

Conservation Area Review Consultations (November – December 2021)

Frequently Asked Questions

What is the purpose of a conservation area?

The statutory definition of a conservation area is '*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. The designation does not prohibit development, but rather seeks to ensure that any changes are in keeping with the area's special character.

Why are you reviewing the conservation areas now?

The Law requires us to formulate and publish proposals for the preservation and enhancement of the parts of the Borough falling within conservation areas. The Rushmoor Local Plan (2019) set out the Council's commitment to review the Borough's conservation areas to develop character appraisals/management plans.

Why were some areas included in a Conservation Area at the time of designation, not considered to be worth retaining in a conservation area now?

There isn't currently a Conservation Area Appraisal in place for the conservation areas that we are currently consulting on. There is therefore limited information available to justify the extent of the current boundaries. Since the boundaries were last defined (over 30 years ago) legislation has changed and national policy has been updated.

As part of the conservation area review programme, we have produced draft character appraisals for conservation areas. This reflects the need to look afresh at the extent to which these areas demonstrate special architectural or historic interest.

Are the Conservation Areas being reviewed to enable undeveloped land to be built on?

The Council is committed to meeting its obligations in undertaking a review of conservation areas. The proposed changes are not to enable undeveloped land to be built upon but to ensure that the reasons for designation are credible and reflect the need for Conservation Area status to protect and enhance environments which have special architectural or historic interest. All planning applications received now (or in the future) are assessed against the development plan (Rushmoor Local Plan).

Following the public consultation, and prior to any changes being made to conservation area boundaries, the Council will ensure that any protection needed within areas which would no longer fall within a Conservation Area is in place.

Is the Council planning any development within the areas which would no longer be within a Conservation Area?

The Council has no plans to develop land within the conservation areas currently under review. Any landowner or developer can any time submit a planning application for development of land they

own or control. Location within a Conservation Area does not prevent this. Planning applications received now (or in the future) are assessed against the development plan (Rushmoor Local Plan).

Are the conservation area boundary changes in Farnborough to enable Esso to carry out works relating to the aviation fuel pipeline?

The Esso pipeline is a nationally strategic infrastructure project which has already been granted [approval](#) by the Secretary of State in the form of a Development Consent Order. It does not require any further permission and proposed changes to conservation area boundaries will not affect or facilitate these works.

Have tree surveys been undertaken for those areas proposed to be removed from the conservation area?

Not yet, however tree surveys will take place where necessary once responses from the public consultation have been received and considered.

What protection do trees in a conservation area have?

Trees in a conservation area are protected by the provisions in Section 211 of the Town and Country Planning Act 1990. These provisions require that council is notified of any intended works to trees six weeks in advance. More information on trees in conservation areas can be accessed using the link below:

<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

Will the changes affect tree preservation orders?

Any tree preservation orders that are currently in place will not be affected by changing the conservation area boundaries.

Are you aware of the error with the description of the ages of the properties along Highgate Lane and Chingford Avenue?

We are fully aware of the error within the text of the Farnborough Street Conservation Area Appraisal and have carried out further research to establish the correct date of the properties in question. This information will be corrected before any further development of the documents.