

St Michael's Abbey Conservation Area Appraisal and Management Plan

Consultation Statement

Persons Consulted as Part of the Consultation

The draft St Michael's Abbey Conservation Area Appraisal was subject to six weeks' public consultation between 1 November 2021 and 13 December 2021. Copies of the document were made available to view at the following locations during opening hours:

- Rushmoor Borough Council Offices
- Aldershot Library
- Farnborough Library

The consultation was promoted via a media release (Appendix 4) and was advertised extensively on the Council's website (Appendix 9-11) and using social media (Appendix 6-8). The Facebook posts received 20 comments and were shared 17 times. Letters (Appendix 2) and information leaflets (Appendix 3) were also delivered to properties within St Michael's Abbey conservation area.

Representations were invited via email or post.

Consultation Emails

The Council notified all those registered on the Planning Policy Consultation Database. The Database comprises a wide range of stakeholders, including local residents, businesses, civic groups and statutory bodies, such as Historic England. There are more than 200 contacts in the Database, all of whom were contacted via email requesting their comments on the document (Appendix 1).

A newsletter (Appendix 5) was sent to approximately 250 people who had signed up to be informed of Council consultations. It was also sent to approximately 6,000 people who had requested the general Council newsletter to be sent to them.

Document Available on the Council's Website

Copies of the draft document were available to view and/or download on the Council's website (Appendix 9-11).

Consultation Events

Two digital consultation events took place on 16 and 17 November 2021. These events were publicised on the Council's website, within the media release and within the letters and leaflets delivered to properties within the conservation area. Attendees were able to call to book a time slot or could enter the drop-in event via a Microsoft Teams link on the Council's website. The Council received approximately 30 telephone calls during the consultation period, with people asking questions about the consultation document and its implications. Most people who telephoned the Council asked to be signed up for the digital events. It is estimated that 25 people attended the digital events.

An in-person drop-in event also took place at the Council Offices on 19 November 2021. This was principally advertised for consultees who were unable to attend the digital events. The Council Offices are easily accessible via public transport and are in close proximity to Farnborough Town Centre. For the event, several display boards which provided summary information on the consultation were available for the public to view (Appendix 12), and Council officers were available to answer questions (Appendix 13). Visitors were also encouraged to complete the supplied feedback form or to email the Planning Policy Team with any comments. The estimated attendance for the in-person drop-in event was 10 people.

From 19 November 2021, the display boards were exhibited in the reception of the Council Offices.

Summary of the Main Issues Raised and Officer Responses

The Council received 31 responses to the consultation, including one response signed by 10 residents of Rectory Road, with most comments focused on the proposed boundary changes to the conservation area. A summary of the main issues identified and the Council's response to each issue is provided below. The comments received and the Council's response to each comment can be seen in Appendix 14.

Issue 1: Concerns that Areas are Being Removed from the Conservation Area

It is a commitment within the Rushmoor Local Plan (adopted in 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. The Act 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, St Michael's Abbey conservation area was reviewed in 1989. As part of the current review, the Council has produced a conservation area character appraisal which identifies that 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.

Issue 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, and the Council, as the local planning authority, seeks to manage change in a way that conserves and enhances the character and appearance of historic areas.

It is important to note that some development within or adjoining conservation areas that could be considered detrimental to their character and appearance may not require planning permission. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan) unless material considerations indicate otherwise.

The draft Conservation Area Appraisal document provided information on the significance of the conservation area and identified threats to its special architectural or historic interest. Upon adoption, the Appraisal will be a material consideration in decision-making.

Issue 3: Concern that the De-designation of Open Spaces Will Lead to Development of Open Land (Sub-Areas 1 and 2 within the Consultation Document)

Sub-Area 1: St Michael's Abbey and Grounds

The consultation document identifies that the Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 demonstrates special historic interest in the form of the landscaped setting of the listed building, reflecting its continued use by the Abbey, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.

Sub-Area 2: Rectory Road Recreation Area

This public open space is owned and managed by the Council. Because there is limited opportunity to create new open space within Rushmoor, the recreation ground is protected by Local Plan policy. The playing pitches are also protected by Local Plan policy. The long-standing break in ownership and use of the land for sport and recreation means that this area does not demonstrate special historic interest.

Issue 4: Concern that the De-designation Will Impact the Woodland at the End of Monks Close / There Is No Defined Plan for the Preservation of Trees and Woodland

Most of the open space in and around Monks Close and Abbey Way is highways land and is the responsibility of Hampshire County Council. The County Council, as the local highway authority, is deemed to be a responsible tree owner, and Rushmoor Borough Council would not normally serve a Tree Preservation Order (TPO) on Hampshire highway trees. Section 115 of the Environment Act 2021 requires local highway authorities in England to consult members of the public before felling street trees, subject to certain exemptions.

Trees in private ownership within the areas to be removed from the conservation area have been surveyed. A new TPO ([TPO 479](#)) was subsequently made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a TPO.¹

Issue 5: Abbey Way Protects the View of Farnborough Abbey

Conservation areas are a heritage designation that apply to areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation areas should be supported by conservation area appraisals 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. The area identified as Sub-Area 3 (Abbey Way, Douai Close and Monks Close) within the consultation document does not demonstrate special architectural or historic interest and should therefore not be designated as a conservation area.

