



# Cliddesden

## Village Design Statement

### 2004





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## **WHAT IS A VILLAGE DESIGN STATEMENT?**

A Village Design Statement (VDS) is published to provide guidance for development and changes to a village and, in association with the Parish Council and Borough Council, to influence the way the planning system works locally.

The VDS provides a means of ensuring that any new developments are designed and located in a way that reflects both the local characteristics and the qualities that the local residents value in their village and its surroundings.

Residents, property owners, builders, architects, planners and others involved in change should find this document helpful when formulating building designs that will ensure the retention of a distinctive local architectural character and assist applicants to obtain planning permission.

The VDS is also intended to encompass building and landscape issues that fall outside the scope of formal planning permission. Residents and property owners are asked to follow the relevant Guidance Notes when considering extensions and other alterations to their properties.

Villagers have been actively involved and consulted at all stages in the VDS project and Cliddesden as it is today is described with those architectural and landscape qualities most valued by residents. The character of the buildings, the open areas and the landscape settings are all addressed.

In short, this VDS describes the character of Cliddesden by identifying features that its residents feel contribute to its distinctiveness. It gives local people an opportunity to influence new development. It also encourages design that will reflect the best of the building traditions, form, proportions, materials and details as they exist at present in Cliddesden, while welcoming modern techniques, materials, and energy conservation.

## **PUBLIC CONSULTATION**

Local residents have been actively involved and consulted at all stages in the development of the Cliddesden Village Design Statement. This includes:

- Three general workshops involving all parts of the village and numerous meetings of working parties focusing on specific elements of the VDS in Autumn 2001 and Spring 2002.
- Almost twenty meetings throughout 2002 and 2003 of subgroups responsible for drafting and refining the VDS.
- Two public meetings in March and November 2002 to solicit further input and feedback on the draft VDS.
- Publications of drafts to interested parties for comment and regular updates in the Cliddesden Village Newsletter.
- Three public surveys in March, July and November 2003 resulting in further detail added to the VDS with the results of the surveys being made public in the Cliddesden Village Newsletter.
- Detailed discussions with and input from local planners at Basingstoke and Deane Borough Council.
- Support from the Cliddesden Parish Council and their endorsement on 4<sup>th</sup> November 2003.
- **Adoption by Basingstoke and Deane Borough Council as supplementary planning guidance on 19<sup>th</sup> February, 2004.**

## VILLAGE HISTORY AND CHARACTER

CLIDDESSEN is the modern name of the village known variously in the past as CLERESDEN, CUDESSEN or CLEDESdene. "Valley of the rock" or "rocky hill", from the old English (clyde + denu) has been suggested as a possible origin of the latter name, while a suggestion for Cleresden is that the name continues the Clere place name of Norman times as part of a series from Highclere through Kingsclere to Cleresden.

The first known habitation is located in the Swallick area and is a Neolithic flint works, which has produced arrowheads, axes, scrapers and fabricators. Scrapers and flints have also been found in the area of the School. A Bowl Barrow from the Bronze Age and the limited remains of Celtic fields are also discernable in the same area.



*Looking North East along Farleigh Road with Farleigh Cottage on the right of the picture*

In Norman times the Domesday Book of 1086 discloses that the manor was held by Durand de Gloucester. The subsequent descent line was to the Fitz Herbert family, and in the 15<sup>th</sup> Century the Wallop family became Lords of the Manor.

The village started to grow slowly in the 14<sup>th</sup> Century with farm worker cottages, and this process continued through the 15<sup>th</sup>, 16<sup>th</sup> and the 17<sup>th</sup> Centuries, together with other needed buildings such as a school, right up to the 18<sup>th</sup> Century when Manor Farm and Cliddesden Down House, as the then Rectory, were built.

