

# **Manor Park Conservation Area Character Appraisal and Management Plan**

## **Consultation Statement**

### **Persons consulted as part of the Consultation**

The draft Manor Park Conservation Area Appraisal and Management Plan was subject to six weeks' public consultation between the 1<sup>st</sup> November 2021 and the 13<sup>th</sup> December 2021. Copies of the draft document were made available to view at the following locations during opening hours:

- Rushmoor Borough Council Offices
- Aldershot Library
- Farnborough Library

The documents were promoted via a media release (Appendix 4). The consultation was also advertised extensively on the Council's website (Appendix 9 - 11) and using Social Media (Appendix 6 - 8). The Council's Facebook page has 11,402 follows. In addition, letters (Appendix 2). and information leaflets (Appendix 3). were delivered to properties within the current Manor Park Conservation Area.

Representations were invited via email or via post.

### **Consultation emails**

The Council notified all those registered on the Rushmoor Local Plan consultation database. The database covers a wide range of stakeholders including local residents, businesses, statutory bodies such as Historic England and civic groups. In total, there are approximately 155 contacts on the database, and all were contacted via email requesting their comments on the documents (Appendix 1).

A newsletter (Appendix 5) was sent to approx. 250 people that had signed up to be informed of any Council consultation, as well as to the 6000 people who had requested to be sent the general Councils newsletter.

### **Documents available on the Council's website**

Copies of the draft documents were made available to view and/or download on the Council's website at <https://www.rushmoor.gov.uk/planningpolicyconsultations>

### **Consultation events**

Two digital consultation events were carried out on the 16<sup>th</sup> and 17<sup>th</sup> November 2021. These events were publicised on the Council website as well as on the leaflets and press releases. Attendees were able to call the office to book a time slot or enter the event via a Microsoft Teams link on the Rushmoor Borough Council Website. We received approximately 30

telephone calls during the consultation period with people asking questions about the consultation documents and their implications. The majority of people contacting us requested to be signed up for the digital drop in events. The estimated attendance for the two digital events was 25 people.

An in person drop in event was also arranged at the Council Offices for the 19<sup>th</sup> November, however this was principally advertised for consultees who were unable to attend the digital events. The Council Offices are easily accessible via public transport and is within Farnborough Town Centre. For the drop in event several display boards were available for the public to view (Appendix 12) which provided summary information on the documents which were being consulted upon. Council officers were also available to answer any questions (Appendix 13). The public were encouraged to complete the supplied feedback form, or to email to policy email address with any comments. The estimated attendance for the in person drop in events was 10 people, this reflects the willingness of the public to engage with the consultation digitally and over the phone.

From the 19<sup>th</sup> November 2021 the five display boards (Appendix 12) that provided a summary information of the consultation, were exhibited in the reception of the Council Offices.

## **Summary of the main issues raised and officer responses**

We received 11 responses relating to the Manor Park Conservation Area Appraisal and Management Plan with most of the comments received focusing on the proposed boundary changes (i.e. areas to be removed from the conservation area).

### **Issues identified:**

#### **1. Concerns that areas are being removed from the conservation area**

It is a commitment within the Rushmoor Local Plan (2019) to review the borough's Conservation Areas. Conservation areas are a heritage designation guided by the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires Local planning authorities to identify areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Prior to the most recent review, Manor Park Conservation Area was reviewed in 1989. As part of the current review we have produced a conservation area character appraisal which identifies some areas could be removed because they do not demonstrate special architectural or historic interest. National Planning Policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.

#### **2. Concern that development has been allowed within the conservation area which now requires boundaries to be amended**

The purpose of conservation area designation is not to prevent development. Change is inevitable but as planning authority we seek to manage change in a way that conserves and enhances the character and appearance of historic areas.

The preparation of a character appraisal provided information on the significance of the area and identifies threats to its special architectural or historic interest. The character appraisal will upon adoption be a material consideration in decision making

### **3. It will be of benefit for Campbell Fields to remain within the conservation area**

Conservation areas are a heritage designation. The modern development at Campbell Fields (constructed in the early 2000s) whilst of a relatively high standard of design does not provide special architectural or historic interest and should not be retained in the conservation area. National Planning Policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.

As part of the planning permission for the Campbell Fields development, all permitted developments have been removed meaning that restrictions on the type of development that can take place within the development are greater than those that apply in conservation areas.

The mature trees within the established landscape buffer benefits from Tree Preservation Orders which will not be impacted by the amendments to the conservation area.

### **4. Church Lane East / Campbell fields landscape buffer should be retained in the conservation area as it has rich biodiversity and creates a sense of place.**

Biodiversity and ecology assets in the borough are protected under separate legislation and by both national and local planning policies. The landscape buffer between Church Lane and the Campbell Fields development contains a number of mature trees that are protected by a Tree Preservation Orders (TPO). The tree preservation orders will remain in place following changes to the conservation area boundary.

