

# **Ashmansworth Parish Council**

## **Planning Guidelines**

March 2013

## Table of Contents

1. Introduction.....	3
2. Value Statements .....	3
3. General Principles.....	4
3.1 Building Design and Materials .....	4
3.2 Village Views .....	5
3.3 Listed Buildings .....	6
3.4 Agricultural Buildings.....	6
3.5 Archaeology .....	6
3.6 Roads and Access.....	6
3.7 Flora and Fauna.....	7
3.8 Renewable Energy .....	8
3.9 Change of Land Use.....	8
4. Conclusions.....	9
5. Appendices.....	10
Appendix 1 - North Wessex Downs Area of Outstanding Natural Beauty .....	10
Appendix 2 - Ashmansworth Conservation Area.....	11
Appendix 3 - Basingstoke and Deane Borough Adopted Local Plan .....	13
Appendix 4 – Listed Buildings in Ashmansworth Parish .....	20
Appendix 5 - Tied Properties .....	20
Appendix 6 - Background to Equestrian Land Use .....	21
Appendix 7 - Woodland Trust British Tree Guide .....	22
Appendix 8 - Priority Species Identified by the Hampshire Biodiversity Partnership .....	24

## **1. Introduction**

The Parish of Ashmansworth incorporates the villages of Ashmansworth and Crux Easton.

This document provides guidelines on how planning applications will be approached by the Ashmansworth Parish Council. It details the general principles that will be applied, incorporating the specific and additional considerations necessary due to the environmentally and historically sensitive location of the parish.

***It is important to note that the Parish Council itself does not itself make the planning decisions, but forms opinions that are considered by the Local Planning Authority, who do make the planning decisions.***

Although the document carries no material weight in the planning decision process, it provides clear guidelines and consistency to the opinions formed and reported by the Parish Council.

Within the overall document the relevant extracts are included from documentation relating to:

- The Area of Outstanding Natural Beauty (ANOB)
- Ashmansworth Conservation Area Appraisal Document
- Basingstoke and Deane Borough Council Local Plan

The summaries of the above listed policy documents are maintained in the appendices and are captured so they can be used as points of reference without the need for reviewing each of the policies each time a planning application is considered.

***It is important to note that Crux Easton is not a Conservation Area and so not covered by the appraisal document. This may result in different criteria necessarily being applied to planning applications in each village.***

As a consequence of the intrinsic rural nature of the parish, appendices have also been included detailing the buildings that have a grade 2 listing status, equestrian land use, tied buildings land use and sensitive flora and fauna, some of which inhabits the parish.

## **2. Value Statements**

The Parish Council will formulate its planning opinions with consideration to overall Value Statements with respect to the parish. The Parish Council believes that:

- Preserving and enhancing the character of the conservation area and the AONB should be our primary concern when assessing planning applications.
- Proposed developments should be sensitive to the character of the area, established by size, scale, density and design of the surrounding buildings. They should also preserve the essential character of the village setting, including, for example, garden size, verge width and the use of appropriate hedges and trees.

- Every effort should be made to retain the rural/remote feel of area.
- Protecting and maintaining the existing landscape, including providing a coherent and contiguous habitat for wildlife around the village, and maintaining important views in and out of the villages, should be key concerns when reviewing proposed developments.
- New builds should be kept to an absolute minimum and approved new build properties must be in keeping with the surrounding area taking account of the style and type of defining buildings. New builds should not impinge upon the feeling of space between and around properties, which is a key feature of the Parish.
- Great effort should be made to maintain historical features and aspects within the Parish, including listed properties, and to maintain their integrity through restriction of development in their vicinity.
- Agricultural buildings, in terms of design and location, should take account of the impact on the wider landscape
- The rural character and charm of the country lanes should be protected and road signs strictly limited to those that are absolutely necessary
- Changes to country lanes, lakes and ponds, footpaths and other rights of way should be considered only in very rare circumstances. Mature hedgerows, trees and other plants should be preserved.
- The Parish should remain free from street lighting and reduced light pollution should be encouraged throughout the Parish.

### **3. General Principles**

The general principles to be applied as guidance to each planning application are listed as follows:

#### **3.1 Building Design and Materials**

The materials used in housing developments within both villages are considered of high importance, more so in Ashmansworth where the conservation area is applicable.

The key areas for consideration are:

1. Developments should be constructed of suitable materials and be in keeping with the existing property and sympathetic to neighbouring properties
2. The size of a proposed development must not be disproportionate to the size of the original property and the size of the available plot. The available plot is determined by the residential land and not any adjoining agricultural land.
3. House extensions must be considered with respect to the effect on the streetscape. Building materials should be in keeping with the existing property and sympathetic to neighbouring properties. Consideration will be given to the impact of the development on neighbours with respect to:
  - encroachment,
  - height of development,
  - overlooking windows,
  - reduction of light

4. Proposed developments should preserve and enhance the character of the conservation area and the AONB in which it is located
5. Traditional materials should be used where the character/age of the property requires – traditional brick and clay tiles, wooden windows.
6. Materials should match the materials to existing property for a building extension, although a new build property would be considered on its own merits with reference to the prevalent materials used within the village.
7. Re-use of existing traditional materials where possible/appropriate/ applicable – plastic windows and doors on traditional properties are discouraged.
8. Features which match those in existing properties and which serve to preserve the character of the village are encouraged; including dormer windows, wooden windows and doors, and clay tiles. Excessive use of large areas of glass is discouraged. In addition, features should be of an appropriate size to preserve the character of the area. Up and over garage doors are discouraged on older properties in both villages.
9. The aspects of the house most visible to the general public (e.g. the front of the property) will be given most weight when assessing the suitability of the application. However significant attention should also be given to the rear of the property so as to respect the requirements of the AONB and the Conservation Area for Ashmansworth properties.
10. Pitched rather than flat roof design is encouraged, particularly within the Ashmansworth Conservation Area where the housing design is consistently pitched in nature.
11. Demolition and re-build of existing properties is supported where the existing property is not in keeping with the character of the village (typically this will apply to newer properties). Demolition will not be supported for any of the older properties in either village.
12. Future development should minimise the use of overhead power and telephone lines. Where possible we support moves to put power and telephone lines underground.
13. The Conservation Area and AONB place strict limitations on new house developments as land that is not currently built upon is believed to have agricultural land status. Any approved new developments to be in keeping with the surrounding area taking account of the style and type of defining buildings. Any development should preserve the essential character of the area, established by size, scale, density and design of the surrounding buildings. It should also preserve the essential character of the village setting, including, for example, garden size, verge width and the use of appropriate hedges and trees.

### **3.2 Village Views**

Views into and out of the village are important features of both villages and should be preserved:

1. Changes to the footprint of existing properties and the scale of buildings (height) where the footprint remains unchanged are to be considered with respect to their impact on the existing view.
2. Any developments that impact on the scenic views identified in the Conservation Area Appraisal should ensure that they retain the overall visual impression

3. The impact on public footpaths - views of the planned development from footpaths are important. We will make every effort to retain the rural/remote feel of area.

### **3.3 Listed Buildings**

Listed Buildings are to be considered with respect to increased levels of protection the listing status requires. - See appendix 4

Great effort should be made to maintain historical features and aspects. For example, the close juxtaposition of Listed and Notable buildings should not be compromised by out-of-character new buildings or extensions to existing buildings.

### **3.4 Agricultural Buildings**

The design and location of new agricultural buildings should be carefully considered to minimise their impact on the wider landscape.

Green (or other suitable pastoral colours) rather than a bright metallic finish is preferred for new agricultural buildings, to minimise the impact on the wider Parish environment.

Barn conversions are considered acceptable in principle, but must retain the historic features and overall appearance of the original barn.

### **3.5 Archaeology**

There are three categories of archaeological relevance to the parish which should be considered in the planning process:

- Areas of Archaeological Importance (AAI)
- Areas of Archaeological Potential (AAP)
- Areas of High Archaeological Potential (AHAP)

There are three AHAPs, centred on the farms along the main thoroughfare of Ashmansworth, and between these sites is land designated as AAIs. The area around the large focus of houses at the northern end of Ashmansworth and the areas around St James' Church and Lower Manor Farm are AHAPs, connected by Areas of Archaeological Potential (AAP) which straddle the road.

### **3.6 Roads and Access**

The impact on existing access must be considered. Objections will be raised where applications create additional danger to exiting roads/junctions.