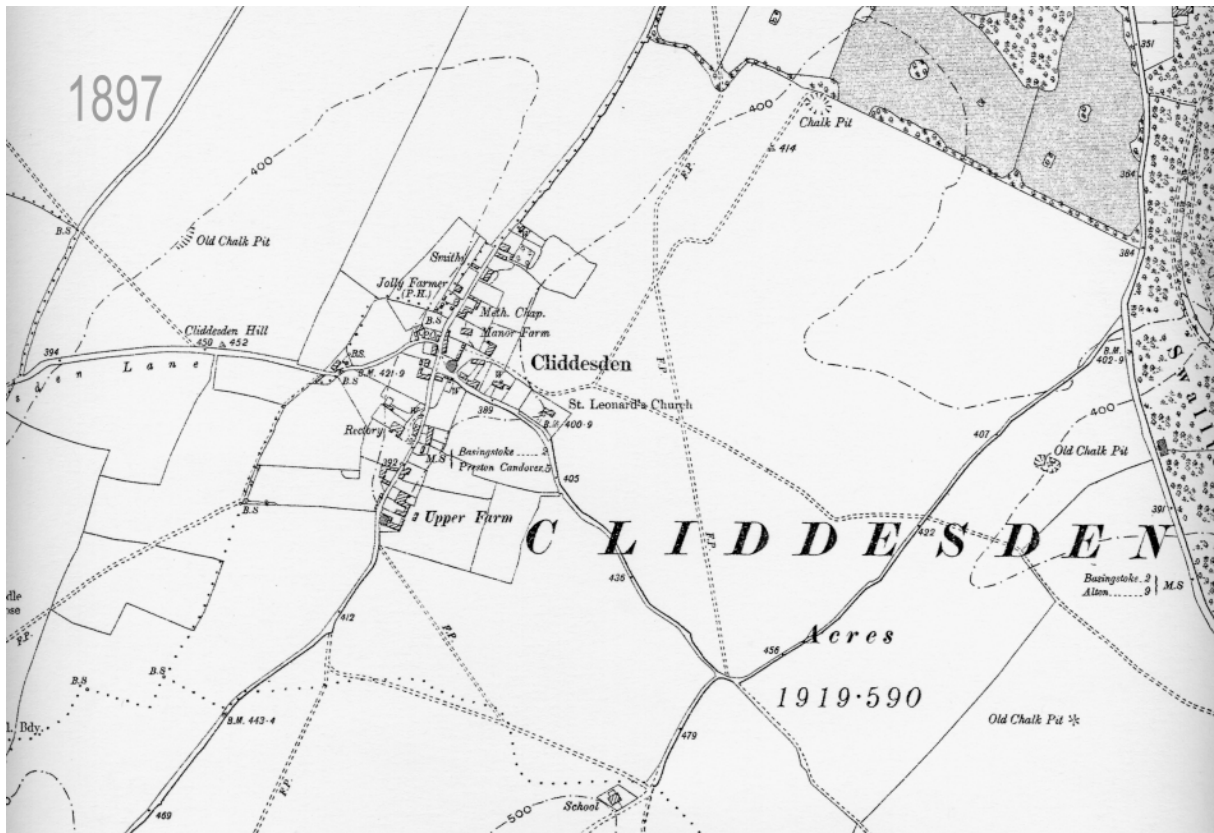


*Looking South West along Farleigh Road, Southlea Cottages to the right, Southlea Meadow to the left, flooded*

The 19<sup>th</sup> Century saw increasing wealth in Britain and this brought significant development to Cliddesden. The Church was substantially restored and extended, although parts can be dated to the 12<sup>th</sup> Century. Church Farm House was built, as was a new school and Audleys Wood as the home of a local successful businessman.

At the beginning of the 20<sup>th</sup> Century Wallis and Stevens, a Basingstoke agricultural

engineering firm, built a row of two-up/two-down semi-detached houses in large plots along Southlea to house their workers.



Construction of the Basingstoke and Alton Light Railway meant further new houses along Station Road to house railway workers, including an imposing residence for the Station Master. Both of these developments took the boundaries of the village out in a linear fashion.