### **5. Suggestion that properties along the High Street within the Conservation Area are removed.**

The properties along the High Street that are included within the Conservation Area predominantly date from before 1911 and are historic buildings that . We acknowledge that some of the building facades have altered, however the roofs and chimneys stacks remain. These historic buildings provide a setting to the historic parkland and village green and therefore remain within the conservation area boundary.

## **Next Steps**

Following consideration of the comments received (Appendix 14) it is proposed that the Manor Park Conservation Area Appraisal and Management Plan be presented to the Councils Cabinet for adoption with the boundaries being amended as set out in the consultation draft document.


## Appendix 1– Email to Consultees

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### Rushmoor Borough Council Conservation Area Consultations - Statutory Consultees



Rushmoor Council Planning Policy  
To: Rushmoor Council Planning Policy

 You forwarded this message on 17/11/2021 09:59.

Dear Sir / Madam,

We are contacting you as you have previously asked to be notified of planning policy and heritage consultations undertaken by Rushmoor Borough Council.

The Council is currently consulting on the following heritage documents for a period of six weeks:

- Draft Basingstoke Canal Conservation Area Appraisal and Management Plan
- Draft Manor Park Conservation Area Appraisal and Management Plan
- Draft Farnborough Street Conservation Area Appraisal and Management Plan
- Draft St Michaels Abbey Conservation Area Appraisal

You can view the documents and find more information online at <https://www.rushmoor.gov.uk/planningpolicyconsultations>

The closing date for receipt of comments is **Monday 13 December 2021**.

To respond please email [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk) or write to us at the following address:

Planning Policy and Conservation  
Rushmoor Borough Council  
Council Offices  
Farnborough Road  
Farnborough  
Hampshire  
GU14 7JU

Yours faithfully,

The Planning Policy and Conservation Team

**Planning Policy and Conservation Team**

Planning Policy and Conservation Team | Rushmoor Borough Council | Council Offices | Farnborough Road | Farnborough | Hampshire | GU14 7JU  
DDi: 01252 398787 | e: [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk) | w: [www.rushmoor.gov.uk](http://www.rushmoor.gov.uk)

 Please consider the environment - do you really need to print this email?

## Appendix 2– Letters to Householders

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Dear Owner / Occupier,

**Manor Park Conservation Area Review – Consultation on draft Character Appraisal and Management Plan, including proposed boundary changes.**

We are contacting you as your property is located within the Manor Park conservation area. We have undertaken a review of the conservation area, which was last reviewed in 1989, to ensure that the character, historic significance and appearance of the conservation area is retained and enhanced.

As part of the review process, a draft Conservation Character Appraisal and Management Plan document has been produced for public consultation which proposes changes to the boundary of the conservation area. A leaflet is enclosed that summarises the proposed boundary changes to Manor Park Conservation Area. If these changes are implemented, this will mean that some properties will no longer be part of the conservation area.

We would like your views on the draft document which can be viewed:

- on our website: [www.rushmoor.gov.uk/planningpolicyconsultations](http://www.rushmoor.gov.uk/planningpolicyconsultations), and
- at Rushmoor Borough Council Offices, Aldershot Library and Farnborough Library during opening hours.

If you wish to respond to the consultation, please let us know your views by 5pm on **Monday 13<sup>th</sup> December 2021**.

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You can send us your comments on the draft document in any of the following ways:

**By email**

[planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk)

**By post**

Planning Policy  
Rushmoor Borough Council  
Council Offices  
Farnborough Road  
Farnborough  
Hants  
GU14 7JU

We are also hosting virtual drop in sessions on the proposed changes. These sessions will be held on 17<sup>th</sup> November between 10am and 12pm, and 5pm-7pm using Microsoft Teams. Please contact us on 01252 398 787 to register for a virtual event or so that we can make alternative arrangements if you cannot interact with us digitally.

Yours faithfully




Tim Mills




Head of Economy, Planning and Strategic Housing






## Appendix 3– Leaflet included with Letters to Householders



**Conservation Area**  
consultation information

**Manor Park**

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### Why Rushmoor Borough Council is reviewing the Manor Park Conservation Area

The conservation area was first designated in 1980 and amended in 1989. The adopted Rushmoor Local Plan (2019) commits us to reviewing our conservation areas.

### The purpose of a Conservation Area Appraisal

A Conservation Area Appraisal justifies the conservation area designation as well as identifying the area's key strengths and weaknesses.

### What changes are proposed

The following two areas are recommended to be de-designated from the conservation area as they do not enhance or preserve the character or appearance of the conservation area.

Campbell Fields is a modern housing development, and the buildings are not heritage assets. A tree preservation order is in place within Campbell Fields providing protection for trees clustered in the area of land adjoining Church Lane East.

Eggars Court and Cherry Lodge are modern development, the buildings are not heritage assets. Five trees within the grounds benefit from a Tree Preservation Order.

