

# THE ASHFIELD

DESIGN & COMMUNITY CODE



MOUNTBATTEN PARK  
HOE LANE

2024

# THE ASHFIELD

## DESIGN & COMMUNITY CODE

MOUNTBATTEN PARK  
HOE LANE

2024

# The Ashfield Design & Community Code

## A Quick Guide

### 2024

- This Code may evolve over time to reflect delivery and received wisdom from the residents;
- This Code is published at [ashfieldestate.com](http://ashfieldestate.com);
- The Code is written for the residents and occupiers of Luzborough, Mountbatten Park, and Whitenap being the three development schemes of The Ashfield Estate; each scheme has its own edition of the Code;
- The Code sets out and explains the vision and ambitions of The Ashfield Partnership which is the landowner and housebuilder team responsible for delivery;
- The Code regulates change so as to protect the public realm for all;
- If you are contemplating any change to your property the Code explains how to seek approval and why some changes will not be permitted;
- While you may also need planning permission and building regulations approval the primary legal requirement is to have written consent from The Ashfield Estate. Formal written consent is an important document which you will need to keep safely with your Title Deeds;
- The Code also sets out a number of other initiatives for the scheme, including environmental growth, sustainability, and social outcomes as a basis for good place-making and building community.

Please also see page 28 of this Code for further details on Making Your Application.

---

CONTACT:  
[info@ashfieldestate.com](mailto:info@ashfieldestate.com)  
[ashfieldestate.com](http://ashfieldestate.com)

*Cover photo by David Loftus*  
*Endpapers: The Ashfield Estate Community Developments Map by Bek Cruddace*





*Holly by David Loftus*

# Contents

<b>1.</b>	Introduction: The Design & Community Code	7
<b>2.</b>	The Ashfield Partnership	8
<b>3.</b>	The Design & Community Code	9
<b>4.</b>	The Vision	11
<b>5.</b>	The Masterplans	13
<b>6.</b>	The Built Environment: The Public Realm and Street Names	16
<b>7.</b>	Living with Trees at Mountbatten Park	17
<b>8.</b>	Mountbatten Park Residents' Association	19
<b>9.</b>	The Legal & Management Framework	20
<b>10.</b>	Building Materials & Details	22
<b>11.</b>	Conserving the Built Form & Guidance for Proposals	28
<b>12.</b>	The Food & Farming Strategy	34
<b>13.</b>	The Natural World We Share	38
<b>14.</b>	Social Outcomes	42
<b>15.</b>	Sustainability & Resilience	44
<b>16.</b>	Continuity and Evolution	45
<b>17.</b>	Legal Notice	46
<b>18.</b>	Appendices	48
	Colours	48
	Lettering and Signage	48
	Design Philosophy	48
	Estate Regulations	49
	Approved Colours Chart	60



# Introduction

Tim Knatchbull, the custodian of The Ashfield Estate, faced a difficult decision at the beginning of this century. Volume house builders, land dealers, and planning consultants were making offers to secure and promote parcels of his land between Romsey and North Baddesley. It took little research to understand the consequences of surrendering control however tempting the offers. Tim decided instead to find a way to bring about development in which he could take pride by

- Helping to build community and create a legacy;
- Asking how new development can contribute locally rather than detract;
- Considering the social outcomes and finding a way to make great and resilient places;
- How The Ashfield Estate hinterland can enable better connections between urban and rural

This novel approach necessarily challenges convention and is therefore bound to break a few rules in order to be different.

The Ashfield Estate is pleased that a similar Code used at Luzborough has proved popular. This Code is specific to Mountbatten Park but in the light of experience may evolve over time in response to the preferences of the new community.

Any revised edition will be published at [ashfieldestate.com](http://ashfieldestate.com)



Photo by David Loftus

Luzborough Plantation, Mountbatten Park by David Loftus



# The Ashfield Partnership



In deciding to do things differently The Ashfield Estate recognised that it could only deliver its vision if it was confident this made good sense and was faithfully buildable. Great ideas and artists’ impressions are all very well. But can they be delivered?

The Ashfield Estate needed guidance not only from engineers and ecologists, planners and architects, traffic consultants and landscape architects, but from the people who would actually build the place.

Housebuilders come in all shapes and sizes but they know best what will work and what attracts buyers. If great plans are not to be compromised later then it makes sense to work together with house builders from the beginning.

The Ashfield Estate undertook a thorough selection process in 2010 to find builders with the enthusiasm and experience to make these schemes possible capturing the spirit, the heart and the soul, of the vision. The Ashfield Partnership is C G Fry and Son, Morrish Homes, Wyatt Homes and The Ashfield Estate.

The three housebuilders are locally based, family owned, well respected house builders with the necessary experience and wisdom to help guide The Ashfield Estate to achieve plans with real integrity.

Please see the note in respect of The Ashfield Partnership in the Legal Notice on page 46.



# The Design & Community Code

Each building at Luzborough, Mountbatten Park, and Whitenap has been, or will be, designed not so much to stand out but to contribute to making the place. Phases and streets may reveal a particular character but they will conform to the overall Masterplan which aims to secure the local vernacular.

This Code is based on the consultation, research, and evolution of the design principles established since the Enquiry by Design held in 2008. The approach taken is not, however, conventional and therefore some of what is expressed may not be familiar. The key to the success of these schemes is in establishing support locally from the new residents and occupiers for this novel approach and the initiatives comprised within it.

We hope the new communities will embrace the thinking and take ownership of, and civic pride in, the built environment. The Ashfield Estate will retain an enduring interest in the three schemes alongside Residents’ Associations in each case to conserve the public realm.

The Design and Community Code is intended therefore to give confidence to owners and occupiers that things will not change without consensus and that, where change is sought, The Ashfield Estate will regulate matters so that the high standards set are maintained for the benefit of all.

The Code explains the thinking and the detail of the approach so that this is easily understood by buyers and occupiers of new homes and work spaces. In other words if you buy into the scheme you do so appreciative of what has been designed and on the understanding that if you are thinking about some change to your property there are covenant controls in place.

Only sensitive and well considered change is likely to be possible. Some proposals, on that basis, may not be permitted.

This Code, by its very nature, will evolve over time as the schemes at Mountbatten Park and Whitenap emerge and we can then provide up to date information and images of what has actually been built.





# The Vision

The heart of the approach is to make places that make sense. Liveable resilient places are those designed to suit the way we choose to lead our lives. Churchill observed that we shape our buildings and thereafter they shape our lives. How we build now could help to determine a better future.

We aim to deliver the conservation areas of the future which engender pride and deserve to be controlled. The Ashfield Estate will adopt an enduring position to manage the Mountbatten Park Estate Regulations helping to establish a Residents' Association so that, in time, the scheme can become self governing. The important element here is to establish the right legal framework from the outset.

We aim to plan new communities which are less dependent on motor cars. Electric vehicles may bring a change of emphasis but there is no doubt that healthier places are likely to be those favouring cyclists and pedestrians which also happen to encourage greater social interaction.

If you can walk out of your front door in the morning, perhaps dropping children at school, go to work, do some shopping at lunchtime, and return to take part in recreation, social, or cultural activity without using a vehicle then life might well be a more rewarding experience.

We aim for resilience. Sustainable living is about how we choose to live our lives. The question is whether new development affords the ability to make those choices.

We aim for good physical and social connections with the host community of North Baddesley. Working together with North Baddesley Parish Council we hope to put Mountbatten Park, The Community Shed, Combined Operations Wood, and the allotments at the heart of this relationship.

Trees contribute both to the beauty of our surroundings but also to our well-being in so many ways. This scheme is largely surrounded by trees along Hoe Lane and in the two woodlands. We have planted acorns and will establish a parkland of the veteran oaks of the future to the west.

Food and Farming is a simple title for quite a complex vision. It will depend on support from the community. The belief is that people are genuinely interested in food provenance, in how we farm our land, the impact on the natural world, and in healthier options for our families.

We aim to encourage a greater understanding of the world we share so that it is valued and enhanced in terms of habitat and biodiversity. This explains how we design and build and why management over time is important. We may install nesting boxes and bee bricks. We may plant edible streets and use hedges in place of fences. The outcomes, however, will depend upon how we all work together to make the best of the opportunity.

In summary this is about envisaging, designing, and then building a place which generates civic pride.



# The Masterplans

## THE ESTATE WIDE MASTERPLAN

The Ashfield Estate takes a broad view and welcomes you as resident on The Ashfield Estate. In that context we are working towards the production of an Estate Wide Masterplan. This will describe the transformation over time of The Ashfield Estate as it responds to and complements Luzborough, Mountbatten Park, and, in due course, Whitenap.

The changes to farming and growing, to planting and access, to connections made possible between places to meet our requirements may take many years to complete and even then will continue to evolve as we learn from experience. The Estate Wide Plan will therefore adapt but, aspirationally for the moment, it will represent our bigger picture.

Once that picture has been defined The Estate Wide Masterplan will be published on The Ashfield Estate website and in the electronic version of this Code.

## THE HINTERLAND

The Ashfield Estate Community Developments Map, which you will find inside the back cover of this Code, shows what happens on neighbouring land. It describes where to walk your dog, the play space in Combined Operations Wood, Mountbatten Park, The Allotments and routes to The Mountbatten School, to Luzborough, and other likely destinations.



David Loftus



David Loftus





Hoe Lane

Robin Pascal

## THE MOUNTBATTEN PARK MASTERPLAN

This is the Masterplan approved by Test Valley Borough Council. Further detailed plans for each phase of the scheme will appear at [ashfieldpartnership.com](http://ashfieldpartnership.com). We will aim to produce and publish a final 'as built' plan.

A link to the Design Philosophy for Mountbatten Park published by The Ashfield Partnership is set out in one of the Appendices to this Code on page 48.



