

The image is a detailed architectural rendering of a residential development. It features a large, two-story brick building with a dark roof and a chimney on the left. A gravel path winds through a lush green landscape with various trees and people walking and sitting. The sky is blue with scattered clouds. The overall scene is bright and inviting, showcasing a high-quality residential environment.

# LAND SOUTH OF HOLT COTTAGES, ASHFORD HILL

DESIGN AND ACCESS STATEMENT  
AUGUST 2021

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PROJECT NUMBER: D3065  
 VERSION: A  
 VERSION DATE: 05.08.21  
 COMMENT: FOR PLANNING

## THE VISION

The scheme, located on the southern edge of Ashford Hill, creates a seamless extension of the village and creates the opportunity to provide an attractive gateway and rural edge. 45 new homes are proposed, located within a beautiful landscaped setting also reflects the village's vernacular style, features and identity through design decisions reflected in this Design & Access Statement.

The design of the new community creates homes in which people feel part of nature, encouraging a positive relationship and future custodianship of the environment. The scheme will draw in the landscape through integrating blue and green networks into the built form. New planting of trees, shrubs, hedges and flowers creates a natural enhancement to the area, with a goal of achieving a biodiversity net gain, bringing the community closer to nature through a greener, more diverse environment.

The site's location on the southern edge of the village offers an exciting opportunity to strengthen the arrival experience into the village from the south along Little Knowl Hill. The new community will be sensitively integrated and strongly connected to Ashford Hill and existing employment uses to the south of the village. Through sensitive design, materials, and landscaping along Little Knowl Hill (B3051), a welcoming approach and a gradual transition from countryside to village will be created.

The character of the new development will draw on that of the village, ensuring that the scheme is an extension of Ashford Hill, with buildings, materials, landscaping and streets inspired by its character.

The development will be sensitive to its surroundings and creating opportunities for healthy living whilst ensuring the scheme is future-proofed for all, providing a desirable place in which to live, work and play, now and for future generations.



### SENSITIVE

- A place that respects its built heritage and natural context
- A place that creates a positive and a sustainable new settlement edge to Ashford Hill
- An environmentally conscious place that strives to reduce its carbon footprint and waste, and uses resources efficiently
- A place that respects its natural setting, such as the SSSI and nearby woodland
- A place where drainage is multi-faceted, not only performing a hydrological function, but also adding to the site's biodiversity, beauty and amenity
- A place where streets are shaped by people, not cars, and the ever-evolving trends in movement
- A neighbourhood that is of its place, embedded within the identity and character of Ashford Hill and the Hampshire vernacular
- An innovative and creative place that sees change as an opportunity.



### HEALTHY

- A place that ensures nature, landscape, biodiversity and the health and wellbeing of future residents are protected and enhanced
- A place that facilitates ease of access to public routes and the natural environment
- A place that welcomes residents, both old and new, to enjoy the amenity space it offers and engenders community spirit
- The enhancement and creation of habitats
- A place of beauty, health and happiness.



### FUTURE-PROOFED

- A place that is built to last, for communities now and in 100 years
- A flexible and adaptive place that can respond to the way in which people want to live, keeping in mind lifestyle changes as a result of the pandemic
- A place offering a wide range of accommodation with a focus on smaller and family homes, attracting a diverse community which can settle and evolve over time
- A place where landscape will always be a constant, providing vistas, enclosure, clean air, ecology, greenery and vibrancy
- A place for living, learning and socialising, and also home-working, creating a place that is set within the needs of now with flexibility to accommodate future requirements
- A place that learns from the past but looks to the future.

## SUSTAINABLE MASTERPLAN PRINCIPLES

Well-designed and sustainable homes and communities are essential building blocks in society. They add economic, social and environmental value to the UK. JPP Land Ltd / Rosemary Pelham and Timothy Pyper (the 'Applicants') propose to support the housing sector by both delivering more sustainable homes and places, and build them using more sustainable methods of construction.

Policy SD1 - Presumption in Favour of Sustainable Development, in the adopted Local Plan, seeking to bring about sustainable development in the borough by applying the following principles which support the policies found within the NPPF:

- *The need to plan positively for growth in a way which supports economic growth, increases the supply of housing and helps to reduce social and health inequalities in the borough - whilst recognising environmental and infrastructure constraints*
- *New development should contribute to the creation of mixed and sustainable communities which are well-planned, promote healthy and active lifestyles, are inclusive and safe, environmentally sensitive, accessible, culturally rich, vibrant and vital, well-served, and built to high design standards reflecting local character*
- *The location of new development should deliver a sustainable pattern of development, which prioritises previously developed land; minimises the need to travel by directing growth to those areas with good transport networks and which are well served by jobs, services and facilities; protects areas of highest environmental value; and avoids areas of high flood risk*
- *New development / planning applications should be in accordance with local policies, and where relevant, any Neighbourhood Plan policies to streamline the planning process*
- *The natural and heritage assets of the borough should be protected and enhanced and its natural resources used prudently*
- *Adaptation and mitigation principles relating to climate change should be incorporated into the design and construction of new development, including energy and water efficiency measures, the use of low carbon and renewable energy, the provision of green infrastructure and sustainable drainage systems (SUDs).*

The following sustainable masterplanning principles have been developed to underpin the new place.



### ENVIRONMENTAL

- The delivery of a truly walkable neighbourhood, offering new dwellings with easy and direct access to community, commercial and educational uses, structured around a network of pedestrian, cycle and sustainable transport routes
- The support of healthy lifestyles by encouraging walking and cycling and providing good access to green space
- Protection and enhancement of the rural edge and existing landscape features on the site, as well as views to key heritage assets
- The delivery of a high-quality, multi-functional landscape that offers opportunities for food growing, play and delivers biodiversity net gain
- The provision of a considerable amount of space for conserving ecology and striving for a net biodiversity net gain
- The aspiration to minimise carbon emissions.



### SOCIAL

- The creation of a diverse community with a range of housing typologies
- The creation of a development rooted in Ashford Hill, with reference to traditional character traits and materials found within the village
- The creation of new pedestrian footpaths which connect into existing public rights of way and pavements along B3051, Little Knowl Hill, ensuring sustainable movement within the village is a priority.



### ECONOMIC

- The delivery of a vibrant and new community and open space on the edge of the village
- The provision of a range of new family dwellings that meets the local housing need
- The creation of a future-proofed place, with the ability to accommodate changing patterns of living, working and moving around
- The delivery of a well-connected development with links to the centre of the village and school, as well as links to wider walking routes.



# PART A

## UNDERSTANDING THE SITE

PART A OF THE DESIGN AND ACCESS STATEMENT OUTLINES THE IMPORTANT CHARACTERISTICS OF THE SITE AND ITS CONTEXT, EXPLAINING HOW THIS HAS INFLUENCED THE FORM AND CHARACTER OF THE APPLICATION PROPOSALS.

THIS PART CONTAINS THE FOLLOWING SECTIONS:

A1: INTRODUCTION

A2: CONTEXT

A3: BASELINE CONDITIONS

A4: OPPORTUNITIES & CONSTRAINTS

# A1 INTRODUCTION

## PURPOSE OF THE DOCUMENT

This Design and Access Statement (DAS) has been prepared by fabrik Ltd on behalf of JPP Land Ltd / Rosemary Pelham and Timothy Pyper in support of an outline planning application for residential development on land south of Holt Cottages, Ashford Hill, herein referred to as 'the site'. The purpose of this document is to explain the process that has led to the masterplan proposals and in particular, the extent to which local context and planning policy has informed the masterplan.

The key role of the document is as follows:

- To illustrate the process that has led to the development proposal and explain the design principles and concepts that have been applied to the proposed scheme
- To introduce the masterplan and explain the rationale behind its development
- To set out design principles
- To present the parameters for the proposed development in a parameter plan, which form part of the planning application.

The DAS is intended to serve as a common source of information and guidance for all those involved in the future development of land at Ashford Hill. It is not intended as a detailed account of all parts of the site, nor a source of ready-made design solutions. Rather, the DAS sets out a range of general issues and principles concerning design which will be necessary in order to produce detailed planning applications for each phase of the development.

This document has been prepared in accordance with the Government's Planning Practice Guidance, published in March 2014 and revised in July 2018. The guidance states a Design and Access Statement must:

- (a) Explain the design principles and concepts that have been applied to the proposed development; and
- (b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

*Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed'.*

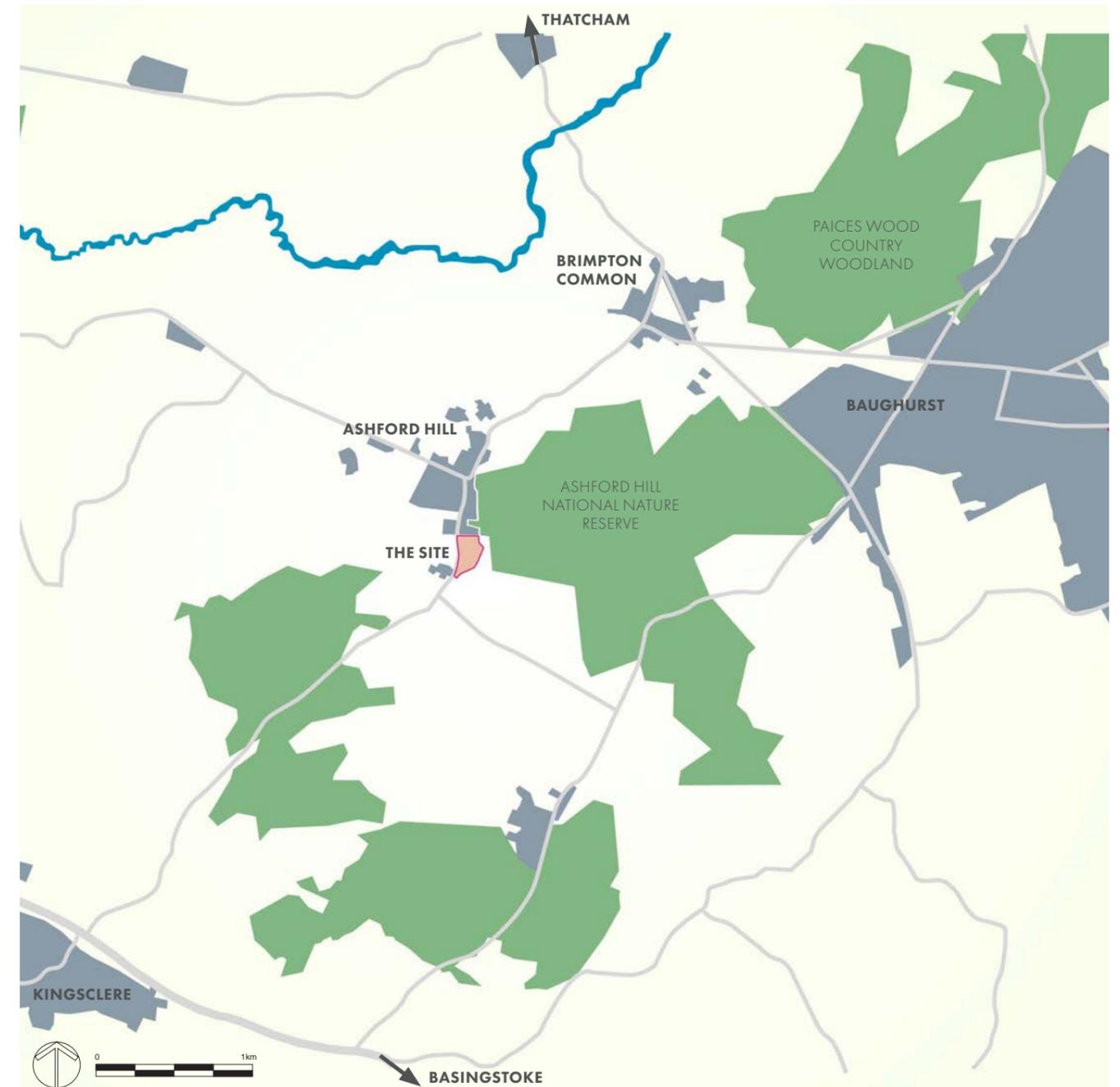
Accordingly, this document, while explaining the evolution of the outline design, also sets the context and the parameters for the detailed design, which will be brought forward at the Reserved Matters stage.

## THE SITE & ITS CONTEXT

Located on the border of Hampshire and Berkshire, Ashford Hill is a tranquil village, it is part of the civil parish of Ashford Hill with Headley and falls within the Kingsclere Ward of Basingstoke and Deane Borough Council. The borough is a non-metropolitan district of Hampshire County Council.

Ashford Hill offers residents the quaint atmosphere of an English village, with the convenience of a greater range of amenities nearby in nearby towns and larger villages, with Ashford Hill being just a short drive to the nearby towns of Thatcham, Newbury and Basingstoke. Thatched cottages, Turnpike houses, a Victorian pub and a Gothic church demonstrate the area's strong sense of history and tradition, and give it a unique character.

The site covers an area of 3.19 hectares (7.88 acres). It comprises a single arable field with all trees and hedges located around the perimeter of the site. The site has a gradual gradient from west to south with a drop of 5.45 m. A small number of dwellings are located on the sites northern edge along Holt Cottages. The nearest major town is Newbury, the town centre of which is 7.7 miles (12.4 km) to the north. Other towns in the area include Basingstoke 10.4 miles (16.7 km) to the south-east, and Reading 14.2 miles (22.9 km) to the north-east and Andover 17.4 miles (28.0 km) to the south-west.



## DESCRIPTION OF DEVELOPMENT

Outline planning application for the erection of 45 dwellings, including affordable housing, with associated public open space and landscaping, together with means of access from the B3051 in Ashford Hill village.

## DOCUMENT STRUCTURE

The scope of the document is as follows:

### PART A: Understanding the site

- **A1: Introduction** - describes the purpose of the document, content and scope, and introduces the site
- **A2: Context** - explores the site's history, planning context, townscape and landscape character
- **A3: Baseline conditions** - assesses of the area's existing transport links, site features and facilities that inform the design process, alongside an analysis of the site's constraints and opportunities

### PART B: Outline Design

- **B1: Design evolution** - sets out the vision for the site, the identifiable stages of the design process and introduces the masterplan
- **B2: Frameworks** - explains the concept and design principles as well as more detailed development principles

### PART C: Parameter Plan

- **C1: Parameter plan** - provides copies of the parameter plan which supports this outline application.



1 VIEW OF DEVELOPMENT ADJACENT TO THE SITES NORTHERN EDGE

2 HEDGE ALONG WEST EDGE OF SITE AND B3051

3 DITCH ALONG SOUTHEASTERN EDGE OF SITE

4 LINE OF CRICKET BAT WILLOWS AT SOUTHERN EDGE OF SITE



SITE LOCATION

 SITE BOUNDARY

# A2 CONTEXT

## HISTORY OF ASHFORD HILL

Ashford Hill village evolved from a string of smaller groupings of houses and farms located along the B3051, the linking road between Kingsclere and Thattham. This has resulted in a linear character along the main route with a focus around the key junction of Ashford Hill Road, the old school and church at the centre.

Ashford Hill forms part of a string of villages located in close proximity to one-another, including Headley, Plastow Green, Brimpton and Kingsclere. The village rests upon a wider agricultural and rural landscape setting, which has seen limited development over the centuries. The Ashford Hill National Nature Reserve is located to the north-east of the village and wraps around the eastern boundary of the village.

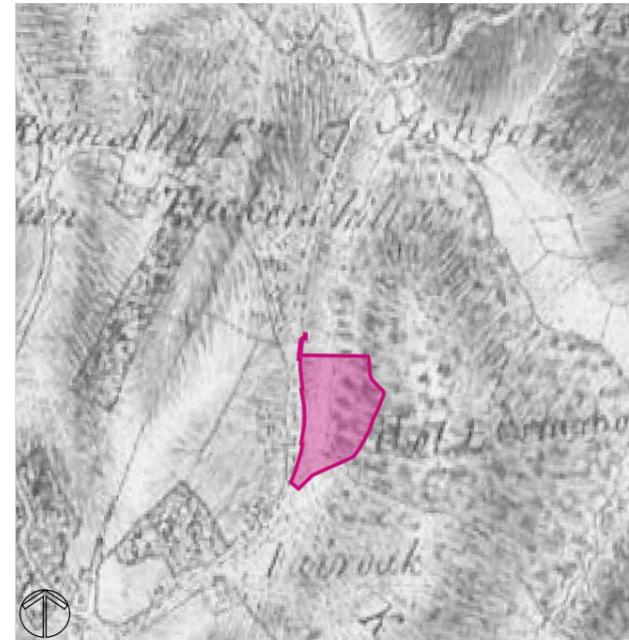
Houses throughout the village are typically enclosed by brick walls or dense hedges, and are a particular feature within the village. Traditional materials and features include local clay cob under thatched roofs, hipped roofs, sash windows, brick chimneys, the use of blue and red bricks, and Flemish bond brickwork. The older farm houses, barns and lodges remain as characterful remnants of the village history and its relation to both agricultural uses and its role as a key turnpike.

The style of the buildings varies from cottages with thatched roofs to Victorian houses. This range of styles provides a unique identity, as does the informal pattern of development along winding rural lanes, with small groups of dwellings of contrasting age, size and character.

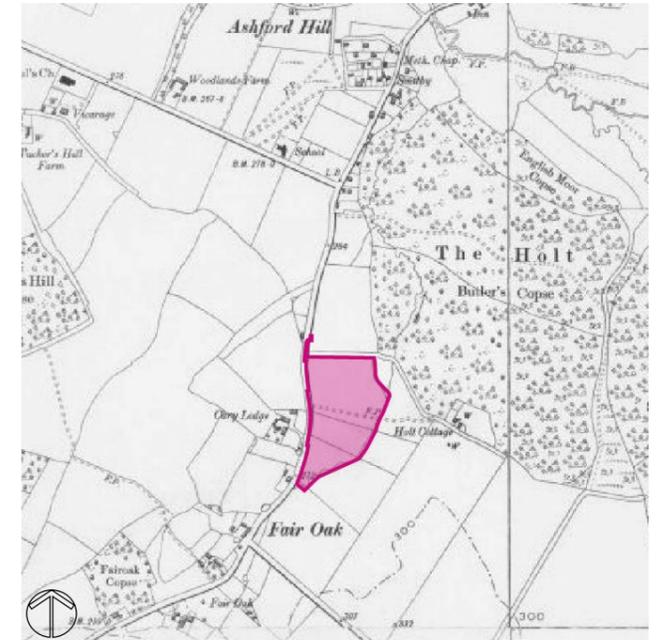
More recent development has taken place on the corner of Ashford Hill road and the B3051, comprising 37 mostly detached dwellings. The form of development is relatively formal and slightly at odds to the historic nature of the village.



