

Proposed itinerary for Tess Square / Butts Close Planning Inquiry

1. Junction of New Street/Church Hill/B3092
2. Proposed Butts Close junction with B3092
3. Hardy Way – views of St Greg’s and New Street Conservation Area
4. Bottom of Butts Close scheme / Chippel Lane cut through
5. Proposed vehicular and pedestrian access for Butts Close development onto New Street
6. Sackmore Lane – key village lane
7. Robin Hill Stores / local shops Burton Street
8. Mill Lane – access North to Henstridge/A30
9. Burton Street – main village thoroughfare and views to Church and Conservation Area
10. Pilwell/Church Hill key village junction
11. Proposed access to Tess Square development and school car park
12. Church Hill – route proposed for HGVs to access Tess Square and location of layby (part highway, part private)

Inspector's Site Visit: LPA Suggestions

Map titled: Public footpaths north of St Gregory Church

With reference to the proposed retail development site the Inspector should walk and consider the views from the following public footpaths(fp):

Fp N47/30, 47/31, 47/32, and 47/33

These fp cross the field to the north of St Gregory The Great Church and provide the near view context of the heritage assets. The Inspector should also consider views from Sackmore Lane, Burton Street, and Church Hill. Off of Burton Street fp N47/91 and N47/92 show views through and existing development. Off of Sackmore lane fp N47/7 and N47/11 should be taken in and views from the field gate near Sackmore Green.

Distance will depend on route taken on the day.

Map titled: Public footpaths south of St Gregory Church

With reference to the proposed residential development site, the Inspector should walk and consider the views from the following fp. (distance ~2.75 rt)

Starting at The Crown Inn, cross the road and meet,

Fp N47/36 walk south to

Fp N47/40 west then south to

Fp N47/39 south to

Fp N47/117 south to

Walton Elm Hill road (B3092) south to

Eastwell Lane junction viewpoint, then double back to

Walton Elm Cottage and Tess Cottage access drive to

FP N47/25 to

Carraway Lane to B3092 to

Fp N47/27 northeast to

B3092 west to

Fp N47/28 northwest to

Butts Close

return to start along New Street

Map titles:

- Hardy Way and Stour Valley Way (north half)
- Hardy Way and Stour Valley Way (south half)

Please note, the total distance of both the northern and southern is approximately 6km.