Traditional wooden signposts are preferred to their modern equivalent. Street furniture should be minimised. Large signs and tourist 'brown' signs should be replaced by those more suited to a village environment

Specific speed limits do not apply within the Parish – the national speed limit is applicable – though concerns are raised about vehicles travelling too fast for the conditions through Ashmansworth village.

Traffic calming measures are not encouraged and should be considered with respect to their impact on the environment, farm vehicles and their effectiveness.

Street lighting will not be supported and none currently exists. The intensity, duration and positioning of security lighting should be carefully considered in order to minimise impact on neighbours, to preserve the 'dark skies' policy of the AONB and to maintain the rural character of the area.

### **3.7 Flora and Fauna**

An 'Environmental Impact Assessment' is a requirement to identify the environmental effects (both negative and positive) of development proposals. It aims to prevent, reduce and offset any adverse impacts.

Developments should retain existing mature trees and other natural features in order to maintain the rural aspect of the village

The impact of planning must be considered with respect to:

- Trees
- Hedges and Ponds
- Mammals – Dormice, Badgers, Bats
- Birds
- Reptiles

Trees in the Conservation Area are all protected as a consequence of the Conservation Area itself. Trees in the remainder of the Parish are considered fundamental to the character of the Parish and its location within the AONB but do not have automatic protection.

The specialist analysis and approval of all tree works lies with the BDBC Tree Officer.

The Parish Council considers the following circumstances as suitable for approval of Tree works, including felling where necessary:

1. Death or disease of a tree
2. Danger to buildings, roads and other property caused by a tree being confirmed as unsafe
3. Appropriate pollarding, pruning or coppicing to enhance the long term health of a tree or to support traditional rural practices
4. Trees causing actual or potential structural damage to buildings in the parish, particularly with respect to foundations and drainage.
5. Trees not native to the British Isles. The Woodland Trust provides a list of native trees to be used as guidance - *see appendix 7*
6. Hedges should not be removed, but hedge management is supported. Hedges should be controlled where they form a road boundary to prevent danger from overhang and reduced vision. Creation of additional hedges is supported.

7. The Parish Council policy is that a condition of consent for a tree to be felled is that a replacement tree should be planted, unless there is good reason not to do so, such as unavailability of a suitable location.

*See appendix 8 for important species and habitat listing*

### **3.8 Renewable Energy**

Renewable energy is supported in principle, but developments must not contravene the requirements of the AONB and the Conservation Area. Ashmansworth has more onerous requirements in this respect due to its Conservation Area status.

Renewable energy installations which damage the essentially rural character of the area or which fail to preserve and enhance the character of the Conservation Area or the AONB are discouraged.

### **3.9 Change of Land Use**

The following land use types are identified as applicable to the Parish:

- Residential
- Agricultural
- Equestrian
- Commercial

Recent guidance from BDBC Land Use Conversion from **agricultural to residential**: requires:

- 10 years use in a residential capacity
- Use must be more than just grass cutting and removing fences
- Flower Borders
- Vegetable patch
- Family use – Games, BBQ
- Sheds, outbuildings

Land Use Conversion - **agricultural to equestrian**:

There are rules relating to agricultural and equestrian use of land. See appendix 6. Rural land is very suitable for keeping horses for domestic, recreational or business purposes. Where land is no longer required for farming, equestrian use would seem appropriate, subject to consent for such change of use. This could include the provision of all weather surfaces for exercising and training horses, including manèges (outdoor arenas) eg for jumping and dressage, and gallops for race horses and eventers. Such use of countryside preserves its appearance and function in a way which meets the demand for keeping horses and is financially viable. Otherwise, there is a danger of unused agricultural land reverting to unattractive scrub. If necessary, it is easy for the land to revert to agricultural use if the demand appears, rather than becoming “brown-field” which would encourage building. Existing redundant farm buildings may also usefully be converted to hold stables and indoor arenas.

The Parish is rural in nature, highly protected and with very limited current commercial land use. Conversion of land use to 'Commercial' will only be considered with strict reference to the 'Value Statement' and 'General Principles' detailed in these planning guidelines.

#### **4. Conclusions**

Although the Parish has a diversity of housing styles including some newer properties, the traditional properties will be used as the basis for acceptable developments.

Future development and planning should take account of the historical context and use matching or complementary building styles and suitable use of open space where appropriate.

Key points are summarised as follows:

1. Any development should be in keeping with and sensitive to the essential character of the Parish
2. Development should reflect the essential character of the locality, established by size, scale, density and design of the surrounding buildings. Traditionally used materials should be incorporated into new developments where appropriate.
3. Protection and maintenance of the existing landscape is a vital element in future planning. Any new development should not prejudice the coherent and contiguous habitat for wildlife around the village
4. New builds are unlikely due to the unavailability of residential building plots. However, approved new build properties must be in keeping with the surrounding area taking account of the style and type of defining buildings.
5. Great effort should be made to maintain historical features and aspects.
6. Agricultural buildings, in terms of design and location, should take account the impact on the wider landscape
7. The rural character and charm of the country lanes should be protected and road signs strictly limited to those that are absolutely necessary
8. Changes to country lanes, lakes and ponds, footpaths and other rights of way should be considered only in very rare circumstances. Mature hedgerows, trees and other plants should be preserved.
9. The Parish is to remain free from street lighting. Reduced light pollution should be encouraged throughout the village.

## **5. Appendices**

### **Appendix 1 - North Wessex Downs Area of Outstanding Natural Beauty**

The Ashmansworth Parish is located within **the North Wessex Downs Area of Outstanding Natural Beauty (AONB)**

1. <http://www.northwessexdowns.org.uk>

Consideration must be given towards the requirements of the AONB for the Parish

Areas of Outstanding Natural Beauty (AONBs) are nationally important and legally protected landscapes, designated because of their “outstanding natural beauty”.

An Area of Outstanding Natural Beauty (AONB) is a precious landscape whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard them.

**The primary purpose of AONB designation is to conserve and enhance that natural beauty. This is the responsibility of the local authorities covering the AONB.**

Each of the 37 AONBs in England is designated for special attention by reason of its high qualities.

Natural beauty includes the flora, fauna, historical and cultural associations as well as geological and physical characteristics of the area and the scenic views. Landscape encompasses everything – both natural and human - that makes an area special, including the places and people who live and work there.

In the North Wessex Downs AONB, the Council of Partners is responsible for managing the area and therefore has the task of increasing public understanding and enjoyment of the AONB, and fostering the social and economic well-being of its local communities.

The Countryside and Rights of Way Act, 2000 (the "CRoW" Act) added further regulation and protection, ensuring the future of AONBs as important national resources.

The North Wessex Downs AONB is the largest in south east England and the third largest AONB nationally – out of the 37 AONBs in England. It was designated as an Area of Outstanding Natural Beauty in 1972.

#### **AONB Charter**

The Charter sets out the principles to be followed by the Council of Partners for the North Wessex Downs AONB. It provides the basis for the Council of Partners to produce a Management Plan for the AONB on behalf of the constituent authorities within the North Wessex Downs.

**Charter Summary Statement:**

By recognising the special qualities of the North Wessex Downs AONB that already exist and respecting how its landscape, communities and economy interact, the Council of Partners will:

- Conserve and enhance the special qualities of the North Wessex Downs AONB, recognising and celebrating its rich diversity of archaeology, ecology, landscape and culture.
- Respect and raise awareness of the North Wessex Downs as a whole.
- Encourage the long term economic and social viability of the North Wessex Downs, founded on a sustainable relationship between the needs of those living and working within it and the stewardship of its landscape, nature and culture.
- Recognise the essential role of farming and support its future as a viable enterprise that plays a positive role in maintaining the outstanding landscape.
- Promote recreation and tourism that respects the integrity, inherent qualities and local distinctiveness of the area and brings maximum benefit to those who live and work within it.
- Assist the formation of strong partnerships and networks between all interested bodies.
- Prepare and implement a Management Plan for the AONB setting out a vision for its future and a clear and practical guide to activities to support that vision.
- Ensure that all those who have an interest in the AONB have the opportunity to contribute to the Management Plan.

**Appendix 2 - Ashmansworth Conservation Area**

<http://www.basingstoke.gov.uk/browse/environment-and-planning/conservation/caa/ashmansworth.htm>

The Ashmansworth Conservation Area was designated in 1989 by Hampshire County Council in association with Basingstoke and Deane Borough Council, in recognition of the special architectural and historic interest of the village.

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications.