¹ Available to view at <https://www.rushmoor.gov.uk/tpo>.

Issue 6: Full Information Has Not Been Made Available to the General Public, Especially Those that Are Not Online for Various Reasons

The opportunity for face-to-face public consultation was limited because of the COVID-19 pandemic. However, material was circulated to residents residing within the conservation area by post, and the draft document was available to view within local libraries and at the Council Offices. Officers were also available to discuss the proposals by telephone, and an in-person drop-in information event took place at the Council Offices on 19 November 2021 between 10am and 5pm.

Adoption

Having considered the responses received (Appendix 14), the following amendments have been made:

- Sub-Area 1, as identified within the consultation document, will be retained within St Michael's Abbey conservation area. The remaining sub-areas identified within the consultation document will be removed from the conservation area.

The Council's Cabinet approved the adoption of the St Michael's Abbey Conservation Area Appraisal and Management Plan on 15 November 2022. The Council subsequently surveyed trees within the areas to be removed from the conservation area and has made a new Tree Preservation Order (TPO 479) to protect trees of value in private ownership.

The St Michael's Abbey Conservation Area Appraisal and Management Plan was adopted on 11 July 2023.

Appendix 1. Email to Consultees

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 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 | w: www.rushmoor.gov.uk

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

Appendix 2. Letter Sent to Households within the Conservation Area

Dear Owner / Occupier,

St Michael's Abbey Conservation Area Review – Consultation on draft Character Appraisal.

We are contacting you as your property is located within the St Michael's Abbey 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 document has been produced for public consultation which proposes that the conservation area is de-designated. If the proposed changes are implemented this will mean that your property will no longer be located within a conservation area. A leaflet is enclosed providing some further information.

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

- on our website: 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 13th December 2021**.

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

By email

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 16th 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.

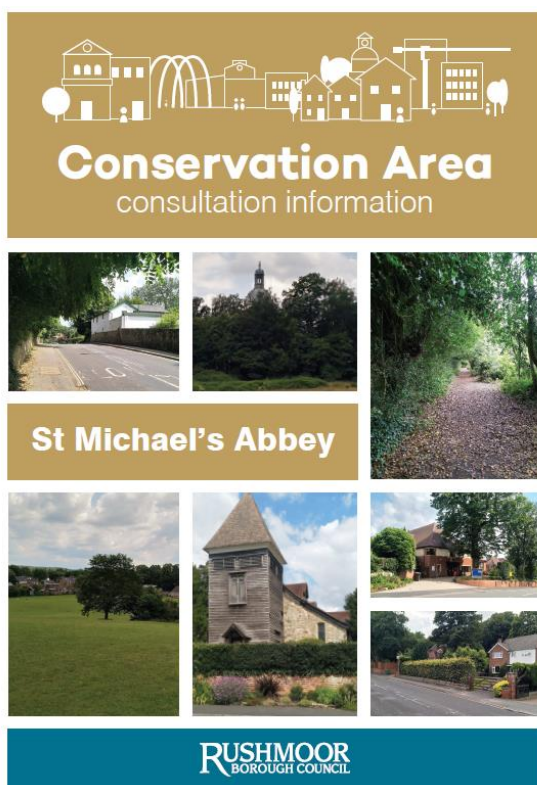
Yours faithfully



Tim Mills

Head of Economy, Planning and Strategic Housing

Appendix 3. Leaflet Included with Letters to Households



Why Rushmoor Borough Council is reviewing the St Michael's Abbey Conservation Area

The conservation area was first designated in 1977 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 conservation area designation, as well as identifying the area's key strengths and weaknesses.

What changes are proposed

Following a review of the current conservation area boundary it is proposed to de-designate St Michael's Abbey Conservation Area. The protection offered to nationally listed buildings within the area, including St Michaels Abbey and its wider setting will continue. Nationally listed buildings and their grounds (curtilage) benefit from greater protection than that provided by conservation area designation.

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, we will serve TPOs, where necessary and justified.

How to respond to the consultation

We would welcome your views on the draft Character Appraisal, 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 16 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 Offices,
Farnborough Road,
Farnborough,
Hants, GU14 7JU

www.rushmoor.gov.uk
01252 398 399
customerservice@rushmoor.gov.uk

[@rushmoorcouncil](https://twitter.com/rushmoorcouncil)
Rushmoor Borough Council
October 2021

Appendix 4. Media Release

[Home](#) » [News](#) » [November 2021](#) » [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.

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.