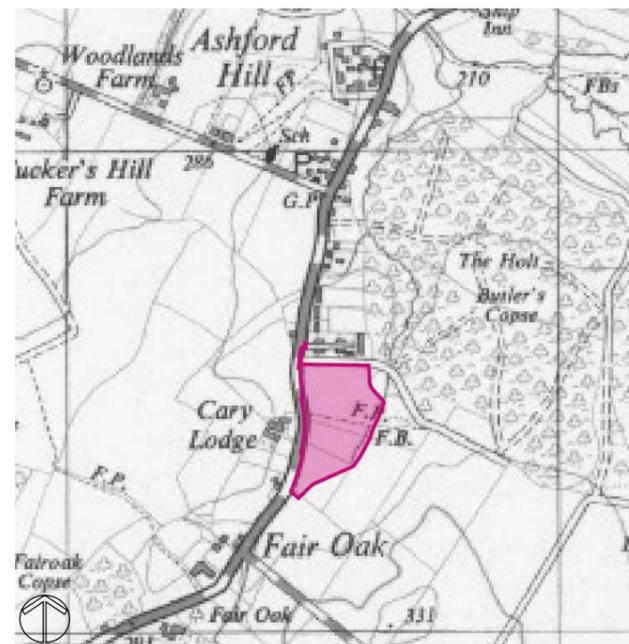
- 1 VILLAGE STORES
- 2 ASHFORD HILL FARMHOUSE
- 3 THE HOLT
- 4 ST. PAUL'S CHURCH, ASHFORD HILL



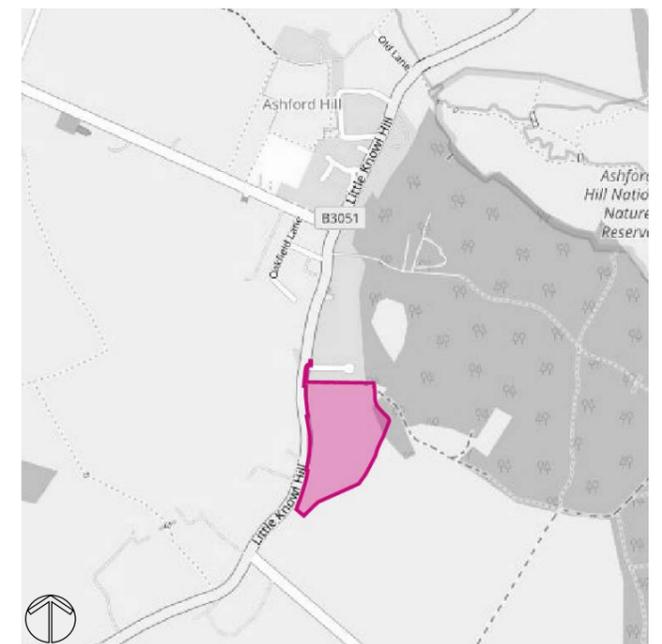
1800



1818



1956



PRESENT

## TOWNSCAPE

The village character remains largely untouched, with the older groupings of farms, lodges and barns, which formed the older core of homes, located along the hillside road. These are typically found around the church to the west, the Methodist Chapel to the north and the junction of Ashford Hill Road. More communal functions such as a village hall are located near the larger St Paul's Church to the west. The village has a strong agricultural character, with many barns/farm buildings remaining across the village.

A substantial number of listed buildings, which date from the 17<sup>th</sup> century, are located within and around the village, all with a varied material palette. There are many attractive cottages, houses, farms and barns. Evidently, the architecture of the village is unique and varied, with rich tones of red and blue brick, slate, clay and thatched roofs. Brickwork is often coloured or patterned, e.g. diamond patterns. Elements such as small Georgian style decorated windows, circular windows, first floor windows close to the eaves and decorated porches are prominent.

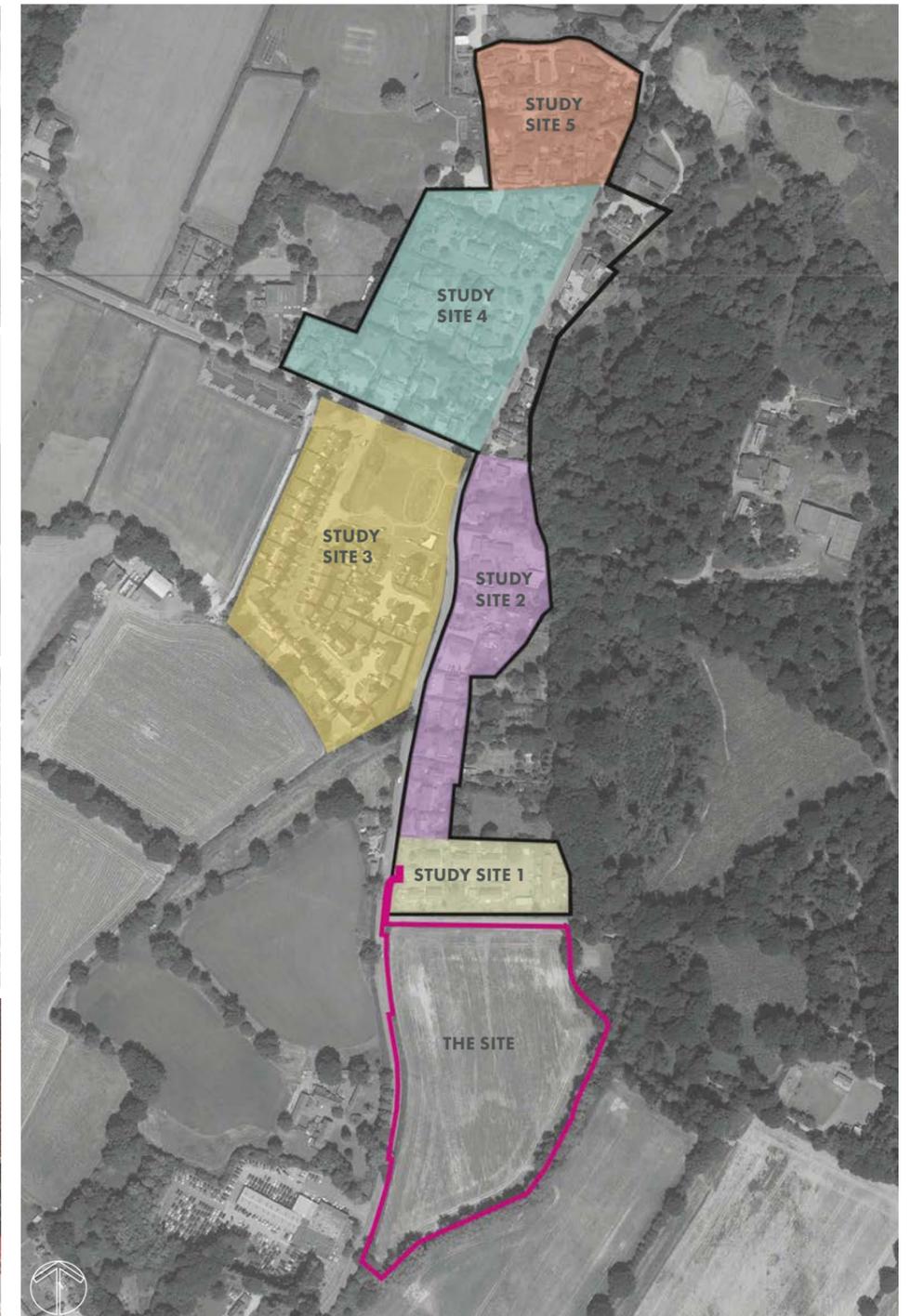
Walls and dense hedging are a clear feature to the front of properties. The arrival into the village approaching from the north is distinctive due to the enclosed wall rising up the hill, which continues along the eastern side of the road leading into the centre of the village, with properties located behind the wall. Homes peer over and are protected by the walls and hedges but define the character and setting along the street. Within the village, on the approach to Ashford Hill Road and to the south, brick walls are replaced for softer boundary hedging to the fronts of properties, with houses immediately fronting the road edge. The more recent development of Hollycroft, within the centre of the village references the use of both the walls and hedge boundaries leading into the development from the B3051, with homes overlooking the streets.

Densities in Ashford Hill range from 10.2 dph in the oldest parts of the village, up to 19 dph in the most recent development, as illustrated by the adjacent table and plan.

- 1 CHERRY COTTAGE, GRADE II LISTED BUILDING LOCATED OPPOSITE HOLT COTTAGES ON THE B3051
- 2 THE HOLT, GRADE II LISTED BUILDING FRONTING THE B3051
- 3 SHIP INN, LOCALLY LISTED BUILDING
- 4 ST. PAUL'S CHURCH, ASHFORD HILL
- 5 NEWLY BUILT OAKFIELD DRIVE WITH CURVING ROAD, BOUNDARY HEDGES AND WALLS
- 6 NEWLY BUILT OAKFIELD DRIVE WITH SHARED DRIVEWAY AND LANDSCAPED FRONT GARDENS
- 7 NEWLY BUILT DEVELOPMENT BY CHARLES CHURCH WITH NEW HOMES FRONTING A LINEAR ROAD AND MINIMAL BOUNDARY PLANTING
- 8 LARGE DETACHED PROPERTY WITHIN THE CHARLES CHURCH DEVELOPMENT
- 9 FEATURE BLUE HEADER BRICK WITH RED BRICK PATTERNING
- 10 FEATURE SPECKLED BRICK PATTERNING IN BUILDINGS AND WALLS FOUND WITHIN THE VILLAGE
- 11 BRICK WALLS FEATURE ALONG THE B3051 AND TIE BOUNDARY PLOTS TOGETHER WITHIN THE VILLAGE
- 12 WELL-LANDSCAPED AND BOUNDARY HEDGES ARE COMMON THROUGHOUT THE VILLAGE



EXAMPLES SHOWING ASHFORD HILL VERNACULAR



ASHFORD HILL DENSITIES

SITE	AREA	DWELLING NO.	DENSITY
1	0.8 HA	15	19 DPH
2	1.57 HA	16	10.2 DPH
3	3.2 HA	37	11.4 DPH
4	2.47 HA	27	11 DPH
5	1.08 HA	15	14 DPH

- SITE BOUNDARY
- ASHFORD HILL SETTLEMENT BOUNDARY

## LANDSCAPE AND VISUAL BASELINE

A Landscape and Visual Impact Assessment has helped inform the design development. The following provides a summary of the landscape and visual baseline conditions of the site and the surrounding area.

## LANDSCAPE DESIGNATIONS

There are no landscape designation within or adjacent to the site. The North Wessex Downs Area of Outstanding Natural Beauty (AONB) lies some 2.5km to the south. The nature of the local land form and intervening vegetation means that there is no intervisibility between the site and the AONB.