It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area. Such factors can include:

- **its historic development,**
- **the contribution of individual or groups of buildings to the streetscape, the spaces that surround them and;**
- **the relationship of the built environment with the natural landscape.**

They can also include the less tangible senses and experiences, such as noise or smells, which can nevertheless play a key part in forming the distinctive character of an area.

Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area.

- Key individual buildings
- Buildings of local interest
- The character and importance of public and private spaces
- Building materials
- Green Spaces, Trees and other Natural or Cultivated Features
- The setting of the conservation area
- Areas of archaeological significance

### **Green Spaces, Trees and other Natural or Cultivated Features**

The village retains an essentially rural character. There are outstanding views of the surrounding landscape, typified by deciduous woodland and mixed farmland in undulating downland countryside.

### **Building Materials**

Most of the historic properties within the Conservation Area are constructed in orange/red bricks of handmade appearance and soft texture. Some have knapped or unknapped flints and blue headers and stretchers in varying proportions.

The boundary walls are a mixture of low walls built of the same local brick and flint vernacular as many of the buildings.

All the thatched roofs in the village are in combed wheat reed.

The majority of roofs are in plain peg or nib clay tiles, and are orange/red in colour, although there are a few examples of slate being used.

Windows are usually timber, with some Georgian/Victorian panelled doors on later buildings.

### **Conservation Area Planning Controls**

The following controls apply within the Conservation Area in addition to normal planning controls:

- Conservation Area Consent is normally required for the demolition of buildings or structures over a certain size within a Conservation Area.
- The Council must be given six weeks' notice of any intention to undertake works to, cut down or uproot any trees in the Conservation Area.
- Planning applications which, in the opinion of the Borough Council would affect the special character of the Conservation Area must be advertised and the opportunity given for public comment. This may include proposals outside the Conservation Area which nevertheless affect its setting.

Statutory policies relating to Conservation Areas and Listed Buildings are set out in the adopted Basingstoke and Deane Borough Local Plan.

These policies reflect the statutory duty on the Local Planning Authority to have regard for the preservation of historic buildings or their setting, and to promote the enhancement of areas designated as of special interest.

These policies seek to ensure that particular regard will be paid to the scale, height, form, materials and detailing of proposals including boundary treatments and other features of note.

### **Appendix 3 - Basingstoke and Deane Borough Adopted Local Plan**

The Local Plan is the Borough Council's key planning document and is used as the basis for all planning decisions taken within the Borough. We have an Adopted Local Plan that covers the period 1996 – 2011, which was adopted in July 2006. This contains a series of detailed policies against which development proposals can be assessed.

Note: A new Local Plan is currently being prepared, and it is proposed that this will be published in Spring 2014.

<http://www.basingstoke.gov.uk/NR/rdonlyres/4DAAC1B9-2836-4961-B542-86CD124B263C/0/AdoptedLocalPlantext.pdf>

The key objectives are:

#### **Objective 1**

To improve the economic, social and environmental well being of residents, workers and visitors to the Borough and to optimise quality of life.

#### **Objective 2**

The Council will work with partners and the community to ensure that necessary local services, facilities and infrastructure are retained to support local communities and are planned and provided in tandem with new housing and other development.

#### **Objective 3**

The Plan will provide opportunities for decent homes, by identifying sustainable locations for up to an additional 8,203 new dwellings between 2005 and 2011. The

Plan will also ensure that new residential development provides a mix of house types and sizes, particularly affordable and key worker housing.

#### **Objective 4**

The Plan promotes a strong and dynamic local economy to provide a range of jobs for local people mainly by identifying and protecting key employment locations and encouraging the regeneration of appropriate employment sites for employment use and the diversification of the rural economy.

#### **Objective 5**

The Plan will protect and enhance the Borough's natural and built environment for the enjoyment of all, promoting opportunities to secure the regeneration and renewal of the built and natural environments.

#### **Objective 6**

Walking, cycling, the use of public transport and appropriate levels of car use will be promoted by ensuring that development is located in accessible locations, consistent with priorities in the Local Transport Plan. Furthermore, in both urban and rural areas, alternative modes of transport to the car will be promoted through the development of safe, accessible and attractive transport networks, including securing directly related improvements from new development schemes.

#### **Objective 7**

The Council will strive to ensure that it maximises community involvement and engagement in the planning system.

### **New Residential Accommodation in the Countryside (Policy D6)**

Within the countryside, residential development will only be permitted where it:

- i. is a one-for-one replacement of an existing dwelling which has been continuously occupied and is not the result of a temporary or series of temporary permissions and the building is not derelict or no longer in existence (other than in cases of accidental destruction such as fire); or
- ii. results from the conversion of an existing building in a sustainable location and where employment, commercial or community use of the building has been considered first but proven to be inappropriate or unviable;

Whilst the Plan restricts new housing development in the countryside, the Borough Council accepts that exceptional circumstances can apply. In assessing these applications, particular regard will be had to whether the site lies in a sustainable location (as defined in the Plan's glossary) and if the proposal will protect and maintain the rural and landscape character of the locality.

Replacement dwellings should not significantly change the siting, scale, setting and character of the existing dwelling in order to protect the rural character of the area and ensure that there remains a variety of dwelling sizes in the countryside to provide for a range of housing needs. However, it is recognised that there may be instances where some positive environmental benefit may be achieved by relocation to an adjacent or nearby position. The original dwelling should then be demolished before the new dwelling is occupied.

In accordance with PPS7, first preference for the conversion of rural buildings should be for commercial or community re-use and only where those uses can be shown to be inappropriate or unviable will residential use be considered. Only proposals in sustainable locations will be accepted under this policy.

### **Rural Exceptions (Policy D8)**

As an exception to the general protection of the countryside adjacent to rural settlements, planning permission will be granted for development which the Council is satisfied will meet a genuine local need such as affordable housing, health, education, a similar community need or to provide small-scale employment premises. Development proposals should complement the character of the rural settlement and the character of the surrounding landscape and not be harmful to the rural environment.

The provision of affordable housing on rural exception sites will be permitted only where the following criteria are met:

- i. the housing will provide affordable accommodation and will be managed to ensure that it remains available for so long as there remains a need for it to those not otherwise able to compete in the private housing market; and
- ii. the site does not exceed 0.4 hectare except in the larger settlements of Baughurst, Bramley, Kingsclere, Oakley, Overton, Pamber Heath, Tadley and Whitchurch where, in general, a site should not exceed 0.8 hectare.

### **Environment**

The quality of the Borough's built and natural environment is one of its greatest assets, contributing towards quality of life and social, economic and environmental well-being. The policies of this Plan aim to protect environmental assets and meet the Borough's social and economic needs.

The policies aim to protect the environment, both in general terms, and also specific man made or natural features. They also aim to secure a high standard of design. Any new development should respect and enhance environmental quality. Development proposals should be located and designed to minimise adverse environmental impacts and maximise opportunities for environmental enhancement.

The policies set out below seek to ensure that new development meets the following objectives:

- Important environmental features are protected from inappropriate forms of development
- The rural environment enjoys protection for its own sake
- Opportunities for appropriate environmentally friendly forms of development are encouraged

The environment was also a key issue raised by respondents to the Local Plan Issues Report – for example protecting and enhancing environmental assets and

environmental quality were considered to be important issues that the Local Plan should address. Other environmental issues raised included:

- The need to reduce pollution
- Increase recycling
- The quality of design
- The need for environmental improvements
- Protection of villages and the countryside
- Protection of the rivers and river valleys.

### **Development Control (Policy E1)**

Proposals for new development will be permitted provided that they are of a high standard of design, make efficient use of land, respect the amenities of neighbouring occupiers, and do not result in inappropriate traffic generation or compromise highway safety. All development proposals should therefore:

- i. Respond to the local context of buildings in terms of design, siting, density and spacing, **reinforce attractive qualities of local distinctiveness** and enhance areas of poor design; **extensions should respect their host building**
- ii. Provide a comprehensive landscaping scheme, where appropriate, enabling the development to successfully integrate with the landscape and surrounds, and not result in the loss of or have a potentially adverse impact on protected trees; and
- iii. Not generate traffic of a type or amount inappropriate for roads, properties or settlements in the locality, and provide safe and convenient access for all potential users, integrating into existing movement networks and open spaces; and
- iv. Provide a co-ordinated and comprehensive scheme that does not prejudice the development of adjoining land; and
- v. Incorporate features to minimise the energy consumed in the construction and future use of the building, conserve water and minimise water use; and
- vi. Create attractive public spaces, which are safe, minimise opportunities for crime, facilitate public enjoyment, and foster the legibility of the built environment; and
- vii. Minimise the potential for pollution of air and soil and not create noise or light which harms living and working conditions or the public's enjoyment of the built and natural environment.

