

LAGOON VIEW COMMUNITY ORCHARD ASSOCIATION

England & Wales · Charity number 1169032

Details

Status Registered

Legal form CIO

Registered 2016-09-05

Register [View on the Charity Commission register](#)

Contact

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West Yelland
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Activities

Objects: 3.1 TO PROVIDE AND MAINTAIN A PIECE OF LAND IN LAGOON VIEW, WEST YELLAND, BARNSTAPLE AS A PUBLIC AMENITY, INCLUDING FOR USE AS A COMMUNITY ORCHARD AND AS A PUBLIC SPACE FOR COMMUNITY ACTIVITIES AND PLAY, FOR THE BENEFIT OF LOCAL RESIDENTS.

Activities: The aims of the Group shall be to design, create, establish and maintain a community mixed fruit orchard on the community land north of 84 Lagoon View, West Yelland, Devon on behalf of, and for the benefit of, the local community

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Economic/community Development/employment

Geography

- Area of benefit: LOCAL
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees	
2025-12-31		£173	£363	-	-
2024-12-31		£959	£619	-	-
2023-12-31		£443	£762	-	-
2022-12-31		£3,149	£2,975	-	-
2021-12-31		£442	£402	-	-

Trustees

Name	Role	Appointed
PETER THORN	Chair	2016-10-18
Andrew John Smith		2025-02-21
TRUDIE MARSH		2016-10-18

LAGOON VIEW COMMUNITY ORCHARD ASSOCIATION

England & Wales - Charity number 1169032

Accounts

Lagoon View Community Orchard

Chair's Report for 2025

The year has been successful in many ways but ended with anxiety about the future.

The orchard survived the very dry spells of the summer well, with bumper apple and pear crops. One tree has been lost to a canker infection. Working parties have been sparsely attended but enough work has been done to maintain a good standard of care. Many thanks to those who were able to contribute.

Events included a successful summer BBQ, apple pressing in October and some spirited carol singing round a log fire in December.

Our major concern has been the proposal by Pearce Construction Ltd to access the fields to the west of Lagoon View via a new road access, through the orchard. Other compensatory land was proposed, but public reaction has been implacably opposed. We currently wait for the expected planning application to appear.

We have received encouraging support from local councillors and our MP. Numerous emails to Planning Officers have sought clarity over the Public Open Space status of the orchard. The upcoming revision of the Local Plan has also been questioned. My particular thanks to Bob Walters and Paul Harwood for their energy and expertise in these areas. Paul has constructed a website for the Orchard, met with much acclaim. Other committee members have contributed information and research evidence which helps our case. It is clear that access to the fields through the orchard is entirely unnecessary, with an obvious alternative from the main road.

We have joined the Open Spaces Association and the Environmental Law Foundation, which may well be able to assist in the fight to come.

I very much welcome our new committee members, bringing new skills and energy to what was a small group. We currently number 15 members!

We approach 2026 with determination to preserve a much-valued public facility.

Pete Thorn

Chair

General Account - Last updated - 31.12.25

Date	Item	Donor/Recipient	Type	IN	OUT	Ref	Balance
01.01.25	Balance from 2024						£1,004.83
10.01.25	Public Liability Insurance (AON LTD)		BACS		£80.00		£924.83
20.01.25	RHS Annual Renewal	Trudie Marsh	BACS		£47.00		£877.83
06.03.25	4 Bags of manure	Pete Thorn	BACS		£18.00		£859.83
30.05.25	Open Spaces Society - Annual Fee	Pete Thorn	BACS		£45.00		£814.83
06.06.25	Donation	Chris Broadhead	CASH	£10.00			£824.83
08.07.25	Give As You Live Donation		BACS	£19.64			£844.47
18.07.25	Summer BBQ Profit & Donations		CASH	£129.00			£973.47
28.08.25	Petrol for mower	Pete Thorn	BACS		£25.25		£948.22
10.09.25	ELF (Environmental Law Foundation) Donation	Pete Thorn	BACS		£100.00		£848.22
17.10.25	Apple Pressing Donations		CASH	£14.00			£862.22
19.12.25	RHS Annual Renewal	Trudie Marsh	BACS		£47.00		£815.22
		TOTALS		£172.64	£362.25		£815.22

