

WELL

CONSERVATION AREA PROPOSAL STATEMENT



Hart District Council

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Hart District Council

April 2001

Preface

HART DISTRICT COUNCIL has agreed to adopt a comprehensive strategy for the conservation of its towns and villages which will seek to harness the various powers, organisations and resources available to positively promote conservation for the benefit of the District.



To meet the above aims, the Council has prepared this appraisal and proposals document in respect of the Well Conservation Area. The draft proposal statement was considered at public meetings of the Parish Council held in September and November 1996. The comments received from and following those meetings and other consultations were taken into account in finalising the contents. The draft document was approved on 20th March 1997 by the Council's Planning and Infrastructure Committee and endorsed by the full Council on 24th April 1997.

In January 1998 changes which affect planning control over dwellings in many of our conservation areas were introduced by Directions made under Article 4 of the Town and Country Planning (General Development) Order 1995. These require that many traditional details, which give a lot of the character to these historic areas, are not removed or altered without prior reference to the District Council as the local planning authority. Details of the article 4 directions are given in section 10 and a separate leaflet is also available.



Contents

	Page
Preface	
1. Introduction	1
2. History	2
3. Character Description	3
4. Important Spatial Elements	7
5. Buildings of Key Visual Importance	9
6. Local Building Style	13
7. Environmental Improvements	15
8. Implementation and Review	16
9. Policies and Proposals	16
10. Article 4 Directions	19
List of Illustrations and Bibliography of References	21
Appraisal Map	Inside rear cover

Advice

Advice on development and what needs planning permission within a conservation area is available from the Development Control Section of the Council

Advice on works to trees within conservation areas is available from the Council's Tree Officer in the Development Control Section

1.0 Introduction

The Local Planning Authority has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas within their area.

Special consideration is to be paid by the planning authority in carrying out its planning functions, to the desirability of preserving and enhancing the character or appearance of conservation areas. This Conservation Area Proposal Statement provides the framework for considering development proposals within Well and identifies areas where there may be an opportunities for enhancement.



The statement provides supplementary planning guidance to support and add detail to the conservation policies of the Hart Local Plan as they affect Well. The statement is written for the inhabitants of Well, those people with an interest in property within the hamlet and those people who might wish to develop property within Well. It will be used as a material consideration in determining planning applications. It seeks to establish the character of the settlement and highlights areas that are in need of improvement in order to better reflect the character of the conservation area.

The details included should not, however, be taken as fully comprehensive and the omission of reference to any particular building, architectural detail, streetscene or view does not necessarily imply that it is of no interest or value to the conservation area.

2. History

The present hamlet of Well is largely of 17th Century origin, situated in a fertile valley on the North Downs and surrounded by arable fields. The name Well is derived from the spring fed ponds common to the area. This is evident in the number of mature oak trees found in the area, as they thrive on the abundant and high water table. Over the past three centuries farmers have traditionally travelled to the ponds of Well which have provided fresh drinking water for their animals. The farmland around the hamlet is considered to be an area of high agricultural significance.

The geology of the locality is clay with flint overlying chalk and its topography is one of gentle hills and pleasant valleys. The land has been shaped also by man over the years as he has extracted clay for both commercial and domestic use.

Well is located on an ancient roadway which is evidence of prehistoric inhabitation . The "Harrow Way" winter route ran from Cornwall to the straights of Dover, mainly following the ridge of hills north of Alton. A stretch of this road leading up into Well later became known as "White Hill" due to the chalk dust raised by the carriages and horses.

At the top of this road in the centre of the hamlet is an ancient well, the canopy of which was erected to commemorate Queen Victoria's Silver Jubilee. This well was given as a gift to the villagers in 1888 by William Fullerton of Well Manor. It was renovated in 1951 for the Festival of Britain. Today the canopy and well appear to be still in relatively good repair, although the well has been sealed for safety reasons.

Mr William Casbird Boseley lived in "Bothlivings Farm" from 1826 until he died in 1856. The house was renamed after him and still stands today as "Boseley House". However, this is not the only house in Well to have undergone a name change since construction in the 1600s. "The Old Cottage" dated 1686 was once known as "Cobhams" and the present "Pond House" was formerly the farmhouse of the "Old Hide Farm", and known as "Mardens".

In the village today much of the 17th century physical character is still present. Although altered, extended and renovated, most original buildings are still in relatively good repair. The hamlet moved into the 20th century with the construction of new farm buildings, farm machinery and such things as swimming pools. Apart from two dwellings related to Well Manor and its farm plus the recent new dwelling at Pond House, no new housing has been built and nor is any proposed in the near future. There is no defined settlement area of Well within the Hart Local Plan, so all development falls within countryside policies and those concerning the conservation area.