The Test Valley Design Review Panel considered The Ashfield Partnership's proposals in March 2021 and their Panel Overview stated:

*"As a general comment the panel considered this was an unusually well considered housing scheme resulting in a layout that promises to deliver an interesting and satisfying conclusion. With a continued interest being taken by the current land owner, there is therefore a good chance that both the design and landscape discipline proposed will be maintained."*



# The Built Environment

## THE PUBLIC REALM

Creating places that we cherish is as much about how the place works as it is about individual buildings. Often it is the spaces between the buildings which determine how those buildings perform.

Within buildings some rooms feel more comfortable than others. Some rooms lift the spirits and the same is true of the public rooms which are the spaces belonging to the community.

Materials help to remind you where you are. They can also help to connect a new place with the form and feel of the settlement to which it relates. Often new post war development has failed that test but there is no reason not to try to make that connection again.

In light of the effort made to create good places it follows that change needs to be carefully handled. Some change can improve the place but, equally, other modification can detract. That is why we use Design and Community Codes. A change, for example, to the front of a terraced street could upset the rhythm and harmony of the whole. For that reason where change is contemplated we always insist that visual neighbours are consulted and must give their blessing.

## STREET NAMES

Place names and street names are important for identity. At Luzborough we used three family names belonging to those with direct connection to the place.

Here at Mountbatten Park we will use Combined Operations as our reference point. Lord Mountbatten took particular pride in his leadership and delivery of Churchill's initiative to draw together the Army, the Royal Navy, and the Royal Air Force so as to be more effective.

We put several names forward to North Baddesley Parish Council and then, with help from local Ward Members and the address management team at Test Valley Borough Council, the street names were adopted by Royal Mail.

We are also concerned to improve the public realm by sensitive well mannered street signage. To that extent occupiers of corner buildings may find a street name sign on one or two elevations.

We think this traditional approach is more attractive than the contemporary solution on housing estates. Quite often this is the result of highway engineered road designs with huge visibility splays to favour motorists. We do things differently. Making streets rather than roads and favouring pedestrians and cyclists over motorists.

# Living with Trees

This is of particular importance to The Ashfield Estate. Please read this section very carefully if you are considering moving to a home at Mountbatten Park which is close to existing or newly planted trees.

Please see the Mountbatten Park Estate Regulations in this Code on pages 49-56.

Before you move you will be asked to confirm in writing that you have understood this section. The reason for this is to be clear for the future and to emphasise the importance of trees and to acknowledge that we will live with them at Mountbatten Park rather than thinking that we can change the trees to suit us.

We are practical and experienced in managing woodlands and trees. You will deal with The Ashfield Estate in regard to the public realm including trees. You will not trouble the tree officer at Test Valley Borough Council nor a local ward member unless you think The Ashfield Estate and the Management Companies are, in the context of this section of the Design and Community Code, being unreasonable.

To be clear we believe the trees at Mountbatten Park to be more important for the community than one individual household. Do not buy a home or move to a home at Mountbatten Park near to existing or newly planted trees if you think, at some stage in the future, you might be concerned for some reason about living close to trees.

That said we aim for a community which is enthusiastic about trees and values them. Trees will cast shade, they will drop leaves, make a noise in high winds, and perhaps limit what you can grow in your garden. But they do so much for our well-being, provide valuable habitat for many species, and contribute familiar beauty to our landscape.

Mountbatten Park was planted up by The Ashfield Estate in the 1970s and was transferred to North Baddesley Parish Council. The parties have agreed to work closely together to manage the boundary trees.

Where The Ashfield Estate's professional arboricultural advisers state that a tree has become dangerous the Estate will arrange to prune, lop, or even fell the tree. But otherwise, apart from normal good management, we do not envisage any work being undertaken to the trees in and around the Mountbatten Park scheme. The Estate has drawn up a tree management plan which may become available at [ashfieldestate.com](http://ashfieldestate.com). Hard copies will be provided on request.

You may have newly planted trees in your garden, in your street, in a parking courtyard, or the public realm. We aim to see these trees grow to maturity having chosen the species to suit the location. Please speak to us if you have any concerns and please do so before doing anything to the tree in question.

You will see that throughout the scheme most planting is what we call edible streets. We aim to make streets which are beautiful but also useful not just for residents but also for wildlife. At Luzborough this has proved popular and several residents are helping to manage and improve things. We are confident the same will happen at Mountbatten Park. Fruit and nut trees will require regular attention such as pruning. While we can engage a contractor to do this in fact it's probably better done by you as residents.

In doing things so differently we don't expect to get everything right and we are always learning by experience. So we are reasonable, sensitive, and approachable. Talk to us first if you have any concerns or issues about our wonderful trees.



TIMBER REUSE

Trees have a value and a purpose beyond the points set out above. The Ashfield Estate is concerned to manage trees according to good estate management principles. In particular it aims to make use of timber locally where a plantation is being thinned or felled.

The Ashfield Estate used estate oak for the weatherboard at Luzborough and the same can be done at Mountbatten Park. The Community Shed can be largely made from local timber. Sweet Chestnut and Larch can be used for fencing. Ash Dieback in common with other tree diseases can create over supply but seasoned ash is good firewood and re-planting should utilise as broad a range of indigenous species as possible.



Oak Frame at Luzborough

Residents' Association

The Ashfield Estate believes that community ownership of the three schemes should, at the right moment, be adopted by those who live within them. The ambition is for this to work enduringly. This approach revives the tradition established long ago in the making of great places in this country.

The Ashfield Estate is happy to take the lead in the evolution of the places it creates with The Ashfield Partnership and to secure the controls laid down in the legal framework. For the longer term the Estate will anyway hold a position but may become a godfather rather than the lead. In any event it will be guided by the Mountbatten Park community that has been established. We aim not just to make places but to build communities.

Links with the new communities at Luzborough and at Whitenap are anticipated as part of the overall Estate Wide approach. In aiming to build the conservation areas of the future we recognize that the planning system has inherent limits. We therefore seek to provide the additional controls

set out in this Code to protect Mountbatten Park exercised by consensus with the residents.

The Ashfield Estate's vision, aspirations, and the basis for control exhibited in this Code set the framework to make this possible. It believes that good governance, should a Residents' Association emerge, backed up by this Code is the solution.

We need also to bear in mind that new development brings about significant change and, in particular, for neighbouring residents. The best Residents' Associations will make good connections with existing community interest groups aiming to promote integration. So we aim to provide places which can be shared.

We are learning as we go. We aim to work with the grain of thinking on the part of the Mountbatten Park Residents' Association since this is both our ambition but your community. We hope leaders will come forward who are prepared to take on the challenge and the responsibility.



Blackcap

Robin Pascal



# The Legal & Management Framework

## 1.0 Specific Legal Content.

- 1.1 One of the purposes of this Code is to draw attention to the Mountbatten Park Estate Regulations incorporated into the legal title to dwellings at the Mountbatten Park Site and the Management Companies.
- 1.2 The Mountbatten Park Estate Regulations apply to both freehold and leasehold properties. In conjunction with the Community Stakeholder Covenants set out, The Mountbatten Park Estate Regulations provide for each freehold owner and tenant to be provided with a copy of the Code so that they are fully aware of the Mountbatten Park Estate Regulations in Appendices on pages 49-56.
- 1.3 The Mountbatten Park Estate Regulations are binding on all properties and their owners' successors in title and occupiers. The Mountbatten Park Estate Regulations are intended to be enforceable by The Ashfield Estate, the owners of dwellings at The Mountbatten Park Estate and the Management Companies. Breaches of the Mountbatten Park Estate Regulations may result in enforcement action by The Ashfield Estate, the owners of dwellings at Mountbatten Park or the Management Company.

- 1.4 The Mountbatten Park Estate Regulations come into effect on the initial sale of each dwelling. The principal obligation is not to alter or extend the exterior of a dwelling or to carry out any other external works without The Ashfield Estate's prior written consent. The application process is described on page 28.
- 1.5 Matters relating to the construction of buildings and use of land may constitute "development" under the planning legislation. However, some minor matters including small extensions which may be "permitted development" under the planning legislation may nevertheless still be subject to the Mountbatten Park Estate Regulations and require prior written consent.

These minor matters may include constructions of extensions, removal and changing of windows, doors, insertion of dormer windows, erection of porches and replacement of original materials by other materials.

In relation to the general management of Mountbatten Park, and particularly its communal areas, Management Companies are to be set up by The Ashfield Partnership to provide services and carry out relevant works. One for the principal Public Open Space and the SANG Land to be managed by The Ashfield Estate and one for the other communal areas to be managed by the house builders. Owners of dwellings will become shareholders of the house builders' Management Company and will enter into Estate Deeds with the Management Companies and The Ashfield Estate for the provision of the services, works, and the payment of the relevant charges. The development of Mountbatten Park will be carried out in accordance with the relevant planning permissions obtained by The Ashfield Partnership and subject to the provisions of planning agreements under the planning legislation.

The detailed development and specific planning permissions will be as outlined in the Masterplan which may be varied by The Ashfield Partnership from time to time. The Masterplan is intended to serve as a guide to the overall development and its component elements.

The Ashfield Estate may from time to time vary the Mountbatten Park Estate Regulations and any variations will be notified to owners of dwellings.



*The veteran oaks of the future: acorns from Whitenap planted at Mountbatten Park*



# Building Materials & Details

The materials we choose, and how we use them, are key contributors to place making and reflecting local tradition. While appearance and the propensity to age well are important considerations it is a happy coincidence that the use of local materials is valuable in other ways. It makes no sense in terms of carbon emissions to drag heavy materials long distances. One way in which new development can contribute is to use local materials where these are available and economically reasonable.

In taking trouble over the use of materials it follows that care is also needed in maintenance and where change is proposed. In simple terms that means using the same materials and adopting a regime of regular maintenance.

## External Walls and Elevations

The palette of walling materials used by The Ashfield Partnership is fairly limited but is sufficient to give variety within an overall unity. Extensions or other alterations should enhance

rather than detract from the character and using the same materials in the same style will be important.

## Bricks

The simple rule is that one should follow what has been used already on the original property when proposing changes.

Sample bricks should be agreed with The Ashfield Estate.