LAGOON VIEW COMMUNITY ORCHARD ASSOCIATION

England & Wales - Charity number 1169032

Accounts

Lagoon View Community Orchard Association

Chairmans Annual Report for 2024

We have enjoyed another successful year at the Orchard, with many regular and occasional visitors. It remains a favourite destination for children with wheels. Scooters, bikes and roller skates allow happy children to whizz round the circular path. Any mishaps generally land on the grass.

The Short House is a popular venue for imaginative games. The Woodland remains a favourite for many, with den building and exploring insect life with a magnifying glass.

For adults, it's a calm and peaceful retreat, with visitors sometimes as dawn breaks. Dog walkers too are regularly there and we thank them for clearing up (usually) after their visit.

The working parties, on the first Saturday of the month (10.00-12.00) brings together a small group of enthusiasts, who weed and prune, as the season requires. Our crops this last year were patchy, with bumper crops of some apples and figs. However, no pears and fewer cooking apples. We must have had patchy weather at blossom time.

In April we had a visit from Borderline Morris Dancers, who properly entertained and involved the crowd. Jack Frost was driven away and the trees encouraged to be fruitful with libations of cider. It was a sunny day and funds were raised to set against our modest costs. These cover insurance and equipment costs. During the year, our esteemed and energetic secretary John moved away and we thank him for all his excellent work, from the early days.

In July we held our annual BBQ, again with fine weather. The brick BBQ is available for any residents to use, for family occasions. In October, as the last apples ripened, we celebrated the crop with apple pressing. Quite a bit of fine juice was produced with energetic work on a manual press.

We applied for a designation for the Orchard to be recognised as an **'Asset of Community Value'**. This was duly granted by North Devon District Council. We hope this will help secure the long-term future of the Orchard, which is still owned by the original estate developer. It means that if the area is ever put up for sale, the Association must have first option to buy. We hope the original intention for the land to be adopted by the council can be achieved in due course.

As the winter approached, we marked the Remembrance Day with many knitted poppies. The Orchard is a community focus, in the absence of any Village Hall or meeting place.

Into the New Year and pruning the dormant trees is the main job. Some of them are getting pretty big! If anyone would like to help or more generally get involved in this great project, please contact us.

General Account - Last updated - 31.12.24

Date	Item	Donor/Recipient	Type	IN	OUT	Ref	Balance
05.01.24	Balance from 2023						£664.40
05.01.24	Donation - POAC Award	Devon & Cornwall Police	BACS	£500.00		4996535	£1,164.40
06.01.24	Pruning Saws x 2 (Amazon)		BACS		£143.80		£1,020.60
29.01.24	Public Liability Insurance (AON LTD)		BACS		£80.00		£940.60
05.02.24	Give As You Live Donation		BACS	£16.88			£957.48
26.02.24	Mower Servicing	Peter Thorn	BACS		£102.60		£854.88
26.02.24	Perspex for Noticeboard	Peter Thorn	BACS		£88.40		£766.48
27.03.24	4 x Treated Posts	Peter Thorn	BACS		£15.60		£750.88
02.04.24	Grapevine & Fixings	Peter Thorn	BACS		£37.94		£712.94
02.05.24	Greasebands for trees	Peter Thorn	BACS		£28.99		£683.95
03.05.24	Blossom Day Donations (Profit £67.30)		CASH	£164.30			£848.25
03.05.24	Cider & Apple/Orange juice for Blossom Day event	Annie Thorn	CASH		£27.00		£821.25
03.05.24	Borderline Morris		CASH		£70.00		£751.25
19.08.24	Petrol for mower	Peter Thorn	BACS		£18.26		£732.99
19.08.24	BBQ Briquettes	Peter Thorn	BACS		£6.50		£726.49
23.08.24	Profits from Summer BBQ event		CASH	£201.00			£927.49
16.10.24	Donations From Apple Pressing Event		CASH	£60.00			£987.49
07.11.24	Give As You Live Donation		BACS	£17.34			£1,004.83
		TOTALS		£959.52	£619.09		£1,004.83