### What needs planning permission in conservation areas

In conservation areas planning permission is required for some changes that would normally be classed as permitted development. Some examples are given below:

- Single storey extensions to the rear of properties exceeding size thresholds;
- Extensions at the rear that are more than one storey or any extensions at the side of a house;
- Additions, alterations or extensions to roofs;
- Cladding any part of the house with stone, render, timber, tiles, or another material.

Note: Flats do not benefit from permitted development rights so permission is required for all works that are not like-for-like replacements or that might change the appearance of the building.

Trees in a conservation that meet specified criteria are protected by legislation so that councils should be notified of any works to a tree within a conservation area. This notice period gives the authority an opportunity to consider whether to make a Tree Preservation Order (TPO) on the tree.

Prior to the adoption of the final conservation area appraisal and management plan, we will serve TPOs, where necessary and justified.

### How to respond to the consultation

We would welcome your views on the draft Character Appraisal and Management Plan, including the proposed boundary changes. Printed copies of the document are available to view at the council offices and Aldershot and Farnborough libraries during opening hours. Please check before travelling.

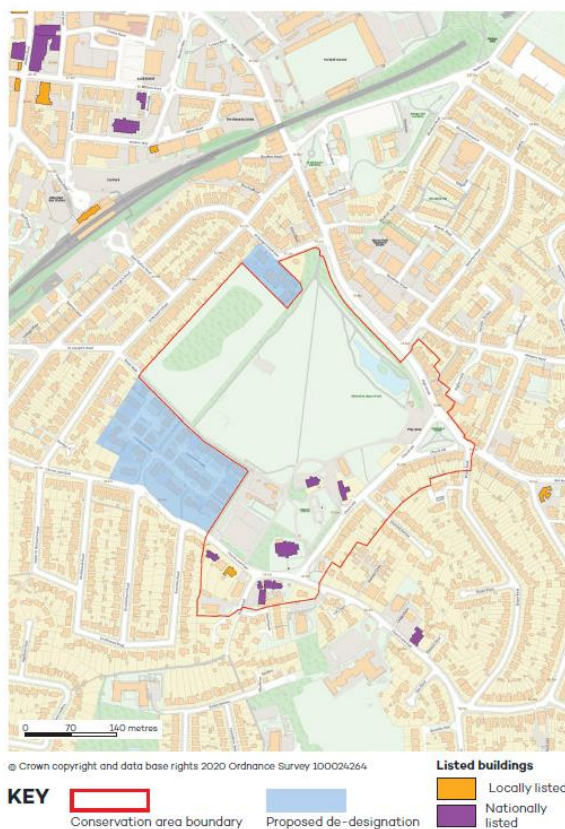
Responses must be received by 13 December 2021 and can be submitted using one of the following methods:

**By email**  
planningpolicy@rushmoor.gov.uk

**In writing**  
Planning Policy  
Rushmoor Borough Council  
Council Offices  
Farnborough Road  
Farnborough  
Hants  
GU14 7JU

### Further Information

We are also hosting virtual drop-in sessions on the proposed changes. These sessions will be held on the 17 November, between 10am and midday, and from 5pm to 7pm. Anyone unable to attend should contact us on 01252 398 787 to make alternative arrangements.



Council Office,  
Farnborough Road,  
Farnborough,  
Hants, GU14 7JU

[www.rushmoor.gov.uk](http://www.rushmoor.gov.uk)  
01252 398 399  
customerservices@rushmoor.gov.uk

@rushmoorcouncil  
Rushmoor Borough Council  
October 2021

## Appendix 4– Media Release

[Home](#) » [News](#) » [November 2021](#) » [Council seeks views on conservation areas](#)

### You are in News

#### November 2021

Important step forward for new visitor centre

Union Yard regeneration scheme construction under way

App puts Aldershot on the map

Christmas is coming to Aldershot and Farnborough

**Council seeks views on conservation areas**

Media release - issued 04 Nov 2021

## Council seeks views on conservation areas

Local residents are being asked to give their views on proposed changes to four conservation areas in Aldershot and Farnborough.

In the second phase of a major project, Rushmoor Borough Council is undertaking a review of more conservation areas and has now launched a consultation to hear what people think of the plans.

The reviews are part of the council's overall aim to protect and improve the heritage and character of Aldershot and Farnborough and build on the policies in the Rushmoor Local Plan.

In the Manor Park and Farnborough Hill conservation areas, the council is proposing to change the boundaries. This would remove areas that do not reflect, or add to, the historic character of the area. Overall, the conservation areas would be smaller, but more focused.

The proposed amendments to the Basingstoke Canal conservation area takes account of the changes to the Aldershot Garrison and the designation of parts of the area as Suitable Alternative Natural Green Space (SANG).

The council is also proposing to de-designate the St Michael's Abbey conservation area as a significant number of buildings within the conservation area are modern and the core heritage buildings, and their settings such as St Michael's Abbey and St Peters School are Nationally Listed, which provides greater protection than conservation area designation.