### **Buildings of Historic or Architectural Interest (Policy E2)**

Proposals for development that would affect a listed building, structure or its setting will be determined against the following guidelines:

- i. The demolition of a listed building or structure will only be permitted in exceptional circumstances.
- ii. Alterations and extensions that preserve the character and/or setting of a listed building and any features of architectural or historic interest will be permitted. Alterations and extensions that preserve the character and/or setting of a listed building and any features of architectural or historic interest will be permitted.

iii. Developments within the curtilage of or adjacent to a listed building which do not detrimentally affect their setting will be permitted.

Development will not be permitted if it would harm a building or feature of local historic or architectural interest or adversely affect its setting.

### **Areas of Architectural or Historic Interest (Policy E3)**

Development within Conservation Areas, or on sites outside where development would affect the setting of the Conservation Area, will be permitted provided that the proposals preserve or enhance their special character or appearance. Through determining applications, the Borough Council will:

- i. Seek to retain buildings, architectural features, trees, spaces and other features which are important to the character and appearance of the Conservation Area; and
- ii. Allow new development if this would contribute to the area by preserving or enhancing its character and appearance;

Shop fronts and advertisements make a significant contribution to the character of shopping areas, which lie within Conservation Areas. All proposals should therefore maintain, preserve and where appropriate, restore the architectural details of shop fronts and advertisements in Conservation Areas.

### **Landscape Character (Policy E6)**

Planning permission will only be granted where it is demonstrated that the proposals will be sympathetic to the landscape character and quality of the area concerned.

Development proposals should contribute to the regeneration, restoration, repair or conservation of any landscape likely to be affected. In particular they should respect, and improve the following:

- i. the particular qualities of the relevant Landscape Character Area as defined in the Basingstoke and Deane Landscape Assessment;
- ii. visual amenity and scenic quality; and
- iii. the setting of a settlement, including important views to, across and out of settlements; and
- iv. the local character of buildings and settlements, including important open areas; and
- v. trees, hedgerows, water features and other landscape elements and features; and
- vi. historic landscapes, features and elements

Consideration will also be given to the impact that development would have on sense of place, sense of remoteness or tranquillity, and the quiet enjoyment of the landscape from public rights of way.

The designation of the North Wessex Downs AONB reflects the national importance of that landscape. In addition to the other requirements of this Policy, applications for development in the AONB will be determined in accordance with the policy in PPS7 also having regard to the setting of the AONB.

## **Nature/Biodiversity Conservation (Policy E7)**

Development or a change of land use will be permitted where it will not have an adverse effect on protected species or the conservation status of priority species, harm the nature conservation interest of a statutory or non-statutory wildlife nature conservation site or lead to the loss or deterioration of a key habitat type or harm the integrity of linkages between such sites and habitats.

Proposals will be expected to conserve and, where possible, enhance the biodiversity of the receiving environment, taking into account the aims and targets of the UK and Local Biodiversity Action Plans. Where appropriate, planning conditions and obligations will be used to secure these requirements. In particular, the opportunity will be taken to secure the creation and management of features of the landscape that, by virtue of their linear and continuous structure or their function as ‘stepping stones’, are of major importance for the migration, dispersal and genetic exchange of wild species.

The weight given to the protection of nature conservation interests will depend on the national or local significance and any statutory designation or protection applying to the site, habitat or species concerned. Where the public interest in favour of a proposal is deemed to outweigh harm to biodiversity, the local planning authority will require the use of the best practicable mitigation/compensation measures, which will be secured through planning conditions and planning obligations, as appropriate.

Applications for development must include adequate information to enable a proper assessment of the implications for biodiversity. It should be noted that adverse effects on nature conservation interests are not necessarily limited to the proposal site. Adjacent land, including that outside the local plan boundary, must also be considered.

## **The Re-Use of Buildings in the Countryside (Policy EC6)**

Proposals for the re-use of buildings in the countryside will be permitted provided that:

- i. They reuse or sympathetically adapt a suitable building; and
- ii. Commercial or community re-use (where re-use is not proposed for these purposes) is shown not to be possible; and
- iii. The site is in a sustainable location.

## **Farm Diversification (Policy EC7)**

Development which forms part of a farm diversification scheme will be permitted provided:

- i. It benefits the economy of the rural area of which it is part; and
- ii. The buildings are appropriate in scale, form, impact, character and siting to their rural location. Wherever possible new or replacement buildings should be located within or adjoining an existing group of buildings; and
- iii. It does not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal or require improvements to these roads which could be detrimental to their character.

## **Rural Tourism (Policy EC8)**

Proposals for tourism development within the countryside that improves or extends the range of tourist facilities, including tourist accommodation will be permitted, provided that this:

- i. would result from the conversion of a suitable rural building; or

- ii. forms part of a farm diversification scheme; or
- iii. is an extension to existing facilities, of a scale appropriate to its location.

Applications for small scale camping and touring caravan sites will be subject to the above criteria and additionally need to show that:

- i. There is a proven need for this type of development; and
- ii. They can be sited unobtrusively and landscaped to minimise their impact.

### **Gypsy Sites/Travelling Showpeople (Policy C5)**

Provision of formal accommodation for gypsies will be permitted provided that:

- i. The site is capable of being provided with the appropriate essential services and is within a reasonable distance of community and other facilities; and
  - ii. The site will not adversely affect the amenity of adjoining users where the site is capable of including an element of business activity.
  - iii. There is an identified need for the development.

Permanent sites for travelling show people will be considered as exceptions to other Local Plan policies. Applicants will be requested to demonstrate to the satisfaction of the Borough Council that, in addition to the above, there are no environmental effects or conflicts with public health, safety and the provision of public services.

### **Telecommunications Development (Policy A4)**

Proposals for telecommunications development, including Prior Approval applications (excluding criterion iv.), will be permitted provided that:

- i. they are appropriate in terms of siting and appearance and having regard to technical and operational constraints, do not intrude into or detract from the landscape or urban character of the area: and
- ii. applicants demonstrate a sequential approach to show that development cannot be accommodated with less visual intrusion
  - a) on an existing building, mast or other structure; or
  - b) on a site that already contains telecommunications equipment; before new sites can be considered.
- iii. adequate camouflage, screening and/or landscape, measures are included; and
- iv. provision is made for the removal of the facilities and reinstatement of the site as soon as reasonably practicable after it is no longer required for telecommunication purposes.

Health consideration in planning applications will be assessed in accordance with Government advice, especially that in PPG8.

## **Renewable Energy (Policy A6)**

Proposals will be permitted to generate energy from renewable sources provided that:

- i. the proposal, including any associated transmission lines, buildings and access roads, has no significant adverse impact on the historic and natural landscape, landscape character, townscape or nature conservation interests, and the proposal has no adverse impact on the amenity of the area in respect of noise, dust, odour, and traffic generation; and
- ii. Provision is made for the removal of the facilities and reinstatement of the site should it cease to be operational.

## **Appendix 4 – Listed Buildings in Ashmansworth Parish**

<http://www.britishlistedbuildings.co.uk/search?q=ashmansworth>

### **ASHMANSWORTH (9)**

- Church of St James, Ashmansworth, Hampshire
- Ashmansworth House, Ashmansworth, Hampshire
- Ashmansworth Manor, Ashmansworth, Hampshire
- Four Ashes, Ashmansworth, Hampshire
- Lower Manor Farmhouse, Ashmansworth, Hampshire
- Mere Cottage, Ashmansworth, Hampshire
- Steeles Farmhouse, Ashmansworth, Hampshire
- The Flint House, Ashmansworth, Hampshire
- The Old Cottage, Ashmansworth, Hampshire

### **CRUX EASTON (5)**

- Three Legs House, Crux Easton, Hampshire
- Wind Engine and Former Mill House, Crux Easton, Hampshire
- Church of St Michael, Crux Easton,, Hampshire
- Gate and Piers, Church of St Michael, Crux Easton,, Hampshire
- Crux Easton House, Hampshire

### **SCHEDULED UNDER THE ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT 1979 (2)**

- Round Barrow on Rabbit Warren
- Round Barrow 610 meters east of Crux Easton Church

## **Appendix 5 - Tied Properties**

Some background on tied properties

An Agricultural Occupancy Condition, more commonly known as an agricultural tie, is essentially a covenant placed over a property by the local authority restricting its occupancy to agricultural workers who are actively involved in working adjoining land as their main occupation.