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

Related links

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

Contacts

Communications
communications@rushmoor.gov.uk
Tel: 01252 398744
► [View full details](#)

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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 collection](#) 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 areas 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 Cradle](#) 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 2021)

**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

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Appendix 7. Social Media Post (18 November 2021)



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 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

RUSHMOOR
BOROUGH COUNCIL

Appendix 8. Social Media Post (9 December 2021)



 **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



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



www.rushmoor.gov.uk/conservationreviews

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Appendix 9. Main Consultation Webpage

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 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
Tel: 01252 398787
[View full details](#)

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Appendix 13. Photograph of Consultation Event



Appendix 14. Summary of Comments Received and the Council's Response

Respondent	Comments	Council Response
Charles Fraser-Fleming: Hampshire Buildings Preservation Trust	<p>The public footpath (possibly ancient) known as Church Path which links the grounds of both St Michael's Abbey to Farnborough Hill was used by Empress Eugénie to walk from Farnborough Hill to mass and other important religious festivals at St Michael's Abbey, crossing Monks Bridge (itself an important historic iron bridge) being the physical link between these two important areas.</p> <p>The landscape associated with both areas has been subject to detailed study (paid for by Rushmoor Borough Council), and the landscape archaeologist who undertook the study concluded that the fields that make up the conservation areas still have traces of medieval ploughed fields.</p>	<p>Sub-Area 1 will be retained within the conservation area. The historic iron bridge will be considered for Local Listing.</p>
Dustin Lees: Surrey County Council	<p>The Minerals and Waste Planning Authority (MWPA) has no comments to make about the relevant appraisals and management plans.</p>	<p>Noted.</p>

Respondent	Comments	Council Response
Farihah Choudhury: Hampshire County Council	<p>We are encouraged by the proposal to create a new area of conservation around St Michael's Abbey, including the Abbey Church, allotments, playing field and space, as well as a tennis court.</p> <p>We note that the entire sub-area is designated as an Important Open Area in the Rushmoor Local Plan Policy NE2 (Green Infrastructure) in recognition that large open spaces within the urban area are significant in terms of amenity, health and well-being.</p> <p>In addition, the allotments are protected through Local Plan Policy DE6 (Open Space, Sport and Recreation) which seeks to protect against the loss of existing open space and focus on its enhancement, given the limited opportunity to create new open space in the Borough.</p> <p>We also note that some of this area forms part of the likely route that residents in Mytchett and Frimley Green would use to walk to Farnborough town centre, and welcome ways in which conservation status will support maintenance of safe, attractive walkways.</p>	<p>The draft Conservation Area Appraisal proposed removing conservation area status from the area.</p> <p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>There are a number of non-heritage policy constraints that apply to the open spaces which are considered to provide a high degree of protection to this open land. It should be noted that the land to the west of the Church Path is not publicly accessible.</p>

Respondent	Comments	Council Response
Judith Johnson: Environment Agency	Due to limited capacity within the Thames Sustainable Places team, we are unable to consider these documents.	Noted.
Cllr Marina Munro: Farnborough Street Residents Association (FSRA)	<p>To ensure the features remain to contribute to the historical identity of place and space, including the historic character, communal value, trees and appearance, FSRA would like to request:</p> <p>Retention of some of the conservation area to include Sub-Area 2 and 1. This area offers views from many directions of the Abbey and Monastery, fields, allotments, right down to Rectory Road.</p> <p>The land that historically belonged to the Farnborough Manor undulates and offers vistas of the spires and views across east and west when walking along the ancient Monks Path.</p> <p>The two original Rectory buildings (prior 1911) are on the boundary and link well with the conservation importance of the laundry field. There is no curtilage boundary, and these fields, trees, hedges enhance the views and settlement pattern south of Monks Path.</p>	<p>Noted.</p> <p>Sub-Area 1, as identified in the draft Conservation Area Appraisal document, remains in single ownership and management. The land (three fields) to the east of the footpath is believed to have been purchased by the Abbey in the early 20th Century to enable it to expand its farm.</p> <p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>The public open space (identified as Sub-Area 2 within the consultation document) is owned and managed by the Council. Because there is limited opportunity to create new open space within Rushmoor, the recreation ground is protected through Local Plan policy. The playing pitches are also protected by Local Plan policy. The long-standing break in ownership and use of the land for sport and recreation means that this area does not demonstrate special historic interest. Trees in private ownership within the areas to be removed from the conservation area have been surveyed, and a new Tree Preservation Order (TPO) was made in January 2023 and confirmed in April 2023 to protect trees of value not already protected by a TPO.</p>
<p>Robert Lloyd-Sweet: Historic England</p>	<p>Historic England recognises 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 merit protection.</p> <p>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 should not be a conservation area as this is legally identified as the role of the Local Planning Authority.</p>	<p>Noted.</p> <p>Noted.</p>

Respondent	Comments	Council Response
	<p>With regard to St Michael's Abbey Conservation Area, the fields and allotment land east of the boundary track to the Abbey enclosure hold historic interest through their association with the Abbey.</p> <p>With regard to the potential desirability of maintaining the conservation area designation of the grounds surrounding the Abbey and Mausoleum (where the landscaping can be seen to add to the significance of the areas in their own rights as formal landscape, woodland or parkland), there may be merit in reading these lands within a conservation area where they could influence decisions over future change, including potential investment to enhance the character or appearance of the area.</p>	<p>Sub-Area 1, as identified in the draft Conservation Area Appraisal document, remains in single ownership and management. The land (three fields) to the east of the footpath is believed to have been purchased by the Abbey in the early 20th Century to enable it to expand its farm.</p> <p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p>
Sharon Jenkins: Natural England	Natural England does not have any specific comments on this draft Conservation Area Appraisal and Management Plan.	Noted.
Alan Firman	I am in agreement that other than the Abbey, the rest of the area does not need to be included in preservation plans.	Noted.