As well as finding out more and making comments on our [Conservation area reviews](#) page, residents will also be able to find out more about the proposals at four virtual drop-in sessions. These will be for:

- St Michael's Abbey and Farnborough Hill on Tuesday 16 November
- Basingstoke Canal and Manor Park on Wednesday 17 November

Anyone who would like to attend one of the sessions should email [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk).

Anyone unable to attend should contact the planning policy team on 01252 398787, so they can make alternative arrangements.

Rushmoor Borough Council's Cabinet member for Planning and Economy, Councillor Marina Munro, said: "Our conservation areas play an important role in maintaining the heritage and character of our towns. A lot has changed since we last reviewed them. Given the significance of these areas, we hope that residents will take the time to look at the proposals in the consultations and give their views so we can fully take account of local opinions."

The consultations are available on our [Conservation area reviews](#) page until 5pm on Monday 13 December.

### Related links

- [Conservation area reviews](#)
- [Current consultations](#)

### Contacts

Communications  
[communications@rushmoor.gov.uk](mailto:communications@rushmoor.gov.uk)  
Tel: 01252 398744  
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## Appendix 5– Newsletter notification



### Remembrance Sunday

To mark Remembrance Sunday, there are a number of joint civic and military services taking place on Sunday 14 November across Aldershot and Farnborough.

All the services are open to the public and further information is available on the [Remembrance Sunday](#) page on our website.

### Food waste collections update and thanks

It's already our third week of food waste collections and we'd like to say another big 'thank you' for your recycling efforts so far.

In our second week, we collected a massive 61 tonnes of food waste for recycling. All the waste has been sent to an anaerobic digestion facility near Basingstoke, where it is being broken down to generate renewable energy and a digestate which is used as a nutrient-rich fertiliser.

If you've not been using your caddies yet, it's not too late to start - you can use your weekly collection to recycle all types of food waste. If you need help getting started, we've created a [short video](#). You can also find details on the [food waste recycling](#) page on our website.

Your black outdoor caddy needs to be out by 7am on the day of collection and it really helps our crews if you can leave it in a visible place. Food waste is emptied separately to your other bins and the team can be out working until 4pm, so it may be collected at a different time.

To check your collection calendar go to the [bin collections](#) page on our website.

### Conservation areas - give us your views

We would like your views on some proposed changes to four conservation areas in Aldershot and Farnborough.

The reviews are part of our long-term work to protect and improve the heritage and character of Aldershot and Farnborough and build on the policies in the Rushmoor Local Plan. The conservation areas are St Michael's Abbey, Farnborough Hill, Manor Park in Aldershot and the Basingstoke Canal.

As well as the online consultation, you can take part in one of four virtual drop-in sessions on 16 and 17 November. To find out more and to take part in the consultation, please go to the [conservation area reviews](#) page on our website. You will find details of how to take part in the drop-in sessions on the individual conservation area appraisal and management plan pages.

The closing date is Monday 13 December.

### Festive dates for your diary

Christmas is just around the corner and we have a number of Christmas events coming up to help get the festivities started.

Join us for the [Aldershot Christmas Cracker](#) and Christmas lights switch-on on Saturday 20 November from midday to 5.45pm in Aldershot town centre. There will be festive stalls to browse, Santa's grotto, a nativity farm, rides, circus skills, face painting, live performances, brass bands and more. This year, the big switch-on will take place in



## Appendix 6 –Social Media Post – 8 November

**Rushmoor Borough Council**  
8 November 2021 · 🌐

We are inviting local residents to give their views on some proposed changes to four conservation areas in Aldershot and Farnborough. The reviews are part of our long-term work to protect and improve the heritage and character of Aldershot and Farnborough and build on the policies in the Rushmoor Local Plan. The conservation areas are St Michael's Abbey, Farnborough Hill, Manor Park in Aldershot and the Basingstoke Canal. As well as the online consultation, residents will ... [See more](#)



### Protecting and improving our local heritage

We want your views



**[www.rushmoor.gov.uk/conservationreviews](http://www.rushmoor.gov.uk/conservationreviews)**



 4

15 comments 7 shares

## Appendix 7 – Social Media Post – 18 November

**Rushmoor Borough Council**  
18 November 2021 · 🌐

If you were unable to attend the online sessions on our conservation area consultation, we will be holding a drop-in event at the council offices between 10am and 5pm tomorrow (19 November).

The conservation areas are St Michael's Abbey, Farnborough Hill, Manor Park in Aldershot and the Basingstoke Canal.

If you would like to attend, please call us on 01252 398787 or email [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk) to book a place as our offices are open for pre-booked appointments only.

Visitors will be able to look at information boards and the relevant draft documents and talk to planning officers.

Please could anyone attending the drop in sessions to wear a face covering and remain socially distanced during their visit. Thank you.