If you buy a property with an agricultural occupancy condition attached to it you are almost certainly going to have to demonstrate that you earn your living from agriculture or forestry. If you can't, the local council can take enforcement proceedings against you, leading to a court appearance and a heavy fine.

The law is clear about what must be demonstrated to satisfy the agricultural condition. Owners can't, for example, live in the property if they work outside of farming or forestry and just keep some animals as a hobby or part-time occupation - agriculture would not be the sole or main source of income.

Owners are usually allowed to stay in an agriculturally tied property when they retire.

It is possible to have the condition lifted, but councils are likely to require overwhelming proof that there is no longer any need for agricultural accommodation in the area and that all attempts to sell the property have failed.

## **Appendix 6 - Background to Equestrian Land Use**

The keeping of horses appears similar to agriculture but it not usually classified as an agricultural activity and the necessary planning consents must be obtained.

If the land is used for the purposes of agriculture it does not necessarily involve development.

The Town and Country Planning Act 1990 defines agriculture as:-

- Horticulture, fruit growing, seed growing, dairy farming.
- The breeding and keeping of livestock, (including any creature kept for the production of food, skins or fur, or for the purpose of its use in farming the land).
- The use of land as grazing land, meadow land, osier land, market gardens or nursery grounds.
- The use of land for woodlands where the use is ancillary to the farming of the land for other agricultural purposes.

Planning law defines 6 types of horse:

- The 'working horse' – livestock bred or kept for the purpose of its use on the farm – agricultural
- The 'racehorse' – these are not livestock kept for the agricultural production – not agricultural, but it may be a grazing horse
- The 'recreational horse' – keeping them is not an agricultural use of land - again may be grazing
- The 'grazing horse' – the use of land as grazing land is an agricultural use so that the use of land for the grazing of any of the types of horse mentioned is agricultural, but not the keeping of them
- The 'residentially incidental horse' - the keeping of a horse within the curtilage of a dwelling-house may, though not an agricultural use, be

incidental to the enjoyment of a dwelling-house and thus not require planning permission

- 'horsemeat' – breeding and keeping for food production is agricultural

Planning should not be used to discourage horses, but there should be a presumption against converting stables to domestic use – eg for residential use

Positives:

- have horses close by for their safety,
- Some planning officers encourage the change to equestrian as it 'keeps the countryside green'.
- Use of land for grazing horses is an acceptable use within green belt

Planning Policy Statement 7 contains a section on equestrian-related activities encouraging local authorities to set out their policies supporting equine enterprises whilst maintaining environmental quality and countryside character. It encourages re-use of farm buildings for small-scale horse-enterprises (up to ten horses). So there is movement in planning terms towards equestrian development

*If planning permission is required the Local Plan or the Local Development Documents in the relevant local authority's Local Development Scheme should be reviewed, to ascertain that local authority's stance on the particular proposed development or use. Policies should be in place that deals with rural diversification and equestrian activities.*

## **Appendix 7 - Woodland Trust British Tree Guide**

<http://www.british-trees.com/>

- [Alder buckthorn](#)
- [Alder, common](#)
- [Ash, common](#)
- [Aspen](#)
- [Bay willow](#)
- [Beech, common](#)
- [Bird cherry](#)
- [Blackthorn](#)
- [Box](#)
- [Cedar of Lebanon](#)
- [Cherry plum](#)
- [Copper or purple beech](#)
- [Corsican pine](#)
- [Crab apple](#)
- [Crack willow](#)
- [Dogwood](#)
- [Douglas fir](#)
- [Downy birch](#)

- Elder
- English elm
- European larch
- Field maple
- Goat willow or sallow
- Grey willow
- Guelder rose
- Hawthorn, common
- Hazel
- Holly
- Holm oak
- Hornbeam, common
- Horse chestnut
- Huntingdon elm
- Hybrid sessile and English oak
- Irish yew
- Juniper, common
- Large-leaved lime
- Leylandii haggerston grey
- Lime, common
- London plane
- Maidenhair tree
- Midland hawthorn
- Monkey puzzle or Chile pine
- Norway maple
- Norway spruce
- Oak, common
- Osier
- Purging buckthorn
- Red horse chestnut
- Red oak
- Rowan
- Scots pine
- Sessile oak
- Silver birch
- Sitka spruce
- Small-leaved lime
- Smooth-leaved elm
- Spindle
- Sweet chestnut
- Sycamore
- Tulip tree
- Turkey oak
- Vareigated sycamore
- Walnut, common
- Wayfaring tree
- Western hemlock

- White poplar
- White willow
- Wild black poplar
- Wild cherry
- Wild service tree
- Wych elm
- Yew

## **Appendix 8 - Priority Species Identified by the Hampshire Biodiversity Partnership**

The list is reproduced here in its complete form. Inclusion on this list does not imply occurrence within the plan area

### Priority Species Identified by the Hampshire Biodiversity Partnership

Algae *Lamprothamnium papulosum* foxtail stonewort  
 Amphibians *Bufo calamita* natterjack toad  
 Amphibians *Triturus cristatus* great crested newt  
 Annelids *Alkmaria romijni* tentacled lagoon-worm  
 Annelids *Hirudo medicinalis* medicinal leech  
 Ants *Anergates atratulus* dark guest ant  
 Ants *Formica candida* black bog ant  
 Ants *Formica rufa* southern wood ant  
 Bees *Bombus humilis* brown-banded carder bee  
 Bees *Bombus ruderatus* large garden bumble bee  
 Bees *Bombus sylvarum* shrill carder bee  
 Bees *Psithyrus rupestris* hill cuckoo bee  
 Beetles *Agabus brunneus* a water beetle  
 Beetles *Ampedus quercicola* a click beetle  
 Beetles *Anisodactylus nemorivagus* a ground beetle  
 Beetles *Aphodius niger* a scarab beetle  
 Beetles *Bidessus unistriatus* a water beetle  
 Beetles *Cicindela sylvatica* heath tiger beetle  
 Beetles *Cryptocephalus sexpunctatus* leaf beetle  
 Beetles *Donacia bicolora* a reed beetle  
 Beetles *Gnorimus nobilis* noble chafer  
 Beetles *Graphoderus zonatus* water beetle  
 Beetles *Harpalus cordatus* a ground beetle  
 Beetles *Helophorus laticollis* a water beetle  
 Beetles *Hydrophilus piceus* great silver water beetle  
 Beetles *Hylis olexai* a click beetle  
 Beetles *Lucanus cervus* stag beetle  
 Beetles *Malachius aeneus* scarlet malachite beetle  
 Beetles *Meotica anglica* a rove beetle  
 Beetles *Pachytychius haematocephalus* weevil  
 Beetles *Paedurus caligatus* a rove beetle  
 Beetles *Prionus coriarius* a sawyer beetle  
 Beetles *Pterostichus kugelanni* a ground beetle

Beetles *Sphinginus lobatus* a false soldier beetle  
Beetles *Tachys micros* a ground beetle  
Beetles *Tomoxia bucephala* a tumbling flower beetle

Birds *Acrocephalus paludicola* aquatic warbler  
Birds *Acrocephalus palustris* marsh warbler  
Birds *Acrocephalus scirpaceus* reed warbler  
Birds *Alauda arvensis* skylark  
Birds *Anas strepera* gadwall  
Birds *Anser albifrons* white-fronted goose  
Birds *Arenaria interpres* turnstone  
Birds *Aythya ferina* pochard  
Birds *Botaurus stellaris* bittern  
Birds *Branta bernicla bernicla* dark-bellied brent goose  
Birds *Burhinus oedicephalus* stone curlew  
Birds *Calidris alba* sanderling  
Birds *Calidris alpina* dunlin  
Birds *Calidris canutus* knot  
Birds *Caprimulgus europaeus* nightjar  
Birds *Carduelis cannabina* linnet  
Birds *Cettia cetti* Cetti's warbler  
Birds *Circus cyaneus* hen harrier  
Birds *Circus pygargus* Montagu's harrier  
Birds *Coccothraustes coccothraustes* hawfinch  
Birds *Coturnix coturnix* quail  
Birds *Cygnus columbianus* Bewick's swan  
Birds *Dendrocopos minor* lesser spotted woodpecker  
Birds *Egretta garzetta* little egret  
Birds *Emberiza schoeniclus* reed bunting  
Birds *Falco columbarius* merlin  
Birds *Falco subbuteo* hobby  
Birds *Gallinago gallinago* snipe

