

Farnborough Hill Conservation Area Appraisal and Management Plan

Consultation Statement

Persons Consulted as Part of the Consultation

The draft Farnborough Hill Conservation Area Appraisal and Management Plan was subject to a six-week public consultation between 1 November 2021 and 13 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 consultation was promoted via a media release (Appendix 1) and was advertised extensively on the Council's website (Appendix 2-3) and using social media (Appendix 4-6). The Facebook posts received twenty comments and were shared seventeen times. Letters (Appendix 7) and information leaflets (Appendix 8) were also delivered to properties within the existing Farnborough Hill Conservation Area.

Representations were invited via email or post.

Consultation Emails

The Council notified all those registered on the Council's 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 9).

A newsletter (Appendix 10) 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 2-3).

Consultation Events

Two digital consultation events took place on 16 and 17 November 2021. These events were publicised on the Council's website, on social media, within the media release and within the letters and leaflets delivered to properties within the existing Farnborough Hill 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 located close to Farnborough Town Centre. For the event, several display banners, which provided summary information on the consultation, were available for the public to view (Appendix 11), and Council officers were available to answer questions (Appendix 12). 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 75 responses to the consultation. 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 13.

Issue 1: Reasons for the Review

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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.

Farnborough Hill Conservation Area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. As part of the current review, the Council prepared a draft character appraisal to identify and explore the different character areas within the conservation area. It identified that significant parts of the conservation area do not demonstrate special architectural or historic interest and recommended that they be removed. 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 also be supported by conservation area appraisals to justify their designation.

Issue 2: Concerns that the De-designation of Open Spaces Will Lead to the Development of Open Land

The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the draft Conservation Area Appraisal and Management Plan, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, recognising the importance of large open spaces within an urban area in terms of amenity and health and well-being. National planning policy also seeks to ensure the protection of important landscapes and local character and recognises the importance of areas of open space. In addition, the playing fields are protected by local and national planning policy. Such designations are unaffected by the conservation area review.

However, on balance, and having regard to the comments received, it is considered that Farnborough Hill School and its grounds retain and demonstrate special historic interest, the appearance of which

it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, the 'Farnborough Hill Conservation Area', supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees.

Issue 3: Value in Retaining the Grounds of the Nationally Listed School as a Conservation Area

Farnborough Hill School is an important historic building, which is reflected by its status as a Grade I Listed Building. The Listed Building status of the school provides protection to the curtilage of the building and requires the Council to consider its setting in decision-making. In its response to the consultation, Historic England highlights that conservation areas gain value from each of the elements within them, including buildings and landscaping, and that consideration should be given to retaining protection that conservation area designation gives to each of the elements within an area, whether they are protected by other heritage designations or not. The Council agrees with this assessment and has decided that the school and its grounds will retain conservation area designation. A separate Conservation Area Appraisal and Management Plan has therefore been prepared for the area, and the school and its grounds have been designated as a standalone conservation area.

The Council believes that designating a standalone conservation area which covers the school and its grounds will benefit the conservation of historic assets. The adopted Conservation Area Appraisal and Management Plan, prepared to support the designation of Farnborough Hill School and its grounds as a standalone conservation area, provides information on the significance of the conservation area, identifies threats to its special architectural or historic interest, and will be a material consideration in decision-making.

Issue 4: Concerns about the Potential Loss of Trees

Trees protected by other types of designation, including Tree Preservation Orders, are not affected by the conservation area review process. Trees on highway land are managed and maintained by Hampshire County Council as the local highway authority, which is deemed to be a responsible tree owner. The Environment Act 2021 has introduced new requirements relating to the loss of street trees; Section 115 of the Act requires local highway authorities in England to consult with local residents on the felling of street trees where certain exemptions do not apply.

Several comments highlighted the amenity value of trees located within the grounds of Farnborough Hill School, particularly those which line the northern side of Highgate Lane, and expressed concern about the potential loss of these trees as a result of the proposed changes to the conservation area boundary. However, as a consequence of the designation of Farnborough Hill School and its grounds as a standalone conservation area, these trees have retained their conservation area status.

Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.

Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders ([TPO 480](#) and [TPO 481](#)) were made

in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order.¹ There are also several existing Tree Preservation Orders in areas which will no longer be covered by conservation area designation ([TPO 154V](#), [TPO 230](#), [TPO 237](#), [TPO 262](#), [TPO 405](#) and [TPO 421V](#)).

Tree Preservation Orders protect trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without the local planning authority's consent. If consent is given, it can be subject to conditions, which have to be followed.

Issue 5: Concerns that the Proposed Changes Are to Enable Development

The purpose of the conservation area review was to ensure that the Council has up-to-date evidence in place to justify the designation of the conservation area, including its extent and the features that contribute to its special architectural or historic interest. The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries.

Conservation area designation does not prevent development. The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. All planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise.

The adopted Conservation Area Appraisal and Management Plan, prepared to support the designation of Farnborough Hill School and its grounds as a standalone conservation area, provides information on the significance of the conservation area, identifies threats to its special architectural or historic interest, and will be a material consideration in decision-making.

It is important to note that some development within or adjoining conservation areas that could be considered detrimental to their character and appearance may be permitted development and may not require planning permission.

Issue 6: Opposition to the Removal of Conservation Area Designation on Highgate Lane and Chingford Avenue

A large number of comments were received which opposed the proposed removal of conservation area designation on Highgate Lane and Chingford Avenue, with various statements made to argue that the area demonstrates special architectural or historic interest and deserves to retain conservation area status. Reasons cited included the following:

- Properties on Highgate Lane and Chingford Avenue are 'a unique collection of houses';
- The houses have a 'rare and unique character' which is 'no longer seen in modern buildings', and 'the 1930s architecture ... is worth protecting';
- The architecture 'is generally consistent and archetypically characteristic of "metro-land" interwar detached housing';
- The area is 'a strong example of interwar private housing incorporating "Tudorbethan" style from the Arts and Crafts movement';
- Most of the houses 'were built between the late 1920s and late 1930s to a distinctive style of those interwar years';

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

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- 'The grouping of houses, their architectural details and setting are unique in Rushmoor';
- The neighbourhood 'is a unique and important area of Farnborough, with beautiful tree-lined vistas and a collection of properties built in the same style';
- The properties on Highgate Lane and Chingford Avenue 'are approaching 100 years old and ... have more "historic character" now than they did in 1977, when the area was first designated' as a conservation area;
- The houses in Highgate Lane 'were built in the 1920s and 1930s by noted local builder Walter Rumble', who 'designed each house slightly differently within an overall consistent style' in order 'to satisfy local planners and obtain building permission ... which is why each has a different beam pattern on the front, and there are differences in some of the bay windows';
- Many of the original residents 'were employed at the Royal Aircraft Establishment, including engineers, draughtsmen, technicians and the Headmaster of the RAE college, which eventually evolved into Farnborough College of Technology';
- Removing conservation area designation on Highgate Lane 'will break the unique historic link between Farnborough Hill and St Michael's Abbey'.

As noted above, Farnborough Hill School and its grounds have retained conservation area designation. The link between Farnborough Hill and St Michael's Abbey, which is itself covered by conservation area designation, is therefore preserved. The trees on the northern side of Highgate Lane are located within the boundary of the new conservation area, and they therefore retain the protection offered by conservation area designation. However, in terms of properties on Highgate Lane and Chingford Avenue, the Council is not persuaded by the arguments that they demonstrate special architectural or historic interest to warrant inclusion within the conservation area.

National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties on Highgate Lane and Chingford Avenue are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.

As set out by the Planning (Listed Buildings and Conservation Areas) Act 1990, a conservation area is an area 'of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'. Conservation areas are more than just a collection of buildings and comprise evidence of an area's historic development. Building groups, walls, trees and hedges, open spaces, views and historic settlement patterns all combine to create a sense of place which makes an area unique and of special interest. It is this character, rather than individual buildings, that the designation of conservation area status seeks to protect.

In addition to the buildings, the character appraisal of Highgate Lane and Chingford Avenue, which concluded that the properties do not demonstrate sufficient architectural or historic interest, included an assessment of other features, as summarised below:

- Gardens and trees: trees of significance within the area are located almost exclusively on the north side of Highgate Lane; they are a defining feature of the area and stretch along the road, creating a green corridor. Most of the dwellings on the south side of the lane have lost their front gardens to areas of hardstanding, which is now used for vehicle parking. On Chingford Avenue, there are a few ornamental trees in the front gardens of the properties. Like many

of the properties on Highgate Lane, front gardens have been reduced in size or completely replaced with hardstanding in many places. A large oak tree sits at the highest point of the street on highway land and is an important character feature and focal point in the street.

- Streetscape and boundaries: early photographs of the houses on the south side of Highgate Lane show hedge boundaries with wooden gates for each property and rough driveways. This soft green edge to the street has been largely replaced, with mainly brick and fence boundary treatments and paved driveways. In Chingford Avenue, boundary treatments are mainly brick, with some wooden fencing. In some places, the boundaries have been lost, with house plots fully open to the street.

The location of the boundary for a conservation area is a qualitative decision relating to character. As noted above, national planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special architectural or historic interest. Conservation areas are heritage assets and are designated because they are identified as having a degree of significance which merits consideration in planning decisions because of their heritage interest. Designating areas that lack special interest as conservation areas undermines the concepts of conservation and heritage.

Issue 7: Removing Highgate Lane from the Conservation Area Contradicts a Recent Planning Officer's Reports

Many comments referred to planning application 21/00229/FULPP in which planning permission was refused in June 2021 for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. Some responses also referred to the planning application 21/00516/FULPP in which planning permission at the address for a similar scheme was subsequently refused in August 2021. Many quoted a passage from the case officer's delegated reports, as set out below, arguing that the proposed removal of conservation area designation from Highgate Lane was contradictory.

'The street scene in Highgate Lane is characterised on the southern side by a long row of period properties of similar era (circa 1930s), which as a grouping have retained distinctive architectural details, such as double-height bay windows, front porches, external materials of facing brick and rough cast render, distinctive gable-fronted roofs creating a noticeable roof line, also accentuated by the road curvature/topography and spacing in between the buildings, which has created a distinctive rhythm of dwelling houses in the street scene. These are considered to be important townscape qualities of this part of the Farnborough Hill Conservation Area.'

The Council's Conservation Officer was consulted as part of both applications and made various design recommendations but did not object to either application on heritage grounds. The reason for the refusal of the applications related to design and the impact upon the character and appearance of the street scene.

The applicants subsequently appealed the Council's decision to refuse planning permission in respect of planning application 21/00516/FULPP. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a

significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.²

Issue 8: Concerns that the Removal of Conservation Area Designation on Highgate Lane and Chingford Avenue Could Threaten the 'Look and Feel' of the Area

The purpose of conservation area designation is not to prevent development. All planning applications, whether within or outside conservation areas, are determined in accordance with the adopted Rushmoor Local Plan, unless material considerations indicate otherwise. The Local Plan requires all new development to make a positive contribution towards improving the quality of the built environment and sets out detailed development management policies which are used to determine planning applications. Policy DE1, for example, requires all new development to 'include high-quality design that respects the character and appearance of the local area'. Whilst permitted development rights within the area may be less restricted than before as a result of de-designation, these are also usually subject to various conditions and limitations which, like the Local Plan policies, are intended to control impacts and to protect local amenity.