**Protecting and improving  
our local heritage**  
We want your views



**[www.rushmoor.gov.uk/conservationreviews](http://www.rushmoor.gov.uk/conservationreviews)**

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 5

4 shares



## Appendix 8 – Social Media Post – 9 December

**Rushmoor Borough Council**  
9 December 2021 at 00:11 · 🌐

There's still time to give your views on some proposed changes to four conservation areas in Aldershot and Farnborough.

The conservation areas are St Michael's Abbey, Farnborough Hill, Manor Park in Aldershot and the Basingstoke Canal.

The consultation ends next Monday, December 13.

The reviews are part of our long-term work to protect and improve the heritage and character of Aldershot and Farnborough and build on the policies in the Rushmoor Local Plan.

For more information and to take part in the online consultation please go to [www.rushmoor.gov.uk/conservationreviews](http://www.rushmoor.gov.uk/conservationreviews)



### Protecting and improving our local heritage

We want your views



**[www.rushmoor.gov.uk/conservationreviews](http://www.rushmoor.gov.uk/conservationreviews)**

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## Appendix 9 –Website – main consultation page

Coronavirus (COVID-19) - The latest information about our services, government advice and where to get help.

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We are proposing to make a number of changes to Basingstoke Canal, Farnborough Hill, Manor Park and St Michael's Abbey conservation areas.

Conservation areas are defined in law as 'an area of special architectural or historic interest the character of which it is desirable to preserve and enhance'. We are responsible for defining and reviewing conservation areas in the borough.

As set out in the [The Rushmoor Local Plan \(2019\)](#), we are carrying out a comprehensive review of the borough's conservation areas. This is part of our overall strategy to protect and improve the heritage of the borough and its character.

We are currently consulting on the following draft documents as part of the second phase of our Conservation Area Review Programme. Please note that all of the documents propose changes to conservation area boundaries:

- [Draft Basingstoke Canal Conservation Area Appraisal and Management Plan](#)
- [Draft Farnborough Hill Conservation Area Appraisal and Management Plan](#)
- [Draft Manor Park Conservation Area Appraisal and Management Plan](#)
- [Draft St Michael's Abbey Conservation Area Appraisal](#)

The documents should be read alongside the published [Conservation Area Overview Document \(3Mb\)](#) that provides the context in which conservation areas in Rushmoor have been designated, which includes the legislative and planning policy framework as well as the geographic and historic setting of the borough.

You can submit your feedback and comments by emailing [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk) or by post to the address below:

Planning Policy,  
Rushmoor Borough Council,  
Council Offices,  
Farnborough Road,  
Farnborough,  
Hampshire  
GU14 7JU

**Drop-in sessions**

Thank you to all that attended our virtual drop-in sessions on the 16 and 17 November and the drop-in event at the Council Offices on the 19 November. You can view the consultation event information using the links below:

- [Display Boards \(11Mb\)](#)
- [Presentation \(524kb\)](#)

This consultation closes on **13 December at 5pm**.

**Privacy notice**

Read about the information you send to us and what we will use it for in our [privacy notice](#).

### Related documents

- [Draft Basingstoke Canal Character Appraisal and Management Plan \(10Mb\)](#)
- [Draft Farnborough Hill Character Appraisal and Management Plan \(3Mb\)](#)
- [Draft Manor Park Character Appraisal and Management Plan \(10Mb\)](#)
- [Draft St Michael's Abbey Character Appraisal \(7Mb\)](#)

[Help with PDF documents](#)

### Related links

[Conservation areas](#)

### Contacts

**Planning policy**  
[planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk)  
Tel: 01252 398787  
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## Appendix 10 – Website - Manor Park consultation page (pre consultation events)



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Consultation on the draft Manor Park Character Appraisal and Management Plan

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## Consultation on the draft Manor Park Character Appraisal and Management Plan

Give your views on the proposed boundary changes, character appraisal and management plan for Manor Park Conservation Area.

### Background

The town of Aldershot was centred around the Manor Park area until the 1850s, when the arrival of the army and the construction of the railway resulted in a period of substantial growth.

The Manor Park conservation area was first designated in 1980 and was reviewed in 1989. There is currently no Conservation Area Appraisal or Management Plan for this conservation area.

### Draft Character Appraisal and Management Plan

We have created a [draft Character Appraisal and Management Plan for the Manor Park conservation area \[10Mb\]](#) to identify the special architectural and historic interest points, which justifies its designation as a heritage asset, the character or appearance of which it is desirable to preserve or enhance.

The draft document proposes some amendments to the conservation area boundary.

Hard copies of the document are available to view at:

- Rushmoor Borough Council Offices
- Farnborough Library
- Aldershot Library

Our offices are currently open by appointment only, so please check before you attend.