Respondent	Comments	Council Response
Dr Anthony Noble	<p>I am strongly opposed to any actions that might negatively impact the wider area surrounding the Abbey and the former Imperial residence. This larger area is also one of a more homogeneous architectural and land-use nature than many parts of the town, and it would be no asset to the Borough's overall attractiveness were this to be lost through the loosening of controls on developing.</p> <p>The protection separately afforded to the buildings themselves, and, less precisely, their grounds is unfortunately diluted by the weakened hold on the environmental context within which those buildings are situated.</p>	<p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>For the reasons set out in the Conservation Area Appraisal and Management Plan, it is considered that the remaining parts of the conservation area (identified as sub-areas 2, 3 and 4 within the consultation document) should not remain within the conservation area as they do not demonstrate special architectural or historic interest. In addition, Sub-Area 2 (Recreation Ground) is protected by other Local Plan designations (e.g., open space and playing fields).</p>
Chris Morgan	<p>I note with interest that all of the proposals include a reduction. To me, this means that 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>It is a commitment within the Rushmoor Local Plan (adopted in 2019) to review the Borough's conservation areas.</p> <p>Conservation areas are a heritage designation guided by the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act requires local planning authorities to identify areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.</p>

Consultation Statement

Respondent	Comments	Council Response
	<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>Conservation areas should be supported by conservation area appraisals to justify their designation.</p> <p>Historic England acknowledges 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 character and appearance of the conservation area.</p> <p>Proposals for development in conservation areas that require planning consent will be determined in accordance with the development plan (the Rushmoor Local Plan) unless material considerations indicate otherwise.</p>
<p>Claire Hilder</p>	<p>Whilst I applaud that you are reviewing the local conservation areas, your thinking is somewhat flawed. The main basis for decreasing them and removing one all together is that they contain development not in keeping with conservation status. However, Rushmoor Borough Council is responsible for approving planning, so if it's not in keeping, it is your responsibility!</p> <p>Please do not reduce the size to enable bad planning and development in these areas that is not controlled.</p>	<p>It is a commitment within the Rushmoor Local Plan (adopted in 2019) to review the Borough's conservation areas.</p> <p>Conservation areas are a heritage designation guided by the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act requires local planning authorities to identify areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. National planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest. Conservation areas should be supported by conservation area appraisals to justify their designation. It is also important to note that some forms of development do not require planning permission; these are known as permitted development rights.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>St Marks should be retained as a conservation area; it has been protected from ridiculous development since 1977 and should remain so.</p> <p>We already have much of the history and beauty of the Borough being lost with poor development of modern square blocks. Please don't let that happen in our conservation areas. They should be retained in full.</p>	<p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>For the reasons set out in the Conservation Area Appraisal and Management Plan, it is considered that the remaining parts of the conservation area (sub-areas 2, 3 and 4 within the consultation document) should not remain within the conservation area as they do not demonstrate special architectural or historic interest. In addition, Sub-Area 2 (Recreation Ground) is protected by other Local Plan designations (e.g., open space and playing fields).</p> <p>Historic England acknowledges 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 character and appearance of the conservation area.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>Proposals for development in conservation areas that require planning consent will be determined in accordance with the development plan (the Rushmoor Local Plan) unless material considerations indicate otherwise.</p>
<p>Danielle James</p>	<p>After reading through your conservation proposals, I am emailing to express my disagreement and concern.</p> <p>I think the land, trees etc. are just as important for keeping the heritage intact and should remain a conservation order.</p> <p>Personally, it seems like a go-ahead to sell off the land around our important historical sites to allow more building, which I think is a mistake, and we need to preserve what we have to maintain the look of Farnborough and show the importance of its history.</p>	<p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>The public open space (identified as Sub-Area 2 within the consultation document) is owned and managed by the Council. Because there is limited opportunity to create new open space within Rushmoor, the recreation ground is protected through Local Plan policy. The playing pitches are also protected by Local Plan policy. The long-standing break in ownership and use of the land for sport and recreation means that this area does not demonstrate special historic interest. Trees in private ownership within the areas to be removed from the conservation area have been surveyed, and a new Tree Preservation Order (TPO) was made in January 2023 and confirmed in April 2023 to protect trees of value not already protected by a TPO.</p>

Respondent	Comments	Council Response
Donna Bone	<p>We are very mindful that Rectory Road is part of the historical heart of Farnborough. There is so much history in the remaining buildings and streets. Not all of this is currently protected by the conservation area allocation, but it is certainly an area of local and aesthetic interest.</p> <p>I understand that by the nature of being a listed building, the Abbey and its immediate grounds would retain a level of protection even if the conservation area is de-designated. This is good to know. I also fully accept that many of the buildings incorporated in the area Sub 1 are relatively 'new' residential buildings, and aside from passionately wishing to preserve this lovely area of Farnborough there is little to argue in its defence with regard to conservation protection. However, the area that concerns me is that of the playing fields and the other Abbey-owned fields. At the consultation, we were advised that Sport England would have a negative view of any proposal which impacts on the playing field, but the park provides so much more than that.</p>	<p>It is acknowledged that there are some historic buildings located along Rectory Road. However, the purpose of the conservation area is to look at the area as a whole and to determine whether it demonstrates special architectural or historic interest. Historic buildings can be put forward for designation as a Locally Listed Heritage Asset. As detailed in the draft Conservation Area Appraisal, there are significant areas of modern housing within the areas to be removed from the conservation area that do not demonstrate special architectural or historic interest.</p> <p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p>