Issue 9: The Removal of Conservation Area Designation on Chapel Street

Several comments were received which opposed or questioned the proposed removal of conservation area designation on Chapel Street. Whilst there are some older properties on Chapel Street which have modest local interest for their association with the railway, they have been so altered over the years, through extensions, rendering, porches and uPVC windows, that their architectural interest has been substantially eroded. In this regard, 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. Such development can erode the character and appearance of a conservation area through incremental change.

11 Chapel Street is locally listed and has existing protection against inappropriate development. 11a Chapel Street has some local interest as a former Methodist chapel and will be considered for local listing.

There are also four modern infill dwellings along Chapel Street which were built in the 1950s or early 1960s; comprising a terrace of three dwellings and a bungalow, they have no architectural or historic merit and do not warrant inclusion within the conservation area.

Issue 10: Errors within the Consultation Material

It is acknowledged that the consultation material, including the draft Conservation Area Appraisal and Management Plan and the information leaflet delivered to properties, included some unfortunate errors, including the age of some buildings, incorrectly labelled images and typographical errors. For example, many comments highlighted that the draft Appraisal and Management Plan had mistakenly referred to properties on Highgate Lane and Chingford Avenue as having been 'built in the 1960s', but they were actually built in around the 1920s and 1930s.

² All planning applications received and determined by the Council, together with associated documentation, including the decisions and the reasons for them, as well as appeal decisions, are publicly available and can be viewed on the Council's website at <https://publicaccess.rushmoor.gov.uk/online-applications/>.

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The adopted Farnborough Hill Conservation Area Appraisal and Management Plan has been amended to correct all the errors identified. The adopted Farnborough Street Conservation Area Appraisal and Management Plan has also been amended accordingly.

Issue 11: Suggestions to Expand the Conservation Area to Include Queen Elizabeth Park, the Empress Estate and the Former Station Master's House and Grounds on Farnborough Street

Queen Elizabeth Park, which is owned and maintained by the Council, and the Empress Estate are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area.

The Council agrees that the former Station Master's house has architectural and historic interest and merits inclusion within the conservation area. It subsequently consulted on a draft Conservation Area Appraisal and Management Plan for the proposed Farnborough Street Conservation Area between 29 August and 10 October 2023 which proposed including the Station Master's house and grounds within the boundary of the new conservation area. The Farnborough Street Conservation Area Appraisal and Management Plan was adopted in June 2025, and the Station Master's house and grounds are now covered by conservation area designation.

Issue 12: Questioning the Choice of Name for the Farnborough Street Conservation Area

The Farnborough Street Conservation Area is centred on the crossroads where Farnborough Street, Rectory Road, Ship Lane and Highgate Lane meet. Although not all parts of the conservation area are located on Farnborough Street, the name 'Farnborough Street' was chosen because the area, which is considered to be the oldest part of Farnborough, has been known as 'Farnborough Street', as shown on various historic Ordnance Survey maps.

Issue 13: Concerns that Historic England Guidance Has Not Been Followed

The conservation area review has been undertaken in full accordance with Historic England guidance. Historic England has also been consulted and has provided comments as part of the review process.

Issue 14: Concerns about the Potential Impact on Wildlife

Biodiversity and ecological assets are protected under separate legislation and by both national and local planning policies.

Adoption

Having considered the responses received (Appendix 13), the following amendments have been made:

- Farnborough Hill School and its grounds will retain conservation area designation and be designated as a new standalone conservation area.

The Council's Cabinet decided on 15 November 2022 that Farnborough Hill Conservation Area should be split into two parts and that two new conservation areas should be designated in its place, with one centred on Farnborough Hill School and its grounds (the new Farnborough Hill Conservation Area) and the other centred on the crossroads where Farnborough Street, Rectory Road, Ship Lane and Highgate Lane meet (a new Farnborough Street Conservation Area). It approved the adoption of the Farnborough Hill Conservation Area Appraisal and Management Plan and a further round of public consultation on a draft Conservation Area Appraisal and Management Plan for the proposed

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Farnborough Street Conservation Area, which set out the proposed boundary for that conservation area. The consultation took place between 29 August and 10 October 2023. The Council's Cabinet subsequently approved the Farnborough Street Conservation Area Appraisal and Management Plan on 15 October 2024.

The Council has surveyed trees within the areas which will no longer be covered by conservation area designation and has made new Tree Preservation Orders (TPO 480 and TPO 481) to protect trees of value in private ownership.

The Farnborough Hill Conservation Area Appraisal and Management Plan and the Farnborough Street Conservation Area Appraisal and Management Plan were adopted on 10 June 2025.

Appendix 1. Media Release

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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.

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](#)

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Communications
communications@rushmoor.gov.uk
Tel: 01252 398744
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Appendix 2. 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 \(7Mb\)](#)

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planningpolicy@rushmoor.gov.uk
Tel: 01252 398787
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Appendix 3. Farnborough Hill Conservation Area Consultation Webpage

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

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Home > Planning > Planning policies > Get involved in developing our planning policies > Planning policy consultations > Conservation area reviews > Consultation on the draft Farnborough Hill Character Appraisal and Management Plan

Consultation on the draft Farnborough Hill Character Appraisal and Management Plan

Give your views on the proposed boundary changes, character appraisal and management plan for Farnborough Hill conservation area.

Background

Farnborough Hill is a compact and now mostly residential village focused around the meeting point of several historic routes through the area. The conservation area was first designated in 1977 and amended 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 Farnborough Hill conservation area \(3Mb\)](#) 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 to reduce the size of the conservation area and change its name to 'Farnborough Street'.

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

This consultation closes on **12 December at 5pm**.

Related documents

[Draft Farnborough Hill Character Appraisal and Management Plan \(3Mb\)](#)

[Help with PDF documents](#)

Related links

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[Locally listed buildings](#)

[Nationally listed buildings](#)

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

[The Rushmoor Local Plan](#)

Contacts

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Appendix 4. 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 5. 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 6. 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



Appendix 7. Letter Sent to Properties within the Conservation Area

Dear Owner / Occupier,

Farnborough Hill 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 Farnborough Hill 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 its name and to the boundary of the conservation area. A leaflet is enclosed that summarises the proposed boundary changes to Farnborough Hill 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, 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:

Chief Executive: Paul Shackley • Executive Director: Ian Harrison • Executive Director: Karen Edwards

customerservices@rushmoor.gov.uk www.rushmoor.gov.uk

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 8. Leaflet Included with Letters to Properties



Conservation Area
consultation information



Farnborough Hill




Why Rushmoor Borough Council is reviewing the Farnborough Hill 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 the conservation area designation as well as identifying the area's key strengths and weaknesses.

What changes are proposed

It is proposed to reduce the size of the conservation area so that it focuses on the historic village core, located around Farnborough Street, as shown on the map overleaf. To reflect this, it is proposed that the name of the conservation area is changed to **Farnborough Street**.

Nationally listed buildings and their grounds (curtilage) benefit from greater protection than conservation area designation. It is proposed that the Grade I Listed Farnborough Hill School and its grounds are removed from the conservation area. The school and its grounds also benefit from designation as an Important Open Area in the Rushmoor Local Plan (2019).

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.



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KEY

- Conservation area boundary
- Proposed de-designation

Listed buildings

- Locally listed
- Nationally listed

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 **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
customerservices@rushmoor.gov.uk


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

Appendix 9. 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 10. Newsletter Notification



Remembrance Sunday
14 November
Joint civic/military services
in Aldershot and Farnborough
www.rushmoor.gov.uk/remembrancesunday

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 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 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 11. Display Boards

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.






Protecting and improving our local heritage

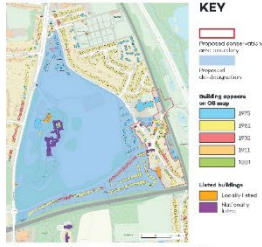
We want your views



Farnborough Hill conservation area



The Farnborough Hill conservation area was designated in 1977 and amended in 1989.



KEY

- Proposed conservation area boundary
- Proposed alterations
- Building reasons for change
- Localised areas of local interest
- Localised areas of local interest

THREE KEY CHARACTER AREAS

As part of the current review of the Farnborough Hill conservation area, we analysed its character and identified three key areas within it.

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

- Farnborough Street and Ship Lane
- Railway and Industrial Buildings
- Rectory Road

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

- Views
- Streetscape and boundaries (public areas)
- Open spaces, parks and gardens, 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. The appraisal therefore recommends that the boundary for the conservation area is changed, so it would become smaller, but more focused.

Name change


The conservation area is currently designated as **'Farnborough Hill conservation area'**.

As the proposed boundary change focuses on Farnborough Street, we would like to change the name to **'Farnborough Street conservation area'**.



Protecting and improving our local heritage

We want your views



Appendix 12. Photograph of Consultation Event



Appendix 13. Summary of Comments Received and the Council's Response

Respondent	Comments	Council Response
Charles Fraser-Fleming: Hampshire Buildings Preservation Trust	<p>We are pleased that a review of the conservation areas is being undertaken and welcome the opportunity to provide an input to the debate on the future planning decision-making considerations.</p> <p><u>Farnborough Hill and St Michael's Abbey</u></p> <p>Reducing the Farnborough Hill Conservation Area into a much-smaller Farnborough Street Conservation Area will have a negative impact on the overall management of the existing conservation area of Farnborough Hill. Removing Highgate Lane will break the unique historic link between Farnborough Hill and St Michael's Abbey, and the potential loss of control of the street scene (1930s housing, architectural and vista looking up to the Destailleur-designed St Michael's Church tall lantern with its Renaissance details).</p> <p>In addition, the over 600-year-old historic links to the pottery industry will be put at risk. The underground archaeological remains of this important trading industry could be lost if future building developments are allowed, without due consideration being considered of these remains.</p>	<p>Noted.</p> <p>The key test is whether the areas to be removed from the conservation area, located between the two nationally listed heritage assets, demonstrate special architectural or historic interest.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. Although the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making, the Council believes that designating a standalone conservation area and adopting a Conservation Area Appraisal and Management Plan which covers the school and its grounds will benefit the conservation of historic assets.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The public footpath (possibly ancient) known as Church Path which links the grounds of 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 Farnborough Hill and St Michael's Abbey 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. In fact, Farnborough Hill was known historically as Windmill Hill.</p>	<p>The footpath will remain a public right of way and will not be affected by the proposed changes to the conservation area boundary. Much of the footpath is located within the grounds of St Michael's Abbey, which is covered by conservation area designation. The Listed Building status of the Abbey and Mausoleum also protects these buildings and their curtilage and requires the Council to consider their setting in decision-making. It should be noted that the iron bridge is not covered by conservation area designation and is located on land controlled by Network Rail.</p> <p>Additional historical information has been added to the adopted Farnborough Hill Conservation Area Appraisal and Management Plan.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p><u>Highgate Lane and Chingford Avenue</u></p> <p>Historically, Highgate Lane has played an important role in the history of Farnborough Village and its medieval links to Cove Village, both of which had pottery interests and in more recent times (the last 100 years) a link between the transport hubs of both Farnborough North Station (Reading to Guildford) and Farnborough Main Station (London to Southampton), both used to support the military and aviation industries in Rushmoor. In addition, as mentioned above, the public vista of the private housing development on Highgate Lane in the 1930s is an example of that period and the beginning of a commuter working population (ease of access to business centres of both London (Farnborough Main) and Guildford/Reading (Farnborough North)). The development of Chingford Avenue is also related to these economic activities and was the home of the last pottery activity associated with the potter and farmer William Smith and author George Bourne (Strut).</p> <p>The majority of the houses along Highgate Lane and Chingford Avenue were built in the 1960s (sic). Although the houses have been finished to a high standard, they are very different in appearance to the historic character of the conservation area. It is therefore recommended that this area is removed from the conservation area. Highgate Lane is tree-lined to the north side where it abuts the boundary of Farnborough Hill School.</p>	<p>Noted. However, the properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area.</p> <p>Support noted. The trees on the northern side of Highgate Lane will be located within the boundary of the new conservation area.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p><u>Conclusion</u></p> <p>Rather than reducing the Farnborough Hill Conservation Area, we believe that the Empress Estate and Queen Elizabeth Park should be added to the existing Farnborough Hill Conservation Area, as this would better reflect the historic construct of Farnborough's history and its importance to the local community by providing a sense of place to our wider community.</p>	<p>Queen Elizabeth Park, which is owned and maintained by the Council, and the Empress Estate do not demonstrate special architectural or historic interest to warrant inclusion within the conservation area.</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>
Farihah Choudhury: Hampshire County Council	<p>We welcome the re-designation of conservation areas in Rushmoor in order to preserve local character and assets, such as listed buildings and heritage assets, as well as green, blue and open spaces, allotments and leisure facilities. Protecting these assets is invaluable, as it promotes their use by residents, supporting good physical and mental health.</p>	<p>Noted.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>For residents of Farnborough Hill, maintaining the vast majority of the conservation area is of benefit, as it creates an attractive, well-managed area, where people are proud to live, and attracts new residents to the area.</p> <p>We acknowledge that the conservation area around Farnborough Street has been altered in order to preserve the local character of the buildings.</p>	<p>The Listed Building status of Farnborough Hill School provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy. However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>Noted.</p>