### Have your say

You can submit your feedback and comments by emailing [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk) or by post to the address below:

Planning Policy,  
Rushmoor Borough Council,  
Council Offices,  
Farnborough Road,  
Farnborough,  
Hampshire  
GU14 7JU

### Online drop-in sessions

We will be holding some online drop-in sessions, using Microsoft Teams, on the 17 November. To join one of the sessions please select from the times below:

- 10am and 12pm: [Microsoft Teams link to join](#)
- 5pm and 7pm: [Microsoft Teams link to join](#)

If you have issues attending the online sessions please call us on 01252 398787 or email: [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk)

This consultation closes on **13 December at 5pm**.

**Related documents**

 [Draft Manor Park Character Appraisal and Management Plan \[10Mb\]](#)

[Help with PDF documents](#)

**Related links**

[Conservation areas](#)

[Locally listed buildings](#)

[Nationally listed buildings](#)

[Carrying out work to a listed building or in a conservation area](#)

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**Contacts**

**Planning policy**  
[planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk)  
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## Appendix 11– Manor Park consultation page (post consultation events)

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[planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk)

Tel: 01252 395757

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### Consultation on the draft Manor Park Character Appraisal and Management Plan

Give your views on the proposed boundary changes, character appraisal and management plan for Manor Park Conservation Area.

#### Background

The town of Aldershot was centred around the Manor Park area until the 1850s, when the arrival of the army and the construction of the railway resulted in a period of substantial growth.

The Manor Park conservation area was first designated in 1980 and was reviewed in 1989. There is currently no Conservation Area Appraisal or Management Plan for this conservation area.

#### Draft Character Appraisal and Management Plan

We have created a  draft Character Appraisal and Management Plan for the Manor Park conservation area (10Mb) to identify the special architectural and historic interest points, which justify its designation as a heritage asset, the character or appearance of which it is desirable to preserve or enhance.

The draft document proposes some amendments to the conservation area boundary.

Hard copies of the document are available to view at:

- Rushmoor Borough Council Offices
- Farnborough Library
- Aldershot Library

Our offices are currently open by appointment only, so please check before you attend.

#### Have your say

You can submit your feedback and comments by emailing [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk) or by post to the address below:

Planning Policy,  
Rushmoor Borough Council,  
Council Offices,  
Farnborough Road,  
Farnborough,  
Hampshire,  
GU14 7JU

#### Drop-in sessions

Thank you to all that attended our virtual drop-in sessions on the 17 November and/or the drop-in event at the Council Offices on the 19 November. You can view the consultation event information using the links below:

-  Display Boards (11Mb)
-  Presentation (524kb)

This consultation closes on 12 December at 5pm.

## Appendix 12– Banners

# Conservation area reviews



## INTRODUCTION

As set out in the Rushmoor Local Plan (2019), we are committed to carrying out a comprehensive review of the borough's eight conservation areas.

This is part of our overall strategy to protect and improve the heritage of the borough and its character. We want to make sure that our conservation areas are still meaningful and protect their character and heritage for future generations.



## 1. OVERVIEW DOCUMENT

The published Conservation Area Overview document contains information on the legislation which protects conservation areas. It also provides some context for the area which should be considered alongside the individual appraisal documents.

## 2. APPRAISAL

A Conservation Area Appraisal identifies why the area is designated and identifies what features are important to protect and enhance. The appraisal defines what is positive and negative about the conservation area, and where there are opportunities for beneficial change.

A Conservation Area Appraisal provides a framework for development management decisions and can be used as evidence to refuse applications which threaten the character of the area.

An adopted Conservation Area Appraisal is a "material consideration" in decision making and aims to raise the standards of development.

## 3. MANAGEMENT PLAN

A Conservation Area Management Plan is based on the appraisal of the area. It sets out the future approach to safeguarding the architectural and historic character. It also identifies opportunities for enhancement.

# Manor Park conservation area



The Manor Park conservation area was designated in 1980 and then reviewed in 1989.



## TWO KEY CHARACTER AREAS

As part of the current review of the Manor Park conservation area, we analysed its character and identified two key areas within it.

We have divided the conservation area into two sub-category areas that reflect their different characteristics:

- Manor Park and Church Lane East
- Church Hill, the village green and the High Street

For each of these areas, we have considered the following to identify the historic characteristics that we want to protect:

- Streetscape and boundaries (public areas)
- Open spaces, parks & gardens and trees
- Building form and detail (architecture)
- Alterations

## CONSULTATION PROPOSALS

### Boundary changes

When we reviewed the conservation area, it became clear that parts of it do not reflect its historic character. It is proposed to remove the modern developments of Campbell Fields, Eggars Court and Cherry Lodge as these areas do not enhance or preserve the character or appearance of the conservation area.

Currently we are notified of works to trees within a conservation area, our tree officer has been informed of the suggested alterations to the boundary.



