Mature
17.	Group of sycamore	Semi-mature
18.	Group of ash	Semi-mature
19.	Oak	Mature
20.	Sycamore	Semi-mature
21.	Cypress	Semi-mature
22.	Sycamore	Semi-mature
23.	Beech	Semi-mature
24.	Ash	Mature
25.	Sycamore	Semi-mature
26.	Group of sycamore	Semi-mature
27.	Horse chestnut	Mature
28.	Lime	Semi-mature
29.	Horse chestnut	Semi-mature
30.	Sycamore	Semi-mature
31.	Sycamore	Mature
32.	Horse chestnut	Mature
33.	Beech	Semi-mature
34.	Beech	Mature
35.	Horse chestnut	Mature
36.	Sycamore	Mature
37.	Sycamore	Semi-mature
38.	Sycamore	Young
39.	Laburnum	Young
40.	Yew	Mature
41.	Oak	Young
42.	Oak	Mature
43.	Beech	Young
44.	Sycamore	Mature
45.	Horse chestnut	Young
46.	Sycamore	Mature
47.	Horse chestnut	Mature
48.	Horse chestnut	Mature
49.	Beech	Mature
50.	Sycamore	Mature
51.	Sycamore	Mature
52.	Beech	Mature
53.	Apple	Semi-mature
54.	Apple	Semi-mature
55.	Sycamore	Semi-mature
56.	Sycamore	Semi-mature
57.	Sycamore	Semi-mature
58.	Sycamore	Semi-mature
59.	Beech	Mature
60.	Spruce	Young
61.	Oak	Young
62.	Cypress	Young
63.	Spruce	Young
64.	Cypress	Young
65.	Group of mixed trees	Semi-mature
66.	Laburnum	Semi-mature
67.	Spruce	Mature
68.	Cypress	Mature
69.	Spruce	Semi-mature
70.	Apple	Semi-mature
71.	Sycamore	Semi-mature
72.	Ash	Semi-mature
73.	Sycamore	Mature
74.	Group of cypress	Semi-mature
75.	Group of sycamore	Semi-mature
76.	Sycamore	Semi-mature
77.	Rowan	Young
78.	Linear group of broadleaves	Mature
79.	Poplar	Mature
80.	Poplar	Mature
81.	Poplar	Mature
82.	Poplar	Mature
83.	Willow	Semi-mature
84.	Willow	Semi-mature
85.	Oak	Semi-mature

The survey was carried out from publicly accessible land.