Respondent	Comments	Council Response
	<p>The Rectory Road/Priory Street park provides a beautiful green space for families, dog walkers, picnics and snow-sledging; it's a well-used and much-valued community space. It is already of concern that the trees will lose their protection through the de-designation, but residents are also concerned for the Abbey and park land.</p> <p>This small area of Farnborough has been described as being 'unique' in North East Hants by Sybil Wade, the landscape architect. Ms Wade was engaged to undertake an historic landscape restoration project for St Michael's Abbey (see planning control documents 99/00590/LBC2 and 99/00591/FUL). Ms Wade produced a very thorough document about this area, which she described as a 'delightful enclave of rural land in the middle of urban Farnborough', and she highlighted three facts about this area known as the 'Slades':</p> <ul style="list-style-type: none"> • In the field nearest to Priory Street are indications that ancient strip terraced farming took place there in medieval times. • Church Path or Monks' Walk is possibly older than medieval times. She suggested that an archaeological dig next to the path might reveal interesting facts. 	<p>The public open space (identified as Sub-Area 2 within the consultation document) is owned and managed by the Council. Because there is limited opportunity to create new open space within Rushmoor, the recreation ground is protected through Local Plan policy. The playing pitches are also protected by Local Plan policy. The long-standing break in ownership and use of the land for sport and recreation means that this area does not demonstrate special historic interest. Trees in private ownership within the areas to be removed from the conservation area have been surveyed, and a new Tree Preservation Order (TPO) was made in January 2023 and confirmed in April 2023 to protect trees of value not already protected by a TPO.</p> <p>Additional historic information, including archaeological information, has been added to the Conservation Area Appraisal and Management Plan.</p>

Respondent	Comments	Council Response
	<ul style="list-style-type: none"> • The lower middle field adjoining the recreation ground, at some time, has been excavated. It is not clear why, although it may have a connection with the making of pottery. Indeed, when digging the allotments, plot holders often report finding pieces of ancient pottery. <p>Is it possible to reduce the area of the conservation area to cover the parkland not protected by the Abbey's listed status to preserve this 'delightful enclave' for generations to come?</p>	<p>The Recreation Ground is protected through its ownership and management by Rushmoor Borough Council. In addition, Local Plan policies DE6 (Open Space, Sport and Recreation) and DE7 (Playing Fields and Ancillary Facilities) provide protection for the site's recreational use. The long-standing break in ownership and use of the land for sport and recreation means that this area does not demonstrate special historic interest.</p>
Elaine Grieveson	<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>It is a commitment within the Rushmoor Local Plan (adopted in 2019) to review the Borough's conservation areas.</p> <p>Conservation areas are a heritage designation guided by the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act requires local planning authorities to identify areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. National planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Conservation areas are supposed to be protected and managed. This country is losing far too many 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>Biodiversity and ecology assets in the Borough are protected under separate legislation and by both national and local planning policies. Trees in private ownership within the areas to be removed from the conservation area have been surveyed, and a new Tree Preservation Order (TPO) was made in January 2023 and confirmed in April 2023 to protect trees of value not already protected by a TPO. There is no designated ancient woodland within the conservation area.</p>
<p>Gavin Jones</p>	<p>My main concern with these proposals revolves around there not being a defined plan for the preservation of the trees and woodland, which can have public scrutiny.</p> <p>I would for instance argue that the relatively recently planted oak woodland in the North Field of the Abbey should be protected. Whilst the completion of a survey prior to de-designation is sensible, I believe it is important that the proposals made as a result of the survey should also be the subject of a public consultation, so consideration can be made as to whether the proposals provide sufficient protection, and whether or not the correct designation of the important trees and woodland has been made.</p> <p>I note that the tree survey is to be undertaken prior to de-designation. This appears to remove the opportunity for public views to be taken into account and is in my opinion insufficient.</p>	<p>The process for serving Tree Preservation Orders is defined in legislation. The Council is required to notify the owner of the tree and any immediate neighbours of any TPOs that are served and confirmed (made permanent) or when they are modified.</p> <p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p>