The Ashford Hill Woods and Meadows Site of Special Scientific Interest (SSSI) is around 25m from the nearest part of the site. There are also a number of listed buildings within the study area, which include the Grade II Listed Bungalow on the B3051 around 50m north-west of the site.

## LANDSCAPE CHARACTER & CONTEXT

At a national scale, the site lies within Character Area 129, The Thames Basin Heaths. At a local scale, the site lies within County Character Area 2B, The North Hampshire Lowland Mosaic; and District Character Area 3, Wolverton.

At the district scale characteristics pertinent to the site include:

- Gently undulating landform draining north-eastwards to the River Enborne and crossed by a network of minor tributary valleys
- Complex and diverse pattern of small to medium-scale mixed farmland and woodland
- Typically rural and quiet, but more urbanised character along its north-eastern edge near Tadley and Baughurst
- Generally medium to small-scale pasture and arable fields, predominantly assarts with a small area of parliamentary fields south-east of the village of Ashford Hill
- High proportion of woodland cover, including large assarted woodland blocks, other old woods, and numerous small, predominantly broadleaf copses, giving a distinctive wooded and semi-enclosed/enclosed character
- Examples of scarce habitat types including remnant areas of ancient semi-natural woodland and the Ashford Hills Wood SSSI, a woodland and unimproved meadow complex with remarkable habitat quality supporting a number of rare and threatened species. Also small area of remnant dry heath to the west of Tadley;
- Low lying nature of the landscape, and a high proportion of vegetation cover, limits intervisibility across the area
- Apart from the larger settlement of Baughurst to the north, the settlement pattern is dominated by hamlets, isolated farmsteads and individual properties reached through a network of narrow, winding lanes.

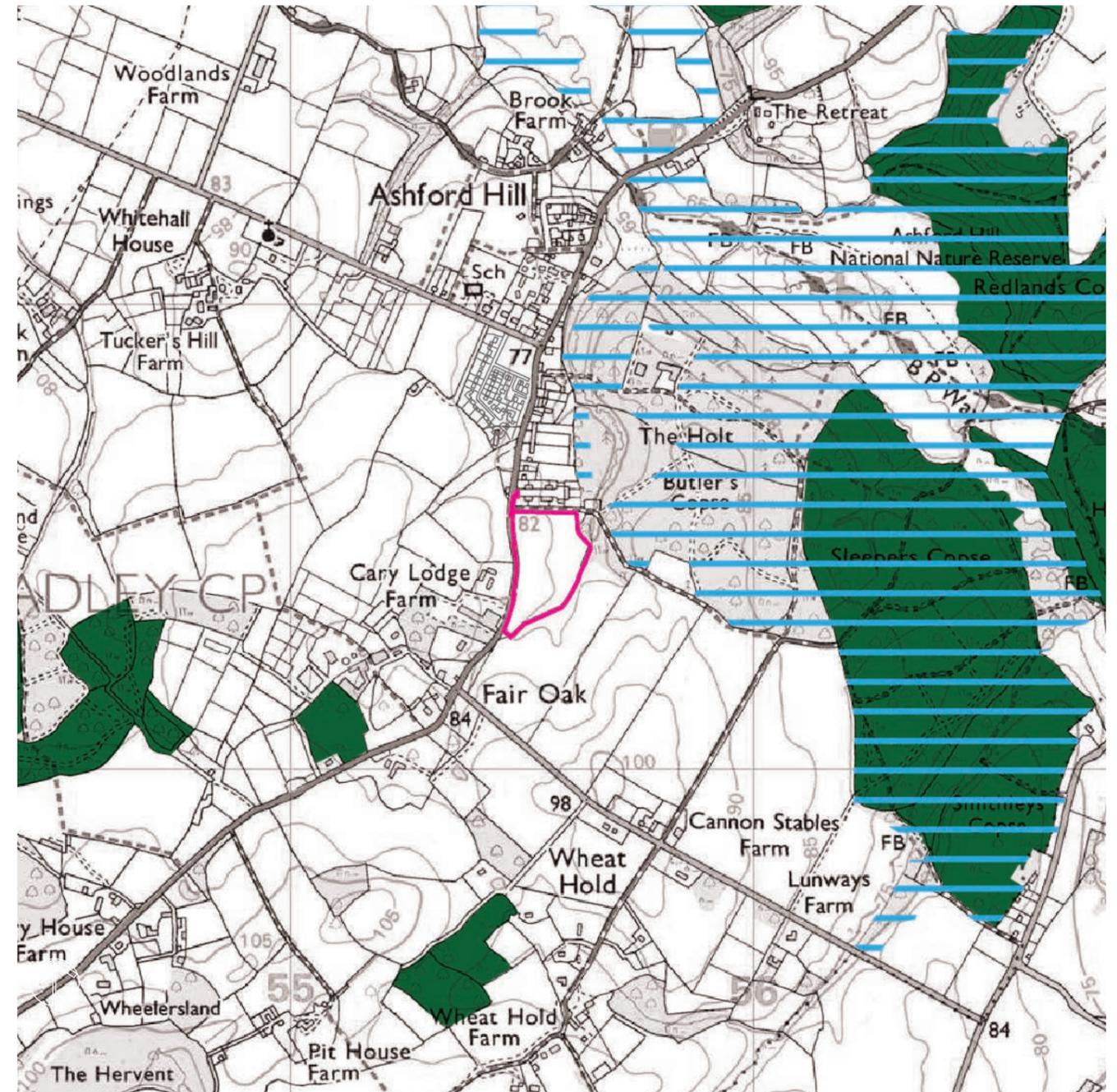
Landscape guidance is set out within the District's Landscape Biodiversity and Trees SPD. The document states that:

- 'New development should be associated with existing settlements and sited above the many streams that cross the area to reduce the risk of flooding. Wherever possible, existing woodlands, hedgerows and trees should be used to integrate new development into the landscape
- Where necessary, new development should allow sufficient room for a framework of trees and shrubs to be planted, to integrate the built form into the surrounding landscape. Native trees and shrubs should be planted around developments adjacent to open countryside
- The density of new development should be in keeping with that in the existing settlements. Buildings should generally be two-storey and face onto the road. Boundaries facing onto the road should be marked by hedgerows or red brick walls as appropriate to the local area
- Public paths should be retained and new development linked to the wider countryside wherever possible
- New development should reflect the form, scale and proportions of existing vernacular buildings in the area and pick up on the traditional building styles, materials, colours and textures [as set out within the document]... Narrow country lanes should be protected from unnecessary improvements and urbanisation.'

## VIEWS

The site is broadly contained by woodland and settlement to the north and east, local landform to the south and layers of vegetation to the west. Subsequently views are generally restricted to adjacent roads and paths and residential dwellings.

The site is seen from the adjacent footpath and Holt Cottages to the north, the adjacent B3051 and a residential dwelling at The Barn to the west, and a short section of Wheathold Lane to the south.



### DESIGNATIONS

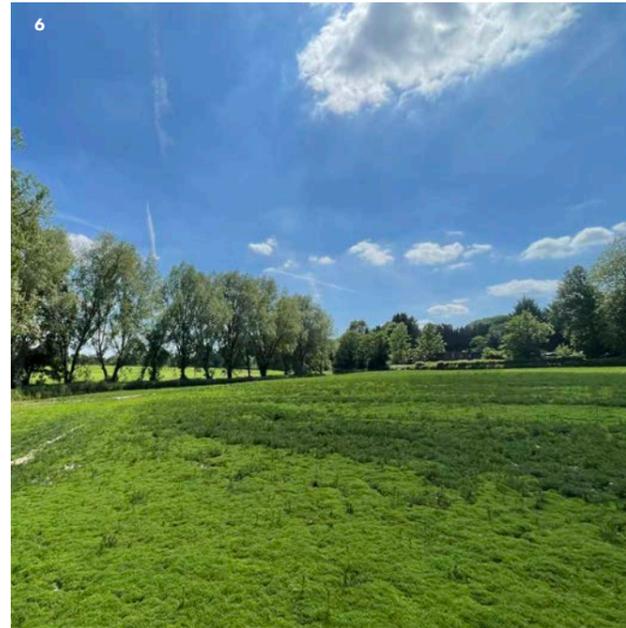
- SITE BOUNDARY
- ANCIENT WOODLAND
- ▨ SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

## SITE LANDSCAPE

Ashford Hill lies to the north of the Baughurst Brook, a tributary of the River Enborne. A minor tributary of the brook extends around the eastern edge of the village and forms the south-eastern boundary to the site. The site generally falls from west to east, lying at between 82.5m and 77.5m Above Ordnance Datum (AOD).

The site comprises a single arable field with boundary vegetation comprising a 2m high native hedgerow on the site's western and northern boundaries, mature willow trees on the southern side of the watercourse on the site's south-eastern boundaries and an outgrown hawthorne hedge and mature oak trees at the site's north-eastern corner.

The site lies adjacent to the B3051 to the west and a footpath/track to the north. Access to the site is from a field gate off the track at the site's north-western corner.