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We want your views

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## Appendix 13– Photograph of Consultation Event



**Appendix 14– Summary of comments received on the Manor Park Conservation Area Character Appraisal and Management Plan and the Councils response**

<b>Respondent</b>	<b>Response</b>	<b>Officer Comment</b>
<b>Dustin Lees - Surrey County Council MWPA</b>	The Minerals and Waste Planning Authority (MWPA) has no comments to make about the relevant appraisals and management plans.	Noted.
<b>Farihah Choudhury</b>	We welcome the re-designated conservation area maintaining protection around Aldershot Manor Park, Aldershot Green and peripheral play and sports facilities. Ensuring these are high quality spaces will encourage residents to use them to which benefits health and wellbeing.	Support noted.
<b>Judith Johnson, Environment Agency</b>	Due to limited capacity within the Thames Sustainable Places team, we are unable to consider these documents.	Noted.
<b>Sharon Jenkins, Natural England</b>	Natural England does not have any specific comments on this draft Conservation Area Appraisal and Management Plan.	Noted.
<b>Robert Lloyd-Sweet, Historic England</b>	Historic England recognise that reviewing the conservation area boundaries is an important part of the Council's statutory duty and helps to ensure both that areas that are deserving of protection and enhancement are appropriately identified and defined and that unnecessary burdens are not applied to areas that do not	Support Noted.

	<p>merit protection. I am duty bound to restate that whilst Historic England may provide advice on the process and considerations to be taken into account in determining what areas might be considered as suitable for designation as conservation areas, it is outside our remit to provide an opinion on what should or not should not be a conservation area as this is legally identified as the role of the Local Planning Authority.</p> <p>I am pleased to confirm that we agree with the logic of removing the recent housing development from the Manor Park Conservation Area.</p>	
<b>Chris Morgan</b>	<p>Well, I note with interest that all of the proposals include a reduction. To me this means you and or your predecessors have failed. Surely the idea of having conservation areas is to protect what is there, in reality these areas should grow as time passes and more properties and sites fall into the historic bracket.</p> <p>I can't believe that there is any significant cost involved other than what I imagine was a very costly exercise to create these reports.</p>	<p>It is a commitment within the Rushmoor Local Plan (2019) to review the borough's Conservation Areas.</p> <p>Conservation areas are a heritage designation. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local planning authorities to identify areas of special architectural or historic interest, the character or appearance of which is desirable to preserve and enhance.</p> <p>Conservation areas should be supported by conservation area appraisals to justify their designation.</p> <p>Historic England acknowledge that change in conservation areas is inevitable, and often beneficial. The conservation area appraisal and management plan identifies ways to manage change in a way that conserves and enhances the conservation areas character and appearance.</p>



		Proposals for development in conservation areas that require planning consent will be determined in accordance with the Local Plan unless there are material considerations that indicate otherwise.
<b>Claire Young</b>	<p>Whilst the Campbell Fields estate is a modern housing development, it sits within a site which has a rich biodiversity, which includes the land which is adjoining to Church Lane East.</p> <p>When entering the park from Church Lane East, the vista created by this land on the left-hand side in conjunction with the view down the path to the main park, enhances the Manor Park conservation area, and preserves its character and appearance. The combination of hedges, trees, open space and view down the pathway to the park create the sense of place that gives Manor Park it's special character, which includes the smells when entering from the top of Church Lane East in conjunction with the Manor Park estate on the left-hand side. It creates an area of shade, which local residents in Rushmoor are able to access and use.</p> <p>Whilst it is a small piece of land, it is rich in biodiversity, which includes large trees, native flora and fauna that are common in woodlands, as well as Bee Orchids</p> <p>I would like to propose that the small piece of land at the front of the Campbell Fields Estate, adjoining Church Lane East forms part of the existing boundary in the conservation area, rather than being removed, as is currently planned.</p>	<p>Area of approx. 0.25 ha was retained as open space part of the planning permission for the Campbell fields development with many of the existing trees along the boundary of Church Lane East retained. The area to the east of the access road provides communal open space for the development and contained several Trees benefiting from Tree Preservation Orders. In addition, Policy DE6 of the Rushmoor Local Plan provides protection to this area of open space.</p> <p>A Management Company is responsible for the maintenance and upkeep of communal areas and open space that within the Campbell Fields development in accordance with the planning permission legal agreement.</p> <p>Biodiversity and ecology assets in the borough are protected under separate legislation and by both national and local planning policies.</p> <p>The land in question is covered by a Tree Preservation Order (TPO) that covers over 20 trees. The TPO will not be impacted by changes to the Conservation Area boundary.</p>