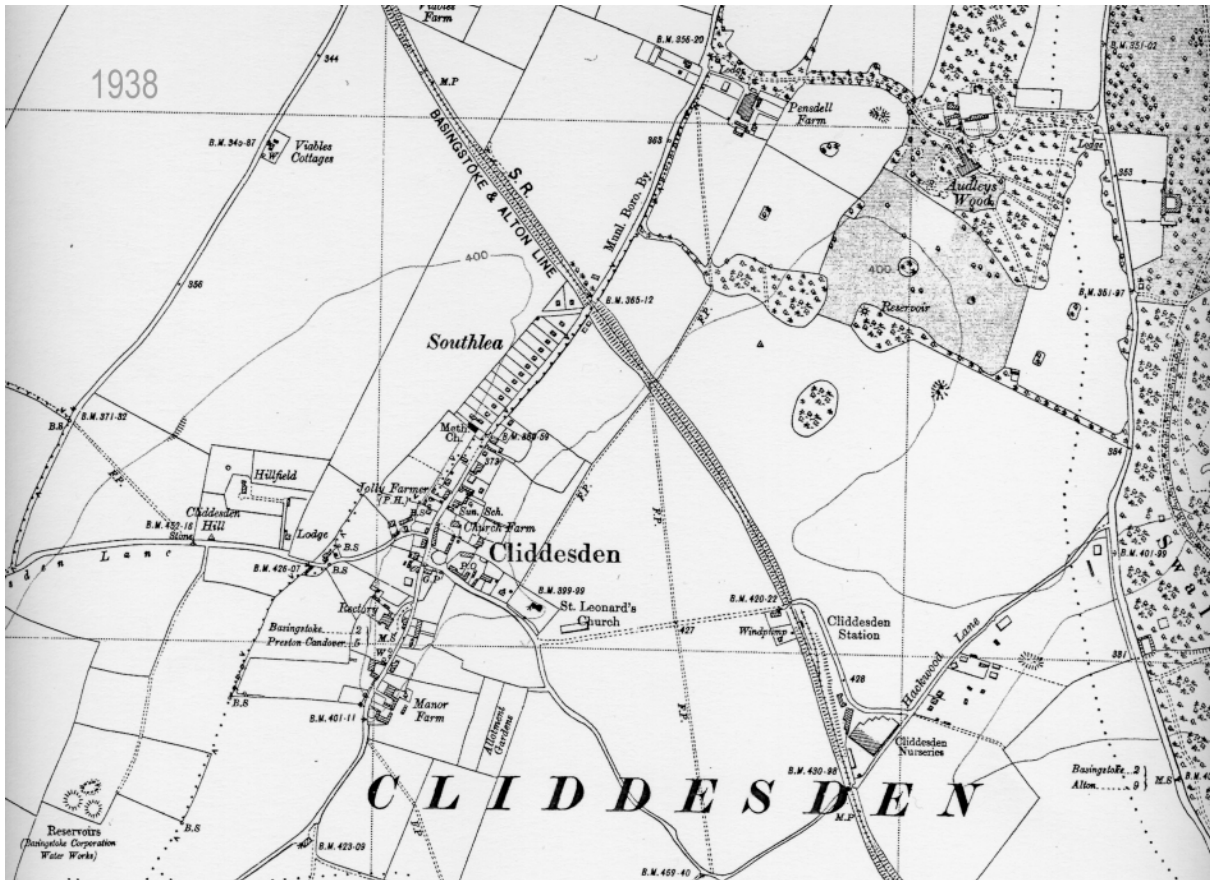


*Station Cottages with the whitewashed Station House showing behind the trees*

At this point the community numbered about 350 engaged mainly in agricultural and industrial work but with some gentry. The village services, apart from the Church, included a baker, a Post Office, a shop, two pubs, a blacksmith and a garage.

After the First World War land was made available in Hackwood Lane in large plots intended to give returning servicemen a chance to become self sufficient.

The community also benefited in 1923 from a gift of land from Lady Portsmouth, the landowner, to allow the erection of a Village Hall.



The next major development followed the Second World War when a number of houses were built in Woods Lane continuing the linear development. Following the tradition set by Southlea and Hackwood Lane, these houses also had enough land to allow substantial self-sufficiency in vegetables and to keep the traditional pig. Indeed the Horticultural Society, which was established with Ellisfield and Farleigh Wallop in 1947, had “Catch the Greased Pig” as one of the features of its annual show in the late summer - satisfactory fattening could then take place by Christmas.

This structure defined the village housing boundaries right up to the present time. Post war changes reflect the substantial reduction in farm work, and then the de-industrialisation of Britain towards a service based workforce. The proximity of Basingstoke with its excellent road and rail links has added to the attractiveness of the village as a commuter centre and to its diversity of population. As a result commuters to London and elsewhere have moved into the old agricultural and industrial workers' houses, and into new and often substantial houses which have infilled the old self sufficiency land. As a consequence retirement and low-cost housing has become scarce and only Hoopersmead of the 1960s and Century Close of the 1990s currently reflect the rationale and purpose of the agricultural workers' cottages which were once the bulk of the village.



In 1981 a large part of the village central area was designated as a "Conservation Area". This stretches from the village entrance in the east all the way along Farleigh Road to the western entrance, up Church Lane to encompass the Church, and up Woods Lane as far as Cold Harbour Cottages and the old pub of The Three Horseshoes. The Area includes adjacent fields and open spaces.

As we move into the 21<sup>st</sup> Century only a few of the original services remain. The old blacksmith property has become offices, the shop is being used for selling home conversions, and Manor Farm and

Church Farm yards and buildings have business occupants. In the main, these are modern service firms whose employee requirements are not satisfied by the village.