In the case of painted bricks The Ashfield Estate can help you to source a suitable brick to take paint since it is likely that an extension should follow the precedent. We can also help you to follow the correct bonding and the colour used which is likely to be one of the pre-approved colours exhibited in the Appendices.

How we lay bricks is really important. Stretcher bond always looks mundane, lacking character and ignoring tradition. It must not be used when making changes. There is a choice of bonds to

use but following what has been used on the existing building is almost certain to be the answer. Favoured bonds are English and Flemish.

Variants such as Garden Wall bond and Monk Bond may well also be appropriate.

The easy answer is to match the bricks used on your home. The Ashfield Partnership has tried to choose bricks to suit specific buildings and to use a pattern of bonding and mortar which reflects tradition.

We will retain a schedule of the bricks used so as to help matching in the future.

Where appropriate we have used local brick, such as Michelmersh, but the most important thing is the right mortar and bonding.

## Lintels

Lintels ought to be true load bearing constructions of stone, brick, timber, flat tiles, or painted concrete. Where brick or stone are used these should be formed as true arches. Rubbed brick lintels will have their place on key buildings. Rough arches in various forms (particularly the ‘justified’ rough arch) suit brickwork and should rise through four courses of brick. Voussoirs should be provided for stone construction.

The thing to avoid is anything which to the eye obviously cannot support the weight. The best illustration of this is a soldier course of upright bricks which one sees increasingly but which makes no sense.

Timber lintels, for example in oak, would be typically 150mm deep with a minimum bearing on

either side of 215mm. If necessary a relieving arch in masonry above may be used.

The Ashfield Partnership has taken care over the provision of weepholes. Standard practice leaves a very ugly appearance on render and brickwork.

Weepholes are important in order to keep cavity constructions dry but there is no need to make the front elevation of a building ugly in the process.

If you are proposing a change to your property you should ensure that the designer and the builder understand how to overcome this problem. The Ashfield Estate will be happy to help.

## Tiles and Slate

The local tradition for roofs is plain clay tiles or slate and, in the main, relatively simple treatments are used. There is occasionally room for something special on the right building. If some change in the form of an extension is proposed then to follow what has been used on the main building is the preferred option. If the roof being proposed is, however, of much smaller scale then a change to another material may make sense.

In the case of subordinate non domestic buildings it is no bad thing to consider corrugated iron. The Ashfield Partnership may use this, for example on garages. There may also be a place for cedar shingles in some cases.

The Ashfield Partnership will use natural slate at Mountbatten Park and hopes, for a few key buildings, to source from within the United Kingdom. Slate is available from Cumbria, Wales, and Cornwall.





### Thatch

There is a tradition of using thatch locally. It is a material which will play a small part in the scheme at Mountbatten Park. The thatch used by Morrish Homes at Mountbatten Park is wheat reed.

### Render

Render can be applied to a range of background constructional materials. In this case the majority will be applied to an outer leaf of blockwork. Render can be applied to achieve a range of finishes from rough harled to very refined stucco.

Where render is to stop above the ground it needs to sit on a plinth which can be of masonry construction or a visual plinth can be formed and finished in black. Bell drops are not used by The Ashfield Partnership and should not be considered if a change is proposed.

Where proposed works anticipate some render work then the style, finish, and colour of the render used on the main elevation of the property should be accurately followed.

Painted render is much preferred to through colour renders with artificial pigments which tend to fade rather disappointingly. The colours to be used for render are exhibited in the Appendices. If you wish to change the colour then you will need the consent of The Ashfield Estate which will consult neighbours. Bear in mind that the appearance of the street as a whole will be an important consideration.

The use of painted render does confer a repairing liability on householders but the benefit is that with regular repainting over time the buildings and the streets will achieve a very pleasing appearance.

### Stone

Relatively little stone is used in the Test Valley. Often the foil for brick and flint but rarely the key component. Copings, window and door surrounds, string courses, chimneys, and thresholds are good examples. A whiter stone with flint and a warmer stone with brick. The use of this material is helpful in defining a hierarchy and in providing variety. It is unlikely that a change proposed will require much thought about stone other than to follow the precedent accurately.

### Weatherboard

At Mountbatten Park's sister development, Luzborough, weatherboard has been produced locally from oak grown on The Ashfield Estate. Where oak weatherboard is used the intention is not to paint or stain but to let it age naturally. In other situations there may be painted weatherboard and the colours should be selected from the approved colour chart. Weatherboard is best applied in the autumn.

### Flint

The intention of The Ashfield Partnership is to use knapped flint sparingly but when it is used to be traditionally built. On some larger elevations we may use flint blocks which give a good appearance. This allows flint to be used where it would not otherwise be possible owing to the time it takes using the traditional method.

The consequence is that if your home has a flint elevation where you have an alteration in mind please ask The Ashfield Estate first so we can advise whether traditional knapped flint or flint blockwork has been used. It will have a bearing on your plans and achieving consent.



### Windows

The size, shape, and proportion of windows and their panes in relation to the elevation is critical to the success of the overall design of a building. The size, profile and character of glazing bars should match those of traditional single glazing. They should be flat-fronted with concealed trickle ventilation. How windows are made and used reflects not just the tradition locally but also the climatic conditions and the orientation of the building. They also help to reveal the hierarchy of buildings and in some cases afford elegance by being of diminishing height in the upper storeys.

One of the key challenges in distinctive place-making is in the use of windows since modern regulations and conventional standardisation means that the default position has become plastic windows in a very limited range of sizes, styles, and colours.

The Ashfield Partnership will use correctly designed traditional timber windows until such time as others can match their sustainability and design attributes. This means that any new or replacement windows proposed by residents will need to match precisely those used originally.

Windows will need to be maintained so as to extend their longevity

Windows should not be adapted by residents for example by introducing different glazing or adding decals to give the effect of stained glass.

### Dormers

Dormers are both useful and can be very attractive however their scale and detailed design is vitally important. Dormers should not dominate the roof nor appear heavy in construction. The key message here is that they are possible as proposals for change but very careful design will be necessary so as to enhance rather than to detract. Please consult The Ashfield Estate for guidance when contemplating such a change.

### Doors and Porches

Doors and porches, just as with windows, are very important in creating good streets and places.

The Ashfield Partnership will have given very careful thought to the door and porch design of your home. As a result proposals for change need similar care. The colours of doors and porches, the lighting, security cameras, the numbering, bell pushes and other door furniture such as handles and letter boxes are equally important.

Thresholds, doorsteps, the framing of doorcases, the use of lead, and the choice of roof materials for porches and canopies, coupled with the way that the door meets the street or path, matter in a number of ways.

As ever if you want to consider change then please consult The Ashfield Estate so that ideas can be discussed.



### Airbricks

Where ventilation is needed in external elevations, location and the design of air bricks or metal grilles is very important. For example plastic vents located so as not to be symmetrical on the external elevation can spoil a house very easily. Particularly in combination with any other similar paraphernalia. We can do so much better both by choosing carefully and thinking about the location. Here is a very good pair of airbricks made special by their woven design.



### Meters & Flues

The Ashfield Partnership will not place meter boxes for utilities or flues on the front elevations of homes. In rare cases a thoughtful disguise may be necessary. Taking care over this subject in particular is central to good place making.

### Leadwork

The simple lesson with lead is to use as little as possible and to be very restrained so as to avoid decoration. We need lead in certain situations but it is a functional material and not one to catch the eye.

### Copings

It is conceivable that if an extension is being considered that an enlarged side wall may be used to conceal or to be a practical part of the construction. How such a wall is finished with a coping will be important. There may be good precedent examples elsewhere on the development which could help to guide in terms of materials and dimensions. Fixing will also be important as will be the overhang and drip.

### Lighting

Restraint should apply here as well. The Ashfield Partnership will provide an external light to the front of dwellings having chosen a suitable design or placed a light invisibly within a porch or canopy. Additional lighting should not be considered.

### Chimneys

Virtually every house has been designed to incorporate at least one chimney. Without chimneys new development lacks something in character.

The measures announced in the Government's Clean Air Strategy may mean that we are unable to instal open fireplaces or woodburners in new homes. This will become clear once the regulations have become understood in practice.

In most cases where masonry construction would be impractical The Ashfield Partnership will use prefabricated chimneys. This approach and the use of steel flues will also save space.

### Roof Lights

Roof lights usually reveal a house which has been modernised or 'improved'. Where these are necessary then a simple conservation rooflight is the answer. How it is placed and its size will be very important considerations.

### Ridges and Hips



Working with tiles and slate means that there are a few options for ridges and hips. Some better than others. Ridges and hips perform an important function but the most pleasing are those familiar to us on older buildings. Options include half round

bonnets, angled ridge tiles, decorated ridge tiles in clay or engineering blue finish, and lead mopsticks. The neater the better and the size has to suit both the tiles used on the roof and the scale of the roof. Where there are valleys on tiled roofs it is preferable for these to be swept rather than cut.

### Expansion Joints and Rainwater Goods

Expansion joints will only be permitted if they are designed and constructed so as to be hidden in view from the public realm.

One solution is to use a step in the elevation of a wall to hide expansion joints but, more often than not, it is a downpipe which is our best friend in solving this problem.

As to rainwater goods The Ashfield Partnership will use sustainably sourced anodised aluminium in a range of profiles and colours on the front elevations of buildings.

*C G Fry and Son : Mere, Wiltshire*





# Conserving the Built Form: Making Your Application and Guidance for Proposals

## MAKING YOUR APPLICATION

The Mountbatten Park Estate Regulations set out in The Legal and Management Framework on page 20 of this document form part of the legal title to each property and are binding on freeholders and tenants alike.

Certain restrictions within the Mountbatten Park Estate Regulations provide for The Ashfield Estate's prior consent to be obtained particularly the plans and specifications for any proposed changes, alterations, or additions, specifically anything visible from the public realm.

While everybody is expected to maintain their property consent would be required if a change from the original colour is being considered when re-decorating.

In making an application for any matter requiring consent it is vital to present a clear and accurate picture of what exists and what is proposed. Drawings must be to scale and with sufficient detail to illustrate the proposals in context and that may mean in relation to a terrace or group of buildings. Photographs may be helpful.