#### *Appendix 6: Nature Conservation Site Locations*

Birds *Larus melanocephalus* Mediterranean gull  
Birds *Limosa lapponica* bar-tailed godwit  
Birds *Limosa limosa* black-tailed godwit  
Birds *Locustella naevia* grasshopper warbler  
Birds *Lullula arborea* woodlark  
Birds *Luscinia megarhynchos* nightingale  
Birds *Melanitta nigra* common scoter  
Birds *Mergus merganser* goosander  
Birds *Mergus serrator* red-breasted merganser  
Birds *Miliaria calandra* corn bunting  
Birds *Milvus milvus* red kite  
Birds *Motacilla flava* yellow wagtail  
Birds *Muscicapa striata* spotted flycatcher  
Birds *Panurus biarmicus* bearded tit  
Birds *Passer montanus* tree sparrow  
Birds *Perdix perdix* grey partridge

Birds *Pernis apivorus* honey buzzard  
Birds *Pluvialis apricaria* golden plover  
Birds *Pluvialis squatarola* grey plover  
Birds *Podiceps auritus* Slavonian grebe  
Birds *Podiceps nigricollis* black-necked grebe  
Birds *Pyrhula pyrrhula* bullfinch  
Birds *Regulus ignicapillus* firecrest  
Birds *Saxicola rubetra* whinchat  
Birds *Sterna albifrons* little tern  
Birds *Sterna dougallii* roseate tern  
Birds *Streptopelia turtur* turtle dove  
Birds *Sylvia undata* Dartford warbler  
Birds *Tringa totanus* redshank  
Birds *Turdus philomelos* song thrush  
Birds *Vanellus vanellus* lapwing

Bryophytes *Campylostelium saxicola* a moss  
Bryophytes *Ctenidium molluscum* a moss  
Bryophytes *Ephemerum stellatum* a moss  
Bryophytes *Hamatocaulis* green feather-moss  
(*Drepanocladus*) *vernicosus*  
Bryophytes *Lejeunea lamacerina* a liverwort  
Bryophytes *Lophozia herzogiana* a liverwort  
Bryophytes *Orthotrichum sprucei* a moss  
Bryophytes *Pallavicinia lyellii* veilwort  
Bryophytes *Seligeria calycina* (*paucifolia*) moss  
Bryophytes *Targiona hypophylla* a liverwort  
Bryophytes *Weissia sterilis* a moss  
Bryophytes *Weissia tortilis* a moss  
Bryophytes *Zygodon forsteri* knothole moss

Butterflies *Apatura iris* purple emperor  
Butterflies *Argynnis paphia* silver-washed fritillary  
Butterflies *Boloria euphrosyne* pearl-bordered fritillary  
Butterflies *Boloria selene* small pearl-bordered fritillary  
Butterflies *Cupido minimus* small blue  
Butterflies *Eurodryas aurinia* marsh fritillary  
Butterflies *Hamearis lucina* Duke of Burgundy  
Butterflies *Hesperia comma* silver-spotted skipper  
Butterflies *Lysandra bellargus* adonis blue  
Butterflies *Lysandra coridon* chalkhill blue  
Butterflies *Plebejus argus* silver-studded blue  
Butterflies *Satyrrium w-album* white-letter hairstreak  
Butterflies *Thecla betulae* brown hairstreak

Caddisflies *Ithytrichia clavata* a caddisfly

Crickets *Chorthippus vagans* heath grasshopper  
Crickets *Gomphocerripus rufus* a grasshopper  
Crickets *Gryllotalpa gryllotalpa* mole cricket

Crickets *Stethophyma grossum* large marsh grasshopper

Crustacean *Austropotamobius pallipes* white-clawed crayfish

Crustacean *Chirocephalus diaphanus* fairy shrimp

Crustacean *Corophium lacustre* a brackish water

Crustacean *Gammarus insensibilis* lagoon sand shrimp

Crustacean *Triops cancriformis* tadpole shrimp

Dragonflies *Ceragrion tenellum* small red damselfly

Dragonflies *Coenagrion mercuriale* southern damselfly

Dragonflies *Cordulia aenea* Downy emerald

Dragonflies *Ischnura scarce pumilio* blue-tailed damselfly

Dragonflies *Libellula fulva* scarce chaser

Dragonflies *Orthetrum coerulescens* keeled skimmer

Dragonflies *Platycnemis pennipes* white-legged damselfly

Dragonflies *Somatochlora metallica* brilliant emerald

Ferns *Dryopteris aemula* hay-scented buckler-fern

Ferns *Equisetum hyemale* Rough horsetail

Ferns *Lycopodiella inundata* marsh clubmoss

Ferns *Lycopodium clavatum* stags-horn clubmoss

Ferns *Pilularia globulifera* pillwort

Fishes *Cottus gobio* bullhead

Fishes *Galeorhinus galeus* tope

Fishes *Lampetra planeri* brook lamprey

Fishes *Petromyzon marinus* sea lamprey

Fishes *Salmo salar* Atlantic salmon

Fishes *Thymallus thymallus* grayling

Flies *Asilus crabroniformis* hornet robberfly

Flies *Atrichops crassipes* an aquatic snipe fly

Flies *Atylotus latistriatus* a horsefly

Flies *Atylotus rusticus* a horsefly

Flies *Bombylius canescens* a beefly

Flies *Bombylius discolor* a beefly

Flies *Bombylius minor* a beefly

Flies *Brachyopa bicolor* a hoverfly

Flies *Caliprobola speciosa* a hoverfly

Flies *Cheilosia nigripes* a hoverfly

Flies *Cheilosia semifasciata* a hoverfly

Flies *Chrysops sepulcralis* a horsefly

Flies *Chrysotoxum octomaculatum* a hoverfly

Flies *Ctenophora flaveolata* a cranefly

Flies *Dioctria cothurnata* a robber fly

Flies *Doros profuges (conopseus)* a hoverfly

Flies *Dorycera graminum* a large otitid

Flies *Eumerus ornata* a hoverfly

Flies *Haematopota grandis* a horsefly

Flies *Hybomitra expollicata* a horse fly  
Flies *Lipsothrix nervosa* a crane fly  
Flies *Machimus rusticus* a robber fly  
Flies *Microdon devius* a hoverfly  
Flies *Odontomyia argentata* a soldier fly  
Flies *Oxycera analis* a soldier fly  
Flies *Paragus albifrons* a hoverfly  
Flies *Pelecocera tricincta* a hoverfly  
Flies *Physocephala nigra* a conopid fly  
Flies *Pocota personata* a hoverfly  
Flies *Psilota anthracina* a hoverfly  
Flies *Stratiomys longicornis* a soldier fly  
Flies *Syneches muscarius* a fly  
Flies *Tabanus glaucopis* a horse fly  
Flies *Thyridanthrax fenestratus* a bee fly  
Flies *Urophora quadrifasciata* a tephritid fly  
Flies *Xylomyia maculata* a fly  
Flies *Zodion notatum* a conopid fly

Flw Plants *Aceras anthropophorum* man orchid  
Flw Plants *Adonis annua* pheasant's eye  
Flw Plants *Ajuga chamaepitys* ground pine  
Flw Plants *Alopecurus bulbosus* bulbous foxtail  
Flw Plants *Althaea hirsuta* rough marsh mallow  
Flw Plants *Althaea officinalis* marsh-mallow  
Flw Plants *Arabis glabra* tower mustard  
Flw Plants *Arum italicum* spp. *neglectum* Italian Lords and Ladies  
Flw Plants *Briza minor* lesser quaking grass  
Flw Plants *Bupleurum tenuissimum* slender hare's ear  
Flw Plants *Carex divisa* divided sedge  
Flw Plants *Carex humilis* dwarf sedge  
Flw Plants *Carex montana* soft-leaved sedge  
Flw Plants *Carex punctata* dotted sedge  
Flw Plants *Carum verticillatum* whorled caraway  
Flw Plants *Centaurea cyanus* cornflower  
Flw Plants *Cephalanthera longifolia* sword-leaved helleborine  
Flw Plants *Cephalanthera rubra* red helleborine  
Flw Plants *Cerastium pumilum* dwarf mouse-ear  
Flw Plants *Chamaemelum nobile* chamomile  
Flw Plants *Cicendia filiformis* yellow centaury  
Flw Plants *Crassula tillaea* mossy stonecrop  
Flw Plants *Cyperus fuscus* brown galingale  
Flw Plants *Dactylorhiza traunsteineri* narrow-leaved marshorchid  
Flw Plants *Deschampsia setacea* bog hair grass  
Flw Plants *Dianthus armeria* Deptford pink  
Flw Plants *Elatine hexandra* six-stamened waterwort  
Flw Plants *Eleocharis parvula* dwarf spike-rush  
Flw Plants *Epipactis leptochila* narrow-lipped helleborine  
Flw Plants *Epipactis phyllanthes* green flowered helleborine  
Flw Plants *Eriophorum gracile* slender cottongrass