The closeness of the housing developments on the Basingstoke side of the Motorway means that the village school has received substantial support from families in that area and has survived and prospered as a consequence.

A summary of the last 25 years since 1978, shows that the village has seen about 19 new four bed or larger houses built, together with some 10 extensions of two-up/two-down houses into similar specification large houses. In the same period, 8 new low cost houses have been built and some six or seven agricultural units have been converted to light industry. No intermediate size quality houses have featured.

The village has a new Millennium Village Hall built on land bought from Lord Portsmouth with a significant contribution from the National Lottery Millennium Fund.



Despite all of these changes it is interesting to compare some data. The 1891 Census gave the population as 329, and the 1899 Kelly Directory gave the area as 1884 acres of mainly Wheat, Barley and Roots with some pasture. This pattern of land use is largely unchanged today while the current electoral roll, which of course excludes those under 18, stands at 379 people.

## THE VILLAGE IN THE LANDSCAPE AND ITS SURROUNDINGS

CLIDDESSEN lies in a valley marking the northern edge of an area of undulating downland, characterised by chalk over flint deposits and clay-capped plateaux on the higher ground. Large scale agricultural activity has contributed to the “open” nature of the landscape leading to some hedgerow loss. This openness means that views are broad and largely uninterrupted, giving a sense of space and tranquillity.



*Cliddesden cradled in the valley viewed from Farleigh Hill.  
Note the extensive tree cover and the urban development of Basingstoke in the far distance*

The village and its environs are identified within firm boundary indicators, comprising the ridge of higher land to the south and east, the M3 Motorway running from south-west to north-east and Hackwood Park to the east.



*The rear of Rectory Row partially hidden in the dip.  
The tree cover also adds to the seclusion*

There are areas of tree cover, especially on the higher ground to the south and east, within the village itself and to the north-east. Among the predominant tree species are oak, ash, horse chestnut, sycamore, beech, small-leaved lime, walnut and silver birch. There are also old hedgerows and their species include spindle, hazel, hawthorn, field maple, elder, old man's beard, holly, ivy and blackthorn (see Appendix 1 – Trees and Shrubs).

Further important landscape features are formed by the parkland estates of Hackwood Park and Farleigh House which adjoin Cliddesden to the east and south respectively.

Cliddesden is at the start of the downlands and there is a dramatic contrast between the densely developed townscape of Basingstoke and the area to the south-east of the M3 with thinly scattered villages and hamlets such as Cliddesden, Winslade, Farleigh Wallop and Ellisfield, and occasional isolated farms such as Swallick.

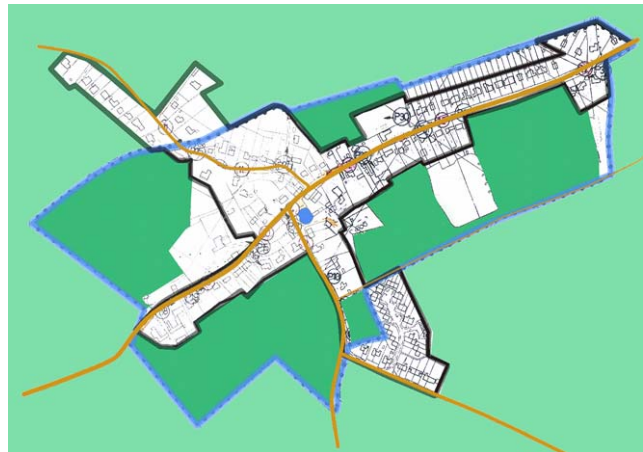


These are linked by narrow winding lanes, often sunken within high hedge banks, increasing the impression of a truly rural landscape and providing a further contrast with Basingstoke and its network of busy major roads.

Despite the wide views across the surrounding countryside, Cliddesden itself lies largely concealed in the folds of the valley and the tree cover within the village. This tree cover is an important contributor to the character of Cliddesden within the landscape, with the horse chestnuts at Church Farmhouse being a good example of mature and valuable trees.



Cliddesden is fortunate in having several extremely valuable publicly visible open spaces which are exhibited as swathes of green grassland or “green fingers”, extending from the open countryside into the middle of the village. These fingers integrate Cliddesden with the surrounding rural landscape and include Southlea Meadow, the fields north-east of Woods Lane, those behind the garage, and the meadow south-west of Church Lane. All descend from higher ground and are a prominent feature of the village. Some of these spaces are still farmed but others are now pony paddocks. Views from the village are mostly to the ridges via the green fingers and not into the countryside beyond. This enhances an impression of enclosure and rural remoteness.