Consultation Statement

Respondent	Comments	Council Response
Judith Johnson: Environment Agency	Thank you for consulting the Environment Agency. Over the last few months, we have experienced a significant increase in the number of consultations and enquiries that we receive. Additionally, with recent changes within the Thames Sustainable Places team and area, we are currently working at 40% of our normal capacity within the team. As a result, we are experiencing delays across all of our work streams. We regret that we are currently unable to consider these documents.	Noted.
Cllr Marina Munro: Farnborough Street Residents Association (FSRA)	<p>To ensure that 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 most of the original boundary, except for the suggestion of the removal of Home Farm Close.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. A draft character appraisal was prepared as part of the consultation to identify and explore the different character areas within the conservation area. It concluded that significant parts of the conservation area 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.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>FRSA would like to include the Station Master's house, built prior to 1881, and garden to the north of the railway line, which would complete the historical setting of the street scene of Farnborough Street.</p> <p>Highgate Lane would therefore include the vista of properties built prior to 1931 and Chingford Avenue, both of which could possibly be outside the curtilage of Farnborough Hill School as there is not a definitive boundary. When standing at the crossroad at Ship Lane, the views up Highgate Lane enhance the conservation area, giving a green and notable setting, positively contributing to its established character. The properties are set back, leading into views of open trees to the school side of the road.</p>	<p>The Council consulted on a draft Conservation Area Appraisal and Management Plan for the Farnborough Street Conservation Area between 29 August and 10 October 2023, which proposed including the Station Master's house and grounds within the boundary of the new conservation area. The Conservation Area Appraisal and Management Plan was adopted in June 2025, and the Station Master's house and grounds are now covered by conservation area designation.</p> <p>The Listed Building status of Farnborough Hill School provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Chapel Street contains a selection of small cottages. Seven were built prior to 1911, some with historic features.</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p> <p>Whilst there are some older properties on Chapel Street which have modest local interest for their association with the railway, they have been so altered over the years, through extensions, rendering, porches and uPVC windows, that their architectural interest has been substantially eroded. 11 Chapel Street is locally listed and has existing protection against inappropriate development. 11a Chapel Street has some local interest as a former Methodist chapel and will be considered for local listing.</p>

Consultation Statement

Respondent	Comments	Council Response
Robert Lloyd-Sweet: Historic England	<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>With regard to the Farnborough Hill Conservation Area, we agree that Sub-Area 1 deserves to remain within the conservation area but would suggest that the listed status of several buildings within Farnborough Hill School and grounds does not necessarily mean that the extensive grounds are protected as curtilage. We would suggest that the amalgamation of buildings and landscaping represent an area that gains value from each of the elements within it, and consideration should be given to retaining the protection that the conservation area gives to each of the elements of the area, whether they are protected by other designations or not. The value of the area should underpin the need for TPOs to protect its trees and inform their management rather than the ability to protect trees through TPOs being seen as justification of removing the larger designation.</p>	<p>Noted.</p> <p>Noted.</p> <p>The Listed Building status of Farnborough Hill school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building 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>We recognise that retaining these two areas whilst removing others from the conservation area effectively splits the area into two halves, which may not be satisfactory in terms of defining an ‘area’. We suggest looking again at The Chase, in terms of the retention of earlier landscape features and the sensitive design of 1960s housing development to the setting of the convent (now school) grounds and historic village, where this links the two historic spaces.</p>	<p>The Chase does not demonstrate special architectural or historic interest to warrant inclusion within a conservation area. In terms of the retention of earlier landscape features, several trees on The Chase are already protected by Tree Preservation Orders (TPO 262 and TPO 421V).</p> <p>The Council has decided that the conservation area should be split into two parts and that two new conservation areas should be designated in its place, with one centred on Farnborough Hill School and its grounds (the new Farnborough Hill Conservation Area) and the other centred on the crossroads where Farnborough Street, Rectory Road, Ship Lane and Highgate Lane meet (a new Farnborough Street Conservation Area). The Farnborough Hill Conservation Area Appraisal and Management Plan and the Farnborough Street Conservation Area Appraisal and Management Plan were adopted in June 2025.</p>
<p>Sharon Jenkins: Natural England</p>	<p>Natural England does not have any specific comments on this draft Conservation Area Appraisal and Management Plan.</p>	<p>Noted.</p>
<p>A. Siwik and S. Howell</p>	<p>We strongly oppose the removal of the conservation area boundaries in Highgate Lane and Farnborough Hill for the following reasons:</p>	<p>Noted</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The proposal to remove conservation area status from this area would be detrimental and would compromise the rare and unique character of early twentieth-century housing along Highgate Lane. Furthermore, the removal of the conservation area could lead to unbridled development, resulting in the loss of further green spaces and trees. Once this happens, we could soon see over-development of the area, which would be indistinguishable from many housing developments within Farnborough of ill-matched architectural styles crammed into inappropriate sites.</p> <p>Trees are vital to the environment and help to reduce traffic and noise pollution, whilst also providing a natural habitat for wildlife. Given the present concerns of global warming, they play a big part in improving air quality and providing flood protection.</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p> <p>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The proposal to remove the Grade I Listed Farnborough Hill School and its grounds from the conservation area could be a precursor to developing some of the land to build housing.</p> <p>We urge you to reconsider this proposal in the strongest terms.</p>	<p>Farnborough Hill School is an important historic building, which is reflected by its status as a Grade I Listed Building. The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p>
<p>Adrienne and Peter Netley</p>	<p>We are somewhat confused by the incorrect information regarding the houses on Highgate Lane. Apart from the original cottages on the corner of Highgate Lane and Rectory Road and a few modern houses built on the Farnborough Hill side of the road, all of the detached properties in Highgate Lane were built in the 1930s and NOT in the 1960s, as stated in the review documents.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p>

Consultation Statement

Respondent	Comments	Council Response
	Please consider the importance of such a unique collection of houses that have a character which is no longer seen in modern buildings and which, in our opinion, should continue to be included in the conservation area.	National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.
Alan Firman	Farnborough Street should be included in the conservation area due to the number of interesting architectural buildings.	Support noted.

Consultation Statement

Respondent	Comments	Council Response
Andrew and Avril Gardner	<p>I am a resident of Chingford Avenue, and I would like to state that we wish the conservation area status to remain as it is.</p> <p>One of the main reasons for purchasing the property in September 2020 was the fact that it is in a conservation area. I do not want to move again, and the prospect of the conservation area status being removed is something that I dread. If the conservation area status is removed, it is because someone will want to build additional housing or other building works within this location. This will add traffic and noise to an already very noisy area, especially as you get closer to the A331 dual carriageway. The constant noise from this road, together with its pollution, is something that we just must live with. In the near future, I will be installing secondary glazing in addition to my double glazing to reduce the traffic noise. The saving grace is the comparatively light traffic, and therefore noise, that is emitted from Chingford Avenue and Highgate Lane.</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 it is desirable to preserve or enhance. The Act also places a duty upon local planning authorities to review their conservation areas from time to time. 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> <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. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. However, 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. Such development can erode the character and appearance of a conservation area through incremental change.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The current circa 1930s architecture of the Highgate Lane and Chingford Avenue area is something that is worth protecting, and for this and the reasons above I would like to place on record my objection to the proposed removal of the conservation area status.</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
Andrew, Penny and Alice Childs	<p>I oppose the proposed changes to the conservation area boundary. I wish Farnborough Street and the surrounding area currently within the existing conservation area to continue to receive the existing protection, including, as stated, the existing individual listings.</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 it is desirable to preserve or enhance. The Act also places a duty upon local planning authorities to review their conservation areas from time to time. 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> <p>As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees. The Council also adopted the Farnborough Street Conservation Area Appraisal and Management Plan in June 2025.</p>