3. Character Description

The character of the conservation area is set by the cross roads and a sense of the past is experienced by the ancient nature of the "Harrow Way" and the commemorative well. The hamlet radiates out from this point but it is the high ground, narrow sunken lanes, open spaces, trees, ponds, hedgerows and views out of the hamlet which are important and define the setting for the attractive houses, cottages and public house that characterise this community.

This section continues with a more detailed description of the conservation area as though one were walking through the lanes shown on the attached plan.



3.1 Route one

When first entering the settlement along the Well Road from Crondall, one of the first impressions is that of confinement, due to the dense vegetation rising up to about 3 metres in height on either side of the road. The predominant feature along this road is the abundance of hedgerows and occasional trees. Here, as in most of the hamlet, high banks are a sign of an ancient road. Despite being a key feature, odd gaps in these banks often reveal glimpses of the fine open countryside to be found beyond.

The primary signs of settlement are the outbuildings and farmhouse of Wellhouse Farm to one's left. A prominent view is found on this entrance to the hamlet, where the dense hedgerows clear to the right of the dwelling, "The Old Barn", to introduce a superb view in the north-westerly direction towards Odiham. The land is undulating and only broken by the wooded area of Ham Copse.

On the right hand side of the road is a small cluster of red brick houses dating back to the 17th century. These dwellings have little screening directly in front of them and as a result aesthetic views are provided beyond the village boundaries. One of these dwellings, Boseley House, is a listed building. Both The Old Barn (formerly known as Hopkilns) and Well Farm Cottage are quaint dwellings providing an attractive feature to the entrance to the village, especially in the summer months.

The sunken road now bends round to the left and reveals a little more of the hamlet. On the left is a small deep pond not visible from the road due to unkempt wild vegetation covering the wire fence. Once owned by a neighbouring farmer, it is now in private ownership and it is rumoured that a local man drowned here. Several sheep are reputed to have come to a similar fate and thus the pond is now sealed off. A fine mature oak thrives by the pond and is complemented by another one opposite.

The large and impressive Pond House appears next on the right. Although not listed, the house is one of the oldest in the village with elements of timber framing still visible and is recorded as a building of local interest. The house is set back from the road and screened by hedgerows and several mature horse chestnut trees which reinforce the rural feel while still allowing views of the pond from which the property takes its name. To the left, the listed 17th century property called The Old Cottage is another important feature although a high hedge allows only limited views into it. A garage and link extension has been added in recent years in materials sympathetic to the original and the delightful plaster plaque on the front has been well restored.

The lane then splits into two around the triangular area of light copse and old orchard named Little Mead in the centre of the village. Continuing to the right, the most prominent feeling is that of seclusion. A frequently used stile within the low hedge provides access to the fields adjoining, across which are attractive views within and beyond the conservation area. Two massive oak trees are set close behind the hedgerow.

The road then widens to reveal a carpark on the right for The Chequers public house. This building, which is not listed, dates back to 1530 and is important to the character and vitality of the village. It is renowned locally for its intimate atmosphere. The single storey modern extension at the rear is screened to an extent by large ash trees on the roadside. Adjoining the public house is Chequers Cottage, again not a listed building but one of considerable character. As the conservation area ends a little further along this road one has delightful views to the right over the downlands sloping north-eastwards to Horsedown Common in the distance.

3.2 Route two

Arriving from the Long Sutton direction up White Hill, the first glimpse of the village is of Chequers Cottage and The Chequers, opposite which is a small lay-by with a traditional red telephone box. On the corner opposite the public house stands Mulberry House (formerly called The White House) next to the somewhat overgrown area of Little Mead. Looking south-easterly this lane is enclosed by foliage on both sides leading to a view of the canopied village well which is a significant land mark within the village. Looking west there are views through the hedgerow into fields to the right with a backdrop of mature trees and glimpses of the countryside beyond.



Turning right into Well Lane, perimeter screening along the field edge opens up to reveal more open views opposite the listed 17th century Well Manor. The boundary of the conservation area now runs along the 1.5 metre high brick lichen covered boundary wall of the Manor House. The lane is shaded by trees of various species including a very old yew in the garden of the Manor. Flint walls are also visible across the gardens.

3.3 Route three

Approaching the village from the east along Dippenhall Lane, the initial glimpses of Well to the left are not within the conservation area boundary. To the right is a field marking the conservation area boundary. The Ordnance Survey sheet shows there was a pond which has now dried up and become overgrown. High hedgerows including a lot of holly are a feature along the road with entrances to Manor Farm barns and outbuildings on the left. Well Manor Cottages, also on the left, are a pair of 20th century dwellings related to the farm. The cottages and farm buildings are outside the conservation area. On the left an early flint wall with some stone and brick has been raised in height to form the back of simple farm buildings by the farm entrance.