<p><b>Elaine Grieveson</b></p>	<p>The Council should not be altering any boundaries involving a Conservation Area unless you are extending it. These areas are supposed to be protected and once you start 'making them smaller' to refine your help/work to keep them, what's to stop you, slowly edging away at the boundaries until the area doesn't exist at all.</p> <p>Conservation Areas are supposed to be Protected and Managed. This country is losing far too much Woodlands, along with Ancient Woodlands that can NEVER ever be replaced, the biodiversity of an Ancient Woodland is more than just trees, it's about the untouched soil that goes down to the core.</p> <p>Concerns raised about the management of Southwood Country Park.</p>	<p>It is a commitment within the Rushmoor Local Plan (2019) to review the borough's Conservation Areas. Conservation areas are a heritage designation the character or appearance of which is desirable to preserve or enhance. Conservation areas should be supported by conservation area appraisals in order to justify their designation. National Planning Policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.</p> <p>Biodiversity and ecology assets in the borough are protected under separate legislation and by both national and local planning policies. The landscaped area on the site adjoining Church Lane East contains several trees that are protected by Tree Preservation Orders.</p> <p>An interim management plan for Southwood Country Park Suitable Alternative Natural Green Space has been prepared and can be accessed on our website:  <a href="https://www.rushmoor.gov.uk/southwoodcountrypark">https://www.rushmoor.gov.uk/southwoodcountrypark</a></p>
<p><b>Elaine Jee</b></p>	<p>I live at (redacted) High St, Aldershot and have lived here since 2013. This is the first time I am aware that I reside within the conservation area.</p> <p>The properties here on High Street are a mixture of business premises, owner occupied and rented properties and I would suggest they are very much the</p>	<p>The properties along the High Street date have been located within the Manor Park Conservation area since its designation in 1980. New residents are made aware of Conservation Area and other Land Charges on their property deeds by their conveyance solicitors.</p> <p>The properties along the High Street that are included within the Conservation Area predominantly date from before 1911 and are historic buildings. We acknowledge that some of the building facades</p>

	<p>lower end of the market. Can I propose that the properties along the High Street become de-designated.</p> <p>We suffer from pollution, flooding and antisocial behaviour and I can see no real reason why my property would be consider an asset any more than the properties in my area excluded from the designated area.</p>	<p>have altered, however the roofs and chimneys stacks remain. The buildings provide a setting to the historic public parkland and village green and they will remain within the conservation area.</p> <p>Conservation Areas are heritage designations and the matters detailed are factors that are not considered in their designation.</p>
<b>Oliver Sturt</b>	<p>I would be against anything that devalues the price of my property.</p> <p>I would be against anything that allows any more properties to be built near my flat in Campbell fields.</p>	<p>Impact on property value is not a planning consideration.</p> <p>The grounds of Manor Park will remain within the conservation area.</p>
<b>Patricia White</b>	<p>I feel it will be of benefit to Aldershot residents for Campbell Fields to stay within the Manor Park Conservation Area.</p>	<p>The modern development at Campbell Fields is not of special architectural or historic interest and therefore should not be retained in the conservation area.</p> <p>The landscaped area on the site adjoining Church Lane East contains a number of trees that are protected by Tree Preservation Orders.</p>

<p><b>Sean Bissett-Powell</b></p>	<p>One of the repeated reasons quoted for removing sections of Conservation Area is the presence of modern developments which do not match conservation requirements.</p> <ul style="list-style-type: none"> <li>• What went wrong with the planning system that consent was granted to modern developments within conservation areas if they would not meet conservation requirements?</li> <li>• Does the fact that they gained permission indicate either that Conservation Areas actually offer no protection, or that the planning permissions were incorrectly granted?</li> <li>• Will the Council be reviewing these past planning permissions to learn lessons going forward, identify why they were granted and determine whether any malfeasance occurred in the process</li> <li>• What can be done so that future planning permissions will be scrutinised more closely with regard to conservation characteristics, in order to</li> </ul>	<p>There has been development within the Manor Park conservation area since it was last reviewed, including the modern Campbell Fields development.</p> <p>The purpose of conservation areas designation is not to prevent development. Change is inevitable but as planning authority we seek to manage change in a way that conserves and enhances the character and appearance of historic areas. It is important to note that some forms of development do not require planning permission, these are known as permitted development rights. The National Planning Policy Framework requires that Local planning authorities should look for opportunities for new development within conservation areas ‘to enhance or better reveal their significance’.</p> <p>As noted above some development in or adjoining conservation areas that could be considered detrimental to their character and appearance do not require planning permission.</p> <p>Planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. As noted above some forms of development (permitted development) do not require planning permission.</p> <p>The preparation of a character appraisal helps to understand the significance of the area and identify threats to its special architectural</p>
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	<p>prevent developers “salami slicing” the remaining conservation areas only for them to be eliminated in a few years’ time during the next review?</p> <p>Will open spaces removed from conservation areas because they are covered by other schemes will still benefit from equivalent levels of protection, and whether the alternative schemes have been reviewed to determine that they, in turn, are not about to be removed.</p>	<p>or historic interest. The character appraisal will upon adoption be a material consideration in decision making.</p> <p>The protection offered by other designations that apply are not impacted by the conservation area review process. A strip of land with established trees adjoining Church Lane East will be removed from the conservation area. The majority of trees on this land are protected by Tree Preservation orders which will not be impacted by changes to the conservation area boundary.</p>
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