LAGOON VIEW COMMUNITY ORCHARD ASSOCIATION

England & Wales - Charity number 1169032

Accounts

Lagoon View Community Orchard Association

Chair's Report 2023

The last year was one of consolidation, with a new three-year lease being agreed with Pearce Construction. We live in hope that the long-term uncertainty about our tenure of the orchard can be resolved by the end of this period.

The new mower was a big improvement, able to cope with longer wet grass. Volunteers strimmed the edges and we were able to keep up appearances. A good blossom led on to abundant crops, particularly apples. The fitting of grease bands on the trunks prevented insect infestation and when crops were picked, there were fewer bugs in residence in the fruit.

During the summer, we hosted a community BBQ and it was good to see so many families with young children. Two committee members submitted entries to the Instow Harvest festival Show and won prizes. As we moved into autumn, we got out the apple press and had an energetic morning producing fresh apple juice. We lit the BBQ at the same time so a pleasant lunch was enjoyed in calm sunny weather. As Remembrance Sunday came round, knitted poppies were strung in trees and over the arch to create another impressive display. In the absence of a Yelland Village Hall, the Orchard does present and focus for village community activity.

At the end of the year, our secretary organised a visit from RHS Rosemoor. The two arborists gave us a great deal of help and knowledge about how best to prune our trees. This is taking place during the winter when the trees are dormant.

Thanks are due to the dedicated team of volunteers who work to maintain and develop our cherished green space.

General Account - Last updated - 31.12.23

Date	Item	Donor/Recipient	Type	IN	OUT	Ref	Balance
01.01.23	Balance from 2022						£983.69
04.01.23	Annual Public Liability Insurance		BACS		£75.00		£908.69
10.02.23	RHS Annual Renewal		BACS		£45.00		£863.69
24.02.23	Return of unused funds to The Gibbons Trust		BACS		£518.50		£345.19
17.03.23	Sale of the old mower		CASH	£130.00			£475.19
31.03.23	Donation from Give As You Live		BACS	£15.72			£490.91
09.05.23	Petrol for mower	Peter Thorn	BACS		£23.85		£467.06
11.07.23	Stationary	John Wilson	BACS		£14.20		£452.86
19.07.23	Funds raised from Summer BBQ		CASH	£140.19			£593.05
23.10.23	Lease Notorisation	John Wilson	BACS		£5.00		£588.05
23.10.23	Apple Pressing equipment	Peter Thorn	BACS		£19.99		£568.06
27.10.23	Funds raised from Apple Pressing/BBQ		CASH	£142.00			£710.06
31.10.23	Donation from Give As You Live		BACS	£15.59			£725.65
06.12.23	Wildflower Seeds	John Wilson	BACS		£16.25		£709.40
11.12.23	RHS Annual Renewal		BACS		£45.00		£664.40
		TOTALS		£443.50	£762.79		£664.40

LAGOON VIEW COMMUNITY ORCHARD ASSOCIATION

England & Wales - Charity number 1169032

Accounts

Lagoon View Community Orchard Association

Chair's Report 2022

In the early months of 2022 we pruned the trees and kept things tidy, but activity was low with no events. We ordered three new fruit trees, another pear, a medlar and a quince. A black Mulberry was donated and these were all planted. They have all survived a very dry summer, with a bit of extra watering and have made strong growth. As the cool dry spring increased daylight hours, everything sprang back to life. After a wet May we were fortunate to have dry sunny weather for our wassail event. The Borderline Morris dancers made a great show of processing into the orchard, singing and dancing to drive away 'Jack Frost' and encouraging the trees to fruit abundantly. Lots of small children were initially alarmed but then completely enthralled by the noise and lavish costumes. A great turn out from the neighbouring streets.