Well Manor itself looks out towards the centre of the village. The farmland is mainly let to adjoining farmers now. The Manor ownership is also understood to cover the area of Little Mead and Well Pond.

The road, which is somewhat overgrown by hedges, bears round to the right past the village well on the left and reveals the landmark of Well Pond on the right. The pond which was historically of great importance to the village is spring fed and features a variety of wildlife and vegetation. The lane then continues past The Old Cottage where it becomes Well Road leading towards Crondall. The road, along with others in the village, was resurfaced in the last few years and new road signs erected.

The overall impression of Well is of a quaint and peaceful rural hamlet away from the fast pace of town life. It almost feels as though one has gone back in time to a few decades past. There are very few signs of human activity, except for The Chequers which can become very busy during opening hours. The primary sounds are of the countryside and nature only disturbed by the passing cars which bring one back to the present.

4. Important Spatial Elements

4.1 Trees

Trees are a very important part of the character of Well and all trees of over 75 mm diameter are effectively protected within the conservation area boundary as 6 weeks notice must be given to the local planning authority before any works are carried out to trees. You must state clearly the location of the tree, its type, the work you want to carry out and the reasons for wanting to do the work. The Council's Tree Officer is likely to visit the site and only if you have received approval or no response within 6 weeks can you go ahead. It is always advisable to obtain the advice and services of a qualified and insured tree surgeon and a list of approved local contractors is available from the Council's Development Control Section. The Council may also make Tree Preservation Orders (or TPOs) in respect of specific trees or groups and these orders give more complete protection to the trees involved.

Within the conservation area there are many mature trees. Some that play a particularly prominent role are the mature horse chestnut trees outside The Pond House, the two mature oaks between the Pond House and The Chequers and the single horse chestnut tree on the corner opposite Well Manor and the village well.

4.2 Nature Conservation Sites and Ancient Woodland

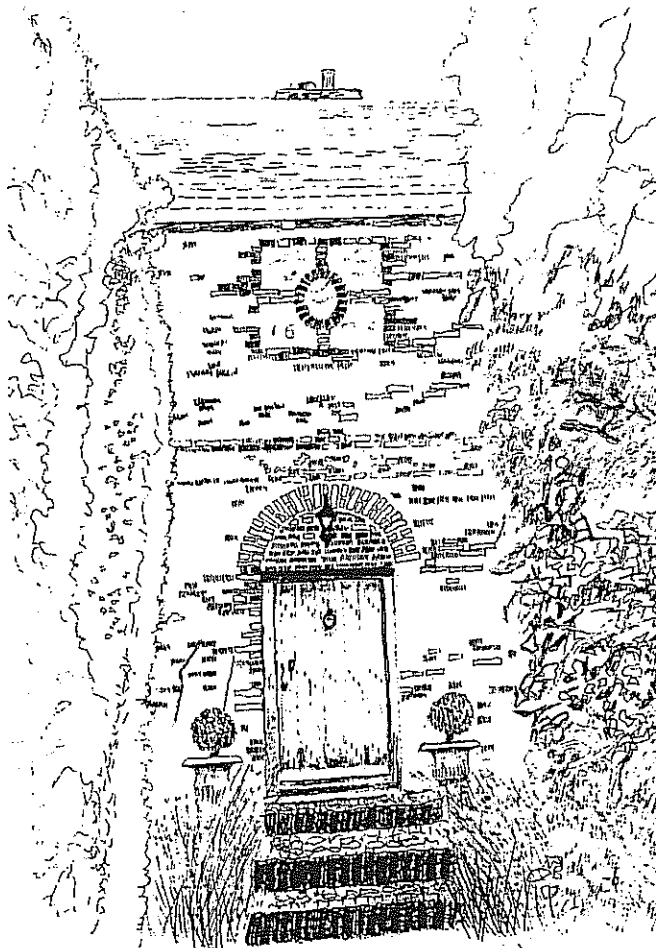
There are no nationally designated Sites of Special Scientific Interest (SSSIs) or more locally designated Sites of Importance for Nature Conservation (SINCs) within the conservation area of Well. However just outside the hamlet are 40 hectares of woodland called Sheephouse Copse which is classified as a SINC on account of its ancient semi-natural woodland. It is owned by the Trustees of the Lord Wandsworth Foundation and is one of the richest sources of flora and fauna in Hampshire.

Other areas of ancient woodland very close to Well include Andrews Copse, Ham Copse, Shrub Copse, Stroud Wood, High Wood, Little Withy Copse and Wellfield Copse.

4.3 Views

Views of and from the village are a critical element in safeguarding the quality of the conservation area. The plan at the rear of this booklet illustrates a number of important views in and around the village including those detailed below.