In an ideal world a scale of a minimum of 1:100 and ideally 1:50 will be required. For fine detail and particular features a scale of 1:20 may be necessary.

Applications will be considered by The Ashfield Estate. The policies and criteria set out in this guide will determine consideration and will be the basis for granting consent. The Ashfield Estate may consult neighbours taking their views into consideration but, more often than not, for minor proposals will ask the applicant to ensure that their neighbours are content.

In some cases amendments could be agreed in order to achieve consent. In cases of refusal the reasons will be explained. In some complex cases The Ashfield Estate may wish to reserve the right to charge a fee.

In all cases the formal grant of consent will be a very important document and is something that a householder should make sure is kept safely with their title deeds as it is bound to be necessary if the property is later to be sold.

Informal discussion prior to making an application will be welcomed and may be helpful in refining a concept before it is drawn up in detail.

# Guidance for Extensions

The new homes at Luzborough, Mountbatten Park, and Whitenap have been designed to meet a wide range of accommodation requirements.

It is recognised that needs may change over time so that reorganizing the internal layout or perhaps considering an extension or some other adaptation to the property makes sense.

This might involve a loft conversion, the provision of a garden shed, the addition of an extension or conservatory or some other minor alteration. Any proposals which would alter the external appearance will require formal consent from The Ashfield Estate.

The place making on these schemes generally results in formal arrangements, symmetry, and composition which makes change quite difficult. The impact of change on neighbouring properties will be an important consideration.

The best way to proceed when contemplating any change is to approach The Ashfield Estate for a preliminary discussion.

Every property on the three schemes will have been designed to address the street and the continuity of the frontage by the use of walls helps to create a sense of enclosure and urban form. As a result no front projecting extensions or additional enclosed porches will be allowed.

The often used terraced arrangement will strictly limit the scope for side extensions. Where such extensions are possible and contemplated the following guidance is paramount.

The extension should be perceived as subservient to the original building and be complementary.

The building line along the frontage should be respected. It is often possible to protect the public realm by increasing a boundary wall to screen views.

The form, materials, and detailing should match the original. Sometimes simpler materials make sense for subsidiary elements. The extension should not compromise the privacy or amenity of neighbours nor harm the public realm.

Rear extensions are the most likely to be contemplated and to be found acceptable. It is still important to have regard to the grouping of properties and the views in from parking courtyards or mews.

Some properties will be serviced from the rear and it is vital to check first the information supplied to you when purchasing so as to avoid any potential conflict. If you cannot find the information ask The Ashfield Estate.

Conservatories are widely marketed as home extensions. Many conservatories add space but few add value. On the other hand something really well designed and matched respectfully to the property can achieve both objectives and be very liveable.

The following principles and criteria will be rehearsed in preliminary discussions with The Ashfield Estate. A conservatory should:

- Be of modest size in relation to the ground floor of the house
- Be simple in plan and elevation
- Be simple in design and in proportion so as to complement the house
- Be of timber or possibly sustainably sourced aluminium
- Be capable of concealment behind the property boundary



# Outbuildings, Garages & Car Ports



*Datestone at Luzborough*

These subordinate buildings are important in terms both of place-making and function. The Ashfield Partnership aims to build garages of a decent size from simpler materials in the hope that residents will park cars in them rather than using the space for storage. Car ports are often better used for parking in that they are unsuitable for storage. In both cases the use of garages and car ports for parking will be encouraged by the provision of charging points.

The Ashfield Estate will look favourably upon applications for garden sheds since these can free up garage space. Fairly simple timber sheds preferably discreet from public view are best.

Some of these subordinate buildings may also be useful for photovoltaic panels and rainwater collection.



*Careful and considerate design for an extension: George Saumarez Smith*

# Boundary Walls, Fences, Hedges & Gardens

The aim here is to create practical attractive solutions which also assist the environmental growth agenda.

One option for garden divisions is to plant indigenous hedgerows which provide good habitats for wildlife and also are permeable for hedgehogs.

A hedge will require maintenance but so too does a fence. And fences have to be replaced from time to time. While the hedge establishes a temporary boundary of split chestnut and wire, or hurdles, may be used with hedging plants on either side. This provides limited initial privacy but it takes only a few years for a hedgerow to establish.



Trees and hedgerows grow well locally and perform many other valuable functions. Carbon sequestration, shade, habitat and food provision for wildlife, as well as natural beauty. Hedgerows also provide good wildlife corridors so that, in combination, thoughtful planting as part of a development scheme can contribute towards the environmental growth agenda.

There will also be brick wall boundaries but more commonly where there is a need to enclose a garden which marches with the street frontage.



*Luzborough*





# Ancillary Elements

Quite often small features added without care within domestic curtilages can mar the appearance of a building or a street. On the other hand good design or careful siting, so as to be unobtrusive, can make many things possible. That is why we use a house style for numbering and for bell pushes.

Examples of this problem include satellite dishes, awnings, prefabricated accessory buildings, security cameras, fascia lighting, novelty letterboxes, obscured glazing, and advertisements.

The Ashfield Estate will not give consent for this type of addition to buildings but will work with applicants to find solutions.

Clothes dryers, meter boxes, air extractors, flues and dustbins, are examples of items which should be invisible from the public realm.

Where changes are proposed it is important to think through the implications first. It may be fine to plan a new shower but less so if it requires a waste or soil pipe to be added to the external elevation.

## Lighting

The Ashfield Partnership is working with Hampshire County Council to agree the minimum amount of street lighting. Discreet lighting to the front door of homes at Mountbatten Park will also contribute to illuminating the street adequately. Additional lighting will not be welcomed.

## Communications

The provision of fibre optic laid to premises and a central satellite system obviates the need for any aerals or satellite dishes.

## Street Clutter

As ever less is more. The Ashfield Partnership will aim to keep street signage and street furniture to a minimum. Streets will be designed to reduce traffic speeds to a minimum and give priority to pedestrians and cyclists. As a result speed signs, white lines, and parking signage are generally superfluous. If residents park cars in garages there should be adequate space for visitors.



Morrish Homes : Mountbatten Park

Applications should be submitted to The Ashfield Estate via the website  
ashfieldestate.com  
info@ashfieldestate.com

In the longer term the management of Mountbatten Park may be devolved to a Residents' Association. Matters would then be managed by the community faithful to the

original vision, however, it will remain the case that applications and formal consents would still be the responsibility of The Ashfield Estate which retains the covenant controls.

Planning permission and building regulations approval may well also be required in addition to the consent of The Ashfield Estate. The local planning authority is

Test Valley Borough Council,  
Beech Hurst,  
Weyhill Road,  
Andover,  
SP10 3AJ

Please obtain the consent of The Ashfield Estate first before approaching Test Valley Borough Council.

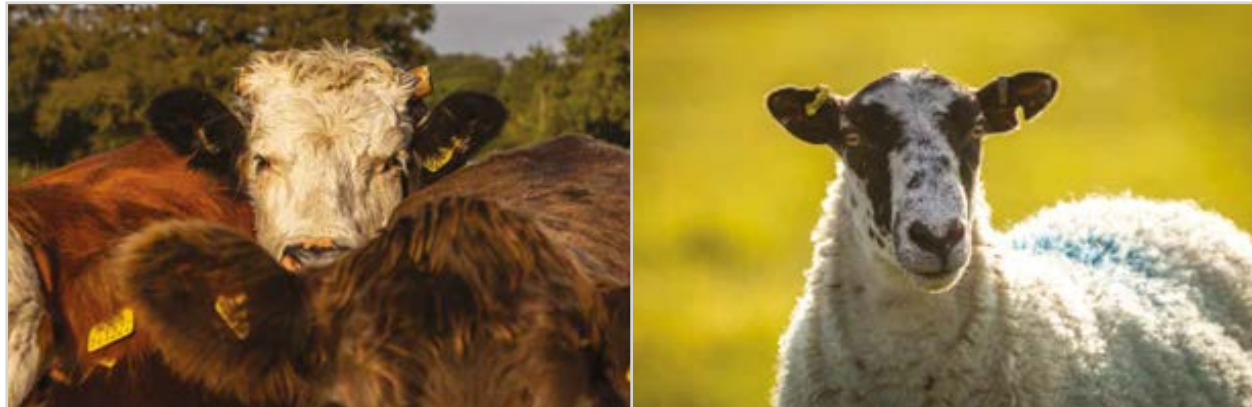
info@testvalley.gov.uk  
01264 368000



Bank Vole



# The Food & Farming Strategy



Robin Pascal

The vision for our Food and Farming Strategy is based around the principles set out below. We will not know what can be achieved and delivered until we embark on the journey and begin to understand the challenges and obstacles. We will however measure our achievements against these principles.

Common sense increasingly suggests that food miles, intensive arable monoculture, sea based fish farming, and the consumption of imported vegetables out of season are probably not a great idea if we want to preserve the planet and the fragile ecosystems that the natural world supports.

The world needs more food. There are limited resources including a shortage of water, to serve a growing population. The question is how far can we afford to compete with nature to feed ourselves?

It's inevitable that the population of a wealthy country only wants more having developed tastes based on prosperity.

A more sustainable approach might involve growing much more of our own food locally without straining the environment. Energy in transporting food could be saved and we might be able to eat more healthily if we were discerning about how food is grown and sourced.

We need to waste less food and we should also be using less packaging particularly if this is plastic.

It follows that in creating new places to live we should at least look at opportunities to grow and provide food locally in a sustainable manner.

As part of the wider Ashfield Estate's Food and Farming Strategy the Partnership will make provision for food production close to and within the fabric of the three development schemes.

## Food and Farming Vision

*To reconnect the growing communities of Romsey and North Baddesley with the surrounding landscape through the medium of food and farming.*

The philosophy behind this vision is the recognition that the consumption of local food produced in a sustainable manner delivers multiple benefits to a community, reinforcing its identity and connectedness with the local ecology including its soil, the promotion of health and well-being, plus multiple other social, cultural and economic benefits.