Other spaces within and around Cliddesden comprise a number of public footpaths and roadside verges, the churchyard, the pond and its environs and the land around the Millennium Village Hall. The footpaths and the views from them provide a valuable asset of particular importance to the larger community. Apart from frequent use by local residents, the footpaths are an integral part of several walking and cycling routes available to the wider community within a reasonable radius of Basingstoke.



In the same way, the village pond provides a valuable open space with its natural flora, fauna and wildlife, such as rushes, moorhens and itinerant mallard. The pond also marks the focal point of the village and, so long as further urbanising developments such as kerbing and municipal landscaping are minimised, continues to be a firm statement of Cliddesden's rural character.

Boundaries vary from hedges, picket fencing, railings and walling and are typical of a country village. There are good examples of old brick and flint walls, some with tile tops giving individuality and character to their properties.



Some roadside verges, notably that on the south facing bank of the lane from Church Lane to the school, are rich in wild flowers typical of chalkland, such as vetches, trefoils, scabious and knapweeds and are maintained and cut by Hampshire County Council. Also important from the wildlife aspect is St. Leonard's churchyard (see Appendix 2 – Wild Flower Species). This is managed with conservation in mind and is recognised as a Site of Importance for Nature Conservation. It also supports breeding Little Owls and is largely dependent on the continued existence of the meadow to the south of Church Lane for its viability and charm.



The area within the boundary of the Millennium Hall has the potential for the development of sporting and leisure amenities, which, in view of its location, need not detract from the rural character of the rest of the village.



The open view into the village along Farleigh Road from the east is dominated by the uniformity of Southlea built below the ridge which divides the village from the M3 and Basingstoke. This is in sharp contrast to the variety of cottages, houses and bungalows on the east side of the road offering a completely different profile in terms of heights, roofs, chimneys, styles and building line.



Entering the village down Farleigh Hill from the south offers a completely different perspective with a winding road enclosed with high boundary walls and trees dominant on both sides. To an extent, these boundaries take the eye away from the development along the road which is very similar to that of the east side of Farleigh Road at the other end of the village – new and old, thatched and slate, red brick and rendered.

Leaving the village east along Church Lane, past the Church and the new Cliddesden Millennium Village Hall is typical open countryside. Much further on is the Victorian School with it's 21<sup>st</sup> Century extension.

Bearing to the left after the Church along Station Road is located a row of mainly 1950s semi-detached dwellings with a 1960s development of bungalows and a new low-cost housing development.



*Station Cottages*

Further along Station Road are the Railway Cottages, the Station House and the Riding Stables followed by the Hackwood Lane properties. Both the Station “development” and Hackwood Lane are separated from the village of Cliddesden by substantial agricultural fields. A diverse set of buildings has developed along Hackwood Lane.

The route out of the village west along Woods Lane is more enclosed than that along Church Lane, and in places the tree canopy envelopes the roadway to form a picturesque tunnel of vegetation. The initial stretch is a steep climb past some thatched cottages on the right and then past much more modern (mid to late 20<sup>th</sup> Century) developments in large plots on both sides of the lane. The top of Woods Lane at the edge of the village provides a panoramic view of Basingstoke beyond open fields and the M3.



As Cliddesden is close to Basingstoke most people could walk or cycle to the town without difficulty. Conversely anyone from the town could easily walk or cycle to the village and take advantage of the local footpaths and bridleways with their connection to the adjoining countryside. In some cases this allows large distances to be covered without significant use of metalled roads, such as the Wayfarers Walk to the coast around Chichester. The rural access and amenity of the village is therefore a substantial asset to be preserved and enjoyed by the urban dwellers in Basingstoke.

## BUILDINGS

As would be expected from its history, the village contains a variety of building style, form and materials depending on the date of construction. Uniformity applies to some “clusters” or “stretches” of buildings erected concurrently such as Southlea, Hoopersmead and Station Road. Those built before the industrial revolution were constructed mainly of local materials such as oak, flint, chalk, thatch and local red stock bricks from north Basingstoke. The subsequent arrival of the canals and railways had a huge effect on the choice of materials available to builders. An example of this can be seen in Southlea where Welsh slate on the roofs and London buff bricks were used. These new materials were also used in older buildings in their repair and maintenance.



*Rear of Hoopersmead Bungalows*

This diversity of types and sizes of dwellings now defines Cliddesden’s style and can be broadly categorised as follows:



*Rectory Row*

Cottages with thatched roofs and exposed wooden frames, such as the Laithe House and Rectory Row, from the agricultural period prior to the 17<sup>th</sup> Century.