With increasing concern over the safety of the giant Poplar tree, we engaged a tree surveyor to assess it. Quite large branches had fallen in times of gales, big enough to cause injury or worse. Reluctantly we felt the trustees had no alternative but to follow advice and have the tree removed. This was controversial but our insurance would have been void in case of accidents, when the advice was so clear.

Following a generous donation, we planned to construct a piece of play equipment for small children. Not wanting to duplicate the new playground on Tarka Ridge, we opted for a play house, where imaginative play could develop. The house was named The Short House, in memory of John Short. Planning took place and we consulted with local council officers over any safety considerations. Given the green light, James Reed kindly offered to order materials and construct the house. It was completed in early autumn and has proved highly popular. Our grandchildren saw it as a beehive from

which they fed us imaginary honey. The playhouse was mainly funded by a generous resident, assisted by a grant from the Gibbons Trust, a local charity. In the event we were overfunded and asked the Trust if we could use some of the money to upgrade the mower. This was agreed and we are soon to take delivery of a more capable machine.

The wild flower garden regenerated, though all sorts of vigorous growth appeared, unplanned and unidentified. There was an abundance of flowers for the butterflies. The patch will need digging and seeding for 2023. The fruit crop was mainly abundant, though the pears were small, due to the prolonged drought. As we moved into autumn, the grand BBQ event had to be cancelled when the rains poured.

As Remembrance Day approached, a fantastic display of knitted poppies was placed over the arch, fences and trees. So much work and much appreciated.

Sadly, one of the excellent mosaics fell apart due to weathering and is due to be replaced in due course. Thanks to the talented team who painstakingly create these wonderful tableaux.

At the year-end we are still concerned over our long-term tenure on the land, which has still to be resolved. The Parish Council has been supportive, designating it as a 'Site of Special Community Interest' in the draft Local Plan.

Thanks are due to our many supporters and to committee members who work behind the scenes to keep everything progressing. We do have a few vacancies on the committee now, so we hope to have new volunteers for 2023.

Pete Thorn

Chair

General Account - Last updated - 31.12.22

Date	Item	Donor/Recipient	Type	IN	OUT	Ref	Balance
01.01.22	Balance from 2021						£809.36
21/1/22	RHS Affiliation		BACS		£35.00		£774.36
7/2/22	Donation for wood	Peter Thorn	BACS	£200.00			£974.36
14/2/22	Payment for felling of Poplar	The Tree People	BACS		£780.00		£194.36
17/2/22	Donation for wood	Mike Warriner	BACS	£200.00			£394.36
16/3/22	Annual Public Liability Insurance		BACS		£75.00		£319.36
31/3/22	Give As You Live Donation		BACS	£47.98			£367.34
8/4/22	Petrol for Mower	Peter Thorn	BACS		£23.85		£343.49
25/4/22	Borderline Morris (Blossom Day event)		BACS		£80.00		£263.49
26/4/22	Gibbons Trust Grant for Play Equipment		BACS	£1,500.00			£1,763.49
4/5/22	Donations from Blossom Day		CASH	£147.70			£1,911.19
4/5/22	Donation	Mr & Mrs Wantling	CASH	£30.00			£1,941.19
28/7/22	Donation for children play equipment	Silver Short	CHQ	£1,000.00			£2,941.19
10/8/22	Payment for wood for childrens play equipment	Little Silver Wood	BACS		£1,132.50		£1,808.69
23/9/22	Donation	Mr & Mrs Wantling	CASH	£14.00			£1,822.69
23/9/22	Donation	Marion Hurley	CASH	£10.00			£1,832.69
19/12/22	Lawnmower	J Hayes Group Ltd	BACS		£849.00		£983.69
		TOTALS		£3,149.68	£2,975.35		£983.69