Consultation Statement

Respondent	Comments	Council Response
Angela Dunbar	<p>I strongly oppose your proposal to remove the conservation area status from Chingford Avenue and nearly all of Highgate Lane for the following reasons:</p> <p>When we moved to the area, we were attracted to the 1930s houses and have enjoyed living in a house that is nearly 100 years old. I think that this area should be preserved, and I have serious concerns about the impact that removing Chingford Avenue and Highgate Lane out of the conservation area would have on the area.</p> <p>I would like to know why the Council are altering the boundary now and, by doing so, what the Council will gain. I understand from the virtual meeting that the Council's position is that they have not reviewed this area for 30 years and are obliged to do so, but this is not a satisfactory explanation, and I believe that the Council have ulterior motives for the proposed action. Chingford Avenue and Highgate Lane have many historic aspects which should be treasured and protected, and removing these two roads out of the conservation area would be detrimental in preserving the character and historic interest that these roads hold.</p>	<p>Noted.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time. 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>In June 2021, the Council refused a planning application, citing that the characteristics of the 1930s properties retained distinctive architectural details and spacing between the buildings that create a distinctive rhythm of houses which are considered important townscape qualities of this part of Farnborough. A clear and positive policy to preserve the distinctive look and feel of the existing conservation area, so what has changed since June, and if nothing you can still carry out your review and LEAVE THINGS AS THEY ARE.</p>	<p>The planning application referred to is 21/00229/FULPP, which sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The Farnborough Hill Conservation Area created in the late 1970s to preserve a strong example of interwar private housing incorporating 'Tudorbethan' style from the Arts and Crafts movement supported by Historic England supports my view that this area should be protected and remain in the conservation area. Not to do so would be irresponsible. Nothing has changed to justify the Council's proposal. In my view, taking Chingford Avenue and Highgate Lane out of the conservation area would be detrimental to preserving these unique characteristics and would be detrimental to Farnborough.</p> <p>I trust that you will give careful consideration to my objections to your proposal.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. A draft character appraisal was prepared as part of the consultation to identify and explore the different character areas within the conservation area. It concluded that significant parts of the conservation area 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.</p> <p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Chingford Avenue and Highgate Lane are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
Anne Snudden	<p>I am voicing my concern and objection to the proposals put forward to remove Highgate Lane and Chingford Avenue, along with the extremely old trees on Farnborough Hill School land abutting Highgate Lane, from the Farnborough Hill Conservation Area.</p> <p>The majority of houses on Highgate Lane, along with those in Chingford Avenue, were built between the late 1920s and late 1930s to a distinctive style of those interwar years. A plan for the development in the Urban District Council book of that time, <i>Come and Live Longer at Farnborough</i>, to encourage newcomers to the district, also shows that the properties at the hill end of Chingford Avenue and junction of Highgate Lane were designated as shops, to add to the shops already in Farnborough Village. Highgate Lane was the tree-lined lane from the toll road (A325) into the village.</p>	<p>Noted.</p> <p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The trees and land on the Farnborough Hill School estate give vital green space and wildlife habitat and help fight pollution from the A325 and the A331 which run either side of Farnborough Village.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Another worry is that the removal of the conservation area to these could lead to further development or a possible car park for the increased and increasing use of Farnborough North Station as it becomes a rail link to the fast train link from Reading to London.</p> <p>As your consultation document does not really give a satisfactory reason for your motivation for altering the boundary of the existing conservation area, I am left to imagine your reasoning.</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. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. However, 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. Such development can erode the character and appearance of a conservation area through incremental change.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time. 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. The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
	Perhaps a more suitable name for the area should be Old Farnborough Village conservation area.	Although not all parts of the newly designated conservation area are located on Farnborough Street, the name 'Farnborough Street' was chosen because the area, which is considered to be the oldest part of Farnborough, has been known as 'Farnborough Street', as shown on various historic Ordnance Survey maps.
Anne Snudden	<p>I would now like to submit a document that I have found whilst researching the historic importance of this area. It is called <i>Farnborough Historic Rural Settlement</i> publication. In this publication, Farnborough is basically described as two areas: Farnborough Manor and Farnborough Green (the village area). I think that this publication helps to bolster the argument of the importance of what is now the Farnborough Hill Conservation Area. Page 48 is of personal interest to me as a resident of Chingford Avenue, as it and the relevant map that relates to this page say and show the nineteenth century pottery kiln, Chingford Avenue plus other kilns in various areas in our vicinity (Farnborough Hill Conservation Area). It is seen as an area of archaeological potential, also as the possible economic centre for the ancient Manor of Farnborough.</p> <p>A sign on Farnborough North Railway Station proudly states 'Historic Farnborough', and this is why it should be an 'area of conservation'.</p>	<p>The Council is aware of the historic significance of the pottery industry within the conservation area and in Cove and Farnborough more generally.</p> <p>Farnborough North Railway Station is located within the newly designated Farnborough Street Conservation Area.</p>
Brian Searle	This statement from the consultation document is not true: 'the majority of the houses along Highgate Lane and Chingford Avenue were built in the 1960s'. The houses are 1920s and are part of the original sale of land. Indeed, every property built at this time was to be built as an individual property, with no two properties the same. In my opinion, due diligence is not being performed.	It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.

Consultation Statement

Respondent	Comments	Council Response
Catherine and Robert Bass	<p>We are in receipt of your letter dated 1 November 2021 in respect of the review of the above conservation area.</p> <p>Whilst we understand why the review is taking place, our main concern is around the removal of the conservation area which covers the whole of Farnborough Hill School and the area where the properties at 127 and 129 Ship Lane are located (La Fosse and Orchard Rise).</p> <p>We understand that trees which have TPOs on them will still be protected. However, we feel that with the removal of the conservation area, this could lead to applications for planning being easier to obtain, which would then be detrimental to the surrounding area.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees. The properties at 127 and 129 Ship Lane are also included within the newly designated conservation area.</p> <p>Trees protected by other types of designation, including Tree Preservation Orders, are not affected by the conservation area review process.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Keeping the conservation area as it is should protect the historic area of Farnborough Hill, <u>the whole area</u>, not just the buildings and trees. A huge amount of wildlife lives in the current conservation area, which is quiet and protected, as it is not open to the public. The removal of the conservancy could negatively affect that environment in the future.</p>	<p>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</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. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. However, 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. Such development can erode the character and appearance of a conservation area through incremental change.</p> <p>Biodiversity and ecological assets are protected under separate legislation and by both national and local planning policies.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>We are custodians of our all of our areas of green space, and they must be given the same protections as buildings and trees, so for these reasons we would be reticent of supporting the change in the conservation area.</p> <p>Thank you for your considerations.</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>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 (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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</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>

Consultation Statement

Respondent	Comments	Council Response
<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>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>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time. 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. Such development can erode the character and appearance of a conservation area through incremental change.</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. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>The Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan identify ways to manage change in a way that conserves and enhances the character and appearance of the conservation areas.</p>

Consultation Statement

Respondent	Comments	Council Response
<p>Claire Kelly</p>	<p>I am writing to object to the proposed changes to the Farnborough Hill Conservation Area outlined in the letter and leaflet delivered to my property dated 1 November 2021 and the document 'Conservation Area Appraisal and Management Plan' published on Rushmoor Borough Council's website.</p> <p>I have detailed my specific comments and objections and their basis below:</p> <p>1. Procedure, Policy, Guidance and Errors</p> <p>The Conservation Area Appraisal and Management Plan and the information presented to the public on 16 November 2021 at 5pm does not appear to have been created following nationally recommended processes. Documents referenced have been selectively quoted from in order to support the proposals, whereas other text in the same documents which would support the counter-position have been omitted. The published material also contains several significant errors. The detail of the guidance documents and errors follows:</p>	<p>Noted.</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 it is desirable to preserve or enhance. The Act also places a duty upon local planning authorities to review their conservation areas from time to time. 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>a. Historic England Guidance</p> <p>Ref: 'Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition)'</p> <p>It is evident that the process is not being conducted in accordance with the recommendations of Historic England, in that the order of appraise, designate, manage, review is not being followed.</p>	<p>The Council has had regard to Historic England's Advice Note as part of the process of reviewing the conservation area. As stated within the Introduction to the Advice Note, the purpose of the document is to provide information and advice on conservation area appraisal, designation and management to assist local authorities and others in implementing relevant legislation, national planning policy and planning guidance. The document does not set out a statutory procedure or 'order' for reviewing conservation areas. The provisions for conservation area designation and management are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England has also been consulted and has provided comments as part of the review process.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>There has been no detail developed of the character appraisal of Highgate Lane and Chingford Avenue to the same level as has been carried out for the new proposed area. Beyond the reference to the houses being finished to a high standard and there being prominent trees, there is no mention of the many other architectural features or the historic interest of the properties and roads.</p> <p>The conservation area as it stands is already designated. The guidance is clear that the Planning Department should be developing a management plan for the conservation area and then reviewing by carrying out a character appraisal (of the whole area) before any re-designation occurs. The Planning Department's failure to have previously developed a character appraisal should not be a reason to roll the processes together and not complete the full process for the whole of the existing conservation area.</p> <p>b. National Planning Policy Framework</p> <p>Paragraph 191 has been referenced in the Conservation Area Appraisal and Management Plan:</p> <p><i>'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'.</i></p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. A draft character appraisal was prepared as part of the consultation to identify and explore the different character areas within the conservation area. It concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. The draft document also included a management plan which set out a strategy to reinforce the positive aspects of the area and to mitigate the negative impacts identified as affecting the area. As noted above, the Historic England Advice Note does not set out a statutory process or sequence for undertaking reviews of conservation areas.</p> <p>The consultation document referenced Paragraph 191 of the National Planning Policy Framework (NPPF, 2021). It should be noted that the government has updated the NPPF since the consultation. The paragraph can now be found at Paragraph 204 within the latest NPPF, which was published in December 2024.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>However, the document does not reference Paragraph 192, in that Rushmoor should have assessed the significance of heritage assets:</p> <p><i>'Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:</i></p> <p><i>a. assess the significance of heritage assets and the contribution they make to their environment'.</i></p> <p>This document does not address this requirement, in that the existing conservation area has not been assessed.</p> <p>The document also has not considered references in the Planning Practice Guidance Annex 1: Implementation [Paragraph 219 of the NPPF]:</p> <p><i>'However, existing policies should not be considered out of date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).'</i></p>	<p>Paragraph 192 of the 2021 NPPF can now be found at Paragraph 204 within the updated 2024 NPPF. The Council has consulted many sources of information as part of the review and appraisal of the conservation area, including the Historic Environment Record maintained by Hampshire County Council, which is a database of known historic sites across Hampshire.</p> <p>Paragraph 219 of the 2021 NPPF can now be found at Paragraph 232 within the updated 2024 NPPF. The paragraph relates to development plan policies, such as those contained within the Rushmoor Local Plan (adopted in 2019). Such policies are used in the determination of planning applications and will not change as a result of amendments to the conservation area boundary.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>c. Errors</p> <p>1. The first line of your leaflet refers to the Manor Park Conservation Area.</p> <p>2. The documentation refers to the majority of houses in Highgate Lane as having been built in the 1960s.</p> <p>The latter of these two points was raised at the consultation meeting on 16 November 2021 at 5pm. The response by RBC staff was to dismiss this as a simple error. However, an undertaking was made by RBC to amend the documentation to reflect the correct construction period and publish this. Reviewing the website on 12 December 2021 at 2pm, the published document has not been amended.</p> <p>The series of points above demonstrates that the production of these consultation documents has not been carried out with appropriate diligence. The failure to issue the correction shows that the Planning Policy Department does not take the views raised to them during formal consultation seriously. This is very disappointing. The residents of Rushmoor rightly expect that Council employees carry out their duties diligently and that when undertakings are made that they are followed through.</p>	<p>It is acknowledged that the consultation material, including the leaflet and draft Conservation Area Appraisal and Management Plan, contained some unfortunate errors, including the age of some buildings and typographical errors.</p> <p>A commitment was made to review the documentation once the consultation had concluded. It is bad practice to amend consultation documents part way through a consultation, as this would risk people commenting on different versions of a document.</p> <p>The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been reviewed and amended to correct the errors identified.</p>

Respondent	Comments	Council Response
	<p>2. Features of Highgate Lane and Chingford Avenue not Considered or Mentioned in the Document, including Those of Special Architectural or Historic Interest</p> <p>A separate consideration which appears to be totally omitted is that the houses in Highgate Lane were built in the 1920s and 1930s by noted local builder Walter Rumble. The view of the lane has essentially remained unchanged for almost 100 years. It was a requirement of local planning at the time that each house was slightly different, and this resulted in the characteristic patterns seen on the front gable ends of most of the houses.</p> <p>The grouping of houses, their architectural details and setting are unique in Rushmoor, and this was recognised by Rushmoor Borough Council as recently as August 2021 in a report and letter recommending that planning permission be refused for an extension and alterations at 81 Highgate Lane (21/00516/FULPP). Planners at RBC made the following statements with regards to this:</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Respondent	Comments	Council Response
	<p>1. <i>'... from the established visual character and appearance of the street scene, which is characterised by a strong regular rhythm of houses and spaces in-between. The proposals would be unsympathetic and materially harmful to the established character and appearance of the Highgate Lane street scene within the Farnborough Hill Conservation Area, a designated Heritage Asset, contrary to the provisions of Policies HE1, HE3 and DE1 of the adopted Rushmoor Local Plan (2014-2032)'.</i></p> <p>2. <i>'The street scene in Highgate Lane is characterised on the southern side by a long row of period properties of similar era (circa 1930s), which as a grouping have retained distinctive architectural details, such as double-height bay windows, front porches, external materials of facing brick and rough cast render, distinctive gable-fronted roofs creating a noticeable roof line, also accentuated by the road curvature/topography and spacing in between the buildings, which has created a distinctive rhythm of dwelling houses in the street scene. These are considered to be important townscape qualities of this part of the Farnborough Hill Conservation Area.'</i></p>	<p>The planning application (ref. 21/00516/FULPP) sought planning permission for the erection of a two-storey side extension following the demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in August 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p>