Flw Plants *Euphorbia platyphyllos* broad-leaved spurge  
 Flw Plants *Euphorbia portlandica* portland spurge  
 Flw Plants *Euphrasia pseudokernerii* chalk eyebright  
 Flw Plants *Festuca arenaria* rush-leaved fescue  
 Flw Plants *Filago lutescens* red-tipped cudweed  
 Flw Plants *Galeopsis angustifolia* red hemp-nettle  
 Flw Plants *Galium constrictum* slender marsh bedstraw  
 Flw Plants *Galium parisiense* wall bedstraw  
 Flw Plants *Galium pumilum* slender bedstraw  
 Flw Plants *Gentiana pneumonanthe* marsh gentian  
 Flw Plants *Gentianella anglica* early gentian  
 Flw Plants *Gentianella germanica* chiltern gentian  
 Flw Plants *Geranium purpureum* little robin  
*spp. forsteri*  
 Flw Plants *Gladiolus illyricus* wild gladiolus  
 Flw Plants *Gnaphalium sylvaticum* heath cudweed  
 Flw Plants *Hammarbya paludosa* bog orchid  
 Flw Plants *Helleborus foetidus* stinking hellebore  
 Flw Plants *Herminium monorchis* musk orchid  
 Flw Plants *Hordelymus europaeus* wood barley  
 Flw Plants *Hordeum marinum* sea barley  
 Flw Plants *Hypochaeris glabra* smooth cat's-ear  
 Flw Plants *Iberis amara* wild candytuft  
 Flw Plants *Illecebrum verticillatum* coral necklace  
 Flw Plants *Inula crithmoides* golden samphire  
 Flw Plants *Juniperus communis* juniper  
 Flw Plants *Lathyrus aphaca* yellow vetchling  
 Flw Plants *Lathyrus japonicus* sea pea  
 Flw Plants *Leersia oryzoides* cut-grass  
 Flw Plants *Leucojum aestivum* summer snowflake (Loddon lily)  
 Flw Plants *Lithospermum arvense* corn gromwell  
 Flw Plants *Lobelia urens* heath lobelia  
 Flw Plants *Lotus angustissimus* slender bird's-foot trefoil  
 Flw Plants *Ludwigia palustris* Hampshire purslane  
 Flw Plants *Melittis melissophyllum* bastard balm  
 Flw Plants *Mentha pulegium* pennyroyal  
 Flw Plants *Minuartia hybrida* fine-leaved sandwort  
 Flw Plants *Oenanthe fluviatilis* river water-dropwort  
 Flw Plants *Orchis morio* green-winged orchid  
 Flw Plants *Orobanche purpurea* yarrow broomrape  
 Flw Plants *Orobanche rapum-genistae* greater broomrape  
 Flw Plants *Paropholis incurva* curved hard grass  
 Flw Plants *Persicaria mitis* tasteless water-pepper  
 Flw Plants *Petrorhagia nanteuillii* Childing pink  
 Flw Plants *Poa bulbosa* bulbous meadow grass  
 Flw Plants *Polypogon monspeliensis* annual beard grass  
 Flw Plants *Potamogeton trichoides* hair-like pondweed  
 Flw Plants *Puccinellia fasciculata* borrer's saltmarsh grass  
 Flw Plants *Puccinellia rupestris* stiff saltmarsh grass  
 Flw Plants *Pulicaria vulgaris* small fleabane

Flw Plants *Pulmonaria longifolia* narrow leaved lungwort  
 Flw Plants *Ranunculus arvensis* corn buttercup  
 Flw Plants *Ranunculus penicillatus* stream water-crowfoot  
 Flw Plants *Ranunculus tripartitus* three-lobed crowfoot  
 Flw Plants *Rhynchospora fusca* brown-beak sedge  
 Flw Plants *Ruppia cirrhosa* spiral tasselweed  
 Flw Plants *Salicornia pusilla* one-flowered glasswort  
 Flw Plants *Scandix pecten-veneris* shepherd's-needle  
 Flw Plants *Silene gallica* small-flowered catchfly  
 Flw Plants *Silene nutans* Nottingham catchfly  
 Flw Plants *Sonchus palustris* marsh sow thistle  
 Flw Plants *Sparganium angustifolium* floating bur-reed  
 Flw Plants *Teucrium botrys* cut-leaved germander  
 Flw Plants *Thesium humifusum* bastard toadflax  
 Flw Plants *Torilis arvensis* spreading hedge-parsley  
 Flw Plants *Trifolium squamosum* sea clover  
 Flw Plants *Trifolium suffocatum* suffocated clover  
 Flw Plants *Ulmus minor ssp. angustifolia* Goodyer's elm  
 Flw Plants *Utricularia intermedia* intermediate bladderwort  
 Flw Plants *Valerianella ramosa* broad-fruited corn salad  
 Flw Plants *Viola lactea* pale dog violet  
 Flw Plants *Vulpia ciliata ssp. ambigua* bearded fescue  
 Flw Plants *Vulpia fasciculata* dune fescue  
 Flw Plants *Vulpia unilateralis* mat-grass fescue  
 Flw Plants *Zostera angustifolia* narrow leaved eelgrass  
 Flw Plants *Zostera marina* eelgrass  
 Flw Plants *Zostera noltii* dwarf eelgrass

Fungi *Boletus regius* royal bolete  
 Fungi *Boletus satanas* Devil's bolete  
 Fungi *Hericium coralloides* coral fungus  
 Fungi *Hericium erinaceus* hedgehog fungus  
 Fungi *Hydnellum conrescens* a tooth fungus  
 Fungi *Hydnellum scrobiculatum* a tooth fungus  
 Fungi *Hydnellum spongiosipes* a tooth fungus  
 Fungi *Hygrocybe calyptraeformis* a fungus  
 Fungi *Microglossum olivaceum* an earth tongue  
 Fungi *Phellodon confluens* a tooth fungus  
 Fungi *Phellodon melaleucus* a tooth fungus  
 Fungi *Phellodon niger* a tooth fungus  
 Fungi *Poronia punctata* nail fungus  
 Fungi *Sarcodon scabrosus* a tooth fungus  
 Fungi *Sarcodon squamosus* tooth fungus  
 (*imbricatus*)

Lichens *Agonimia allobata* a lichen  
 Lichens *Agonimia octospora* a lichen  
 Lichens *Bacidia incompta* a lichen  
 Lichens *Bactrospora corticola* a lichen  
 Lichens *Catillaria laureri* Laurer's catillaria

Lichens *Enterographa elaborata* New Forest beech lichen  
Lichens *Enterographa sorediata* a lichen  
Lichens *Lobaria virens* a lichen  
Lichens *Opegrapha fumosa* a lichen  
Lichens *Parmelia minarum* New Forest parmelia  
Lichens *Phyllopsora rosei* a lichen  
Lichens *Rinodina isidioides* a lichen  
Lichens *Strigula stigmatella* a lichen  
Lichens *Zamenhofia rosei* Francis' blue-green lichen

Mammals *Apodemus flavicollis* yellow-necked mouse  
Mammals *Arvicola terrestris* water vole  
Mammals *Barbastellus barbastellus* barbastelle bat  
Mammals *Eptesicus serotinus* Serotine bat  
Mammals *Lepus europaeus* brown hare  
Mammals *Lutra lutra* otter  
Mammals *Micromys minutus* harvest mouse  
Mammals *Muscardinus avellanarius* dormouse  
Mammals *Myotis bechsteinii* Bechstein's bat  
Mammals *Neomys fodiens* water shrew  
Mammals *Phoena phocoena* harbour porpoise  
Mammals *Pipistrellus pipistrellus* pipistrelle bat  
Mammals *Plecotus austriacus* grey long-eared bat  
Mammals *Rhinolophus ferrumequinum* greater horseshoe bat  
Millipedes *Chordeuma proximum* a millipede  
Millipedes *Melagona scutullare* a millipede  
Millipedes *Nanogona polydesmoides* a millipede  
Millipedes *Polydesmus coriaceus* a millipede  
(*inconstans*)