Respondent	Comments	Council Response
Janice Clark	<p>We are unclear what the likely impact will be on the community as a result of de-designation.</p> <p>Can you please clarify what potential future plans for the open spaces might be? For example, will de-designation lead to more housing development in Sub-Area 2?</p>	<p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>The public open space identified as Sub-Area 2 within the consultation document is owned and managed by the Council. Because there is limited opportunity to create new open space within Rushmoor, the recreation ground is protected through Local Plan policy. The playing pitches are also protected by Local Plan policy.</p>
Jo Gosney	<p>There are a number of inaccuracies which show a lack of knowledge about the areas concerned. The spelling mistakes do not give confidence in the documents themselves. Also, some of the dates in the 'Key' as 'first shown on' are wrong.</p> <p>On the map showing the conservation area boundary, the positioning of Farnborough Street is wrong. It should not be marked just above Farnborough Park but is in fact off the map to the north-east corner.</p>	<p>Noted. The Conservation Area Appraisal and Management Plan has been amended to correct any typographical and mapping errors.</p> <p>Noted. The conservation area boundary was drawn on a base map sourced from the Ordnance Survey. Unfortunately, the Council is unable to change or edit the content of Ordnance Survey base maps.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>I am concerned that some very important buildings are not mentioned. Namely, the Old Rectory, which is now number 35 and 37 Rectory Road, alongside number 39. All three are buildings which date back to the 18th Century but are specifically referred to in the 1811 Enclosure Award. As none of these appear to be locally listed, they will not be protected if excluded from the new conservation areas.</p> <p>I think generally it is sensible to re-align the Conservations Areas to eliminate the necessity of seeking permission to make any material changes to relatively modern buildings.</p>	<p>It is acknowledged that there are some historic buildings located along Rectory Road. However, the purpose of the conservation area is to look at the area as a whole and to determine whether it demonstrates special architectural or historic interest. Historic buildings can be put forward for designation as a Locally Listed Heritage Asset.</p> <p>Noted.</p>
Judith Cook	<p>I have been looking at the proposals for updating the boundary lines. I'm particularly interested to know if removing boundary lines will mean that buildings can be built on them.</p>	<p>The purpose of conservation area designation is not to prevent development. Change is inevitable, and the Council, as the local planning authority, seeks 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. National planning policy also requires local planning authorities to look for opportunities for new development within conservation areas 'to enhance or better reveal their significance'.</p>

Respondent	Comments	Council Response
	<p>I'm concerned particularly with sub-areas 1 and 2. It would be a tragedy if these beautiful green spaces were ever built on. Can you guarantee that this will not happen now or in the future?</p> <p>We and other residents would like assurance that this beautiful area will not be built on.</p>	<p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>The public open space identified as Sub-Area 2 within the consultation document is owned and managed by the Council. Because there is limited opportunity to create new open space within Rushmoor, the recreation ground is protected through Local Plan policy. The playing pitches are also protected by Local Plan policy.</p> <p>The purpose of conservation area designation is not to prevent development. Change is inevitable, and the Council, as the local planning authority, seeks to manage change in a way that conserves and enhances the character and appearance of historic areas.</p>

Respondent	Comments	Council Response
Jun Woo	<p>Why is Sub-Area 1 and 2 being considered for de-designation? This wasn't clear in the appraisal document.</p> <p>Who legally owns the land labelled (part of Sub-Area 1)?</p> <p>Upon de-designation of the conservation area, will the owner still hold full ownership of this land (part of Sub-Area 1)?</p>	<p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>The area identified as Sub-Area 2 within the consultation document is no longer considered to demonstrate special historic interest because of the long-standing break in ownership and use of the land for sport and recreation.</p> <p>Sub-Area 1 is within the ownership of St Michael's Abbey.</p> <p>Conservation area is a heritage designation and does not impact land ownership. Sub-Area 1 (St Michael's Abbey and Grounds) will remain part of the conservation area. On balance, it is considered that Sub-Area 1 is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance</p>

Respondent	Comments	Council Response
	<p>Upon de-designation, would Sub-Area 2 be more exposed to being re-developed into residential properties?</p> <p>Does this de-designation make it easier for the Council to redevelop the town centre area (Sub-Area 3)?</p> <p>One of the main concerns with the de-designation would be commercial exploitation to this area which is very important to all of us residing around the land.</p>	<p>The public open space identified as Sub-Area 2 within the consultation document is owned and managed by the Council. Because there is limited opportunity to create new open space within Rushmoor, the recreation ground is protected through Local Plan policy. The playing pitches are also protected by Local Plan policy.</p> <p>Sub-Area 3 does not form part of the defined town centre. The Council does not own any land within this sub-area. Any development proposal submitted within this sub-area and other sub-areas to be de-designated will continue to be determined in accordance with the development plan (the Rushmoor Local Plan) unless material considerations indicate otherwise.</p>
<p>Martin Wood and Joanna Wood</p>	<p>We are very concerned that removing conservation area status to the entirety of the St Michael's Abbey conservation area will give a clear signal to developers that the Council is encouraging applications to build more residential housing in the area. There is already so much new housing in Farnborough, and we cannot afford to lose these green lungs and the amenity to wildlife and walkers.</p>	<p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p>