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Respondent	Comments	Council Response
	<p>A point must be raised that Highgate Lane and Chingford Avenue met the criteria for inclusion in the conservation area in 1977 and again in 1989, and that in August 2021 the Planning Department makes note of the 'distinctive architectural details' being an 'important townscape quality'. Why, then, in November 2021, just two months later, is the same Planning Department recommending the removal of the area from the conservation area with a single comment that 'they are very different in appearance to the historic character of the conservation area'?</p> <p>The properties in Highgate Lane and Chingford Avenue are approaching 100 years old and clearly have more 'historic character' now than they did in 1977 when the area was first designated.</p> <p>Historic England publication 'Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition)', Paragraph 35:</p> <p><i>'Though some conservation areas are made up largely or even entirely of twentieth-century development (e.g., Letchworth and Welwyn Garden City), the twentieth century is often the most undervalued and vulnerable period of building and landscaping, and it will be important for the appraisal to recognise, where appropriate, the contribution made by more recent buildings.'</i></p>	<p>Legislation relating to the designation and management of conservation areas has changed over the years, and associated guidance is also likely to have changed; what was considered appropriate to be designated as a conservation area in the past may no longer be considered appropriate today. The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. 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>As noted above, the Council has had regard to Historic England's Advice Note as part of the process of reviewing the conservation area.</p>

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Respondent	Comments	Council Response
	<p>The above paragraph appears to have been completely omitted from consideration in the draft Conservation Area Appraisal and Management Plan. Furthermore, throughout other Historic England documents and Historic England-commissioned research papers, the point is made over and over that twentieth-century development is most at risk and is undervalued. The properties are an excellent well-preserved example of interwar housing.</p> <p>The increase in permitted development rights allowed by the removal of conservation area status would clearly have a dramatic impact on the area over time, an area where change has been slow in the past, as evidenced by photos.</p> <p>3. Local History</p> <p>Section 9.6 of the Rushmoor Local Plan makes specific reference to Farnborough's aerospace heritage, with that being an important feature of the area. A simple search of records such as the 1939 Register shows that many of the original residents of Highgate Lane and Chingford Avenue were employed at the Royal Aircraft Establishment, including engineers, draughtsmen, technicians and the Headmaster of the RAE College, which eventually evolved into Farnborough College of Technology. This demonstrates that the area is culturally and historically linked to the history of Farnborough by more than just the appearance of the properties.</p>	<p>It is important to note that some permitted development rights can be exercised within conservation areas. Although permitted development is more restricted within conservation areas, the purpose of conservation area designation is not to prevent development.</p> <p>Whilst the properties in question may have housed some of the employees of the Royal Aircraft Establishment, this is not considered to be of special historic interest to warrant the inclusion of Highgate Lane and Chingford Avenue within the conservation area.</p>

Respondent	Comments	Council Response
	<p>4. Trees</p> <p>The Council states in Paragraph 2.8 of the draft Conservation Area Appraisal and Management Plan that ‘the trees within the open space are a vital amenity and part of the green infrastructure for the area’.</p> <p>The area of trees on the north side of Highgate Lane is a major feature of the character of Highgate Lane and has existed since at least the seventeenth century.</p> <p>They provide a pleasant backdrop to the lane, an offset to pollution caused by local traffic, and a habitat for wild birds, insects and animals, including foxes, squirrels and rodents.</p> <p>The Plan goes on to say that ‘trees that meet specified criteria’ will be considered for a TPO, but it is unrealistic to expect that TPOs will be applied to most of these trees.</p> <p>Removing the protection of the conservation area constraints will make it more likely that trees could be removed, thereby destroying or reducing this ‘vital amenity and green infrastructure’.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>I trust that these comments will be taken on board and that this important process is given the due consideration that is clearly lacking at present.</p>	<p>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</p>
Connie Lewis	<p>I am surprised to see the change proposed in this appraisal. Why were Highgate Lane and Chingford Avenue included in the conservation area in 1977, but it is not worth affording them a higher level of protection now?</p> <p>The draft Character Appraisal and Management Plan has not made the reasons behind this clear.</p>	<p>Legislation relating to the designation and management of conservation areas has changed over the years, and associated guidance is also likely to have changed; what was considered appropriate to be designated as a conservation area in the past may no longer be considered appropriate today. The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. National planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.</p>

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Respondent	Comments	Council Response
	<p>I would argue that the houses along Highgate Lane and Chingford Avenue absolutely add to the historic character of the area and should be preserved as such.</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
Danielle James	<p>After reading through your conservation proposals, I am emailing to express my disagreement and concern.</p> <p>I think that 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 consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p>
Denis Slavin	<p>Please see below my concerns and objections to the proposed boundary changes of the Farnborough Hill Conservation Area.</p>	

Consultation Statement

Respondent	Comments	Council Response
	<p>What is the purpose of changing the boundary? The area has been protected for decades by being in a conservation area. There are no benefits from changing, other than the Council being able to build new property on green space and cut down trees.</p>	<p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p>

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Respondent	Comments	Council Response
	<p>This change contradicts Rushmoor's own planning statements from June 2021, specifically mentioning Highgate Lane (1930s), in which it was considered to have important townscape qualities.</p>	<p>The planning application referred to is 21/00229/FULPP, which sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p>

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Respondent	Comments	Council Response
	<p>I am seriously concerned about the protection of trees along Highgate Lane. Rushmoor Council has demonstrated in the past that TPOs offer no protection in reality; just an excuse to cut down and build.</p>	<p>Trees protected by other types of designation, including Tree Preservation Orders, are not affected by the conservation area review process.</p> <p>Whilst Tree Preservation Orders protect trees, groups of trees or woodlands in the interests of amenity, they do not prevent work to trees. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without the local planning authority's consent. If consent is given, it can be subject to conditions, which have to followed.</p> <p>The trees on the northern side of Highgate Lane are now located within the boundary of the new standalone Farnborough Hill Conservation Area.</p> <p>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</p>

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Respondent	Comments	Council Response
	<p>Historic England recommends that existing conservation areas are maintained. Farnborough Hill was created to preserve a strong example of interwar private housing development, incorporating 'Tudorbethan' style from the Arts and Crafts movement. This proposal goes against the original creation of the conservation area.</p>	<p>Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order. There are also several existing Tree Preservation Orders in areas which will no longer be covered by conservation area designation.</p> <p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Paragraph 2.11 from the draft Appraisal and Management Plan is wholly inaccurate. It says that the majority of houses along Highgate Lane and Chingford Avenue were built in the 1960s. This is clearly incorrect. Even Rushmoor's own planning statements mention Highgate Lane as being constructed in the 1930s.</p> <p>Are you deliberately trying to falsify the age of the properties? As mentioned, your own Planning Department has stated the importance of this age of interwar development. This will only be ruined by the Council changing the conservation area and allowing development. If this isn't the case, then there is no need to change the conservation area.</p> <p>The Council needs to be HONEST and CLEAR about the reasoning behind these changes, as we all suspect, and it can be the only assumption, that this change will be for some financial gain and not for any gain of the residents.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p>
Dr Anthony Noble	<p>I am sure that you will see many concerned messages from Farnborough residents about your proposed revisions.</p>	<p>It is a commitment within the Rushmoor Local Plan (adopted in 2019) to review the Borough's conservation areas.</p>

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Respondent	Comments	Council Response
	<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. There is a need for the aesthetic security of areas that extend beyond an immediate boundary.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p>

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Respondent	Comments	Council Response
	<p>My final two, linked, points relate to procedural features of the information that has been initially made available.</p> <p>First, a review surely has to have taken place prior to any proposed outcome. And yet your information materials present the abolishment of the conservation areas as the goal of the review that they introduce.</p> <p>Second, whilst other commitments forced me to leave the online meeting after an hour, I heard, up to that point, no reason as to why these areas should be de-classified. Council officials were eloquent as to the statutory needs for a review process, but it seems that the only reason for removing the conservation area status was that the buildings were otherwise protected. As I have briefly outlined above, there are clearly much wider issues at stake, to do with the context of the historic buildings certainly, but also to ensure the preservation of areas of the town with their own unique historical character. In other words, what exactly is to be gained, and by whom, if these safeguards on the whole part of town that is formed of these two conservation areas are lost?</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 it is desirable to preserve or enhance. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>

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Respondent	Comments	Council Response
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. 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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>

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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 ecological assets are protected under separate legislation and by both national and local planning policies. Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order. There are also several existing Tree Preservation Orders in areas which will no longer be covered by conservation area designation. There is no designated ancient woodland within the conservation area.</p>
<p>G.M. Warrell-Phillips</p>	<p>Below are a few points/concerns that I would like to submit:</p> <p>Apart from you being legally obliged to regularly look at the conservation area, what do you gain by taking Highgate Lane out of the conservation area? And why? I, along with all residents affected, am very keen to uphold the look and feel of the area, especially as Farnborough and surrounding areas are changing rapidly.</p>	<p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p>

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Respondent	Comments	Council Response
	<p>In one of the online meetings, we were told that the trees down Highgate Lane are to be given more protection than they currently have at the moment. Can you confirm this? If issued with TPOs orders, we want to know that this covers the whole wooded area and not just one or two specific trees. We were told that things won't go ahead until the trees and wooded area have the same, if not, more protection. We need to protect our green spaces and the environment and hope that you at the Council will protect this area.</p> <p>We are concerned that with the changes, this could lead to planning and development that we do not want or need in and around Highgate Lane. The road system can't handle an increase in population or increased traffic.</p> <p>It is very important to protect pockets of the Borough from an environmental viewpoint and for the well-being of residents.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area, including at Highgate Lane, 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p> <p>The Listed Building status of Farnborough Hill School provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy. However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making.</p>

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Respondent	Comments	Council Response
	<p>I would like to raise the issue of how come the lampposts along Highgate Lane were allowed to be changed for modern ones when we are in a conservation area. We had beautiful Victorian-style ones, and within conservation guidelines nothing is allowed to be done to change the look and character of the area, yet this was allowed to happen under your jurisdiction.</p>	<p>The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p> <p>Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order.</p> <p>Conservation area designation does not provide additional protection to street lighting. The management of street lighting is the responsibility of Hampshire County Council as the local highway authority.</p>
Gavin Jones	<p>I have the following comments on the recent conservation area consultations.</p> <p>Whilst I generally agree with the ideas behind the suggested boundary changes, I am concerned that the changes will provide inadequate protection for the trees and planting in the current conservation area. I believe that more work needs to be done in this area before the changes can be approved.</p>	<p>General support noted.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>2.5. This section should also include the important views of both Farnborough Hill and Farnborough Abbey from the footpath to the east of Farnborough Hill. These views are an important local amenity, and the footpath is well used locally. Pictures of these views should be included in the document to allow for a proper appreciation of the changes.</p> <p>2.8. There must be around 100 trees whose protection will be removed by this change. This is a considerable quantity and includes lone specimens and specific groups, such as the line of different types of sycamores along the footpath bordering Farnborough Hill, and the woodland bordering Highgate Lane. Whilst not all individual trees would be worthy of protection by TPOs, I think a more formal management plan needs to be put in place with public input so that the correct designations can be made and the characteristics of the planting that are important to maintain are preserved. It is unclear to me if either Local Plan policies NE2 or DE7 would provide the mechanisms to provide this protection, and it might be that the only route would be to retain the Farnborough Hill grounds within a possibly separate conservation area. I think that the survey by the Council's Arboricultural Officer should be an input into the assessment of these conservation area changes. The detailed proposed protections need to be published prior to the change of the conservation boundary.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p>
George Britton	I am writing to object to the proposed changes to the Farnborough Hill Conservation Area outlined in the letter and leaflet delivered to our house at the beginning of November 2021.	Noted.