- The view between Well Farm Cottage and the granary of Boseley House which stretches out through Ham Copse to RAF Odiham in the distance.
- A walk along the footpath (FP1 on the plan) in the direction of Ham Copse affords a wonderful view across the farmland and surrounding open countryside.
- A third important view is to be found in the centre of the village looking south-west from the canopied well near Well Manor across the field bordered by mature trees and hedgerows towards Sheephouse Copse.



Well Manor**17th & 18th C****Grade II**

Listed as Well Manor Farmhouse, this is a 17th C timber-framed early block with extension of 18th C on the west side and a further 20th C addition. The red plain tiled roof is half-hipped behind a parapet. The brick walling is painted cream with flat rubbed arches to first floor, rubbed cambered arches to ground floor, stone cills and a plinth. There is a fine doorcase in the second bay from the north end with moulded cornice, console brackets, three-light plain fanlight and six flush panelled door. The older rear parts have brick walling with 1st and 2nd floor bands, cambered ground floor openings and a plinth. There is an entrance hall and fine 18th C staircase.



5.2 Unlisted Buildings of Local Interest

Chequers Cottage

Although not a listed building this cottage is of aesthetic merit and situated in a prime location adjacent to The Chequers public house. The house is of two storeys with a plain tiled roof with half round ridges. The chimney is at the side of the house with a modest stack. The walls are of simple flat plains with the side of the house in red brick and the front and back now painted yellow. A conifer hedge screens the house from the road (a 6ft brick wall was refused planning permission on grounds it would be detrimental to the character of the conservation area).

The Chequers

The Chequers public house dates back to 1530 and has a single bar with an intimate atmosphere. The building is of two storeys with a 19th century extension on the east side. The parapet gabled roof has a half round ridge and plain tiles. It has two chimneys of different character one on the original ridge of the building and the other at the rear.

The original front of the building has been part rendered with imitation stone coursing. The building is now painted with some black painted timber lintels still visible. Another feature is the brick dentil course at the eaves. A modern plastic covered timber canopy at the front provides cover for outdoor drinking and dining. The later side extension is of painted brick under a hipped slate roof.

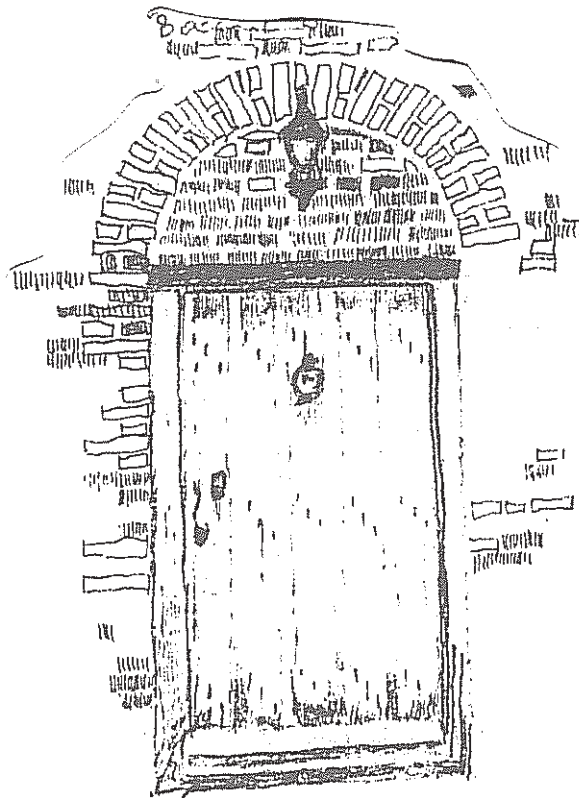
Well House Farm

Formerly known as Strouds Farm, this is one of the largest farms in the locality with the farmhouse of 19th century construction. It has a gabled roof of plain tiles with two large and dominant chimneys located on the ridge. The house is of red brick with blue bricks adding decoration to the front element while the rear is more plain. Double brick lintels are a feature. The farm buildings are a mix of red brickwork and corrugated steel sheeting.

The Pond House

This is a 17th century house much enlarged in more recent times. It is set well back from the road screened by trees behind the large pond. This house too has plain clay tiles to the roof with a half round ridge. Relatively plain chimneys appear on the side and rear. The west wing was added in 1995.

There is a garage adjacent, built of brick with weather boarding to the upper floor and a slate roof. An unattractive outbuilding with a modern flat over has recently been replaced with a more traditional styled building providing more garaging with an annexe over. This stands out rather at the moment but should mellow in time.



6 Local Building Style

Many of the older buildings in Well date from the 17th century and reflect that character with a number a common elements present in their construction and architecture:-

Plan

The common plan is rectilinear with some L-shaped properties. Most are parallel to the road but barns are set at 90 degrees such as the converted one now known as The Old Barn.