Molluscs *Ashfordia granulata* a snail  
Molluscs *Ena montana* mountain bulin snail  
Molluscs *Heleobia stagnorum* a marine snail  
Molluscs *Helicella itala* heath snail  
Molluscs *Helicodonta obvoluta* cheese snail  
Molluscs *Hydrobia ventrosa* spire snail  
Molluscs *Lymnaea glabra* glutinous snail  
Molluscs *Monacha carthusiana* carthusian snail  
Molluscs *Ostrea edulis* European oyster  
Molluscs *Pisidium tenuilineatum* Fine-lined pea mussel  
Molluscs *Pseudanodonta complanata* depressed river mussel  
Molluscs *Truncatella subcylindrica* looping snail  
Molluscs *Valvata macrostoma* Large mouthed valve snail  
Molluscs *Vertigo moulinsiana* Desmoulin's whorl snail

Moths *Acosmetia caliginosa* reddish buff  
Moths *Adscita geryon* cistus forester  
Moths *Adscita statices* forester moth  
Moths *Agrochola haematidea* southern chestnut  
Moths *Agrotis cinerea* light feathered rustic

Moths *Apoda limacodes* festoon  
 Moths *Catocala promissa* light crimson underwing  
 Moths *Catocala sponsa* dark crimson underwing  
 Moths *Chlorissa viridata* small grass emerald  
 Moths *Cleora cinctaria* ringed carpet  
 Moths *Coscinia cribaria bivittata* speckled footman moth  
 Moths *Cosmia diffinis* white spotted pinion  
 Moths *Cossus cossus* goat moth  
 Moths *Cuculia asteris* starwort  
 Moths *Cucullia lychnitis* striped lychnis  
 Moths *Cyclophora pendularia* dingy mocha  
 Moths *Dicycla oo* heart moth  
 Moths *Dyscia fagaria* Grey scalloped bar  
 Moths *Eilema sororcula* orange footman  
 Moths *Eriogaster lanestris* small eggar moth  
 Moths *Hadena albimacula* white spot moth  
 Moths *Heliophobus reticulata* bordered gothic  
 Moths *Heliothis maritima warnecke* shouder-striped clover  
 Moths *Heliothis viriplaca* marbled clover  
 Moths *Hemaris fuciformis* broad-bordered bee hawk  
 Moths *Hemaris tityus* narrow-bordered bee hawk  
 Moths *Heterogenea asella* triangle moth  
 Moths *Hypena rostralis* buttoned snout  
 Moths *Jodia croceago* orange upperwing moth  
 Moths *Lasiocampa trifolii* grass eggar  
 Moths *Mecyna flavalis* a pyralid moth  
 Moths *Meganola strigula* small black arches  
 Moths *Microthrix similella* a pyralid moth  
 Moths *Minoa murinata* drab looper  
 Moths *Moma alpium* scarce merveille du jour  
 Moths *Mythimna favicolor* Matthew's wainscot  
 Moths *Mythimna turca* double line  
 Moths *Noctua orbona* lunar yellow underwing  
 Moths *Oncocera genistella* a pyralid moth  
 Moths *Oria musculosa* Brighton wainscot moth  
 Moths *Paracolax tristalis (derivalis)* clay fan foot  
 Moths *Pareulype berberata* barberry carpet  
 Moths *Pechipogo strigilata* common fan foot  
 Moths *Polia bombycina* pale shining brown  
 Moths *Rheumaptera hastata* argent and sable  
 Moths *Schrankia taenialis* white-line snout  
 Moths *Scotopteryx bipunctaria* chalk carpet  
 Moths *Spilosoma urticae* water ermine  
 Moths *Trichopteryx polycommata* barred tooth-striped  
 Moths *Tyta luctuosa* four-spotted  
 Moths *Xanthorhoe biriviata* balsam carpet

Reptiles *Coronella austriaca* smooth snake  
 Reptiles *Lacerta agilis* sand lizard

Sea-anemone *Nematostella vectensis* starlet sea-anemone

Spiders *Centromerus albidus* a spider

Spiders *Hyptiotes paradoxus* a spider

Spiders *Uloborus walckenaerius* a spider

True Bugs *Cicadetta montana* New Forest cicada

True Bugs *Orthotylus rubidus* a capsid bug

Wasps *Chrysis fulgida* a ruby-tailed wasp

Wasps *Crossocerus vagabundus* a wasp

Wasps *Homonotus sanguinolentus* a spider wasp

## **Key Habitat Descriptions Potentially Relevant to Ashmansworth**

### **Ancient Semi-natural Woodland**

Semi-natural woodlands are those that have arisen from natural colonisation by tree seedlings, as opposed to plantation woodlands grown as a timber crop.

Those semi-natural woodlands that have been continuously wooded since 1600 (a date before which plantations were very uncommon) are known as ancient.

The great age of ancient semi-natural woodlands means that, typically, they have been colonised by a far greater range of species than recent secondary woodland.

The native trees on some ancient woodland sites have been replaced by conifers, originally planted for commercial timber production. These sites, known as plantations on ancient woodland sites (PAWS) are still of significant potential for restoration and, therefore, it is important that they are safeguarded within the planning system.

### **Lowland Pasture Woodland/Parkland**

These habitats are the relicts of a traditional practice of managing land for grazing and woodland products. Trees were managed by pollarding— a process of removing the crown of the tree, at a height above the reach of browsing animals, and allowing new shoots to develop for several years to provide small-diameter wood products. Cutting was repeated every few years to maintain the supply. This practice, which occurred both on wooded commons and in private deer parks, has given rise to grass dominated landscapes dotted with mature trees. Now that the practice has mostly been abandoned, the trees provide a niche for fungi which, in turn, create cavities providing a habitat for invertebrates, roost sites for bats and nest holes for birds. Such ‘veteran’ trees can also host rare lichens and bryophytes. In addition to their habitat value, veteran trees that are relicts of traditional pollard management are an important part of the borough’s cultural and historic heritage.

### **Ancient and/or Species Rich Hedgerows**

Hedgerows form a network over much of the borough creating distinctive field patterns and providing an important refuge for wildlife. They are a primary habitat for nine of the Hampshire Priority Species and a secondary habitat for a further twenty eight. Ancient hedgerows, which are defined as those that pre-date those planted during the enclosures of the 18th and 19th Centuries, can be particularly biodiverse. However, more recent hedges can also be very important and those that contain five,

or more, woody species per thirty-metre section or have a particularly diverse range of non-woody plants at their base are deemed to be species rich, in relation to policy E7.

### **Unimproved neutral grassland/fen**

These types of grassland include both dry and wet 'fen' types associated with floodplains and springs. The unimproved aspect relates to the fact that they have not been subjected to herbicide treatment or nutrient enrichment through the addition of artificial fertilisers. As a consequence, plant diversity is much greater than in improved grassland where relatively few species tend to dominate.

### **Calcareous grassland**

This is the typical chalk grassland of less intensively farmed parts of the North Wessex Downs and is a historical product of sheep farming, which reached its peak in the 16th Century. The combination of soil chemistry and selective grazing by sheep and rabbits results in a rich flora and a close-fitting land cover that reveals the subtleties of the downland terrain. Chalk grassland is of particular importance for a number of butterfly species. Juniper, blackthorn and yew scrub is a natural component of this habitat, which adds to its diversity, but blackthorn and yew needs careful management to ensure it does not dominate. Chalk grassland has been drastically reduced in extent over recent decades and now only a few fragments remain in the borough.

## **Current Local Biodiversity action plans as produced by the Hampshire Biodiversity Partnership**

### **Habitat Action Plans**

Ancient semi-natural woodlands  
Lowland wet grassland  
Wood pasture and parkland  
Heathland, acid grassland, bog  
Hedgerows  
Standing open water  
Arable land  
Chalk streams  
Neutral grassland  
Canals  
Lowland calcareous grassland

### **Species Action Plans**

Plants  
Topic Action Plans  
Hericium tooth fungi  
Water and Biodiversity  
Stipitate hydroid tooth fungi  
Urban Areas  
Woodland lichens  
Mammals  
Invertebrates  
European otter  
Southern damselfly  
Water vole  
Butterflies and moths  
Barbastelle bat  
Bumblebees  
Serotine bat  
Bechstein's bat  
Amphibians/ Reptiles  
Pipistrelle bat  
Great crested newt  
Birds  
Crustaceans/ Molluscs  
Seed-eating farmland birds  
White-clawed crayfish  
Birds of wet grassland

Further details and Portable Document Format (PDF) versions plans may be obtained from the Hampshire Biodiversity Partnership website at:  
<http://hampshirebiodiversity.org.uk>