The project's aims and objectives include designing an Estate Wide Masterplan specifically around the connection of that community with its food production system.

These systems should be designed in such a way that they would enable the community, its citizens and those of linked residential communities to derive a greater percentage of its affordable staple food from The Ashfield Estate farm and other linked local food and farming projects as is consistent with the nature of the food products which can sustainably be produced on those same farms taking into account soil, climate and landscape constraints.

To organize the physical design of the production, processing, distribution and retailing of such food products to ensure they reach the individuals that consume them in ways which are as affordable, convenient and attractive as possible.

*To set standards for food production which ensure those systems of production maintain and build natural and social capital and minimise or avoid environmental pollution whilst at the same time promoting the health and well-being of the citizens who eat it.*



David Loftus

The design of such food systems should be aligned to the principle of the circular economy, obeying the law of return of all nutrients and food by products including the recycling of organic waste produced by the community through composting.

To link the above food system with parallel education programmes in schools which are designed to promote the awareness of young people of the systemic inter relatedness of their health and well-being with the story behind their food.

*To ensure that such food systems are designed in such a way that they are of an appropriate scale to benefit from citizen engagement, in the production systems using models such as the Community Supported Agriculture approach.*

*To monitor the success or otherwise of The Ashfield farm initiative using a set of sustainability metrics against which the productivity and economic return, soil, water, air, energy, nutrient, cycling, plant nutrition, livestock, resilience and social and economic benefits can be measured over time.*



**Allotments and Walled Gardens**

Growing your own vegetables makes good sense. It is hard to gauge the likely demand at Mountbatten Park but allotment gardens will be provided for residents and we can then judge demand from early phases. We can always do more.

These would be managed directly by the households while the facility remains in the ownership of The Ashfield Estate. Play Space can often be incorporated as in the design for the allotment gardens at Mountbatten Park.

**Edible Streets**

The simple idea here is to plant usefully rather than ornamentally. It just makes sense to be able to grow fruit, nuts, and herbs in spaces which in conventional housing estates tend to look like a supermarket car park.

Because place-making aims for coherent frontages to make streets and places by parking

in courtyards to the rear there are many opportunities on blank walls and in front gardens for edible planting. These will need maintenance and that may fall to the Management Company within communal areas or the public realm, however, it does make sense for residents to take care of planting in their street.

The fruits of edible street planting are there for consumption and for everybody.

**Community Orchards**

The aim here is for The Ashfield Partnership to provide one or more Community Orchards. Much will depend on consultation with residents and neighbours but these can be real assets in terms of providing useful green space, an educational and therapeutic facility, and an opportunity for positive social activity. See [www.newquayorchard.co.uk](http://www.newquayorchard.co.uk)



David Loftus



**Timber**

The Ashfield Estate is the steward of several woodlands adjacent to, or near, Luzborough, Mountbatten Park, and Whitenap. How these woodlands are managed and what they can also do for the community is worth considering.

Access is one thing as part of the Suitable Alternative Natural Greenspace. But these woodlands have the potential to provide much more. A coppicing rotation was initiated in Combined Operations Wood in 2023. In the same year the first wetlands project was delivered in the Luzborough Plantation. These have practical as well as ecological objectives.

We hope there will also be plenty of demand for a range of woodland products so that we waste as little as possible. One aim is to use this timber in the fabrication of play areas but in due course there could, just for example, be available timber edging for paths, for fencing, and in the garden for bean poles and pea sticks.

**Composting**

Test Valley Borough Council does not collect separated food waste. It does collect other separated materials for recycling. All other household waste goes to an incinerator which produces electricity. Within the UK on average we throw away almost 30% of the food we have bought.

In these circumstances The Ashfield Partnership believes it makes good sense to encourage composting. It is planned that purchasers of new homes on the three sites will be asked by the sales team if they would like to have a composting bin provided at no extra cost in the garden.

**Rainwater Collection**

The same approach applies to rain water collection. Provided we do use the water we collect in our gardens it makes a big difference to collect rainwater. It's useful, it is free, and it slows down the run off from heavy rainfall back into the watercourse. The Ashfield Partnership expects to provide a rainwater butt for every home with a garden.



# The Natural World We Share

Well thought out new development can mitigate its impacts and, we believe, even enhance opportunities for wildlife but it depends on what we provide and how we do things. There is an aspiration to prove that new development, if thoughtfully conceived and delivered, can respond to an environmental growth agenda so as to help endangered species and sponsor better overall biodiversity.

The challenge here is whether in fact there is an alternative. Whether despite development to meet the nation's demand for new housing and employment it can be done in a way which physically and positively contributes. This notion of environmental growth may sound unlikely but here are a few examples.

Habitats for bats, birds, and bees are built into the fabric of the schemes at Luzborough, Mountbatten Park, and Whitenap as part of the strategy for Environmental Growth.

Nesting boxes are commonly located on gables and just below the eaves. These are intended to provide opportunities for species such as swifts which are losing habitats as older buildings are modernised or re-roofed. These boxes are likely to be used by other species as well.

Bee bricks are used to help support solitary bees such as leaf cutters and red masons which are not aggressive but are very important for pollination of trees and plants. It is important that we do not tamper with these.

One of the most dramatic declines is that of the turtle dove with a decline of 88 per cent between 1995 and 2022. The following species have also

declined over the same period: Wood Warbler, 66%; Pied Flycatcher, 53%; Spotted Flycatcher, 49%; Cuckoo, 49%; Nightingale, 43%; and Yellow Wagtail, 43% (source: rspb.org.uk 2014).

In broad terms it is the decline in the insect population of England, largely attributable to the use of pesticides in intensive farming, that imperils many of the bird species at most risk. Not only do insects pollinate plants for us they also provide essential food for many bird species.

The Swift population has fallen by 51% between 1995 and 2015 and for this species in particular it is also threatened by changes to the built environment. Repairs and improvements to old buildings are robbing swifts of places to nest. This remarkable species deserves help and we can make a real contribution when we build.

The measures put in place by The Ashfield Partnership aim to assist. But we can all do so much more. We should be thinking not only about how we share the natural world but what we can do to educate the next generation. The key message here is to take an interest. There may be initiatives which we have overlooked and it would be excellent if you or your neighbours had good ideas which we could then build into the schemes.

In a previous section we have set out the measures planned. We are working with the RSPB and Hampshire Swifts to evaluate the outcomes at Luzborough and help from residents at Mountbatten Park would be much appreciated.

In working with the RSPB we would draw attention to their guidance for the owners of pets at <https://www.rspb.org.uk>

## Pollinators

Solitary bees are different from honey bees and bumble bees. There are over 200 species of solitary bee and, as the name suggests, they live alone, although in truth they often nest close to one another. They do not produce honey or wax.

Solitary bees carry out a vital role in pollinating our crops, and also flowers and trees. In Hanyuan County within the Sichuan Province of China pollination is undertaken using paint brushes because there are no bees left to do it naturally. We used to think that honey bees were the biggest contributors to crop pollination but that simply isn't the case today. All types of bees are important.

Because solitary bees do not have a store of honey to protect they are non aggressive, meaning they are safe around pets and children. The males generally have no sting and the females will only sting if handled roughly or trodden on.

Generally solitary bees emerge from their nests in the spring and have a short but busy life. The decline in numbers is associated with the increased use of chemicals in farming, fewer wildflower meadows and less suitable habitat. As fields become bigger we lose more hedgerows which used to provide ample habitat for a wide range of wildlife.



As we build and landscape our gardens we may unwittingly destroy habitat and nests. We use bee bricks as a means of increasing habitat for solitary bees by creating nesting sites for them in walls.

## Hedgehogs



Some people suggest that the national population of hedgehogs has fallen from 37 million in the 1950's to about 1.5 million in 2022. Recent research by the British Hedgehog Preservation Society and the People's Trust for Endangered Species indicates that rural hedgehog populations are declining more quickly than their urban counterparts.

Many contend that increasing numbers of badgers is a factor, but it is also about road deaths and the loss of habitat. It makes sense in new developments to do what we can to help hedgehogs.

Planting and making access through gardens easier is one way to help. It may be no more than making garden fences permeable.

Slug pellets are now rightly banned but we must take care when strimming. If we can leave even a little wilderness area that would also help and we should not have garden bonfires. Netting is perilous for hedgehogs.



**Light pollution**

It is important generally, and for the benefit of a number of species, to keep levels of lighting to a minimum. As referred to earlier we are fortunate that Hampshire County Council has accepted lower street lighting standards. Our design also aims to reduce domestic external lighting. For these reasons The Ashfield Estate will aim to restrict proposals for additional lighting.

**The New Forest**

Proximity to the New Forest determines the need for the three sites on The Ashfield Estate to provide Suitable Alternative Natural Greenspace. The fear is that otherwise residents will drive to the New Forest to walk dogs which would potentially be harmful.

It is important that residents understand the issue here and equally that the alternative provision made by the Estate is well used. The Ashfield Estate will always be willing to listen to good ideas so as to achieve improvements.

**Emer Bog and Baddesley Common**

Emer Bog is an excellent example of a lowland valley mire. It has a rich flora and fauna dominated by bog species including reeds and sedges. Downstream, the bog gives way to a mature alder carr, whilst upstream, it moves into heathland scrub.

Baddesley Common contains remnants of former common land. Today, it forms an acid grassland dominated by purple moor grass, cross-leaved heather and meadown thistle. In much the same way as the New Forest these areas also need to be protected from the increased pressure of new housing schemes.



*Robin Pascal*

**The Test Valley**

The River Test is the key local geographical feature. About forty miles in length it is, in addition to its tributaries, the best known, and probably the finest, chalk stream in the world. It happens to run through some of England's most special countryside and how that land drains into it is of significant importance.

Landowners within the catchment, as well as the planners, have a role to play in maintaining its quality for future generations. It supports a remarkable ecosystem and is host to many threatened species.