- 1 VIEW TOWARDS SOUTHERN BOUNDARY CRICKET BAT WILLOWS
- 2 VIEW ALONG SOUTH-EAST BOUNDARY TOWARDS EASTERN-MOST PROPERTY OF HOLT COTTAGES
- 3 BOUNDARY HEDGE ALONG B3051 FROM WITHIN THE SITE
- 4 EXISTING PUBLIC RIGHT OF WAY ALONG THE REAR OF RESIDENTIAL DWELLINGS BY HOLT COTTAGES
- 5 SETTING OF THE LODGE FARM AND EXISTING TREES ALONG CARRIAGEWAY
- 6 LOOKING SOUTH-WEST ALONG THE BOUNDARY OF THE SITE



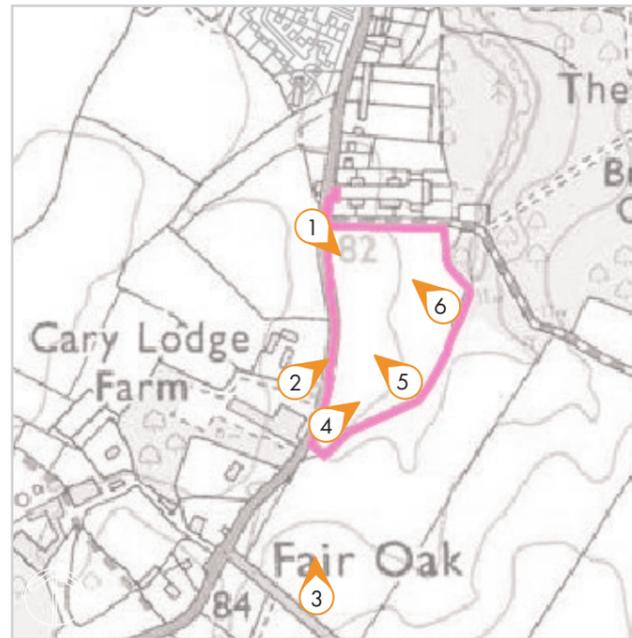
### EXISTING SITE LANDSCAPE ELEMENTS

- |                                     |              |
|-------------------------------------|--------------|
| SITE BOUNDARY                       | ROAD NETWORK |
| BUTLER'S COPSE                      | WATERCOURSE  |
| SITE OF SPECIAL SCIENTIFIC INTEREST | HEDGE        |
| EXISTING TREE                       | VIEW IN      |
|                                     | VIEW OUT     |

## VIEWS

The site is broadly contained by woodland and settlement to the north and east, local landform to the south and layers of vegetation to the west. Subsequently views are generally restricted to adjacent roads and paths and residential dwellings.

The site is seen from the adjacent footpath and Holt Cottages to the north; the adjacent B3051 and a residential dwelling at The Barn to the west; and a short section of Wheathold Lane to the south.



KEY INTERNAL SITE PHOTOGRAPH LOCATION POINTS

- SITE BOUNDARY
- 1 VIEWPOINT LOCATION



PHOTOGRAPH 1  
VIEW FROM FOOTPATH 007/728/1 ADJACENT TO THE SITE'S NORTH-WESTERN CORNER



PHOTOGRAPH 2  
VIEW NORTH-EAST FROM THE B3051 ADJACENT TO THE SITE'S SOUTH-WESTERN CORNER



PHOTOGRAPH 3  
VIEW NORTH TOWARDS THE SITE FROM WHEATHOLD LANE SOUTH OF THE SITE



**PHOTOGRAPH – VIEWPOINT 4**  
VIEW LOOKING NORTH-EAST FROM THE SITE'S SOUTHWESTERN CORNER



**PHOTOGRAPH – VIEWPOINT 5**  
VIEW LOOKING NORTH-WEST FROM THE SITE'S SOUTHEASTERN BOUNDARY



**PHOTOGRAPH – VIEWPOINT 6**  
VIEW LOOKING NORTH-WEST FROM THE SITE'S EASTERN CORNER



## LANDSCAPE AND VISUAL RECOMMENDATIONS

A full Landscape and Visual Impact Assessment has been prepared in support of this application. Below sets out a series of recommendations.

The site is bound to the west by the B3051; and to the north by the existing village edge and a public footpath. A minor stream and mature trees form the site's boundary with the wider countryside. The visual envelope of the site is generally limited to the adjacent sections of road and footpath, adjacent dwellings and a short section of Unnamed Lane (Wheathold Lane) to the north.

Residential proposals should seek to ensure that:

- The development area is contiguous with established development within Ashford Hill and reflects settlement character.
  - The existing settlement edge is enhanced with development that actively overlooks open space and the wider countryside rather than rear facing views.
  - Development is no greater than two storeys with lower densities on the scheme's outer edges.
  - Retain and protect existing boundary trees within a minimum 20m buffer zone. The buffer zone should provide a range of woodland edge habitats to maintain and enhance biodiversity.
  - Where possible retain and enhance existing boundary hedgerow which should be supplemented with new planting of native species where there are gaps.
  - Provide a landscape buffer between development and the B3051 planted with trees and shrubs to help filter views of new homes and maintain a verdant approach to the village.
  - Provide sufficient open space within the development area for large tree planting, which will mature to above the ridgelines and break the visual extent of development.
  - Where possible provide views out from the development and adjacent areas of public open space.
  - Plant areas of open space with trees and shrubs to filter views of development.
  - Avoid development which would directly overlook existing properties and filter views with new planting.
  - Provide pedestrian links to the adjacent footpath for recreational walks within the wider countryside.
  - Follow character guidance set out within the Hampshire Landscape Character Assessment (2012), Basingstoke and Deane Character Assessment (2001) and the Basingstoke and Deane Landscape, Biodiversity and Trees SPD Countryside Design Summary (2018).
-

# BASELINE CONDITIONS

## ARBORICULTURE

A tree survey was undertaken by ACD Environmental in June 2021. The survey was carried out to assess the trees on site for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees, has been recorded by allocating it to one of the following categories, where:

- Trees of 'A' and 'B' category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design
- 'C' category trees will not usually be retained where they would impose a significant constraint to development but should be retained where there is no reason for their removal
- 'U' category trees are in such a condition that they are unlikely to contribute beyond 10 years and may be removed as good arboricultural practice.

The survey identified that the site is currently a single arable field with all trees and hedges being located around the perimeter of the site, as illustrated on the adjacent plan. The trees mostly comprise category B and C trees, with a single category A common oak located on the eastern boundary. There are five category U trees, which are either in decline or already dead.

There is scope for development of the site whilst retaining the important trees on the boundaries. The recommendations are as follows:

- 'A' and 'B' category trees should be incorporated as part of the development proposals, retaining trees of significance on the boundaries which have landscape value as screening, whilst removing the lower quality trees, dead specimens and clearing the scrubland areas
- Conflicts between proposed structures and RPAs and tree canopies should be designed out through careful positioning of any built form
- When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme and demonstrate to the Local Planning Authority the viability of the layout.

## LANDSCAPE, BIODIVERSITY & TREES SPD

The Basingstoke and Deane Landscape, Biodiversity and trees Supplementary Planning Document (SPD) recommends that buffer zones to woodland, treebelts and hedges should be allowed for within any future development to allow for naturally graded edges, maintenance access and allow for natural processes to occur without any risk of damage to people or properties.

It is recommended that a minimum buffer to a woodland edge or treebelts should be 20m from the outer canopy edge of the tree. Greater buffers would be expected should ecological corridors form part of the area, such as bat corridors.

Hedgerow habitats should also be given a minimum of 5m buffer distance between the hedgerow and any built development (including gardens). This area is measured from the outer edge of the hedgerow.

The SPD recommends that the buffer areas to treebelts and hedgerow habitats be retained, where possible as natural open space and areas of natural planting.



ARBORICULTURE & EASEMENT PLAN

- |   |                            |   |  |
|---|----------------------------|---|--|
|  | SITE BOUNDARY              |  | CATEGORY C TREE                                    |
|  | HEDGE                      |  | CATEGORY U TREE                                    |
|  | TREEBELT & HEDGEROW BUFFER |  | ROOT PROTECTION AREA (RPA) FOR CATEGORY A & B TREE |
|  | CATEGORY A TREE            |  | RPA FOR CATEGORY C TREE                            |
|  | CATEGORY B TREE            |   |  |

## TOPOGRAPHY

The site generally slopes down from a high point of 82.43m Above Ordnance Datum (AOD) in its north-western corner toward a boundary ditch along its southern and eastern edges, at 77.27m AOD, resulting in a fall of circa 5.16m. The site forms part of a wider hillside area which includes a valley 750m northeast of site trending roughly northwest to southeast. A brook (Baughurst Brook) flows along the base of the valley towards the northwest. The main village of Ashford Hill lies at the apex of the valley slope just north of site.

## GEOLOGY AND HYDROLOGY

The site is underlain by bedrock of London Clay Formation which comprises of deposits of alternating beds generally comprising sandy/silty clays with some beds of claystone; some clay beds also contain flint pebbles, shells and pyrite. There are no superficial deposits mapped across the site.

A desk-study review of Ordnance Survey mapping notes no surface waterbodies on-site, however an unnamed watercourse is present running along the south/south-eastern boundary of the site. This watercourse is a tributary of the Environment Agency (EA) Main River known as Baughurst Brook which, in turn, flows north to the River Enbourne approximately 1.6 km to the north of the site.

## FLOOD RISK

The site is generally at low or very low risk of flooding from all sources. The site is located within Flood Zone 1 (low probability of flooding) which is defined by the EA as 'land having a less than 1 in 1,000 annual probability of river or sea flooding' and the site does not lie within a flood alert or flood warning area.

The site is primarily shown to be at very low risk from surface water flooding, with areas of medium and high surface water flood risk associated with the watercourse along the south/south-eastern boundary. There is a small area at low risk of surface water flooding running through the centre of the site associated with local depressions in the site topography. The risk of surface water flooding is therefore considered to be low. The risk of flooding from groundwater is considered to be medium, due to the impermeable nature of the London clay bedrock. The risk of sewer flooding is considered to be low and the risk of flooding from artificial sources is very low.

## ECOLOGY

An Ecological Appraisal was undertaken by Aspect Ecology in August 2021 in relation to the proposed development.

The site itself is not subject to any statutory or non-statutory ecological designations. The nearest statutory designation is Ashford Hill Woods and Meadows Site of Special Scientific Interest (SSSI) located approximately 25m north east of the site at its closest point. The nearest non-statutory designation is Fair Oak Copse, Ashford Hill with Headley Site of Importance for Nature Conservation (SINC), located approximately 0.4km south west of the site.