Consultation Statement

Respondent	Comments	Council Response
		The public open space identified as Sub-Area 2 within the consultation document is owned and managed by the Council. Because there is limited opportunity to create new open space within Rushmoor, the recreation ground is protected through Local Plan policy. The playing pitches are also protected by Local Plan policy.
Dr Matthieu Pinel	I would like to know what impact this proposal would have on Monks Close, particularly the green area and the wooded area above the green, accessible by concrete steps on one side and a slope on the other side. Would it open the area up to potential development, which would spoil the nature of this small close and woodland area?	Most of the open space in and around Monks Close and Abbey Way is highways land and is the responsibility of Hampshire County Council as the local highway authority. The wooded area at the end of Monks Close in private ownership has been surveyed, and a new Tree Preservation Order (TPO) was made in January 2023 and confirmed in April 2023 to protect trees of value.
Mel and Nick Hughes	A number of the Victorian properties in Rectory Road adjacent to the former laundry appear on the 1911 Ordnance Survey map but are colour-coded as 1935. The text is also rather sweeping, not making any reference to these red-brick semis and terraces, of which there are further examples towards the former schoolhouse.	Noted. The Conservation Area Appraisal and Management Plan has been amended to correct any mapping errors. It is acknowledged that there are some historic buildings located along Rectory Road. However, the purpose of the conservation area is to look at the area as a whole and to determine whether it demonstrates special architectural or historic interest. Historic buildings can be put forward for designation as a Locally Listed Heritage Asset.

Respondent	Comments	Council Response
<p>Mr A.P. Longstaff</p>	<p>I strongly disagree with the Council's proposal to de-designate the St Michael's Abbey conservation area.</p> <p>You claim that you have undertaken a review of the conservation area to ensure that the character, historic significance and appearance of the area is retained and enhanced. Then you should keep the conservation area, as it has worked so well since 1989. Why and for what specific reason would a caring council want to de-designate a conservation area that has been so successful?</p> <p>On your website, your description of a conservation area is 'to protect the historic buildings and the land and views'. This is exactly what is required to protect and enjoy St Michael's Abbey and the oldest church we know, St. Peters (1275), the school and playing fields.</p> <p>To ensure the character, historic significance and appearance of these magnificent buildings and their land and views, the conservation area should be approved and left as it is. The protection is needed, wanted and appreciated.</p>	<p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>The public open space identified as Sub-Area 2 within the consultation document is owned and managed by the Council. Because there is limited opportunity to create new open space within Rushmoor, the recreation ground is protected through Local Plan policy. The playing pitches are also protected by Local Plan policy. The long-standing break in ownership and use of the land for sport and recreation means that this area does not demonstrate special historic interest. Trees in private ownership within the areas to be removed from the conservation area have been surveyed, and a new Tree Preservation Order (TPO) was made in January 2023 and confirmed in April 2023 to protect trees of value not already protected by a TPO.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>The school and church (located within the area identified as Sub-Area 4 within the consultation document) are Grade II listed buildings. This provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making.</p> <p>It is a commitment within the Rushmoor Local Plan (adopted in 2019) to review the Borough's conservation areas.</p> <p>Conservation areas are a heritage designation guided by the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act requires local planning authorities to identify areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. National planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>
Mr D.M. Stroud	I would be grateful if you would record my total opposition to any proposal to de-designate St Michael's Abbey conservation area.	Noted.
Mr D.M. and Mrs P.A. Stroud	I would be grateful if you would record our total opposition to any proposal to de-designate St Michael's Abbey conservation area.	Noted.

Respondent	Comments	Council Response
Mrs Kemp	I strongly urge Rushmoor Council to keep St Michael's Abbey conservation area. Please, it is needed to protect the buildings and their land and views.	<p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>The public open space identified as Sub-Area 2 within the consultation document is owned and managed by the Council. Because there is limited opportunity to create new open space within Rushmoor, the recreation ground is protected through Local Plan policy. The playing pitches are also protected by Local Plan policy. The long-standing break in ownership and use of the land for sport and recreation means that this area does not demonstrate special historic interest. Trees in private ownership within the areas to be removed from the conservation area have been surveyed, and a new Tree Preservation Order (TPO) was made in January 2023 and confirmed in April 2023 to protect trees of value not already protected by a TPO.</p>

Respondent	Comments	Council Response
	<p>As for Abbey Way, they are there since the 1960s and do protect the view of Farnborough Abbey, and because of that the conservation area should be kept in place and appreciated for what has been a success since 1989. What is to be achieved by de-regulating a conservation area that has worked so well? Why can't you, as a Council representing what is good in Farnborough, celebrate the good? You must not de-regulate something that should be appreciated and celebrated.</p> <p>All my neighbours and I want this conservation area to be kept please, for what it represents to Farnborough.</p>	<p>Conservation areas are a heritage designation that applies to areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation areas should be supported by conservation area appraisals 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. Sub-Area 3 does not demonstrate special architectural or historic interest.</p> <p>Noted.</p>
<p>Olive O'Dowd-Booth</p>	<p>I had a close association with St Michael's Abbey in my working days. I have fewer concerns about the protection of the Abbey land, as, if my interpretation of your document (sections 3.7 and 3.8) is correct, the Abbey, including its grounds, the allotments and other surrounding open ground, and the park are all currently protected.</p> <p>However, I would comment that Section 3.8 implies less certain protection of the open space that is not part of the allotments. For that reason, in order to continue maximum protection of a large area of green space and trees in Farnborough, I still object to removing conservation area status from this whole area as this will diminish the protection of the area in its entirety.</p>	<p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>In terms of the TPO process, will the public have access to information and the opportunity to challenge the decisions?</p>	<p>The public open space identified as Sub-Area 2 within the consultation document is owned and managed by the Council. Because there is limited opportunity to create new open space within Rushmoor, the recreation ground is protected through Local Plan policy. The playing pitches are also protected by Local Plan policy. The long-standing break in ownership and use of the land for sport and recreation means that this area does not demonstrate special historic interest. Trees in private ownership within the areas to be removed from the conservation area have been surveyed, and a new Tree Preservation Order (TPO) was made in January 2023 and confirmed in April 2023 to protect trees of value not already protected by a TPO.</p> <p>The process for serving Tree Preservation Orders is defined in legislation. The Council is required to notify the owner of the tree and any immediate neighbours of any TPOs that are served and confirmed (made permanent) or when they are modified.</p>