Both agricultural regimes and new development will influence its diversity and character. By design new development can actually perform a good role but this is in tandem with responsible farming techniques. There are concerns about water abstraction and then surface water management both in terms of phosphate and nitrate discharges but also in relation to flooding.

Development is often, in combination with the broader issue of climate change, considered to be a negative factor.

By the use of Sustainable Urban Drainage we can engineer good outcomes in terms of downstream flood risk. Just as importantly we can also solve the problems of nitrates and phosphates through leaky dams in Luzborough Plantation.

Nobody knows for certain but the special character of chalk streams has to do with the capacity and attributes of the chalk hinterland upstream. This geographical magic captures and

retains rainfall, filters it slowly, and releases it some time subsequently providing both a quality and moderated quantity of cool water into the watercourse. The river rises and falls slowly as a result aided by the relatively gentle topography.

Naturally enough the really important influence is within the large catchment some way upstream. But what we do even closer to Southampton Water is just as important for The Ashfield Estate.

The holistic approach envisaged is that the development schemes, in the context of the hinterland Food and Farming Strategy, can make a real difference. If that land can be productively farmed under a regime based, not on subsidy, but on low impact grazing the reduction in artificial fertiliser, pesticides and weed-killers will bring benefits to the river downstream.

How does this matter to you? The answer is in three parts. What you put down your drains matters. How you conserve your water also matters. And finally your support for local food within the Food and Farming Strategy would be really helpful.

From a physical point of view The Ashfield Estate and The Ashfield Partnership will tackle surface water drainage to the best of their abilities and every new house with a garden will have some means of retaining water for use in gardens.

As ever with nature what you give and what you take really matters. You do not have to become eco-warriors but you can contribute by thinking carefully about how you operate as a household.



# Social Outcomes

The Ashfield Estate supported by The Ashfield Partnership aims to achieve good social outcomes by design, inspiration, regulation, and good management. It is very hard to anticipate all the possible outcomes and then to measure their success.

Being ambitious, however, we set out the following as our present known targets to judge how, firstly, Mountbatten Park might be able to enhance, rather than detract from, the experience of its immediate neighbours in North Baddesley.

And secondly how can the new community at Mountbatten Park exist comfortably, develop a sense of civic pride, and respond to the opportunity to live a good and sustainable lifestyle?

Here are some simple targets which we can develop over time with the new community and our neighbours

- Supporting North Baddesley Parish Council and making social connections with the existing residents through the improved facilities at Mountbatten Park, The Community Shed, Combined Operations Wood, access to The Ashfield Estate hinterland, and The Allotments or Walled Garden.
- Establishing good educational links with local schools.
- Awareness of, and resilience through, the Food and Farming Strategy.
- The facility to work from home and meet daily needs as pedestrians and cyclists rather than resorting to the combustion engine.
- Awareness of, and interest in, the natural world we share so as to help deliver net biodiversity gain.



Combined Operations Wood

- A healthier lifestyle through walking and cycling, access to local food, and good social activity within the scheme by knowing your neighbours and working together for the common good.
- Visual supervision of the public realm so as to reduce the risk of unsatisfactory behaviour, litter, vandalism and crime.
- An understanding of the local vernacular so that the new community feels it really belongs to this part of the Test Valley, naturally becomes part of local society, and is Hampshire proud.
- This togetherness could establish a sense of identity perhaps measured by a desire to stay locally and contribute.
- Subscribing to sustainable ambitions made possible by the design. Community ideas and criticisms based on experience will play their part in developing this agenda.
- A sense of belonging to The Ashfield Estate sharing its traditions, vision and activities.
- Caring for what will have been built by appreciating its design and through this Mountbatten Park Design and Community Code.
- Living along well with one another accepting that we all arrive with our own histories, challenges and desires but recognising that there are common goals.
- If the pandemic has taught us one thing it is the rediscovery of that great human instinct to look after one another when individuals in the community have needs.
- Please feel confident that The Ashfield Estate will be receptive to good ideas to make living at Mountbatten Park rewarding. We are all learning how to make great places but we need residents and neighbours to inform our thinking so we can adapt.



A slight disagreement



# Sustainability & Resilience

The Ashfield Estate has worked as a member of The Ashfield Partnership to provide, by design, a liveable place which puts the minimum strain on the environment by anticipating how we might live our lives. It is an holistic approach recognising that net zero may be achievable but not necessarily by ticking boxes.

We do not have all the answers but we do have the ambition. We are adaptable and prepared to learn. We do have good experience but, by definition, there is always room for improvement.

We do not believe that standardised regulations achieve the best outcomes in the same way that unrealistic targets in a rapidly changing world will not suffice. Mountbatten Park is a small scheme in a big world. So we must do our best and adapt as technology and knowledge improves. We can only set the scene.

How you as residents choose to live your lives is the key. Our task is to make good choices possible.

Ours is a fabric first approach to energy consumption. Ours is an approach which aims to encourage walking and cycling. An appreciation of, and responsibility for, the natural world we share. Food makes up almost a quarter of our personal carbon emission impacts so we hope to encourage a more local and resilient approach.

We could impose but we can't expect that everybody will share our aspirations. All we can do is to make good things possible not just for now but in the longer term. Mountbatten Park is different because we want to work with you long into the future to achieve the best outcomes together. In terms of sustainable and renewable energy we will be building Mountbatten Park

at a moment of change. The scheme will be powered not by gas but by air source heat pumps which we hope will prove to be both more sustainable but also resilient in terms of exposure to rising energy costs. We do not think that solar PV is a good option on domestic roofs visible from the public realm, however, there are other options.

We think garage roofs and car port terraces could make sense for solar PV. Charging points will be provided in garages and car ports.

In response to the pandemic we think many people have become familiar with remote working and reduced commuting. To capture this change in behaviour The Ashfield Estate would welcome proposals from residents so as to make their property more suitable for home working.



# Continuity & Evolution

One of the bigger challenges to making great places is aiming for schemes which improve with age rather than being diminished by the passage of time. It helps to use traditional natural materials because they do tend to age well.

But this evolution of a place is more to do with how it is governed and regulated so as to be socially successful. Appearance is important but how residents feel about the place is the key.

We tend to cherish places that are beautiful and conserve them. While we might hope to be building the conservation areas of the future do we actually want to be statutorily preserved or would it be better for the community at a very local level to determine affairs?

Nowadays local authorities have very difficult decisions to make about their expenditure. In most cases a volume housebuilder would aim to devolve all responsibility to the local authority for the maintenance of open space, the highway network, street furniture, and lighting. In return the local authority seeks a large commuted sum from the housebuilder to fund this obligation into the future.

The problem is that in order to keep costs low the choice of surfaces, signage, lighting etc, is utilitarian and standardised. Furthermore it becomes a battleground in negotiations and because the housebuilder disappears on completion, usually having no residual interest, it is the residents who inherit the problem if communal areas are not in fact maintained as they might wish.

There is no perfect solution. One way is to have less of the public realm adopted and instead define a management structure which can be controlled by The Ashfield Partnership and in course of time the Residents' Association. The principal roads might be best in the hands of the highway authority but most of the rest could be better handled by The Ashfield Partnership and in course of time the community. In this case the areas in question can be placed into a Management Company. The residents pay an annual service charge and engage the Management Company to look after and to maintain things making decisions by consensus.

There is a cost but in return the residents can determine affairs and take ownership of the Public Realm. If this works well and in the right spirit it encourages good social interaction and responsibility. It's how most villages and towns used to work.

The Ashfield Estate thinks that this concept is the right one given that the Public Realm is intended to be special. It is also hoped that this approach will encourage the early formation of a Residents' Association. There will inevitably be a period of transition while the development scheme takes shape and as the places settle down. The Ashfield Estate has an enduring interest in all three schemes and how they relate to The Ashfield Estate hinterland.

For these reasons The Ashfield Estate will act as godfather to the three as they decide and establish their management template and may then remain in a more or less passive role to suit the wishes of the new community.



# Legal Notice



David Loftus

## LEGAL NOTICE

1. The images of the proposed schemes at Luzborough, Mountbatten Park and Whitenap in this Code are indicative only and not definitive. They are not and should not be treated as representations as to the final appearance and design of all or part of the schemes.
2. The term Partnership in respect of The Ashfield Partnership is used to describe the four parties working together - The Ashfield Estate, C. G. Fry & Son Ltd, Morrish Homes and Wyatt Homes. The Ashfield Partnership is not a formal, legal partnership with joint and several liabilities. Nothing in this Code is intended to or shall be deemed:
  - (a) to establish any partnership between any of the four parties;
  - (b) to constitute any of the four parties as the agent or partner of another party; or
  - (c) to bind any of the four parties in respect of any commitments for or on behalf of any other party.
3. All Masterplans exhibited in this Code can only reflect present thinking. These Masterplans will evolve and change over time and The Ashfield Estate and The Ashfield Partnership reserve the right to make changes.



Illustrative sketches by C G Fry and Son



# Appendices

## Approved Colour Chart

The colours exhibited below for windows, doors and masonry are the ones we have chosen. The key thing is that these choices are made so that the street works as a piece. Naturally some of this is subjective and careful change is not ruled out but the approval of neighbours and the formal consent of The Ashfield Estate would be required.

If you wish to propose a colour not exhibited here then make a proposal. Consistent with any proposed change it will be important to ensure that your neighbours are consulted and are happy.

## Lettering and Signage

### a. House Names

The naming of new homes at Luzborough, Mountbatten Park, and Whitenap is not encouraged. This may sound dogmatic but you will have only very plain numbering and it is this simplicity and restraint which helps to make a place special.

### b. Numbers and Street Names

Numbering and street name signs are consistent in position so that they are easily read and understood particularly by the emergency services. In many cases street name signs are placed on the external walls of buildings and specific rights are reserved from the conveyance documentation for this purpose.

It is important that they are not obscured or altered in any way. In general terms the aim is to provide signs and numbers of a size and at height which are easily read and generally in proportion and symmetrical.