The red brick and slate or plain tile roofs of the 18<sup>th</sup> and 19<sup>th</sup> Century buildings such as Farleigh Dene House, Cliddesden Down House, Church Farm House and the school.



*Church Farm House*



*Station Cottages*

The red brick, slate or plain tiled hipped roofs development with traditional wood framed cottage style windows such as Southlea and Railway Cottages continued with the 19<sup>th</sup> Century form. The dwellings are of regular shape and building lines with open gardens and minimal enclosure.



*Detached Bungalow in Woods Lane*

Red brick bungalows in irregular enclosed and private plots in Woods Lane and Hackwood Lane.



*Station Road*

Standard brick and concrete tile construction built in the 1950s and 1960s such as Hoopersmead, single story bungalows of minimal decorative embellishment, or on Station Road, two storey brick and tile hung houses with concrete tiled hipped roofs.

*Century Close viewed from the public footpath*



Modern buildings echoing earlier styles for individual or small groups of two or three houses. These are mainly infill construction from the 1980s to the present times. Century Close of the 1990s is similar in approach.



*Modern detached house*



*The Black Barn which has recently been converted into business accommodation*

Farm buildings such as barns, both open and closed, and industrial buildings, mainly offices, converted from agricultural buildings.

In summary, the majority of the buildings throughout the village have little architectural decoration beyond corbelling but do have chimneys. The facades are mostly flat with the addition of simple porches in some cases. The older traditional houses have hipped roofs. The more modern mid to late 20<sup>th</sup> Century single storey houses, in the main, are of a chalet style, having gable or dormer style windows for second storey rooms. The more recent larger two storey houses are of a darker brick or flint facing.



*An example of corbelling*

There is a predominance of red brick and grey slate or clay tile but with a significant variety of building material and styles such as flint facing, tile hanging, rendering and timber cladding.

## COMMUNICATION AND TRANSPORT

The significant increase in use of road traffic has had a very important impact on the village because of the construction of the M3 motorway. Cliddesden geographically and traditionally had been associated with the areas to the north and west. Hatch became associated with Cliddesden by 1311 and in Victorian times the village became part of the Basingstoke Hundred (a division of a County for local administration) which included



*The M3 can be seen dissecting the top left section of the image. The village of Cliddesden is highlighted as is its satellite settlement of Hackwood Lane. Aerial photo supplied by Getmapping*

local administration) which included Bramley, Mapledurwell, Sherborne St John, Steventon and Winslade with Kempshott. The M3 effectively cut these associations and created a barrier between Basingstoke and Cliddesden.

Although the Motorway is not recognised as a planning barrier as such, its impact has been to minimise the possibility of large scale development. This derives from the planning objective of retaining

rural space as clearly separated from the urban area, plus the concentration of infrastructure investment to best effect. The route chosen for the M3 and the situation of the village at the northern edge of downland has meant that Cliddesden retains its character as a separate village despite the early 1960s designation of Basingstoke as a London overspill area and its subsequent expansion.

The village does however suffer with noise from the M3 and from the general increase in traffic volumes with the associated congestion at peak times. It is used as a short cut “rat-run” by traffic from elsewhere trying to avoid the general congestion and impacting, in particular, Woods Lane and Hackwood Lane which are both narrow single-track lanes.

A disturbing recent development is the size of lorries in relation to the narrow lanes and roads in the village. There are several places in the village where they experience severe difficulty in passing each other or other vehicles. The result is not only danger to pedestrians and property but also significant erosion of the verges, which as noted under Landscape are ecologically rich in wild flowers typical of the area, thus adding to the character of the village.