Wall Tiling

This occurs in clay plain tiles to the first floor of Mulberry House.

Brick Bonding

Typically English Bond on the earliest properties and then Flemish Bond often using blue headers for decoration.

Lintels

Characteristic styles are the brick lintels either header course or arched, although many 19th century windows have no visible external signs of lintels. Early timber lintels are still visible on the Chequers Inn.

Windows

There is a variety of traditional window styles present from the small side hung flush casements of the smaller cottages to the wide Georgian double hung sashes of the Manor. Some modern windows including plastic ones have appeared in recent years. These stand out and need to be avoided in future to preserve the character of the conservation area.

Doors

Mostly single openings.

Porches

Few porches are visible, some with canopies.

Roof Details

An abundant mix of traditional roof styles including half hipped and gabled with eaves and gabled dormers also apparent. Roofs are typically of plain clay tiles in local orange/red colour with half round ridges. Some rather later extensions have slated roofs.

Chimneys

Many properties have two chimneys often found at the ridge of the roof or to the side. These are an important feature of the conservation area which need to be retained.

Screening

There is a mixture of dense hedging to some properties and open frontages to others with low walls. The walls of local red/orange brick often with rounded copings are generally well weathered and covered in lichen.

Scale

The majority of buildings in the conservation area are of simple domestic form and scale with shallow spans to their roofs with a few grander houses of greater proportions.

There is a mixture now of old and newer dwellings in the vicinity. Many properties have modern extensions which on the whole are in keeping with the character and style of the original elements. It is important that further extensions or new buildings continue to respect the traditional form, scale and materials so typical of the area in order to preserve the character of the conservation area as a whole.

7. Environmental Improvements

As in all settlements, there is always room for improvement and Well is no exception. Despite the many pleasant areas and dwellings, there are possibilities to enhance and preserve the character of the area.

- The two stiles found in the locality for the footpath near The Chequers and at the bottom end of this path have recently been completely rebuilt and need to be kept in good repair.
- The pond at Pond House has recently been restored but some of the other ponds which make the village well known are in need of some clearing and improvement.
- Well Pond is in relatively good order largely due to the work of a local organisation. At the beginning of the nineties the pond was so dried up it was possible to walk across it. The Hampshire Conservation Volunteers helped the Parish Council to renovate it. By digging out and clearing dense foliage it was restored to a pond, although it is a shadow of its former size and not the watering hole it used to be for farmers a century ago. Further and regular clearance would improve its attractiveness.
- The third pond situated opposite Boseley House and The Pond House is hardly visible from the road below, appearing as a group of trees, several of which are dead or damaged and in need of attention. It is wire fenced off from the road with the fencing in poor repair. The somewhat overgrown nature of the fence could be improved by more appropriate hedging.
- The car park to The Chequers has a negative impact with poor quality inappropriate timber fencing and poor surfacing all of which could be improved by a suitable rural hedgerow. The security lighting is also intrusive in this rural hamlet. The car park also contains recycling bins which stand out due to bright colouring and lack of screening. The beer garden to the public house is an attractive amenity where it is important to protect the major trees and also where screening could be introduced to soften the appearance of the modern kitchen extension.
- Manor Farm is no longer a working farm and although not within the conservation area it does have an impact on the appearance and character of the village. There is scope to enhance the site by attention to the agricultural buildings and possibly the restoration of the central farm yard. A more viable use is to be encouraged which could finance restoration.
- The area known as Little Mead in the centre of the village is overgrown and in need of attention. This orchard/woodland is considered to have a pivotal position in the village and would benefit from increased management.

8. Implementation and Review

The Council will seek to influence the character of Well Conservation Area through the Local Plan conservation policies and more detailed development control policies set out in section 9 below.

Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Hart District Council has an obligation as the Local Planning Authority to keep its conservation areas under review. Any such reviews need to be carried out in conjunction with the Parish Council including full consultation with local residents and other interested parties.

9. Policies and Proposals

The policy framework for development proposals within this and other conservation areas within Hart is provided by the Hart District Local Plan. Relevant Local Plan proposals are those relating to conservation areas, nature conservation, trees and woodland, historic parks and gardens and listed buildings as well as those dealing with general design criteria.

Place-specific policies in addition to those of the Local Plan itself emphasise the importance of the unique character of the Well Conservation Area and are listed below as W# policies.

Boundary Treatment

W1 IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, CHANGE OF USE OR EXTENSIONS TO EXISTING BUILDINGS THE LOCAL PLANNING AUTHORITY WILL SEEK TO SECURE A HIGH STANDARD OF BOUNDARY TREATMENT, WHICH REFLECTS THE LOCAL STYLE.