Starting at Beechleigh house, Great Down Lane, meet

Fp N47/85 south to

Fp N47/81 west southwest to

Fp N47/82 south to

Pilwell west to

Fp N47/30 west southwest to

Sackmore Lane south to Chippel Lane to

Fp N47/22 south to

Fp N47/24 south to

Fp N47/23 southwest to

Fp N47/22 north to

Fp N47/20 northwest to

Fp N47/17 northeast then north to

Fp N47/18 northwest to Kentisworth Road to

Fp N47/9 north northeast to

Fp N47/11 north to

Fp N47/7 northwest to

Fp N47/6 northeast to Burton Street to Love Lane to


Fp N47/95 northeast to

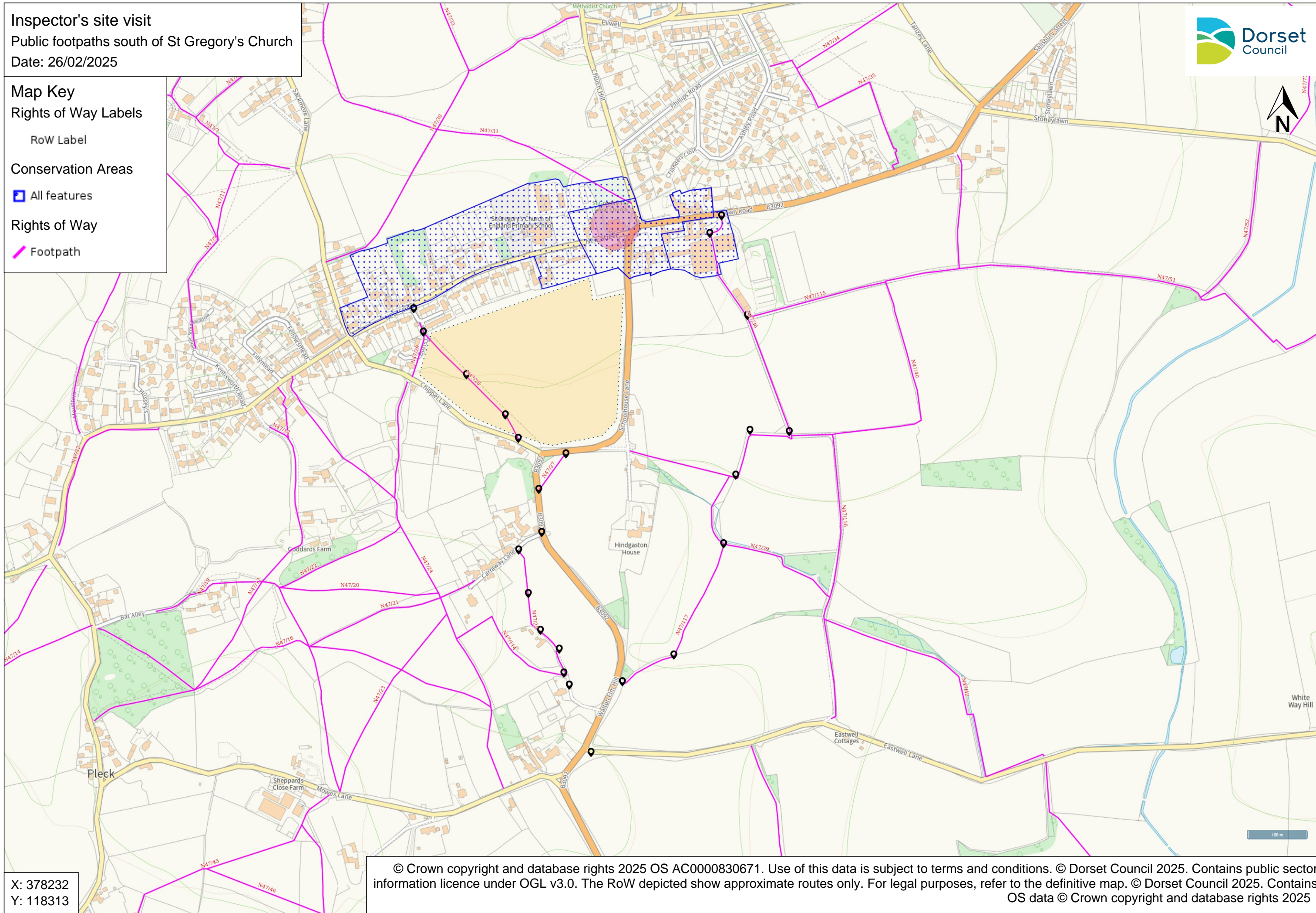
Fp N47/96 to Love Lane

Return to start.

Inspector's site visit
Public footpaths south of St Gregory's Church
Date: 26/02/2025

Map Key
Rights of Way Labels

- RoW Label
- Conservation Areas
- ☒ All features
- Rights of Way
-  Footpath



X: 378232
Y: 118313

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Inspector's site visit
Hardy Way and Stour Valley Way (north half)
Date: 26/02/2025