LAGOON VIEW COMMUNITY ORCHARD ASSOCIATION

England & Wales - Charity number 1169032

Accounts

Lagoon View Community Orchard Association

Chair's Report 2021

With the pandemic still a major factor in our lives, the orchard programme of events was severely curtailed, as last year. However, some useful developments were possible. We stripped back the turf near the transformer to sow wild flower seeds into bare earth. Included in this were five lupin plants, kindly donated. Nothing much happened for quite a while but with some watering, a sea of colour eventually sprang up. Flowers were a big attraction for pollinating insects and there were more butterflies than in previous years. Flowers hung on into November. We hope the meadow area will repeat the trick through self-seeding.

A community BBQ was planned and a brick BBQ was created. This was used to effortlessly cook for 85 people in early September. With live music and a log fire, this was a lovely event. The BBQ is available for family events on request. A third mosaic was completed and fitted in time for the BBQ. It has attracted lots of compliments.

In the woodland some fairy doors appeared, to the delight of small children. A bench was added near the 'den' for weary parents to relax while creative play carried on. A 'little house of discovery' was added with magnifying glasses for junior environmental exploration.

Working parties have continued monthly, with trees being protected from insects by sticky bands, branches pruned in the season and the trees and fruit canes mulched with our own compost.

The crop of fruit was a little less than the previous year, due in part to a cold dry spring. But all the pear trees provided crops and raspberries were very popular again. The plum trees have not done well but we hope for better returns in 2022.

During the year we devised a survey, to check how residents and visitors felt about the orchard. Results were overwhelmingly positive and some useful suggestions were offered which we have tried to respond to.

The circular path has proved very popular for small cyclists on a range of wheels. If they lose control they generally land on the grass, so a safe place to learn to ride a bike. Families from Tarka Ridge have much appreciated the orchard, having smaller gardens at their own houses. The new playground there remains closed until 'adopted' by the management company, so our precious area attracts many, including dog walkers.

In November, the arch and trees were decorated with 1000 knitted poppies after many hours work by local volunteers. This made a magnificent remembrance event, celebrating 100 years of the Royal British Legion.

We look forward to more developments in 2022, with more flexibility over events.

Pete Thorn

Chair

General Account - Last updated - 31.12.21

Date	Item	Donor/Recipient	Type	IN	OUT	Cash/Cheque	Ref	Balance
01.01.21	Balance from 2020							£769.26
26.02.21	Donation	Mr & Mrs Wantling	Receipt	£10.00		Cash/Cheque		£779.26
26.02.21	Xmas Tree	John Wilson	Payment		£91.55	Cheque	585296	£687.71
26.02.21	Petrol for mower	Peter Thorn	Payment		£23.67	Cheque	585297	£664.04
10.05.21	Magnifying glass etc for Woodland trail	Maggie Morton	Payment		£26.97	Cheque	585486	£637.07
30.06.21	Interest		Receipt	£0.34		Cash		£637.41
09.07.21	Paper & Ink for flyers etc	John Wilson	Payment		£26.50	Cheque	585871	£610.91
26.07.21	Sales of plants/cuttings	Silver Short	Receipt	£37.15		Cash		£648.06
20.08.21	Materials for Orchard BBQ (sand/cement etc)	Peter Thorn	Payment		£143.46	Cheque	585737	£504.60
07.09.21	Proceeds from Summer BBQ		Receipt	£382.57		Cash		£887.17
08.10.21	Donations		Receipt	£12.00		Cheque		£899.17
08.10.21	Interest		Receipt	£0.19		Cash		£899.36
08.10.21	Cheque withdrawn to close Nationwide Account		Receipt		£899.36	Cheque		£0.00
08.10.21	New Nat West Account opened		Deposit	£899.36		Cheque		£899.36
17.11.21	Coastal Tree Consultancy (Tree Report)		Payment		£90.00	BACS		£809.36
		TOTALS		£1,341.61	£1,301.51			£809.36