

**AVON HILL**  
REGENERATION

2025

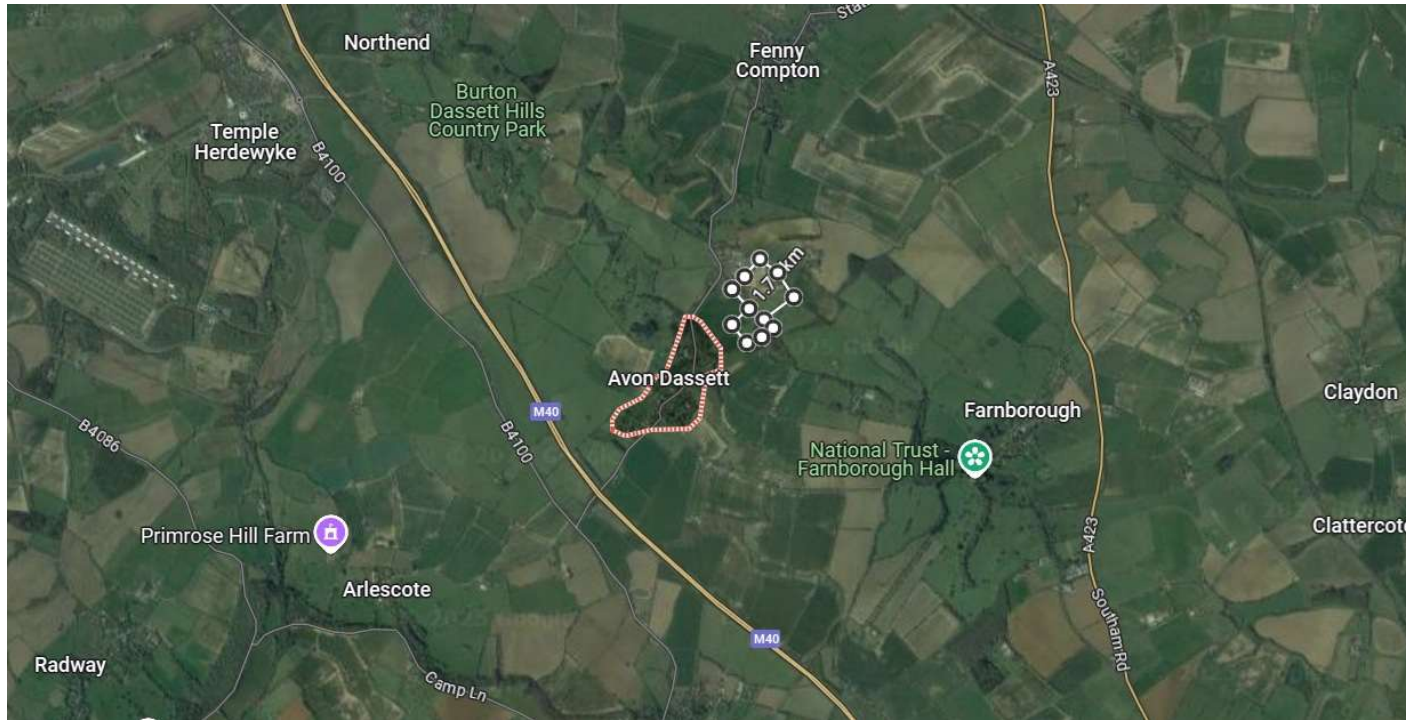
# Avon Hill Regeneration

Avon Hill Regeneration purchased Avon Hill Quarry in June 2023 as a restoration opportunity.

The Company directors have a diverse business background, in financial services, property development and haulage.