Consultation Statement

Respondent	Comments	Council Response
	<p>The Consultation Documentation</p> <p>Having reviewed the documentation, there are several concerns which need to be highlighted:</p> <p>Section 2.11: Highgate Lane and Chingford Avenue</p> <p><i>'The majority of the houses along Highgate Lane and Chingford Avenue were built in the 1960s.'</i></p> <p>This is incorrect. Highgate Lane properties were completed and occupied from the 1930s (see book <i>Farnborough Past</i> by Jo Gosney, p. 66, photo 72).</p> <p>The houses in Highgate Lane were built in the 1920s and 1930s by noted local builder Walter Rumble. It was a requirement of local planning at the time that each house was slightly different, and this resulted in the characteristic patterns seen on the front gable ends of most of the houses.</p> <p>Section 2.11: Highgate Lane and Chingford Avenue</p> <p>The houses 'are very different in appearance to the historic character of the conservation area.'</p> <p>How has their appearance significantly changed, considering planning applications have been subject to conservation area policy approval? This is a self-defeating statement.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p> <p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>In June 2021, Rushmoor Planning demonstrated a clear and positive policy to preserve the distinctive look and feel of the existing conservation area, via a planning decision refusal:</p> <p><i>'The street scene in Highgate Lane is characterised on the southern side by a long row of period properties of similar era (circa 1930s), which as a grouping have retained distinctive architectural details, such as double-height bay windows, front porches, external materials of facing brick and rough cast render, distinctive gable-fronted roofs creating a noticeable roof line, also accentuated by the road curvature/topography and spacing in between the buildings, which has created a distinctive rhythm of dwelling houses in the street scene. These are considered to be important townscape qualities of this part of the Farnborough Hill Conservation Area.'</i></p>	<p>It is important to note that some forms of development do not require planning permission; these are known as permitted development rights. Such development can erode the character and appearance of a conservation area through incremental change.</p> <p>Many comments have referred to planning application 21/00229/FULPP. The application sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Section 5.8: erosion of the existing conservation area by negative changes</p> <p><i>'The loss of boundary walls and hard surfacing of front gardens'.</i></p>	<p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p> <p>As noted above, some forms of development do not require planning permission, including the removal or alteration of boundary walls and the hard surfacing of front gardens for vehicle parking. Such development can erode the character and appearance of a conservation area through incremental change. The draft Conservation Area Appraisal and Management Plan identified that the loss of front boundary walls and the hard surfacing of front gardens has had a negative impact upon the character and appearance of the area.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Vehicle ownership has grown threefold since the conservation area was introduced, with road network expansion accordingly. Rushmoor, particularly Farnborough, is primarily set up as a road network for car owners. Therefore, storage of vehicles is required, for which houses, plots and garages dating from the interwar era are insufficient. Highgate Lane has necessary daytime road parking restrictions which necessitates residential vehicle storage. Branding these property changes as 'negative' change is entirely unrealistic for twenty-first century working households.</p> <p>Conservation Area Management Plan</p> <p>The conservation area as it stands is already designated. Historic England guidance is clear that the Planning Department should be developing a management plan for the conservation area and then reviewing by carrying out a character appraisal (of the whole area) before any re-designation occurs. No previous character appraisal is referenced in the consultation document. The draft document seems to be trying to avoid/merge the missing appraisal and avoid completing the full process for the whole of the existing conservation area.</p>	<p>The provisions for conservation area designation and management are set out in 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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time. The review process has been undertaken in accordance with Historic England guidance, but it should be noted that this does not set out a statutory order for the review of conservation areas. Historic England has been consulted and has provided comments as part of the review process.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Farnborough Hill Conservation Area was created in the late 1970s to preserve a strong example of interwar private housing development, incorporating 'Tudorbethan' style from the Arts and Crafts movement. Preservation of this housing development is supported by Historic England recommendations. A 2017 Historic England study recommends that existing conservation areas maintain, even extend, boundaries to encompass noteworthy twentieth-century developments. Farnborough Hill Conservation Area achieved this outcome from designation in the 1970s.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. A draft character appraisal was prepared as part of the consultation to identify and explore the different character areas within the conservation area. The draft document also included a management plan which set out a strategy to reinforce the positive aspects of the area and to mitigate the negative impacts identified as affecting the area.</p> <p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Historic England's report goes further, highlighting the value of listed buildings being enhanced by a conservation area designation (e.g., Farnborough Hill School).</p> <p><i>'Although listing and conservation area designation are usually seen as separate tools, there may be instances when they can work together for the benefit of the built heritage, with a listing serving as a marker of quality on which a case for conservation area designation can be built'.</i></p> <p>What Is the Thinking behind Altering the Boundary?</p> <p>The draft Conservation Area Appraisal and Management Plan does not provide any justification on why Highgate Lane and Chingford Avenue warranted being in a conservation area in 1977 and 1989 but not in 2021, despite there being no significant changes to either road since then. Developments to individual houses (all approved by Rushmoor Planning Department) have not altered the look and feel of the conservation area in 40 years, despite such claims in the proposal.</p>	<p>Farnborough Hill School is an important historic building, which is reflected by its status as a Grade I Listed Building. The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making.</p> <p>Legislation relating to the designation and management of conservation areas has changed over the years, and associated guidance is also likely to have changed; what was considered appropriate to be designated as a conservation area in the past may no longer be considered appropriate today.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>These boundary changes will result in a loss of that look and feel over time. If that is not Rushmoor's intent in bringing this boundary change to consultation, <u>then residents require a clear explanation of the intent behind the proposed change.</u></p> <p>I trust that the above will be taken onboard, and that an appraisal process and appropriate diligence, in accordance with Historic England guidance, is undertaken</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. 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>As noted above, the review process has been undertaken in accordance with Historic England guidance.</p>
<p>Godfrey and Jenny Warren</p>	<p>We are opposed to the proposal to remove Highgate Lane and Chingford Avenue from the conservation area.</p> <p>We feel that we have not been given enough information as to what it really means to the residents of this area and why, after all these years, you have decided to change things.</p>	<p>Noted.</p> <p>The provisions for conservation area designation and management are set out in 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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p>

Consultation Statement

Respondent	Comments	Council Response
		The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. National planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.
J.A. Nunwa	<p>I am writing in support of the proposed boundary changes of the draft Farnborough Hill Conservation Area as detailed in the letter received, dated 1 November 2021.</p> <p>The reduction in the size of the area, as shown in the map, makes a lot of sense.</p>	Support noted.
James Glover	<p>I would like to register by objection to the draft conservation area assessment for the Farnborough Hill area as a resident of Highgate Lane.</p> <p>This is based upon:</p> <ol style="list-style-type: none"> 1. The draft conservation area assessment has been undertaken very poorly. <p>It is not a balanced assessment of the Farnborough Hill area. The front cover only shows properties in the proposed Farnborough Street area individually rather than wider-angle shots of the properties along Highgate Lane with their similar but individual facades.</p>	The front cover of the draft Conservation Area Appraisal and Management Plan depicted properties located within the proposed conservation area boundary.

Consultation Statement

Respondent	Comments	Council Response
	<p>It wrongly declares Highgate Lane as comprised of predominantly 1960s properties, based on a naive OS map analysis of only the Farnborough High Street end of the lane. It bases this analysis by comparing a 1930s map to a 1960s map to draw the conclusion that they are predominantly 1960s rather than built between 1930 and 1960. The research is so shallow that it does not acknowledge that houses started to be built along this road around the brow of the hill and that the majority were built in the 1930s in a varying pattern.</p> <p>Generally, the assessment is biased towards its conclusion, with no consideration of the area as a whole or alternatives to the one approach which has been pre-selected.</p> <p>2. The change in conservation area size does not uphold the Rushmoor Local Plan or more general government guidelines.</p> <p>Both the Rushmoor Local Plan and government guidance states that ‘a conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”’. Farnborough Hill was established as one of Rushmoor’s initial conservation areas in 1977 and has been re-reviewed regularly since. What is proposed does not seek to preserve or enhance, and the new area proposed is so small that it will be overshadowed by the new vistas which may appear.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p> <p>The review process has been undertaken in accordance with Historic England guidance. Historic England has also been consulted and has provided comments as part of the review process.</p> <p>The provisions for conservation area designation and management are set out in 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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>It is a commitment within the Rushmoor Local Plan (adopted in 2019) to review the Borough’s conservation areas.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>3. The proposed revised arrangements do not offer the same level of protection or joined-up management as a conservation area.</p> <p>The reliance of the conservation of the area on Listed Building status for a few properties, Tree Protection Orders for established trees and Important Open Area status to the closed school grounds does not offer the same joined-up management of the area that a conservation area has. This would leave parcels of land between trees and groups of houses to be slowly picked off by developers in the area.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy. However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building 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>4. The waste of money that the Council will have created.</p> <p>In undertaking a poor-quality assessment of the current conservation area without considering properly a range of options, the Council appears to want to throw away the work that predecessors have put into one of the Borough's oldest conservation areas, Council Planning Department effort and the restrictions placed upon the residents to the benefit of the area.</p>	<p>As noted above, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to review conservation areas from time to time. The last review of the Farnborough Hill Conservation Area was undertaken in 1989, but there was no character appraisal to justify the existing boundaries. The lack of an appraisal and management plan to justify the boundaries and to guide development in the conservation area could put the Council in a vulnerable position if an applicant were to appeal against the refusal of planning permission within the area.</p>
<p>Jane Cox</p>	<p>Thank you for your correspondence.</p> <p>I strongly disagree with the plan to remove the 'conservation area boundary' for the land around Farnborough Hill School and the houses occupied by the church nuns and employees backing on to the school grounds.</p>	<p>Noted.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>This is a blatant move to allow developers to build houses where the properties currently stand and on some of the land adjacent to the school. We have already seen developers' proposals turned down due to the land falling within the conservation area, along with issues regarding access on to Ship Lane. Removing the boundaries will give them the green light to build on the land with no consideration to the beautiful environment that we currently enjoy or the dangerous access on to Ship Lane, with obvious increased traffic load.</p> <p>I sincerely hope that these changes will not be granted</p>	<p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees. The properties in question are also included within the newly designated conservation area.</p> <p>Conservation area designation does not prevent development. The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. The Conservation Area Appraisal and Management Plan document, prepared to support the designation of Farnborough Hill School and its grounds as a standalone conservation area, provides information on the significance of the conservation area, identifies threats to its special architectural or historic interest, and will be a material consideration in decision-making upon adoption.</p>