## Design Philosophy

For those interested to read the Design Philosophy set out by The Partnership's three house builders when making the reserved matters planning application here is a link:

**Design Philosophy**  
<https://www.ashfieldpartnership.com/files/media/20-03214-RESS-DESIGN-PLANNING-STATEMENT-1846852.pdf>

Alternatively please write to us and we can arrange for you to have a hard copy by post.



Firecrest

# Mountbatten Park Estate Regulations

- 1 To comply with the Design and Community Code in respect of the Property and the use of the Communal Areas
- 2.1 **Not:**

(a) to make any alterations or additions in or to the exterior of the Property (including the windows the window glazing and the doors)

(b) to alter the external appearance of the Property including not to install external lighting other than as installed on completion of the initial construction of the Property

(c) to paint (unless already painted) or remove the exterior render brickwork or stonework of the exterior of the Property

(d) to build upon any garden yard forecourt or open area forming part of the Property

(e) to pave over or cover with artificial grass or decking any garden or landscaped area forming part of the Property

(f) to change the character of the front garden where planted with 'edible street' plants

(g) to obstruct nesting boxes or bee bricks or hedgehog gaps in fences

without The Ashfield Estate Communal Areas Owner's prior consent provided that The Ashfield Estate Communal Areas Owner may refuse consent for any matter which is not consistent with or is in breach of the Design and Community Code
- 2.2 To carry out any matters for which consent has been granted (or deemed to have been granted) under Paragraph 2.1 in accordance with:

(a) the Design and Community Code and

(b) any drawings plans and specifications approved by The Ashfield Estate Communal Areas Owner
- 2.3 To give to The Ashfield Estate Communal Areas Owner:

(a) notice of any application for planning permission made by or on behalf of the Owner or (if the Owner is aware of the same) any other person in relation to the Property and

(b) a copy of the application and all drawings plans and specifications in relation to the application by or on behalf of the Owner



- 3.1

At all times well and substantially to repair paint and clean the exterior of the Property subject to any alterations approved by The Ashfield Estate Communal Areas Owner
- 3.2

Not without the prior consent of The Ashfield Estate Communal Areas Owner to decorate or paint the exterior of the Property otherwise than in the same colours as the Property was previously painted
- 3.3

To maintain and when necessary replace all boundary walls fences and hedges where marked “T” within the boundaries of the Property
- 3.4

Not to raise the height of any boundary walls fences and hedges so as to be above 1 metre at the front and 1.8 metre at the rear of the Property
- 3.5

(a) Not to build any wall fence or other structure or erection on the planting area forming part of the Property edged orange on Plan 1 (if any

(b) To maintain the planting area forming part of the Property edged orange on Plan 1 (if any) as a planting area
- 3.6

Any reinstatement of any damage or destruction of the Property shall be (where possible) to its original condition or any condition changed in accordance with the Estate Regulations
- 4.1

Not to use the Property for the carrying on of any trade or business subject to Paragraph 4.2
- 4.2

To use the Property as a single private dwelling for the occupation of one household save that the Property may be used for use for business (including homeworking) on the following terms:

(a) the business use must be ancillary to the principal use of the Property as a single private dwelling

(b) the prior consent of The Ashfield Estate Communal Areas Owner must be obtained (except for homeworking)

(c) the business use must be capable of being carried out in accordance with the principles of Mountbatten Park as set out in the Design and Community Code and without detriment to the amenity of Mountbatten Park by reason of noise nuisance or otherwise and

(d) the appearance of the Property as a single private dwelling must not be affected or altered
- 50
- 5.1

Not to do in or upon the Property anything which may be or become a nuisance or annoyance or inconvenience or cause damage or loss to the owner or occupier of any other part of Mountbatten Park

5.2

Not to allow on the Property the emission or production of any recorded or broadcast sound so as to be audible outside the Property and be a nuisance annoyance or inconvenience to any other occupier of Mountbatten Park

6.1

Not to mutilate or remove any trees or shrubs which may be planted within the Property

6.2

Not to plant any trees within the Property other than in a location approved by The Ashfield Estate Communal Areas Owner

6.3

Not to relocate any trees or shrubs within the Property other than in a location approved by The Ashfield Estate Communal Areas Owner

6.4

To maintain properly by lopping top pruning or cutting any trees or shrubs within the Property as may be necessary to preserve the amenity of Mountbatten Park

7.1

Not to put any sign advertisement notice plate placard hoarding or flag of any kind in any window of the Property or on the exterior of the Property or so as to be visible from the outside of the Property other than one board of a reasonable size advertising that the Property is for sale or letting

7.2

Not to have any building number or any notice as to the building number other than as initially installed on the exterior of the Property or an equivalent replacement

8.1

Not to expose any washing or clothes on or from any front elevation or front garden of the Property

9.1

Not to keep any animal on or in the Property other than the usual domestic pets (which for the avoidance of doubt shall not include poultry)

9.2

Not to keep any bird dog or other animal which may cause annoyance to any owner or occupier of any other part of Mountbatten Park or to the general public

10

Not to obstruct any common roadways pathways courtyards or other Communal Area
- 51
- MOUNTBATTEN PARK HOE LANE ESTATE REGULATIONS



- 11.1

Not to park on any parking space any vehicle other than a private motor vehicle or a permitted commercial motor vehicle being any commercial motor vehicle no longer or higher than a large family estate car or multi-purpose vehicle and capable of fitting into the parking space
- 11.2

To use any garage and parking space:

(a)

within the Property or

(b)

in respect of which an exclusive right to park is granted with the Property for parking in priority to any parking space in a Communal Area and to parking on a highway.
- 11.3

Not to park any motor vehicle on any parking space in a Communal Area or on a highway if no motor vehicle is parked:

(a)

in any garage or on a parking space within the Property; or

(b)

on any parking space in respect of which an exclusive right to park is granted with the Property
- 11.4

Not to carry out any works of repair to any motor vehicle on any parking space within the Property or on a Communal Area so as to be visible by the public
- 12.1

Not to use any parking space designated by The Ashfield Estate Communal Areas Owner as a visitor's parking space to be used other than for occasional visitor parking
- 13.1

Not to park any trailer caravan motorised caravan (save for a motorized caravan no longer or higher than a large family estate car or multi-purpose vehicle) or boat or other similar thing on the Property (other than in a garage) or in any parking space within the Property or any Communal Area
- 14.1

Not to erect any aerial dish mast camera or cabling or other communications information or vision transmission or equipment or any other equipment machinery plant or system on the exterior of the Property or so as to be visible from a Communal Area or the public realm without The Ashfield Estate Communal Areas Owner's prior consent and other than in accordance with the Design and Community Code

- 15.1

Not to keep or leave any rubbish or refuse on or near to the Property other than in a proper receptacle
- 15.2

Not to keep rubbish receptacles in a Communal Area or the public realm other than on a collection day
- 16.1

To comply with all implemented planning permissions and planning agreements/obligations relating to the Property
- 16.2

To comply with all legislation relating to the Property
- 17.1

Upon notice from The Ashfield Estate Communal Areas Owner of any breach of any obligation under this Schedule to remedy the breach as quickly as reasonably practicable
- 17.2

If any breach has not been remedied in accordance with Paragraph 17.1 The Ashfield Estate Communal Areas Owner and any persons authorised by it may upon reasonable prior notice enter the Property (with plant equipment and machinery) and carry out works and take action to remedy the breach
- 17.3

To pay within 10 days of written demand all costs and expenses (plus VAT) incurred by The Ashfield Estate Communal Areas Owner under Paragraph 17.2
- 18.1

Not to transfer a Freehold Interest or Leasehold Interest without procuring simultaneously with such transfer or lease that the transferee or tenant obtains a copy of the Design and Community Code
- 18.2

Not to transfer a Freehold Interest or Leasehold Interest without procuring simultaneously with such transfer or lease that the transferee or tenant delivers to The Ashfield Estate Communal Areas Owner a completed Estate Deed
- 19.1

The provisions of this Paragraph 19 apply to this Schedule
- 19.2

Freehold Interest means a freehold interest in a Unit
- 19.3

Leasehold Interest means a leasehold interest (other than by way of Shared Ownership Lease) in a Unit for a term of twenty five years or more



- 19.4
- Property means the relevant dwelling
- 19.5
- Owner means the owner of the relevant Property at the relevant time
- 19.6
- Mountbatten Park means the land at Mountbatten Park Hoe Lane, North Baddesley, Hampshire shown edged red on Plan 3 annexed to this Schedule
- 19.7
- Mountbatten Park Communal Areas means the areas (outside dwellings) at Mountbatten Park (excluding The Ashfield Estate Communal Areas) designed or laid out for communal use together with any parts of The Ashfield Estate Communal Areas as may be notified by The Ashfield Estate Communal Areas Owner and the Mountbatten Park Estate Management Company from time to time
- 19.8
- Mountbatten Park Estate Management Company means any management company established for the management of the Mountbatten Park Communal Areas and which is or is intended to become the freehold owner of the whole or any part of Mountbatten Park Communal Areas
- 19.9
- Ashfield Estate Communal Areas means the SANG Land and the Nitrate Mitigation Land both as respectively edged red and blue on Plan 1 together with the parts of Mountbatten Park as coloured green and hatched green on Plan 1 as may be varied and notified by The Ashfield Estate Communal Areas Owner and the Mountbatten Park Estate Management Company from time to time
- 19.10
- Ashfield Estate Communal Areas Owner means the freehold owner of The Ashfield Estate Communal Areas from time to time the current owner being The Honourable Timothy Knatchbull
- 19.11
- Design and Community Code means the design and community code for Mountbatten Park dated 2024 as amended from time to time
- 19.12
- Communal Areas means:

(a) the Mountbatten Park Communal Areas; and

(b) The Ashfield Estate Communal Areas
- 19.13
- Estate Deed means a deed in respect of:

(a) the provision of services and works to the Communal Areas; and

(b) the payment by the Owner of a proportion of the cost of the provision of services and works to the Mountbatten Park Estate Management Company; and in accordance with the Design and Community Code and the principles of good estate management and in a form as notified by The Ashfield Estate Communal Areas Owner from time to time
- 54
- 19.14