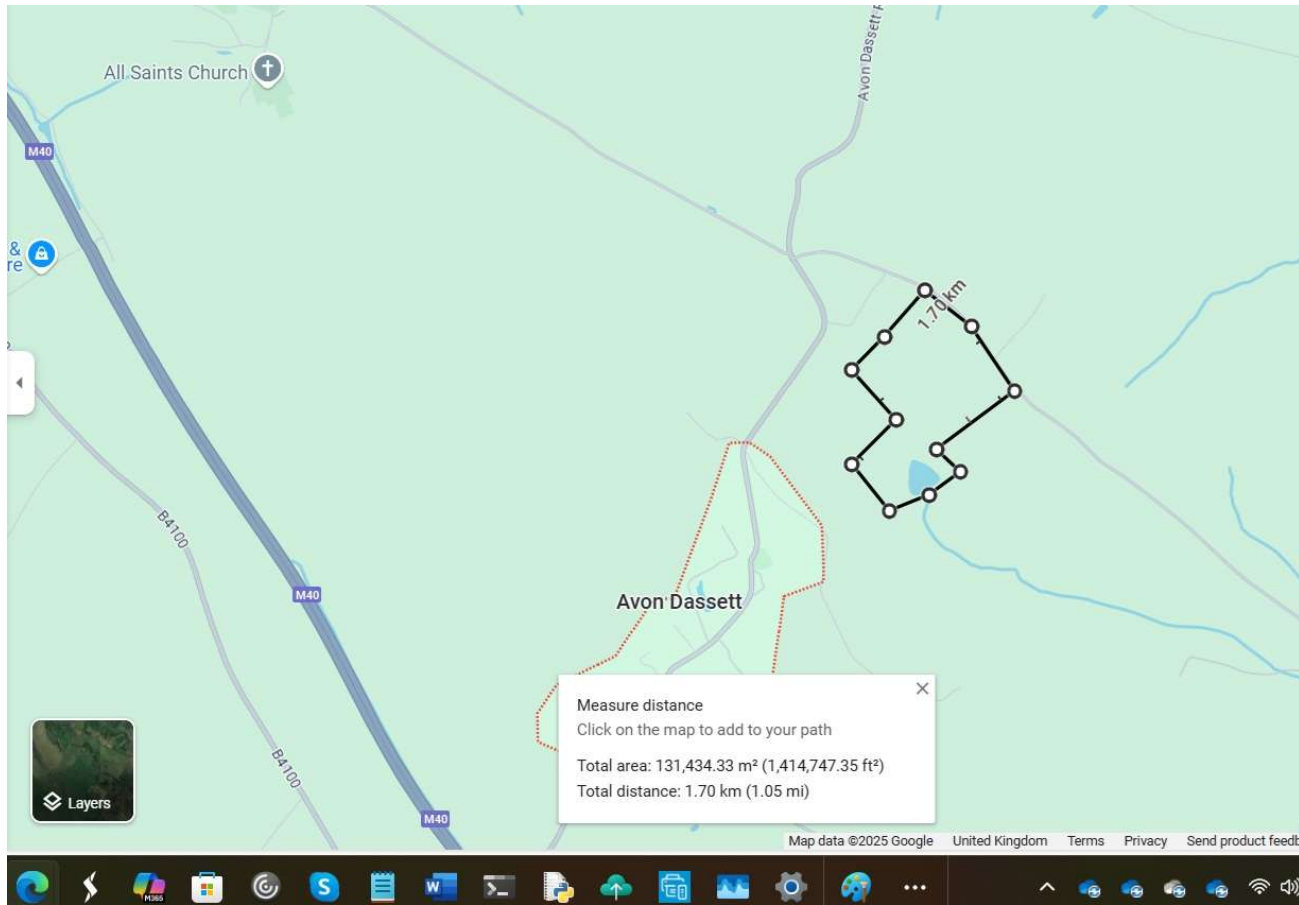
Our aim to regenerate the quarry site to deliver a sensible and sustainable development of eco holiday and fishing lodges, constructed to the highest standard to ensure the end product creates value to the surroundings as well as supporting the local economy.

## The Site



The site is situated on Dassett Road 1.3km South of Fenny Compton and 2km NW of Farnborough Village. The property is approximately 40 acres comprising 20 acres of “restored fields and lakes” and 20 acres of active quarry.

The active quarry geologically is made up of local Horton building stone material, primary and secondary aggregates and Blue Clay.



The site is approximately 35 acres in size split roughly 50-50 between previously “restored” quarry (albeit not to a great standard) and active quarry in works

## The situation in 2025

### *Mining operations.*

The quarry operates under extant planning permission dating from 1997 for the recovery and winning of stone.