Consultation Statement

Respondent	Comments	Council Response
Jane Nelson	<p>I am writing, as I strongly oppose the proposed changes to the Farnborough Hill Conservation Area.</p> <p>I cannot understand what the motive behind such a change would be, as the conservation area has not altered in its look and feel of Highgate Lane and Chingford Avenue in 40 years, despite such claims in the draft proposal. I can only hazard a guess that it is to allow for greedy developers to knock down houses and build large blocks of flats that are totally out of keeping in this INTACT historic conservation area, which in turn ticks boxes for the provision of houses by Rushmoor Council.</p> <p>Is the council now only deeming that the older properties of Farnborough Street are of importance and that 1930s properties are of no importance to the street scene? Is there a piece of documentation that the Council can provide that supports this?</p> <p>I wish for the Council to give its reasons for this proposal, which were not outlined in its letter.</p>	<p>Noted.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area, including at Highgate Lane and Chingford Avenue, 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>I also have concerns that Farnborough Hill School would also be primed for selling off land for development in an area already SATURATED with developments in CLOSE PROXIMITY and with no provision made to the infrastructure around it!</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>It should be noted that conservation area designation does not prevent development. The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. The Conservation Area Appraisal and Management Plan document, prepared to support the designation of Farnborough Hill School and its grounds as a standalone conservation area, provides information on the significance of the conservation area, identifies threats to its special architectural or historic interest, and will be a material consideration in decision-making upon adoption.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Furthermore, the consultation proposal contradicts recent Rushmoor Council planning decisions. In June 2021, Rushmoor Planning demonstrated a clear and positive policy to preserving the distinctive look and feel of the existing conservation area, via a planning decision refusal:</p> <p><i>'The street scene in Highgate Lane is characterised on the southern side by a long row of period properties of similar era (circa 1930s), which as a grouping have retained distinctive architectural details, such as double-height bay windows, front porches, external materials of facing brick and rough cast render, distinctive gable-fronted roofs creating a noticeable roof line, also accentuated by the road curvature/topography and spacing in between the buildings, which has created a distinctive rhythm of dwelling houses in the street scene. These are considered to be important townscape qualities of this part of the Farnborough Hill Conservation Area.'</i></p>	<p>Many comments have referred to planning application 21/00229/FULPP. The application sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>We support the retention of the Farnborough Hill trees within a conservation area which includes Highgate Lane and Chingford Avenue. The vista of trees along Highgate Lane, complementing the 1930s facades of the houses in Highgate Lane/Chingford Avenue, gives the whole area its heritage significance and amenity.</p> <p>The promise of a TPO survey seems (on past history of TPOs in Rushmoor) to offer no protection in practice, as they are typically awarded to individual trees and not whole estates. The Listed status of Farnborough Hill does not in itself address or protect the trees. The curtilage is undefined here. Whereas the conservation area has served the area well, and the school is routinely granted permission within conservation area rules to remove or lop individual trees. This shows that the conservation area works both for the school and the public benefit.</p>	<p>Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p> <p>The trees on the northern side of Highgate Lane are now located within the boundary of the new standalone Farnborough Hill Conservation Area.</p> <p>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</p> <p>Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>Tree Preservation Orders protect trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without the local planning authority's consent. If consent is given, it can be subject to conditions, which have to followed.</p>
<p>Jenny and Charles Simmonds</p>	<p>We are writing about the proposed changes to the conservation area.</p> <p>We would like to know why you are proposing the boundary change and worry that it is for reasons that you haven't revealed (e.g., development of the Farnborough Hill grounds, particularly along Highgate Lane). The area has remained untouched by modern developments since the houses were built in the 1930s. We can see no advantage in altering that, in fact only disadvantages to add yet more traffic on to an already-busy road.</p> <p>We are very much opposed to the possible removal of any trees from the area at a time when we are being encouraged globally to plant more trees.</p> <p>What is the point of shrinking the size of a conservation area? Surely, the opposite should be the aim, as supported by Historic England recommendations.</p>	<p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. 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>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building 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 proposal contradicts recent Rushmoor Council planning decisions to preserve the distinctive look and feel of the existing conservation area, so why are you now proposing to change it?</p>	<p>Many comments have referred to planning application 21/00229/FULPP, which sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>We have been living in Highgate Lane for 36 years, and over that time we have seen a large number of character properties bulldozed and replaced with modern eyesores. One of the most recent examples of this is the demolition of a perfectly good community centre, but the solicitor's office in a house on the Farnborough Road also comes to mind. We are in danger of losing any 'character' in Farnborough altogether.</p>	<p>Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise.</p>
<p>Jim Spedding</p>	<p>I am writing in response to the draft review document, with particular reference to Home Farm Close.</p> <p>There are a number of inaccuracies in the captions to the photographs of the Close. The first is 2-3 Home Farm Close; the two to its right show the hedges and a small glimpse of 6 Home Farm Close. The two below are of 4-5 Home Farm Close, not numbers 2-5.</p> <p>Paragraph 2.10 of the document proposes that Home Farm Close is excluded from the conservation area, but the map appears to exclude only numbers 1-5, leaving number 6 within the boundary.</p> <p>Number 6 is on the corner of Home Farm Close and Ship Lane. It is of the same construction as the rest of the Close, being very similar to number 1, and has little or no historical or architectural interest. I believe that the map should be amended to exclude this property from the conservation area, along with the others in Home Farm Close.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the incorrect labelling of some images. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p> <p>The Council reviewed the boundary of the Farnborough Street Conservation Area prior to adoption. The boundary was amended to remove the garage to the rear of 6 Home Farm Close from the conservation area. However, the Council believes that the property should remain within the conservation area because of its frontage on to Ship Lane and proximity to neighbouring properties at 4 Ship Lane and the Grade II listed Rose Cottage, 12 Ship Lane and 14 Ship Lane.</p>

Consultation Statement

Respondent	Comments	Council Response
Jo Gosney	<p>As a local historian and Farnborough resident, I have carefully looked through the consultation documents and would make the following observations:</p> <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>Mention is made of the houses in Highgate Lane, stating that the majority of houses were built in the 1960s (p. 5, para. 2.11). Not true. The majority were built in the 1930s, with the exception being a few at the eastern end on the northern side. Your reproduction of the 1931 Ordnance Survey map bears this out.</p> <p>Railway and Industrial Buildings photographs, p. 22, fourth photograph down on the right-hand side: '14 Ship Lane and Rose Cottage, 12 Ship Lane', is the incorrect title. It should read '33 and 33a Farnborough Street'.</p> <p>Chapel Street has been excluded, which means that number 11 and number 11a will also no longer be protected, although number 11 is mentioned (p. 6, para. 2.12). These two buildings were erected in 1866 as the chapel and chapel house. If, as stated, consideration will be given to locally listing these buildings, then that should afford some protection.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings, the incorrect labelling of some images and typographical errors. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p> <p>Whilst there are some older properties on Chapel Street which have modest local interest for their association with the railway, they have been so altered over the years, through extensions, rendering, porches and uPVC windows, that their architectural interest has been substantially eroded. 11 Chapel Street is locally listed and has existing protection against inappropriate development. 11a Chapel Street has some local interest as a former Methodist chapel and will be considered for local listing.</p>

Consultation Statement

Respondent	Comments	Council Response
	I think generally that 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.	Noted.
Jonathan Tytherleigh	<p>We wanted to write to object to the above proposal. The special tranquillity of the Farnborough Hill area was one of the main reasons that we moved to the area in 2017.</p> <p>The immediate neighbourhood around our property (Chingford Avenue) is a unique and important area of Farnborough, with beautiful tree-lined vistas and a collection of properties built in the same style. It would be a mistake to put this at risk with the reduction of the conservation area. We have recently completely renovated our house, as have many others in the area, sympathetically retaining the features of our property and the neighbourhood, and at the same time improving the value of the properties in the area with quality finishes.</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>We would like to see this trend continuing, although feel that the removal of the majority of the local properties from the conservation area puts this trend at risk.</p> <p>It is not clear what the intent is behind the reduction of the conservation area. We trust that sense will prevail, though.</p>	<p>The purpose of conservation area designation is not to prevent development. The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. It is also important to note that some forms of development do not require planning permission; these are known as permitted development rights.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time. The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>

Consultation Statement

Respondent	Comments	Council Response
Kath King	<p>I have the following questions/comments about the changes to the Farnborough Hill Conservation Area:</p> <p>The document states that the majority of houses in Highgate Lane were built in the 1960s. This is not correct in my opinion. I believe that my house was built in the 1920s/1930s. The 1931 map on the document shows the houses on Highgate Lane.</p> <p>Is the conservation area being changed to enable the land belonging to Farnborough Hill to be built on?</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy. However, on reflection, it is considered that the school and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Are the changes to enable Esso to cut down the trees for the pipeline?</p> <p>I believe that it would be sensible to keep this area as a conservation area. Almost all of the old places in Farnborough have been removed, and the town is a mess of flats and offices, with no character and almost no green space.</p>	<p>This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</p> <p>The Esso pipeline is a Nationally Strategic Infrastructure Project which was granted approval by the Secretary of State for Business, Energy and Industrial Strategy in the form of a Development Consent Order in October 2020. The proposed changes to the conservation area boundaries will not affect or facilitate these works.</p> <p>It is important to note that the purpose of conservation area designation is not to prevent development. The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise.</p>
<p>Kath King</p>	<p>I would like to inform you that I am completely opposed to the changes proposed to the Farnborough Hill Conservation Area.</p> <p>Farnborough has lost so many of its historic buildings and trees. Much of the town, in my opinion, is a hideous, chaotic mess.</p>	<p>Noted.</p> <p>The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Highgate Lane and Chingford Avenue, along with the surrounding areas, are very important for the town and have been recognised as such by Rushmoor Planning Policy.</p>	<p>It is important to note that some development that could be considered detrimental to the character and appearance of an area may be permitted development and may not require planning permission.</p> <p>Many comments have referred to planning application 21/00229/FULPP, which sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene. A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP).</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The ancient trees in this area are vital for our heritage and natural environment and should be protected as well.</p>	<p>The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p> <p>There is no designated ancient woodland within the conservation area. Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order. There are also several existing Tree Preservation Orders in areas which will no longer be covered by conservation area designation.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>To reiterate, I am opposed to these plans to alter the conservation area boundary and question the Council's motivation for doing this.</p>	<p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time. The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>
<p>Lesley Devitt</p>	<p>I am writing to object to the proposed changes to the Farnborough Hill Conservation Area boundary.</p> <p>I moved to Highgate Lane in 2015, attracted by the architecture and charming feel of the road, built and maintained in a style that I remember from childhood. I totally disagree that Highgate Lane is no longer worthy of conservation area status. The houses, including mine, date from the 1930s (the document says 1960s, which is very wrong) and are delightful. The look and feel of the area should be cherished and kept as it is now.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>There's no explanation in the documents as to why the boundary should change. Some 'negative impacts' are mentioned, but they exist inside the new boundary too (e.g., the houses converted from the Imperial Arms pub on Farnborough Street, which have plain-rendered walls, hardstanding front gardens and a big satellite dish at the front).</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p> <p>The adopted Farnborough Street Conservation Area Appraisal and Management Plan sets out a strategy to reinforce the positive aspects of the area and to mitigate the negative impacts identified as affecting the area.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>As there is no clear case stated in the documents on changing the boundary, nor an explanation on what has changed from the last time the conservation area was reviewed, I must ask you to explain why the boundary change is justified. What is the purpose of this change?</p> <p>Lots of RAE staff bought houses on Highgate Lane from the builder when they were specified in the 1930s. I would hope that the quality and conservation of these ex-RAE homes, so much a part of Farnborough's history, is maintained by conservation area status for years to come.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p> <p>Whilst the properties in question may have housed some of the employees of the Royal Aircraft Establishment, this is not considered to be of special historic interest to warrant the inclusion of Highgate Lane within the conservation area.</p>
Mark Grainger	<p>Can I bring to your attention something that's glaringly obvious. Highgate Lane and Chingford Avenue are not 1960s-built houses. These houses are early 1930s and are probably older than the houses on Ship Lane.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>If Farnborough Hill School kept the trees/shrub/bush areas on the perimeter down Highgate Lane, we'd have a much more pleasant view for everyone, not just for Ship Lane!</p> <p>What is so striking about Farnborough Street? It consists of new build, a builders' merchants, custom car shop and numerous units!</p> <p>There is no need to change the boundaries, other than making planning easier for developing. As a home owner, I am totally and utterly against this proposal.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. Although the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making, the Council believes that designating a standalone conservation area and adopting a Conservation Area Appraisal and Management Plan which covers the school and its grounds will benefit the conservation of historic assets. The trees on the northern side of Highgate Lane are now located within the boundary of the new standalone Farnborough Hill Conservation Area.</p> <p>Farnborough Street retains the form of the historic village, which is consolidated by a few notable buildings which stand out by virtue of their distinctive character, architectural quality and prominence at key points in the street scene. Some elements of the formerly mixed character of the historic village, which included farms, inns and small-scale commercial premises, are still apparent in surviving buildings and their features.</p> <p>The purpose of conservation area designation is not to prevent development.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>
<p>Martin Wood and Joanna Wood</p>	<p>We want to object in the strongest possible terms to the proposed removal of conservation area status from the Farnborough Hill and Highgate Lane/Chingford Avenue area.</p> <p>Reasons for wishing conservation area status to be preserved for Farnborough Hill:</p> <p>1. Preservation of Special Historic and Architectural Interest</p> <p>The residential buildings and tree-lined vistas of this area are worthy of continued preservation as a whole, being of special historic and architectural interest. The area of housing between the railway and Farnborough Hill and the trees along Highgate Lane and in the grounds of Farnborough Hill constitute together a key historic element of Farnborough. This is the overarching point covering housing stock and trees.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. The Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making, but the Council believes that designating a standalone conservation area and adopting a Conservation Area Appraisal and Management Plan which covers the school and its grounds will benefit the conservation of historic assets.</p>