Features of ecological importance include the treeline, hedgerows and adjacent off-site watercourse. The off-site tree line, off-site watercourse and the majority of the hedgerows are to be retained under the proposals and protected during construction. A small section of hedgerow at the western boundary will be removed to facilitate vehicular access. This will be compensated by new, native shrub planting. The remaining habitats within the site are not considered to form important ecological features and their loss to the proposals is not significant.

The site and the immediate surroundings during the carried out survey work did not identify any ecological habitats of concern. To the east of the site lies the Ashford Hill Woods and Meadows SSSI, appropriate consideration should be taken to the eastern wooded edge, including a 20m landscape buffer.

Full details regarding the proposed mitigation measures are detailed in the Ecological Appraisal report with recommendations including:

- Hedgerow and tree protection during construction, through the use of protective fencing or as otherwise directed by a suitably competent arboriculturalist
- Areas of greenspace with dog waste bins to minimise increased recreational pressures on nearby designations
- Pollution prevention measures to safeguard the off-site designations and watercourse to minimise the generation of dust and run-off into these habitats
- Supervised soft-felling of trees with bat potential (if required)
- Sensitive lighting strategy to minimise light-spill onto retained and newly created habitats
- General mammal construction safeguards throughout construction
- Reptile displacement exercise whereby potentially suitably habitat for reptiles will be removed on a phased basis in order to displace reptiles out of the works areas
- Avoidance of vegetation clearance during the nesting bird season (1<sup>st</sup> March – 31<sup>st</sup> August inclusive) or, if not practicable, works to be preceded by a nesting bird survey to ensure no nests are present.



### TOPOGRAPHY & HYDROLOGY

	<b>SITE BOUNDARY</b>		<b>ARABLE FIELD</b>		<b>DENSE SCRUB</b>
	<b>SURFACE WATER FLOOD RISK</b>		<b>DEADWOOD</b>		<b>TREE WITH POTENTIAL BAT ROOSTING POTENTIAL</b>
	<b>0.25M CONTOUR</b>		<b>BARE GROUND</b>		<b>HEDGE</b>
	<b>ASHFORD HILL WOODS &amp; MEADOWS SSSI</b>		<b>TALL RUDERAL VEGETATION</b>		

## HERITAGE

There are no designated Conservation Areas within Ashford Hill village, however, there are various listed buildings. In total, there are eight listed buildings and a further eight non-designated heritage assets in both Ashford Hill and Fair Oak to the south.

The Bungalow (5) is located immediately north-west of the site, a grade II listed residential property that boasts architectural styles from late C18 to early C19 and is a prominent building in the village with its tall thatched roof. There are no significant views from the site, with The Bungalow being well-contained by mature hedges. Holt Cottages are located immediately opposite The Bungalow and set a precedent in the building line and a collection of dwellings within the immediate vicinity of the heritage dwelling.

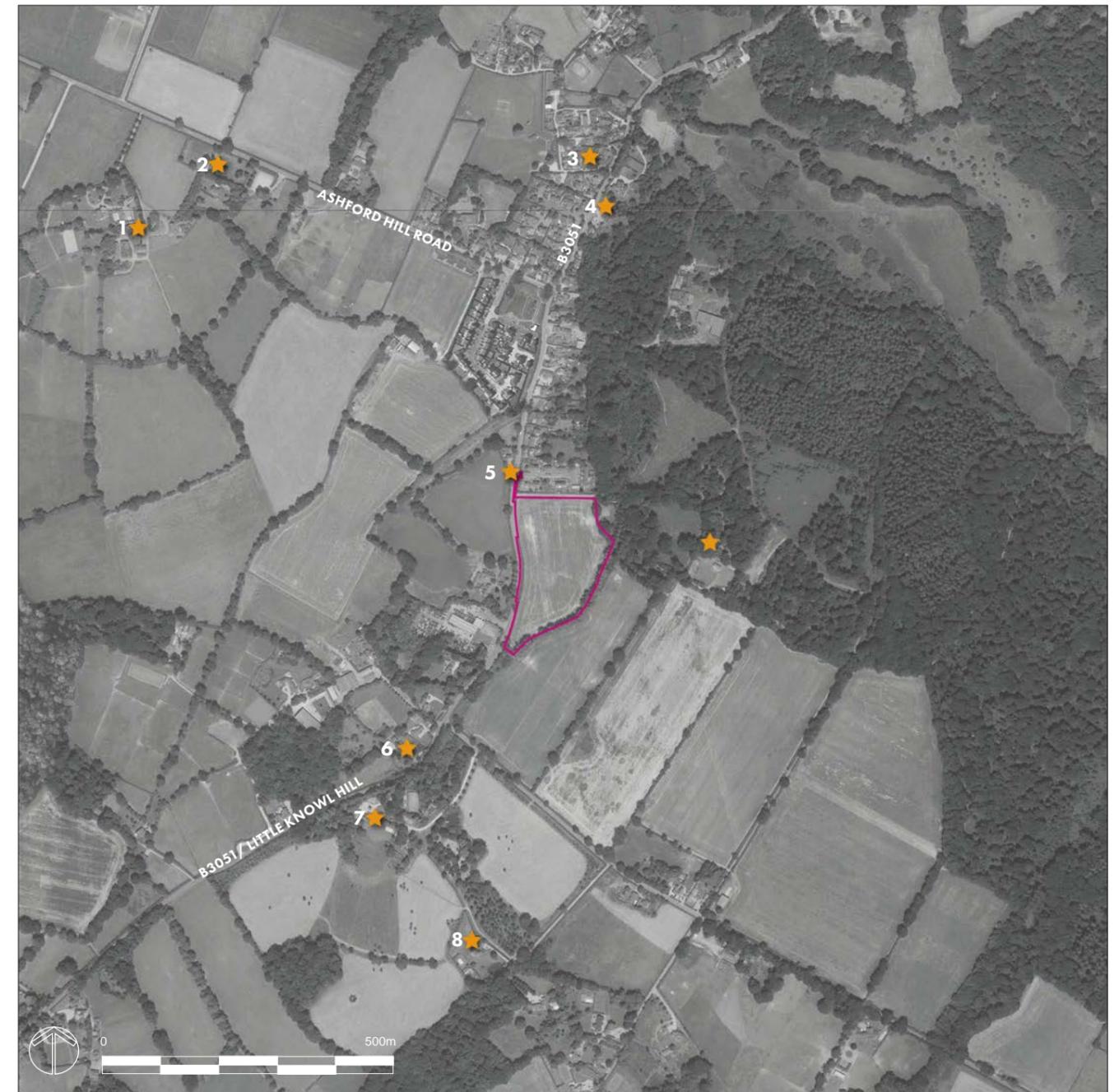
Directly opposite the site, on the western side of the B3051, lies The Barn at Lodge Farm, a non-designated heritage asset, which sits in an east-west alignment to its immediate surroundings and extensive front garden. The barn itself is contained by a mature hedge to the front of the building, limiting views out from the building.

Other heritage assets lie further to the north and south, and as such do not have views towards the site.

LISTED BUILDING	GRADE	FEATURES
1 BARN 50 YARDS WEST OF TUCKERS HILL FARMHOUSE	II	C16, C18. TIMBER-FRAME OF 5-BAYS, TILE ROOF, HIPPED AT THE NORTH END, HALF-HIPPED AT THE SOUTH. BOARDED WALLING ABOVE BRICK BASE
2 ST PAUL'S CHURCH	II	C19, EARLY ENGLISH STYLE: NAVE OF 5 BAYS WITH AISLES, TOWER, SLATE ROOF. FLINT WALLING WITH STONE DRESSINGS
3 THE HOLT	II	C17, TWO STOREYS SYMMETRICAL FRONT WITH SLATE ROOF. BLUE HEADER BRICK WALL, SASH WINDOWS.
4 CHERRY COTTAGE	II	C17 THATCHED ROOF, HIPPED AND HALF-HIPPED ROOF, EXPOSED FRAMING WITH BRICK INFILL AND OTHER WALLING
5 THE BUNGALOW	II	C18-19 STRAW THATCHED ROOF WITH HALF-HIPPED AND HIPPED ENDS, PLASTERED TIMBER-FRAME, C20 CHIMEYPIECE
6 WREN COTTAGE	II	C18 TWO STOREY TIMBER FRAME WITH IRREGULAR FENESTRATION, HALF-HIPPED TILE ROOF, PAINTED BRICK WALLING IN FLEMISH BOND
7 MALT HOUSE	II	C17, C18, C19, C20 A TIMBER-FRAMED HOUSE WITH LATER CLADDING, HIPPED TILE ROOFING, BRICK DENTIL EAVES, C18 ORIGINAL SASH WINDOWS
8 MEADOW HOUSE	II	C17, C20. TIMBER-FRAMED COTTAGE WITH A MODERN EXTENSION IN THE SAME SCALE, AND 2 OUTSHOTS; ONE-STOREY AND ATTIC.