Map Key

Rights of Way Labels

RoW Label

Hardy Way

All features

Stour Valley Way

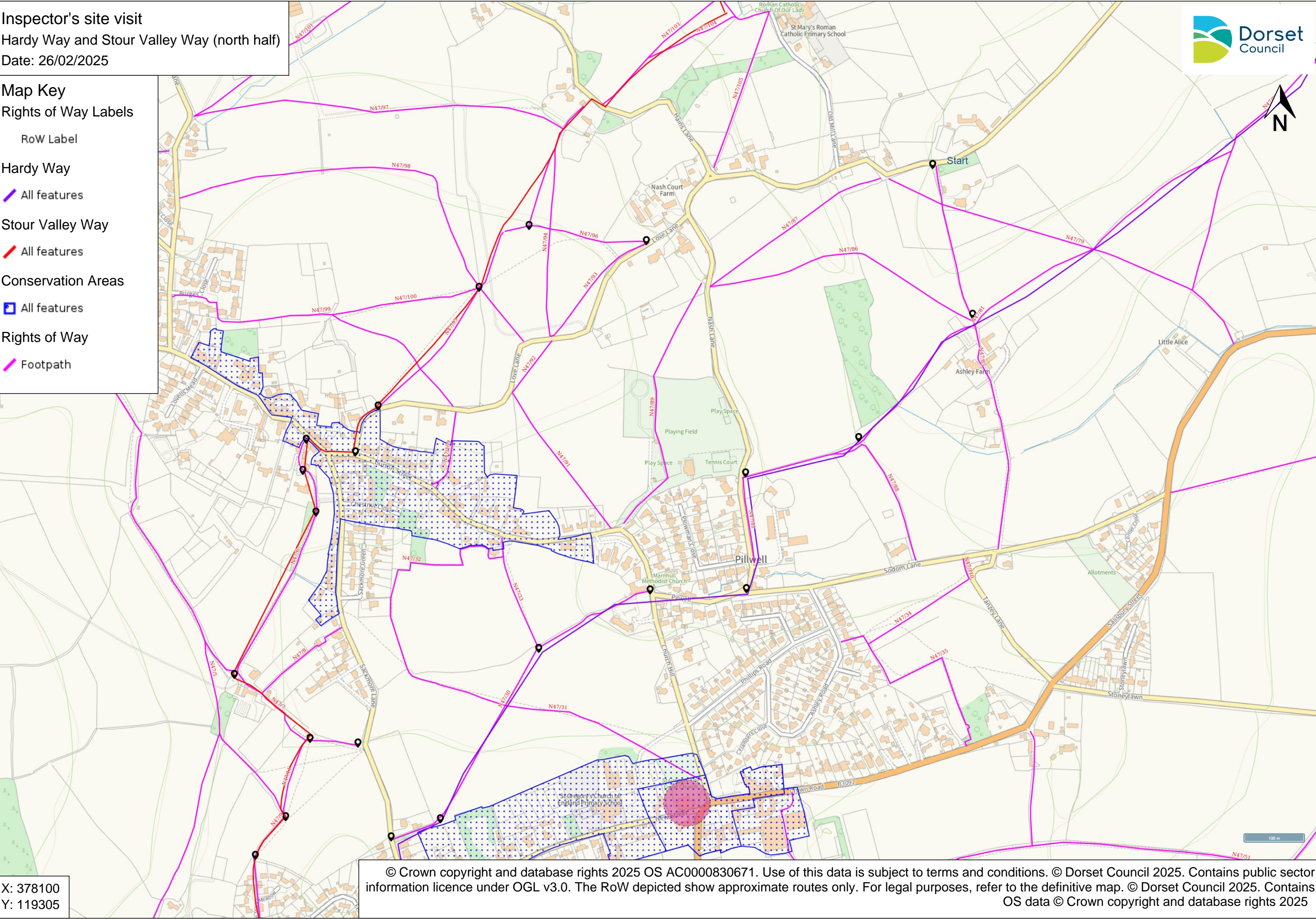
All features

Conservation Areas

All features

Rights of Way

Footpath



X: 378100
Y: 119305

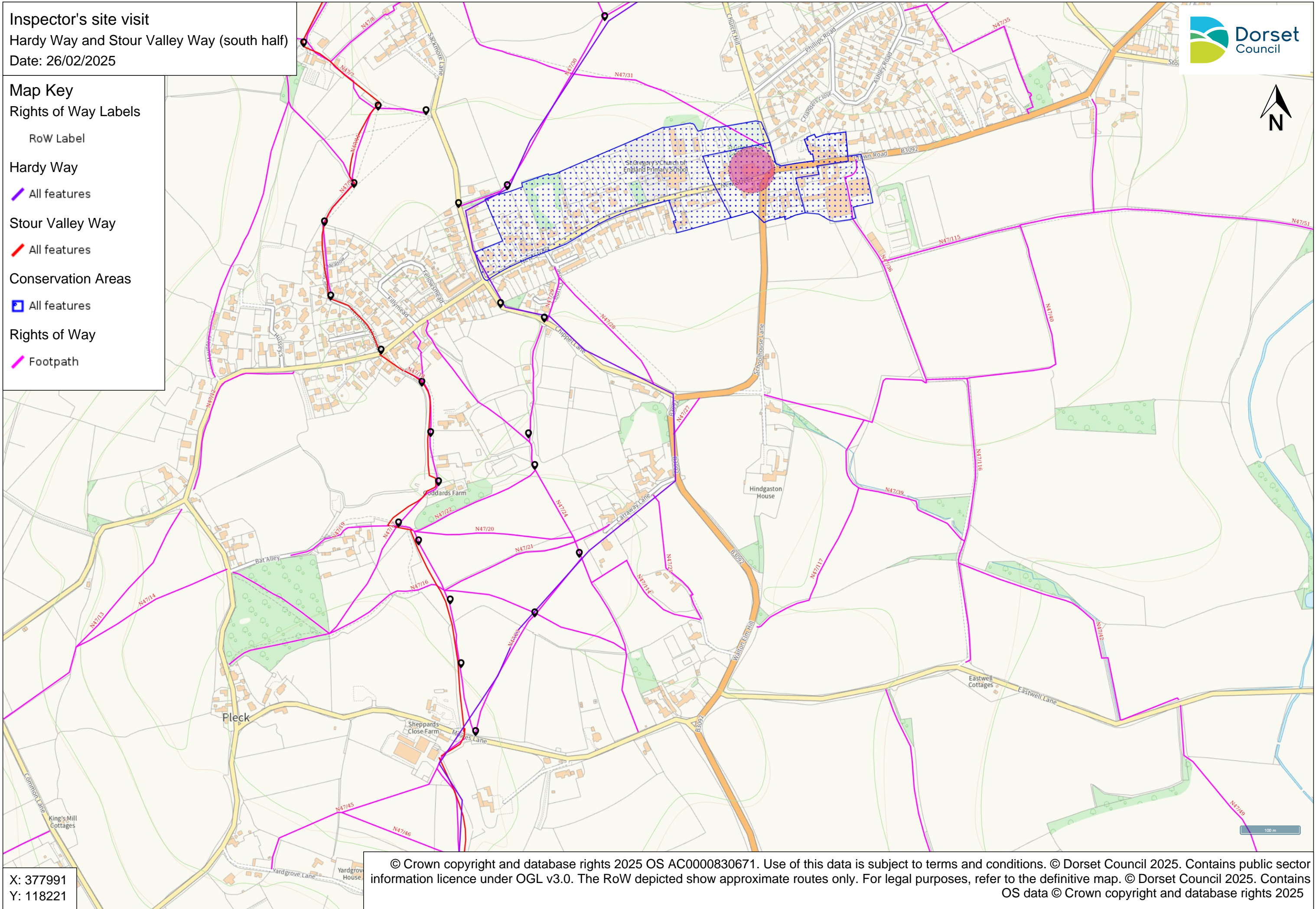
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Inspector's site visit
Hardy Way and Stour Valley Way (south half)
Date: 26/02/2025



Map Key
Rights of Way Labels

- RoW Label
- Hardy Way
- All features
- Stour Valley Way
- All features
- Conservation Areas
- All features
- Rights of Way
- Footpath



X: 377991
Y: 118221