Respondent	Comments	Council Response
Paul and Karen Rumbold	Object on environmental grounds. Any possible future threats to the St Michael's Abbey grounds by losing conservation area status would be yet another blow to the amount and range of habitats that the local area can provide and should be proud of.	The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.
Peter and Teresa Marron	The proposals state that nationally listed buildings benefit from more protection than having local conservation status. This in no way justifies removing local conservation area status. Indeed, it appears that it can only be the first slice of an intended death of a thousand cuts.	The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.

Consultation Statement

Respondent	Comments	Council Response
	<p>It is disheartening to see in the appraisal documents the lists of 'negative attributes' in these two conservation areas, when many of these negative attributes have been facilitated by Rushmoor Planning Department themselves.</p>	<p>The purpose of conservation area designation is not to prevent development. Change is inevitable, and the Council, as the local planning authority, seeks 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.</p>
<p>Rectory Road Residents (letter signed by 10 residents)</p>	<p>The residents feel that the full information has not been made available to the general public in this area, especially those not online for various reasons.</p> <p>We would like to know what de-designation means.</p>	<p>The opportunity for face-to-face public consultation was limited because of the COVID-19 pandemic. However, material was circulated to residents residing within the conservation area by post, and the draft document was available to view within local libraries and at the Council Offices. Officers were also available to discuss the proposals by telephone, and an in-person drop-in information event took place at the Council Offices on 19 November 2021 between 10am and 5pm.</p> <p>De-designation means that the area will no longer benefit from conservation area designation.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>We are interested in the St Michael's Abbey conservation area. Does it mean that the woodland and some of the Rectory Road recreation ground might be available to being developed, both now or in the future? Can we have firm assurance that this whole area is to remain recreational ground?</p>	<p>The Listed Building status of the Abbey and Mausoleum provides protection to the buildings and their curtilage and requires the Council to consider their setting in decision-making. However, on balance, it is considered that Sub-Area 1 (St Michael's Abbey and Grounds) is a landscape setting of special historic interest, the appearance of which it is desirable to preserve or enhance. Sub-Area 1 will therefore remain within the conservation area. This will ensure that the setting and views of the buildings are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>The public open space identified as Sub-Area 2 within the consultation document is owned and managed by the Council. Because there is limited opportunity to create new open space within Rushmoor, the recreation ground is protected through Local Plan policy. The playing pitches are also protected by Local Plan policy. The long-standing break in ownership and use of the land for sport and recreation means that this area does not demonstrate special historic interest. Trees in private ownership within the areas to be removed from the conservation area have been surveyed, and a new Tree Preservation Order (TPO) was made in January 2023 and confirmed in April 2023 to protect trees of value not already protected by a TPO.</p>

Respondent	Comments	Council Response
Sean Bissett-Powell	<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> <p>What went wrong with the planning system that consent was granted to modern developments within conservation areas if they would not meet conservation requirements?</p> <p>Does the fact that they gained permission indicate either that conservation areas actually offer no protection or that the planning permissions were incorrectly granted?</p> <p>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?</p> <p>What can be done so that future planning permissions will be scrutinised more closely with regard to conservation characteristics, in order to 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>There has been development within St Michael's Abbey conservation area since it was last reviewed in 1989.</p> <p>The purpose of conservation area designation is not to prevent development. Change is inevitable, and the Council, as the local planning authority, seeks 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. National planning policy also requires local planning authorities to look for opportunities for new development within conservation areas 'to enhance or better reveal their significance'.</p> <p>Proposals for development in conservation areas that require planning consent will be determined in accordance with the development plan (the Rushmoor Local Plan) unless material considerations indicate otherwise. However, as noted above, some development in or adjoining conservation areas that could be considered detrimental to the character and appearance of a conservation area does not require planning permission.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Will open spaces removed from conservation areas because they are covered by other schemes still benefit from equivalent levels of protection, and have the alternative schemes been reviewed to determine that they, in turn, are not about to be removed?</p>	<p>The preparation of a Conservation Area Appraisal and Management Plan helps to understand the significance of the area and to identify threats to its special architectural or historic interest. Upon adoption, the Appraisal and Management Plan will be a material consideration in decision-making.</p> <p>The protection offered by other designations that apply, such as Local Plan designations (e.g., open space and playing fields) and trees protected by Tree Preservation Orders, are not impacted by the conservation area review process.</p>