BUILDING OF LOCAL INTEREST	YEAR	FEATURE
WOODLANDS PARK FARM	2008	C19 SMALL FARMHOUSE, BLUE AND RED HEADER BRICK WORK WITH RED BRICK DRESSINGS.
WESTFIELD COTTAGE	2008	C19 TWO STOREY SMALL HOUSE WITH SYMMETRICAL FAÇADE, SLATE GABLED ROOF WITH END STACKS, RED BRICKWORK IN STRETCHER BOND
JUBILEE HOUSE	2008	C19 TWO STOREYS HOUSE, ALMOST SYMMETRICAL FAÇADE, RED BRICK WORK WITH BLUE HEADERS IN FLEMISH BOND. SLATE GABLED AND HIPPED ROOF, SASH WINDOWS
MAY COTTAGE	2008	C19 TWO STOREYS DETACHED HOUSE WITH SYMMETRICAL FAÇADE, RED BRICK WORK WITH BLUE HEADERS IN FLEMISH BOND. CLAY TILED GABLED ROOFS SASH WINDOWS
HOLT END COTTAGE	2008	19C TWO STOREYS DETACHED HOUSE WITH SYMMETRICAL FAÇADE. BLUE BRICKWORK IN FLEMISH BOND WITH RED BRICK DRESSINGS. CLAY TILE GABLED ROOF, METAL CASEMENT WINDOWS
HILL VIEW	2008	C19 TWO STOREYS SMALL COTTAGE WITH SYMMETRICAL FAÇADE. RED AND BLUE BRICKS IN FLEMISH BOND WITH VENTILATED EAVES.
NORTH CORNER	2009	C19 TWO STOREYS DETACHED HOUSE WITH SYMMETRICAL FAÇADE. RED FLEMISH BOND BRICK WORK WITH BLUE BRICK DETAILING. SASH WINDOWS. TILE GABLED ROOF
SHIP INN	2009	19C TWO STOREYS LARGE PUBLIC HOUSE. RED FLEMISH BOND BRICKWORK AND BLUE BRICK STRING COURSES. SASH WINDOWS. SLATE HIPPED ROOF

NON DESIGNATION	YEAR	FEATURE
THE BARN (CARY LODGE FARM)	-	C19 FARMHOUSE, RED HEADER BRICK WORK WITH RED BRICK DRESSINGS.



HERITAGE PLAN

- SITE BOUNDARY
- ★ LISTED BUILDING

## TRANSPORT

### HIGHWAYS

The site is located to the east of the B3051 towards the southern extent of the village of Ashford Hill. The B3051 is subject to a 40mph speed limit along the site frontage, which reduces to 30mph at the northern extent of the site. The carriageway measures between 5.5m – 6.6m and no street lighting or footways are provided on the site frontage.

The B3051 directly links Ashford Hill to Kingsclere to the south and Baughurst to the north-east, and continuing towards Thatcham to the north. The route also leads to the A339 to the south, which provides connections to the larger towns of Newbury and Basingstoke both roughly six miles (9.6 km) from the site in opposite directions.

Traffic surveys were undertaken in May 2021, and a full Transport Assessment undertaken by iTransport as part of this application.

### WALKING & CYCLING

Ashford Hill generally is well-served by public footpaths and bridleways, providing direct pedestrian access routes to its immediate surroundings. However, the B3051 has limited footpaths beyond Holt Cottages to the south, with no walkable footpath along the site's boundary.

A Public Rights of Way (PRoW) runs directly along the northern boundary (path ref: 007/728/1), along the curtilage of Holt Cottages, connecting to the B3051 leading eastwards towards Ashford Hill National Nature Reserve, Ashford Hill Woods and Meadows SSSI. The Nature Reserve is located directly to the north-east of the site and has a number of attractive and well-kept routes providing pedestrian connections from Ashford Hill.

Although there are no direct national cycle routes located within Ashford Hill, National Cycle Route 4 passes through Newbury. From here it is possible to travel all the way in to London via its eastern route or to Bristol if travelling west.

### RAILWAY STATION

The nearest station to the site is Midgham station located approximately 4 miles (6.5 km) northwest, as such this station is within reasonable cycling distance. Station facilities include cycle storage and car parking.

Newbury railway station is located 5.9 miles (9.5 km) to the north-east, with car parking located to the north and south of the station as part of the Market Street redevelopment (which is currently under construction). There will be 165 spaces for Network Rail and a further 157 spaces intended for flexible use in a new multi-storey car park. Dedicated cycle parking is provided and an additional eight key-operated, secure cycle lockers are available for use.

There are direct rail services from Newbury Station to the following destinations (minimum rail journey time provided):

- Thatcham (6 min)
- Theale (15 min)
- Bedwyn (20 min)
- Reading (30 min)
- London Paddington (60 min).

Additionally, there is also the option to travel to Basingstoke railway station which is located 6 miles (9.7 km) south-east of the site. Multi-storey car parking is located to the north and south of the station, including the North Yard car park, which is located just north of the station and holds up to 905 vehicles.

Much like Newbury, Basingstoke also offers national travel to the following destinations (minimum rail journey time provided):

- Reading (27 min)
- London Waterloo (52 min)
- Bournemouth (62 min)
- Exeter (157 min).

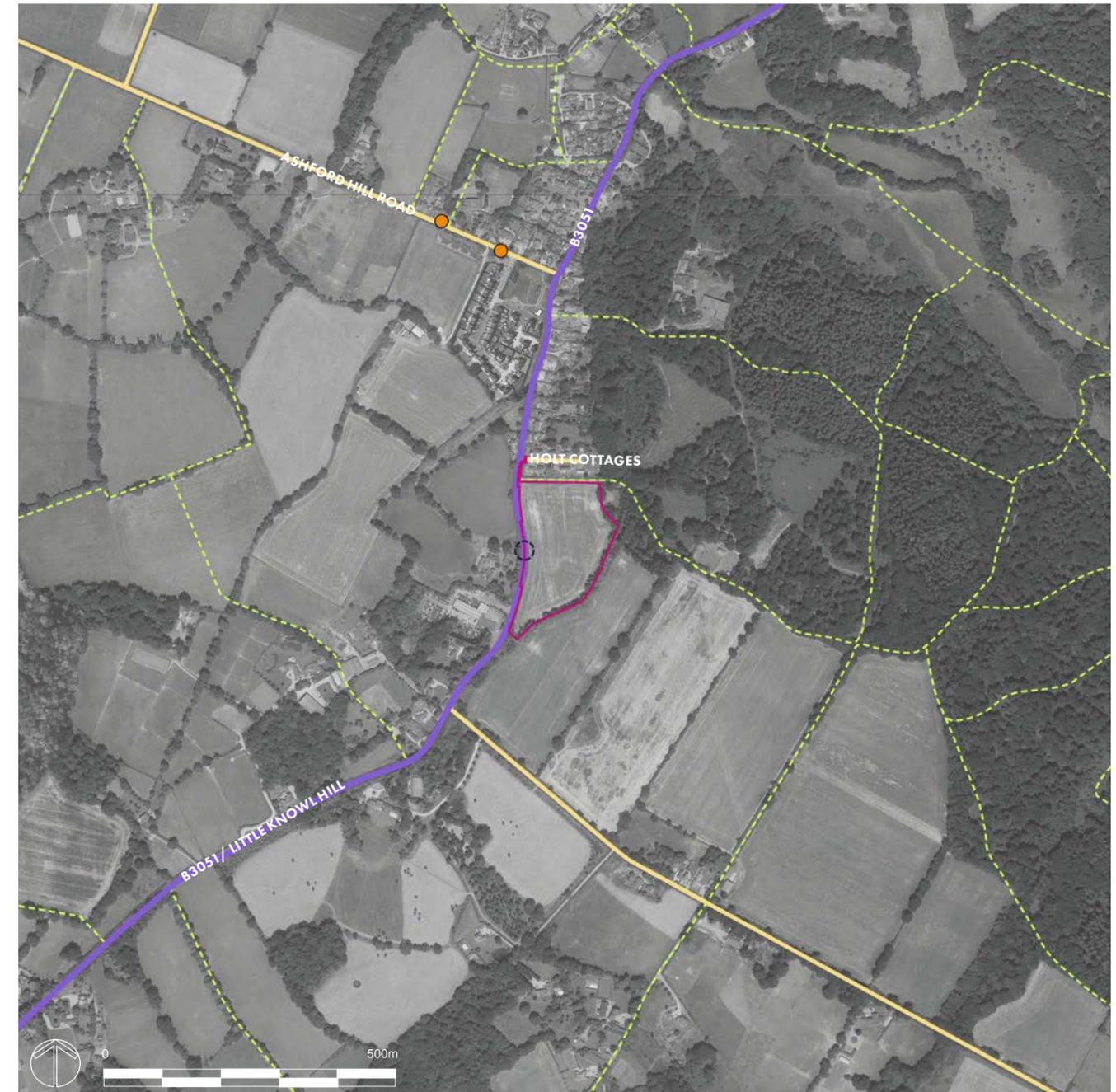
### BUS ROUTES

Whilst there is a bus stop located on Ashford Hill Road circa 500m from the proposed development (which provides a shelter and seating), there are currently no bus routes which serve Ashford Hill.

### SITE ACCESS

An existing gated access to the site is located in the north-west corner of the site, accessed from the PRoW but would only be suitable in the future as pedestrian access.

A new vehicular access into the site is indicated on the access and movement plan, highlighting the most suitable location to achieve access with consideration of visibility whilst minimising the loss of any existing vegetation along the site boundary.