Where hedging is considered the most appropriate form of boundary, indigenous species should be selected. Where walling is considered appropriate this should reflect the style, design and materials traditionally used locally.

Frontage Gaps

- W2 PROPOSALS FOR DEVELOPMENT WHICH WOULD ERODE THE FRONTAGE GAPS IDENTIFIED AS IMPORTANT TO THE CHARACTER OF THE CONSERVATION AREA WILL NOT NORMALLY BE PERMITTED.**

For the avoidance of doubt, frontage gaps are taken to include those which are closed (for instance by hedgerows and/or clumps of trees) as well as those that are open to views out across the open countryside.

Infill Development

- W3 PROPOSALS FOR INFILL DEVELOPMENT MAY, IN EXCEPTIONAL CIRCUMSTANCES, BE PERMISSIBLE WHERE THEY RESPECT THE EXISTING BUILT FORM OF THE CONSERVATION AREA. ANY SUCH PROPOSAL WILL BE ASSESSED AGAINST THE FOLLOWING CRITERIA:**

- i) Settlement form, particularly the loose nature of development;**
- ii) Building line;**
- iii) Spacing between and around buildings;**
- iv) Boundary treatment;**
- v) Architectural detailing;**
- vi) Materials including colour and brick bonding;**
- vii) Scale to complement adjoining buildings.**

Trees

- W4 CONSENT WILL NOT NORMALLY BE GIVEN FOR THE REMOVAL OF TREES IDENTIFIED AS BEING IMPORTANT TO THE CHARACTER OF THE CONSERVATION AREA INCLUDING:**

- i) Clumps;**
- ii) Copses;**
- iii) Avenues of trees and the remainder of such avenues;**

- iv) Individual trees (particularly those of indigenous species);
- v) Field Hedgerows (where these are protected)

Environmental Improvements

W5 ENVIRONMENTAL IMPROVEMENTS WILL BE SOUGHT IN THE CONSERVATION AREA IN ORDER TO IMPROVE ITS CHARACTER AND APPEARANCE. THE POLICY WILL CONCENTRATE ON THE FOLLOWING ASPECTS OF THE ENVIRONMENT:

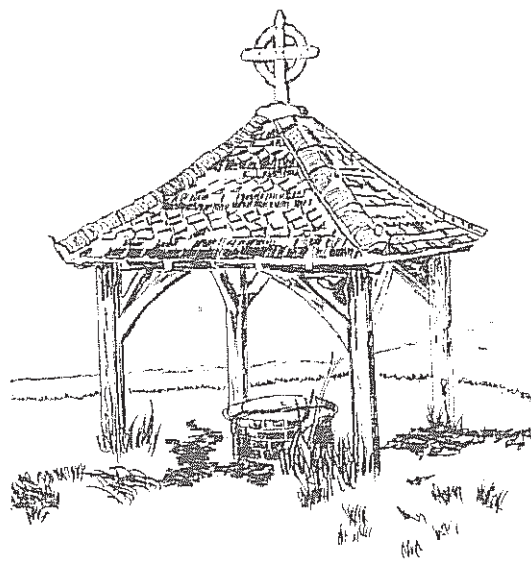
- i) Improvements to the visual quality of the village ponds and their attractiveness to wildlife;
- ii) Improvements to fencing and stiles within the conservation area in order to promote a better standard of enclosure and a safer means by which to cross boundaries;
- iii) Improvement of the appearance of The Chequers car park with consideration also being given to alternative surface treatment of the car park; the screening of the re-cycling bins and the modern kitchen extension; and control/reduction of the security lighting.
- iv) Although not within the conservation area, Well Manor Farm has an important influence upon its setting. A development brief could be produced in an attempt to maximize the benefit of the farm buildings to the conservation area;
- v) The improvement of the appearance of Little Mead. This was once an apple orchard which together with its surrounding hedges would benefit from a sensitive management programme.

10. Article 4 Directions

In January 1998 a direction was made under article 4 of the Town and Country Planning (General Permitted Development) Order 1995 removing permitted development rights in respect of the following forms of frontage development in Well and other conservation areas in the district:-

- a) The erection, alteration or removal of a chimney on a dwelling house, or on a building within the curtilage of a dwelling house. (*Curtilage is the contained area around the dwelling*);
- b) The enlargement, improvement or other alteration of a dwelling house. (*This includes minor alterations like the replacement of windows or doors and the removal, alteration or replacement of design features like brickwork detailing, carved barge boards, traditional cast iron gutters, etc.*);
- c) The alteration of a dwelling house roof.
- d) The erection, construction or demolition of a porch outside an external door of a dwelling house.
- e) The erection, alteration or demolition of a gate, fence, wall or other means of enclosure within the curtilage of dwelling house. (*This covers all built boundary treatments including those of under 1 metre in height*);
- f) The painting of a dwelling house or a building or enclosure within the curtilage of a dwelling house. (*This only applies to either painting parts of the building in a colour scheme that would detract from the character of the area or to the painting of parts of the building not previously painted - the normal repainting/maintenance of previously painted areas is not affected*)

Planning permission is now required for all such works to non-listed dwellings. All chimneys are covered along with all other development as above which would front a highway or open space within the conservation area.