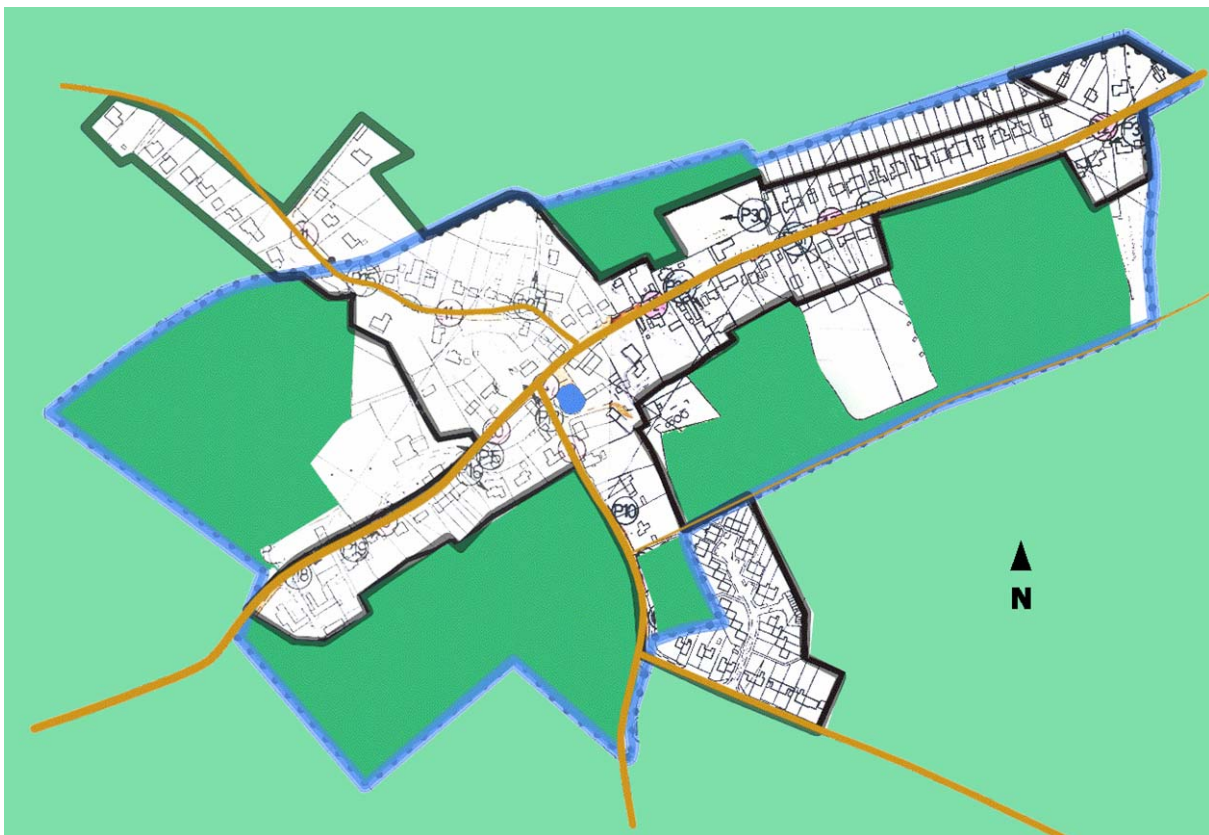
## GUIDANCE NOTES

The history of Cliddesden has encompassed the agricultural era, the industrial revolution, the Victorian era and its associated wealth creation, the War and inter-War years and the current move into a service based economy. The character of the



village has been moulded by this history and has been identified as having a notable diversity of buildings and a social structure which reflects a wide diversity of employment and wealth.

Further development should be sympathetic to this character and the relationship of the village to the landscape and the surrounding villages and Basingstoke should be maintained.



*Map of Cliddesden showing green fingers of land (in darker green) extending into the centre of the village.*

## SYMPATHETIC DEVELOPMENT

Sympathetic development should:

1. ... retain the “green fingers” which are important to the village character. These should be maintained and continued in further developments to provide views of the surrounding fields from between buildings.
2. ... blend into the landscape. There should be no building or development that would harm the skyline or be visually intrusive to the valley settlement.
3. ... maintain the far reaching views from public footpaths (see aerial photo on page 20).
4. ... maintain the village’s rural character by:
  - avoiding the provision of urban street furniture such as excessive signage or further street, industrial or security lighting. If necessary, lighting should conform with the guidelines issued by the Office of the Deputy Prime Minister in 1997 “Lighting for the Countryside: Towards Good Practice”
  - reflecting the rural context of the village through appropriate landscaping and grounds maintenance
  - respecting the width and verges of lanes and their wildlife.
5. ... respect and enhance Cliddesden’s overall amenity value to the wider community of Basingstoke as a generally quiet, rural and tranquil adjunct to Basingstoke.
6. ... use appropriate building techniques and materials for each part of the village so that the diversity of the village continues to develop. Evolution, not revolution is appropriate.



*A new house built with old materials*



7. ... provide accommodation that will enhance the existing diversified social structure. This means building housing ranging from low-cost, through smaller quality homes for the retired and young professionals to family homes of varying sizes. Development in the immediate future should restore this balance which has been lost over the last ten to fifteen years by larger homes becoming predominant.
8. ... preserve and enhance the extensive and important tree cover (see aerial photo above) within the village including mainly indigenous species of semi-mature trees and shrubs (see Appendix 1). The existing cloak of natural vegetation should be extended to integrate any new buildings. Sufficient space should be allocated for the future growth of these plantings and their care.