#### ACCESS AND MOVEMENT PLAN

- SITE BOUNDARY
- A ROAD
- OTHER ROAD
- - - PUBLIC RIGHT OF WAY (PROW)
- BUS STOP
- PROPOSED SITE ACCESS

## COMMUNITY FACILITIES

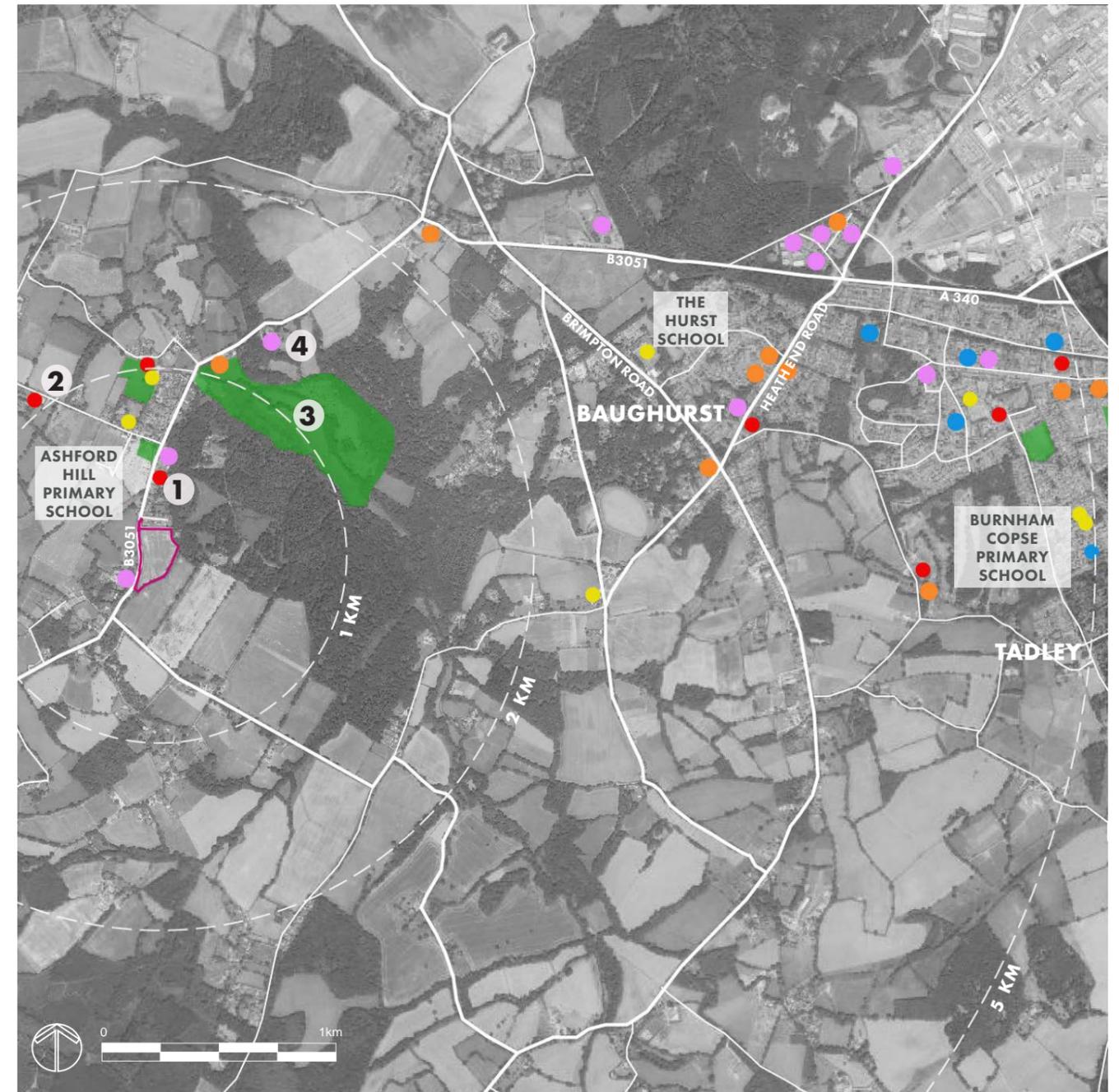
The main local facilities in Ashford Hill include a village hall located on the B3051, St. Paul's Church, Ashford Hill Primary School located on Ashford Hill Road and Jiminy Cricket's Pre School situated in the Cricket Pavillion at the village recreation ground. There are several independent businesses, which include a car dealership/storage warehouse situated along the B3051, at Little Knowl Hill south of the village. Additionally, The Ship Inn is a hotel and restaurant located to the north of the village. Headley, a neighbouring settlement, has a post office, newsagent, and village hall.

The adjacent community facilities plan illustrates the position of the key facilities. The site is well-connected by road, with access onto the B3051 to Baughurst, Tadley and Kingclere where more facilities are provided including to an NHS General Practice, NHS hospitals, larger supermarket and various choices of retail and restaurant facilities.

FACILITIES	DISTANCE
<b>LEISURE &amp; COMMUNITY</b>	
THE ASHFORD HILL CRICKET CLUB	0.85 KM
THE ASHFORD HILL VILLAGE HALL	0.28 KM
PUBLIC HOUSE	0.7 KM
THE SHIP INN	0.9 KM
ST. PAUL'S ASHFORD HILL CHURCH	1.0 KM
HEADLEY VILLAGE COMMUNITY SHOP	4.0 KM
POST OFFICE	4.0 KM
HURST LEISURE CENTRE	2.9 KM
<b>NHS GP SURGERY</b>	
KINGSCLERE MEDICAL PRACTICE	3.6 KM
TADLEY MEDICAL PARTNERSHIP	5.3 KM
HOLMWOOD HEALTH CENTRE	4.8 KM
MORLAND SURGERY	5.2 KM
THATCHAM MEDICAL PRACTICE	10 KM
BURDWOOD SURGERY	10 KM
EASTFIELD HOUSE SURGERY	10 KM
WEST BERKSHIRE COMMUNITY HOSPITAL	12.7 KM
BASINGSTOKE AND NORTH HAMPSHIRE HOSPITAL	14.6 KM
<b>EDUCATION</b>	
ASHFORD HILL PRIMARY SCHOOL	0.53 KM
THE HURST SCHOOL	2.8 KM
THE CLERE SCHOOL AND TECHNICAL COLLEGE	10.6 KM
PARK HOUSE SCHOOL	11.7 KM



- 1 ASHFORD HILL VILLAGE HALL
- 2 ST. PAUL'S CHURCH OF ASHFORD HILL
- 3 ASHFORD HILL NATIONAL NATURE RESERVE
- 4 THE SHIP INN



### COMMUNITY FACILITIES

- SITE BOUNDARY
- ROAD NETWORK
- OPEN GREEN SPACE
- LEISURE & COMMUNITY
- EDUCATION
- NHS GP SURGERY
- FOOD & RESTAURANT
- RETAIL / BUSINESS

## A4

# OPPORTUNITIES & CONSTRAINTS

The development of the site represents an important opportunity to meet housing need arising in Hampshire. The information explored in the baseline analysis has led to the culmination of a constraints and opportunities plan to guide the development of the site

## CONSTRAINTS

The constraints are as follows:

- The existing field gate access into the site is not adequate for vehicular access and as such an alternative access point from the B3051 will be required to achieve site access
- The relationship of any proposed development should be considerate of the existing homes at Holt Cottages and the setting of both 'The Bungalow' listed building and the non-designated heritage asset of The Barn to the west of the site
- The requirement for a 20m landscape buffer to any existing treebelts/woodland (primarily 20m buffers are located on the southern and eastern edges) and 5m buffers from any hedgerow habitats
- The requirement for an additional landscape buffer to the southern edge of the site where views into the site, are filtered through the existing line of cricket bat willows. This will provide a soft transition between the built form and countryside beyond
- The requirement for a 6m offset to the existing ditch along the south-eastern boundary for maintenance and access
- Whilst the site is located within flood zone 1 and therefore not at risk of fluvial flooding, there are some areas at risk from surface water flooding. Built form should not be located in these parts of the site, and they should be encapsulated within open space, streets or dedicated water corridors
- An on-site water treatment facility is required by Thames Water, with access from the primary street.

## OPPORTUNITIES

The site benefits from the following opportunities:

- The potential to create a new gateway to the village along the B3051/Little Knowl Hill, reducing traffic speeds and creating a welcoming arrival from the south
- The ability to connect into the existing footpath north of the site along the B3051 alongside the creation of a new footpath along the B3051 within the site and new routes through the open space
- The retention and enhancement of existing trees and hedgerows by providing necessary buffers and supplementary planting, utilising the buffer areas as natural open space and sustainable water corridors
- The provision of new structural/buffer planting along the southern edge of the site and through the centre of the development, creating a layering effect to break up the built form and mitigate views
- The creation of a welcoming village green arrival space, combining new planting, sustainable drainage and new homes into the heart of the scheme and bringing the village into the development
- The creation of an extensive area of open space along the southern and eastern boundaries of the site for both existing and future residents to enjoy, creating a natural transition from the village edge to the wider countryside setting and woodland edge
- To create a sustainable water strategy that provides aesthetic and ecological benefits through the site, and in effect, breaking up the extents of development north and south of the central SuDS corridor
- The potential to achieve a biodiversity net-gain across the site, with different landscape character areas offering a diverse range of habitats and plant species

	<b>SITE BOUNDARY</b>		<b>EXISTING HEDGE</b>
	<b>RESIDENTIAL AREA</b>		<b>EXISTING WATERCOURSE</b>
	<b>LANDSCAPE BUFFER TO HEDGES &amp; TREES</b>		<b>EXISTING PUBLIC RIGHT OF WAY</b>
	<b>PROPOSED OPEN SPACE</b>		<b>EXISTING FOOTPATH</b>
	<b>SURFACE WATER FLOOD RISK ZONE</b>		<b>DITCH ACCESS TRACK</b>
	<b>GATEWAY FEATURE</b>		<b>STRUCTURAL LANDSCAPE PLANTING</b>
	<b>ASHFORD HILL WOODS &amp; MEADOWS SSSI</b>		<b>PROPOSED PEDESTRIAN LINK</b>
	<b>SITE ACCESS</b>		<b>PROPOSED FOOTPATH</b>
	<b>SPINE STREET</b>		<b>INDICATIVE SUDS / DIRECTION OF WATER FLOW</b>
	<b>ACCESS LANE</b>		<b>INWARD LOOKING VIEW</b>
	<b>EXISTING TREE</b>		<b>OUTWARD LOOKING VIEW</b>
	<b>WATER TREATMENT FACILITY</b>		<b>LISTED BUILDING</b>
	<b>PROPOSED ATTENUATION BASIN</b>		



THE BUNGALOW

HOLT COTTAGES

ASHFORD HILL  
WOODS &  
MEADOWS SSSI

DEVELOPMENT  
PARCEL

ASHFORD HILL  
WOODS &  
MEADOWS SSSI

BUFFER TO  
EXISTING  
TREES

82.1

SITE ACCESS

78.7

SUDS BASIN

77.5

CARY LODGE  
FARM

DEVELOPMENT  
PARCEL

OPEN SPACE

COMMERCIAL  
PROPERTY

GATEWAY  
ARRIVAL  
FEATURE

83051 LITTLE KNOWL HILL