Shared Ownership Lease means a shared ownership lease for a term of at least 125 years in the form as regulated by Homes England from time to time and which shall accord with the requirements and be consistent with any model shared ownership lease from time to time established by Homes England (or any successor body) and whereby the leaseholder has not acquired a 100% share in the lease in accordance with its terms

19.15

Unit means a dwelling at Mountbatten Park

19.16

References to the Property are references to the whole or any part of the Property

19.17

An obligation not to do or omit to do any act or thing includes an obligation not to permit or allow that act or thing to be done or to be omitted to be done

19.18

In respect of any consent or approval under this Schedule:

(a) an application for consent or approval shall be made in writing to The Ashfield Estate Communal Areas Owner at such address or point of contact as The Ashfield Estate Communal Areas Owner shall notify to the Owner

(b) consent or approval may be withheld in respect of any matter which is not consistent with or is in breach of the Design and Community Code

(c) consent or approval shall not be unreasonably withheld save consent may be withheld in respect of any matter that is not consistent with or is in breach of the Design and Community Code and consent or approval shall be deemed to have been given if there is no response within 14 calendar days of written request

(d) consent or approval shall be in writing

(e) The Ashfield Estate may where appropriate require the submission of proper drawings plans and specifications in respect of the application for consent or approval

(f) no sum is to be paid for the consent or approval other than in respect of the reasonable and proper costs and expenses incurred by The Ashfield Estate Communal Areas Owner in respect of the application (whether or not consent or approval is granted)

(g) The Ashfield Estate Communal Areas Owner shall be paid on demand its reasonable and proper charges costs and expenses in respect of the application for consent

19.19

Any notice under this Schedule shall be in writing

19.20

If any sum due to The Ashfield Estate Communal Areas Owner is not paid on the due date interest at the rate of 4% above National Westminster Bank plc’s base rate from time to time shall be payable to The Ashfield Estate on that sum from the due date for payment to the date of payment

55

MOUNTBATTEN PARK HOE LANE ESTATE REGULATIONS



- 19.21
- The Ashfield Estate Communal Areas Owner and the Mountbatten Park Estate Management Company may together release terminate vary or waive these Regulations from time to time as agreed between them (both acting reasonably) in accordance with:
- (a)

the Vision as set out in the Design and Community Code; and
- (b)

the principles of good estate management
- 19.22
- Any release termination variation or waiver under Paragraph 19.21 shall be notified to the Owner
- 19.23
- The Ashfield Estate Communal Areas Owner is entitled at any time to replace The Ashfield Estate Communal Areas Owner by the Mountbatten Park Estate Management Company in respect of the grant of consents and approvals under this Schedule and the other provisions of this Schedule in respect of The Ashfield Estate Areas Communal Owner.
- 19.24
- Any replacement under Paragraph 19.23 shall be notified to the Owner.
- 19.25
- On any replacement under Paragraph 19.23 references in this Schedule to The Ashfield Estate Communal Areas Owner shall be deemed to be references to the person as referred to in Paragraph 19.23 and notified under Paragraph 19.24



Coppicing in Combined Operations Wood



Laid Hedge on Hoe Lane



Luzborough Wetlands by David Loftus



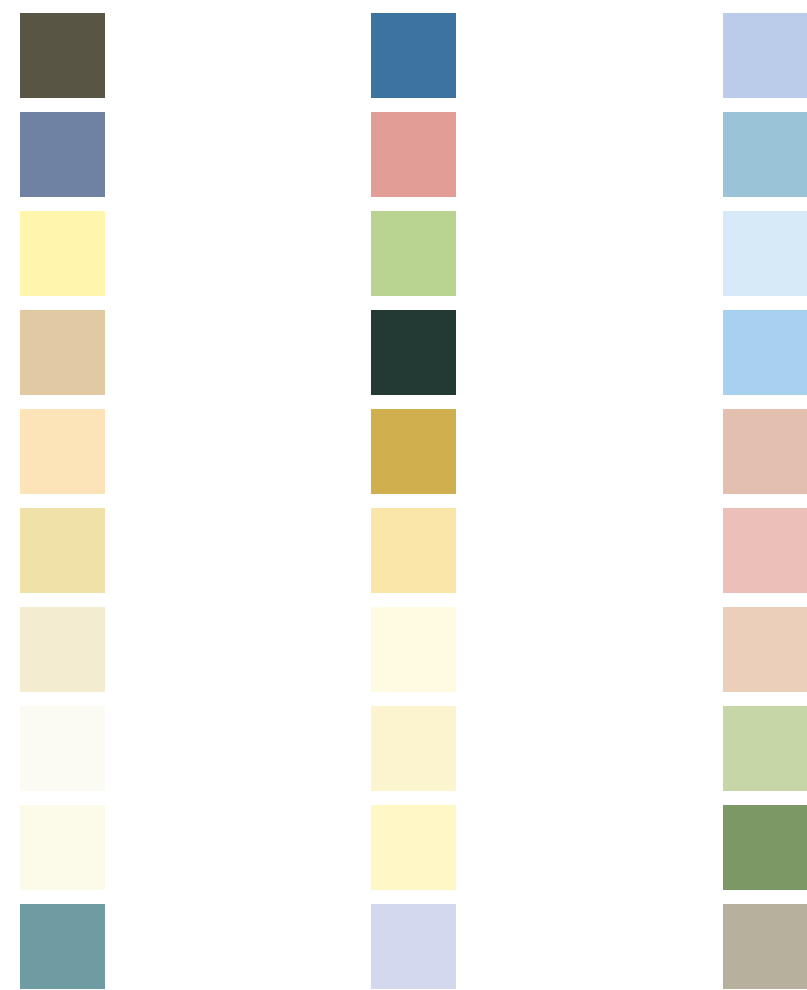


*Andrew Davidson*



# Approved Colours

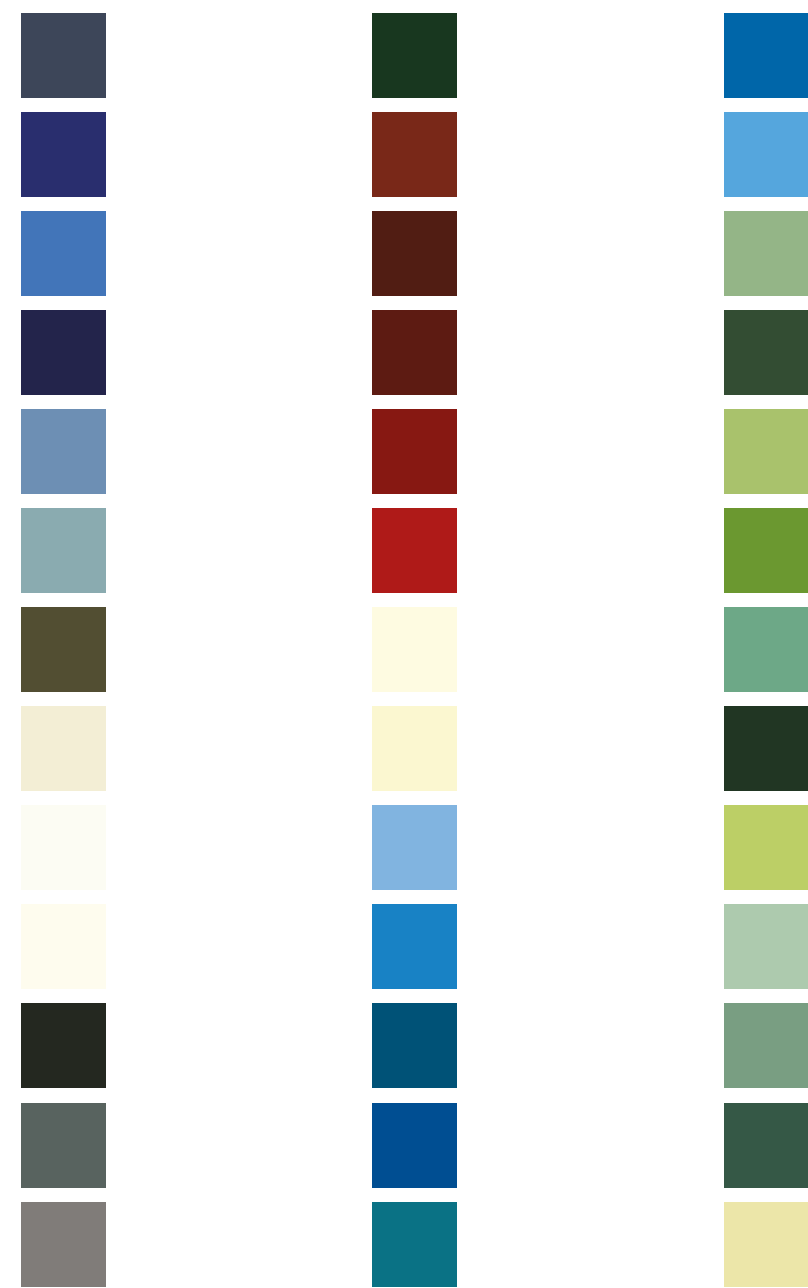
Colours for Masonry



Note : please check first with The Ashfield Estate to achieve a perfect match using paint from the same, or another approved, manufacturer.

# Approved Colours

Colours for Timber



Note : please check first with The Ashfield Estate to achieve a perfect match using paint from the same, or another approved, manufacturer.







ROMSEY



BOTLEY ROAD PARK



LUZBOROUGH



LUZBOROUGH HOUSE PUB

Botley Road



WHITENAP



MOUNTBATTEN SCHOOL

BEGGARSPATH WOOD

Luzborough Lane

LUZBOROUGH PLANTATION



NORTH BADDESLEY

MOUNTBATTEN PARK



FARM BUILDINGS, HATCHETT



OAK PARKLAND



COMBINED OPERATIONS WOOD

MOUNTBATTEN PARK

Hoe Lane

ALLOTMENTS & COMMUNITY SHED



THE ASHFIELD ESTATE  
COMMUNITY DEVELOPMENTS