List of Illustrations

Front Cover	The village well
Preface & page 10	Section of brick and flint wall at Manor Farm
Page 1	Well Manor
Page 3	Boseley House
Page 5	Main door to Manor Farm
Page 8	Part view of The Old Cottage
Page 12	Entrance door to The Old Cottage

Illustrations by Henry Caswell

Bibliography of References

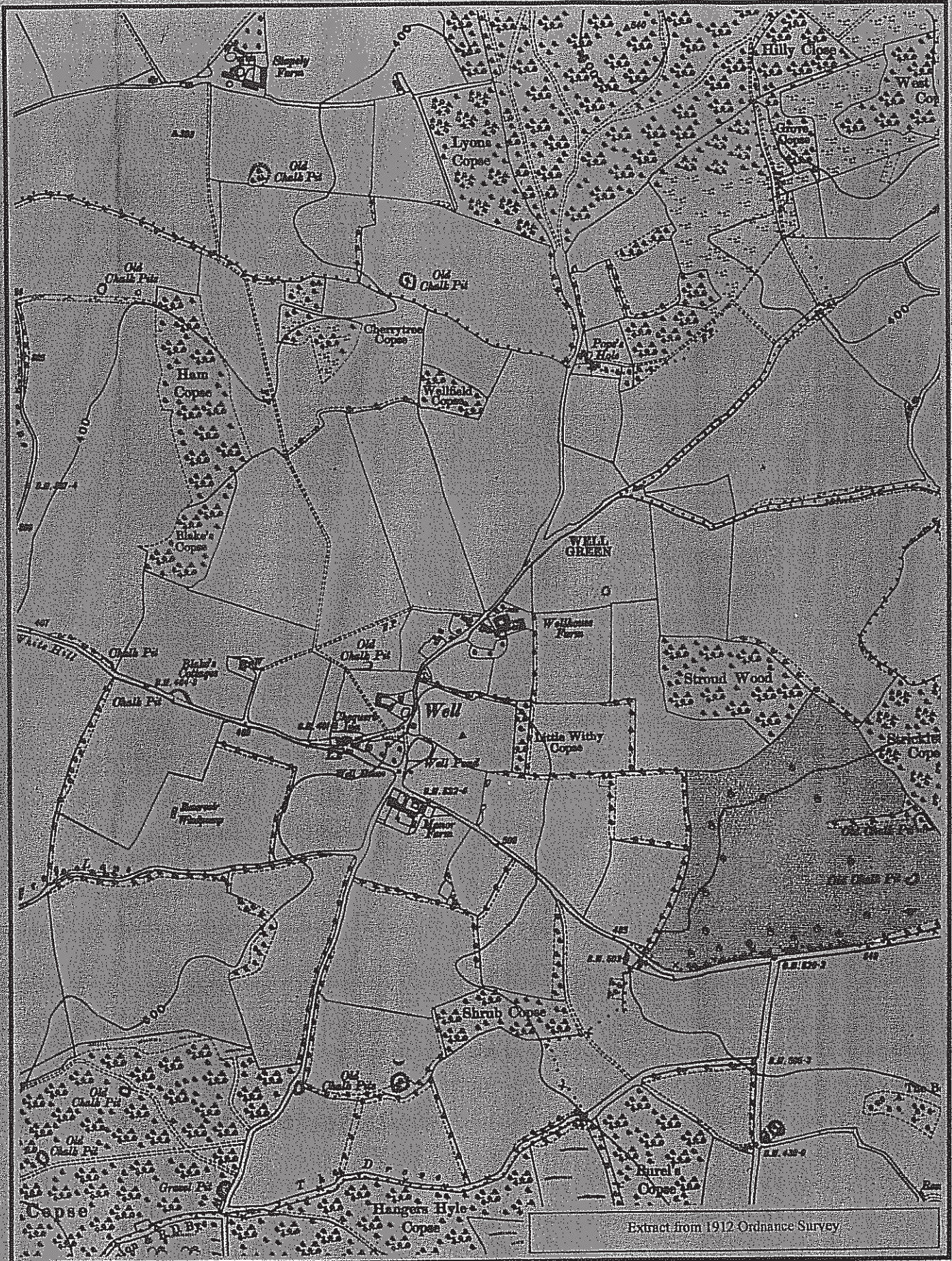
Planning Policy Guidance Note 15 - Planning and the Historic Environment