As such mining operations are taking place to recover the remaining primary and secondary aggregate remaining on site. Boreholes were drilled in Summer 2024 with the intention primarily to monitor water pollution, and as a secondary aim of trying to establish the amount of economically recoverable stone left.

These boreholes suggest there is around 100,000 tonnes of primary and secondary stone still available to recover on site, this may change should any additional viable seams be discovered.

We estimate it will take between 2-3 years to exhaust the available stone from site.

As part of those permissions the quarry must submit “restoration” plans to return.

All operations are performed to the highest standard of health and safety, with measures in place to minimise disturbance to the surrounding areas. Noise/dust monitoring measures for example have been installed

# Restoration vs Regeneration

The existing planning permission allows for the “Restoration” of the quarry back to previous ground levels to return the site for agricultural purposes, this must be completed by 2042.

Avon Hill Regeneration recently received the results of a survey conducted by SLR consulting Ltd, alongside traffic reports and a soil management plan to implement the restoration, the results of which will be submitted to WCC within the next 10 days.

## In summary:

To restore the quarry to previous ground levels will require 428,950m<sup>3</sup> of imported subsoils and topsoils. \*\*All imported materials are inert in nature and are fully certified as suitable fill with soil sample reports from the exporting sites\*\*

This equates to c860,000 tonnes of soils, which in turn translates to approximately 43,000 HGV movements into the site.



## Regeneration

Regeneration can come in many forms:

- 1) **Housing Development (including a mix of affordable housing):** With the nature of the site situated between the 3 villages of Fenny Compton, Farnborough and Avon Dassett, it is our feeling that the site is too disconnected from all 3 to warrant a housing project. Although we have seen this happen before
- 2) **Commercial:** To the long-term of the site is situated a caravan and motor home storage facility. Nevertheless, we don't feel that this is the best use of the site, given the stunning vistas and natural lakes that the site benefits from.
- 3) **Sustainable Holiday and Fishing lodges.** As mentioned earlier this long-term is our preferred options and comes with a number of benefits.
  - **Growing Trend in UK Ecotourism.** From 2025 to 2035, more rapid growth at a CAGR of 7.6% is expected, driven by increased awareness of sustainable tourism and significant investments in green tourism infrastructure. Government initiatives, such as the "Green Tourism Scheme," and collaborations with conservation organizations are anticipated to propel market growth further. [www.futuremarketinsights.com](http://www.futuremarketinsights.com)
  - **Significant investment into the area.** The construction of the site will employ many local tradesperson, builders / electricians / renewable energy experts / Heating Engineers etc
  - **Long term Economic benefit to the area and community:** Attracting tourists to the area will benefit local businesses and tradespersons for the long term benefit of the area



## Example Holiday Lodges

Whilst not the exact lodges that will be installed these are good examples of the quality and feel of the designs we are hoping to achieve through planning.

## Further benefits of a Holiday Lodge site

The site currently benefits from one 2.5-acre lake, as part of the end design of the quarry the owner hope to get permission for a further 1.5 acre lake and a 2.5 acre lake in the Southwest of the site.

These new lakes on their own will reduce the required importation of soil by around 25,000 tonnes, with further landscaping, to incorporate exposed rock faces and undulating hillside we expect to be able to half the overall amount of imported material needed to site, benefitting obviously the surrounding villages in terms of disturbance and of course CO2 emissions in general. \*\* subject to final design \*\*

## Open House

Avon Hill Regeneration wish to work alongside all the various stake holders (WCC, SDC, and the local community) to produce a world class resort / destination.

We particularly welcome feedback from our neighbours/

Whilst we are a working quarry, we have an open house policy where we welcome any members of the community to come to visit and inspect the things we are up to, and we welcome and will listen to positive and constructive views.

Please note for Health and Safety reasons visitors must report to the office, unescorted site visits are dangerous and cannot be allowed.

We are aware that we are custodians of what in our view is a stunning property with enormous potential. We take a our responsibilities in this regard very seriously.