9. ... retain the natural appearance of the Pond with native plant and animal species.
10. ... conserve the footpaths, bridleways and other ways in which the village provides access to the countryside for Basingstoke.



*View up to Farleigh Hill  
from the public footpath  
behind Century Close*

## DETAILED BUILDING GUIDANCE

Any new building, including extensions and alteration should consider the following:

### HARMONIOUS DEVELOPMENT

1. New buildings should integrate harmoniously in style, materials, scale and proportion with the established development of the village. There is sufficient variety within the village to take design details and use them in modern structures. This does not preclude the use of modern building techniques or materials and will ensure the unique character of the village and its surroundings are maintained. Note should be taken of existing buildings when choosing wall finish including brickwork, flint, rendering, timber cladding and masonry paint. Red brick is prevalent with brick and flint being particularly characteristic of the area. Garages and outbuildings should show the same attention to detail, as should boundary walls.
2. Driveways and pathways should be in character with the immediate neighbourhood and with the rural character of the village.
3. Hard surfacing should have adequate drainage to avoid flooding problems to neighbouring properties.



### BOUNDARIES

The position of boundaries in relation to the road is generally set back behind a grass verge and this should be maintained. This is an important characteristic of the village integrating the built environment with the rural farmland of the surrounding area.

The variety and mix of hedges, picket fencing and walling for boundaries should be maintained by using traditional materials, and especially by planting native species.

Timber picket and post and rail fencing, brick, brick and flint, tile topped rendered walling, railings along with organic hedging are all acceptable, as are combinations of the above, but not modern reconstituted concrete stonewalling. This should avoid uniform and significant stretches of the same material.

### BUILDING MATERIALS

1. Design and materials should blend in with existing buildings. Particular attention should be paid to rooflines, materials and colours, pitches, dormers, gable ends, porches, and chimneys. Features from original buildings can be incorporated, e.g. flint and brick walls, timber cladding, rendered walls and thatch.



### ROOFS

1. Roof materials should blend with existing properties - thatch, grey Welsh slate, or tile. Variety should be encouraged when considering roof coverings where a number of dwellings are being built together. Incorporation of single storey buildings within the development will aid variation in roofline.
2. Rooflines should be varied in accordance with the proportions of the new building and adjacent buildings, with use of chimneys as has been traditional. Flat roofs are not a characteristic of the village and this includes their use in out-buildings and non-residential buildings.

### WALLS, WINDOWS AND DOORS

1. A variety of window detailing is found throughout the village but there are few picture windows. If a large aperture is proposed, that will be visible from streets and public spaces, multiple small panes or multiple windows should be used.
2. Design detailing should take its cue from some of the historic buildings within the village.
3. Windows and doors should not impact unfavourably on the neighbouring properties. They should retain the scale and detail of other windows and doors within the village and maintain a correct proportional relationship with the walls in which they sit.

## **COMMUNICATION AND TRANSPORT**

Development should where appropriate:

1. ... enhance and retain cycleways and footpaths within the village linking with the countryside.
2. ... blend power and communication lines with the surrounding trees and environment.
3. ... introduce suitable traffic calming to reduce danger to villagers from excessive volumes and speed of traffic.

## APPENDIX 1 – TREES AND SHRUBS

Ash	Ivy
Beech	Old Man's Beard
Blackthorn	Pedunculate Oak
Burnet Rose	Rowan
Casian Pine	Scots Pine
Cedar	Sessile Oak
Crab Apple	Silver Birch
Dog Rose	Small-leaved Lime
Dogwood	Spindle
Elder	Sweet Briar
Field Maple	Sycamore
Hawthorn	Wayfaring Tree
Hazel	Walnut
Holly	Wild Cherry
Honeysuckle	Wild Privet
Hornbeam	Yew
Horse Chestnut	

## APPENDIX 2 – WILD FLOWER SPECIES

Birdsfoot Trefoil	Meadow Buttercup
Clustered Bellflower	Meadow Cranesbill
Common St. Johns Wort	Meadow Saxifrage
Cowslip	Musk Mallow
Cow Parsley	Oxeye Daisy
Creeping Buttercup	Rose Bay Willowherb
Greater Knapweed	Sainfoin
Greater Stitchwort	Self Heal
Harebell	Scabious
Hoary Plantain	Sorrel
Kidney Vetch	White Bryony
Lady's Bedstraw	Wild Carrot
Lesser Stitchwort	Wild Marjoram
Lesser Knapweed	Yarrow