The Victoria History of the Counties of England – A History of the County of Hampshire, Ed William Page, University of London

A Long Sutton Miscellany – Diana K Coldicott

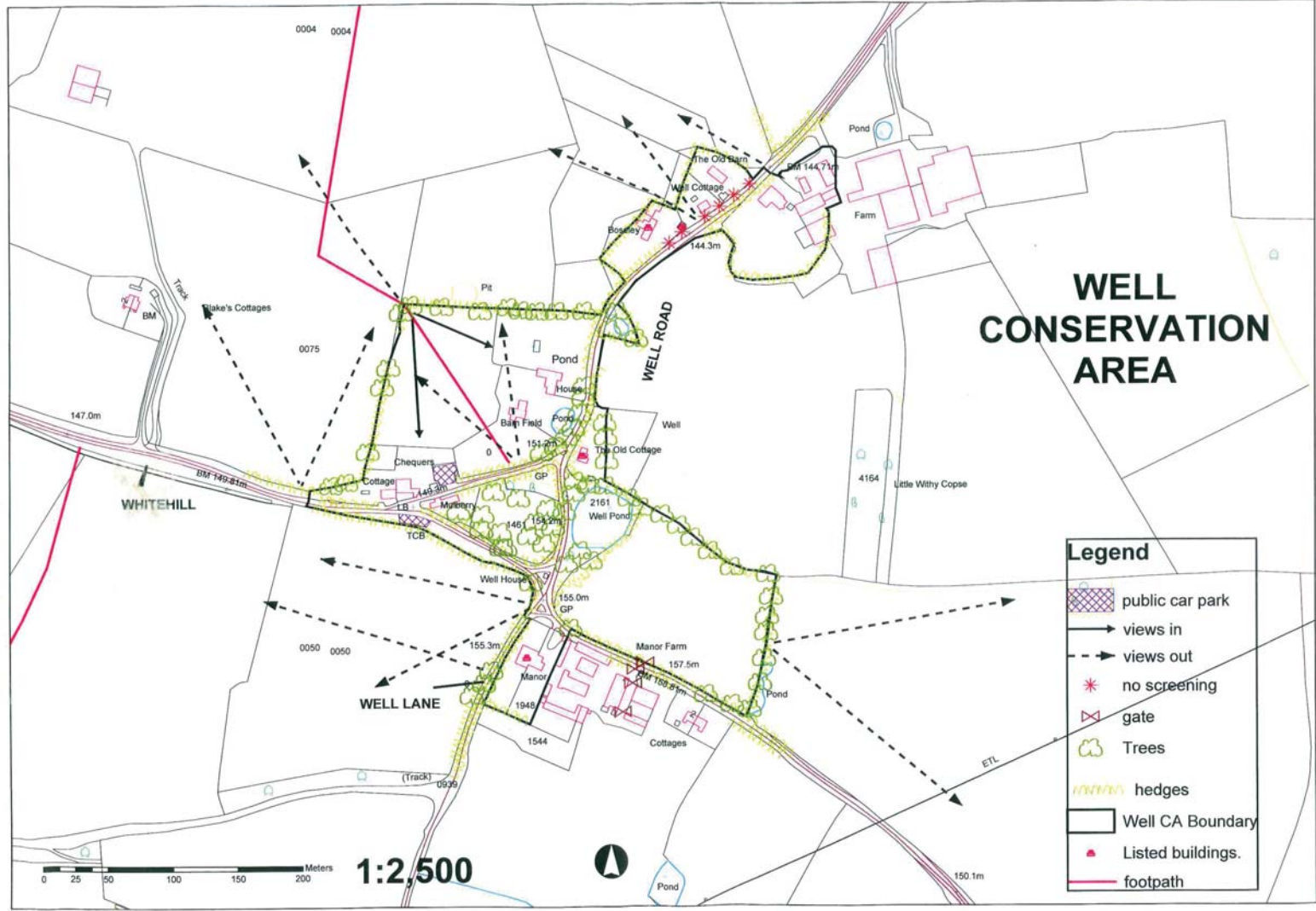
Hampshire County Council Planning Department – Hampshire’s Countryside Heritage Ancient Lanes and Tracks

With thanks to the Members of Long Sutton and Well Parish Council
for their editing and contributions on the history of Well



Extract from 1912 Ordnance Survey

WELL CONSERVATION AREA



Legend	
	public car park
	views in
	views out
	no screening
	gate
	Trees
	hedges
	Well CA Boundary
	Listed buildings.
	footpath

1:2,500

0 25 50 100 150 200 Meters