Respondent	Comments	Council Response
	<p>1.a. Residential Housing</p> <p>The architecture of the housing stock is generally consistent and archetypically characteristic of 'metro-land' interwar detached housing, which – partly because of the continued conservation area status – has retained ALL its main features over the past 90 years. This includes the general look and feel of the vista along Highgate Land and Chingford Avenue and the total absence of large ugly extensions which might spoil this. It should be noted that the builder designed each individual house slightly differently within an overall consistent style, and each house was given an individual name.</p> <p>As residents of Chingford Avenue, we moved here in 2001 precisely because of this tranquil aspect, and the fact that it was in a conservation area gave us confidence that it would stay that way. Interestingly, we moved from Rectory Road, which, whilst retaining some individual buildings of note (which are anyway listed), does NOT have the same level of overall unity, and yet it is within the newly proposed Farnborough Street Conservation Area.</p>	<p>The trees on the northern side of Highgate Lane are now located within the boundary of the new standalone Farnborough Hill Conservation Area.</p> <p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Conservation areas are vital. These points are not just our opinion, but they have been consistently cited in development application cases. In 2007, there was a planning application for an estate of new houses to be built on land to the rear of houses on Chingford Avenue (off the cul-de-sac), which was ultimately rejected on appeal. The appeal decision of 19 June 2008 included the following comments which supported the first of the two defining main Issues which the development would affect: viz. the character and appearance of the Farnborough Hill Conservation Area.</p> <p><i>'Reasons: Character and Appearance</i></p> <p><i>7. ... There are some older buildings around Ship Lane and also some modern housing, but on the south side of Highgate Lane, including most of Chingford Avenue, the development is uniformly of 1930s detached properties set adjacent to the road at the front of their plots. These create a mature residential environment in a regularly spaced and green setting. The combined features of the main substantial estate property and the residentially developed margins in my assessment define the character and appearance of the conservation area.</i></p> <p><i>9. ... the proposal would harm rather than preserve to enhance the character and appearance of the conservation area, contrary to saved policies ENV 34 and ENV 17 of the Local Plan.'</i></p>	<p>The development cited was for the erection of nine new dwellings following the demolition of 50 and 52 Chingford Avenue (ref. 07/00555/FUL). Planning permission was refused in September 2007 for design reasons, impact upon neighbouring residential amenity, inadequate parking and impact upon highway safety, and failure to make provision for public open space. It should be noted that the case officer's report notes that the Conservation Officer considered that the bungalows 'have little architectural merit and do not make a positive contribution to the character or appearance of the area'.</p> <p>Outline planning permission for the erection of eight new dwellings following the demolition of 50 and 52 Chingford Avenue was subsequently refused in February 2008 for similar reasons (ref. 07/00806/FUL). The applicants appealed this decision, and the Planning Inspectorate dismissed the appeal in June 2008. The Planning Inspector agreed with the Council's reasons for refusal in respect of design and the impact upon character and appearance.</p> <p>Without conservation area designation, the Rushmoor Local Plan (adopted in 2019) would provide adequate policy protection against poorly designed and contrived development schemes of this nature. It is important to note that the purpose of conservation area designation is not to prevent development.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Other more recent applications have also been rejected on similar grounds – a neighbour copied me in on a quote from a planning decision made as recently as 2021:</p> <p><i>‘The street scene in Highgate Lane is characterised on the southern side by a long row of period properties of similar era (circa 1930s), which as a grouping have retained distinctive architectural details, such as double-height bay windows, front porches, external materials of facing brick and rough cast render, distinctive gable-fronted roofs creating a noticeable roof line, also accentuated by the road curvature/topography and spacing in between the buildings, which has created a distinctive rhythm of dwelling houses in the street scene. These are considered to be important townscape qualities of this part of the Farnborough Hill Conservation Area.’</i></p>	<p>Many comments have referred to planning application 21/00229/FULPP. The application sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council’s Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council’s decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not ‘persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane’.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>It is true that more could be done by Rushmoor Borough Council and Hampshire County Council to enhance the street furniture and standard of road and pavement repairs to complement the efforts of individual householders. The excellent work done recently in Farnborough Street itself, for example, shows what can be done. It is interesting that the 2008 appeal decision did not even remark on the Farnborough Street area, which at that point had not been refurbished. We look forward to working together with both councils to improve this in Chingford Avenue and Highgate Lane. Going forward, we see the Farnborough Street Residents Association and ourselves working closer together.</p> <p>1. b. Trees and Greenery</p> <p>Paragraph 2.8 of the draft Conservation Area Appraisal and Management Plan for Farnborough Hill states that 'the trees within the open space are a vital amenity and part of the green infrastructure for the area'.</p>	<p>Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p> <p>The adopted Farnborough Street Conservation Area Appraisal and Management Plan sets out a strategy to reinforce the positive aspects of the conservation area and to mitigate the negative impacts identified as affecting the area. However, it should be noted that highway maintenance is the responsibility of Hampshire County Council as the local highway authority and is unaffected by conservation area designation.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The trees along Highgate Lane provide an essential feature of the existing conservation area. They provide a pleasant aspect when travelling up or down the lane. They are a vital part of the green lungs of Farnborough, offsetting the inevitable pollution from all the nearby roads. Further, they are a habitat for wild birds and animals, including deer. There is very heavy pedestrian traffic along Highgate Lane to and from both railway stations, and the restful bucolic nature of this walk, including shelter from trees, encourages people to walk to and from these stations.</p> <p>Although the proposal says that individual Tree Preservation Orders will be made following a survey, we know that this is generally only made for individual trees, not for a whole avenue and extensive school grounds, so we cannot believe that TPOs will be issued for more than one or two trees. We also know that the existence of the current conservation area does NOT prevent Farnborough Hill School from managing/pruning and even occasionally removing individual trees, whilst retaining the overall aspect and coverage. In short, we are very concerned that removal of conservation area status threatens the continued existence of these vital green lungs in an urban area. Listed status for Farnborough Hill School will protect the school buildings, but the curtilage is not clearly defined, and the trees on the land near Highgate Lane will effectively be less protected.</p>	<p>As noted above, the trees on the northern side of Highgate Lane are now located within the boundary of the new standalone Farnborough Hill Conservation Area.</p> <p>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</p> <p>Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order. There are also several existing Tree Preservation Orders in areas which will no longer be covered by conservation area designation.</p>

Respondent	Comments	Council Response
	<p>2. General Concern about Motivations</p> <p>We attended the virtual drop-in session and were not convinced by the answers to our queries about the motivations for proposing these drastic cuts. We can understand the virtue in reviewing the conservation areas occasionally but suspect that the motivation for making such massive changes can only be financial – but this was denied. The argument that the conservation area has been allowed to deteriorate is simply not true. Generally, it still looks broadly the same – especially Highgate Lane/Chingford Avenue. Ironically, it is the Farnborough Street area itself which has seen the most recent change – and for the better.</p>	<p>Tree Preservation Orders protect trees, groups of trees or woodlands in the interests of amenity.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>

Respondent	Comments	Council Response
	<p>3. Mistakes in the Consultation Documents</p> <p>We accept that the documents circulated were drafts and that our comments will help produce a better subsequent document. However, the obvious lack of understanding of why this conservation area exists and what its features are, alluded to above, is most concerning. Additionally, the reference in the Appraisal to 1960s housing in Highgate Avenue and Chingford Avenue seems an impossible mistake, unless made from an old map which may not have been updated, and indicates little local knowledge. The houses are so obviously period interwar buildings. The consultation pamphlet contains other mistakes, such as referring in error to the Manor Park Conservation Area (suggesting 'cut and paste in haste'). This does not inspire confidence that the review has been carried out thoroughly enough to warrant such sweeping changes and ignores the historic context, which I hope this and other replies will be able to help correct.</p> <p>4. General Concern about Large Residential Developments on Green Land</p> <p>Although this has been denied in answers to questions, we are very concerned that removing conservation area status to the Farnborough Hill 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. Conservation area status undoubtedly helps to retain these areas.</p>	<p>It is acknowledged that the consultation material, including the draft Conservation Area Appraisal and Management Plan and leaflet, contained some unfortunate errors, including the age of some buildings and typographical errors. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p> <p>As noted above, Farnborough Hill School and its grounds have retained conservation area status, which will benefit the conservation of historic assets. The Listed Building status of the school also provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>5. Exceptions</p> <p>Our main concern is to protect the existing conservation area, including Farnborough Hill and its grounds, Chingford Avenue and Highgate Lane, Ship Lane, Rectory Road and Farnborough Street.</p>	<p>The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, recognising the importance of large open spaces within an urban area in terms of amenity and health and well-being. National planning policy also seeks to ensure the protection of important landscapes and local character and recognises the importance of areas of open space. In addition, the playing fields are protected by local and national planning policy.</p> <p>It should be noted that conservation area designation does not prevent development. The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. The Conservation Area Appraisal and Management Plan document, prepared to support the designation of Farnborough Hill School and its grounds as a standalone conservation area, provides information on the significance of the conservation area, identifies threats to its special architectural or historic interest, and will be a material consideration in decision-making upon adoption.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>However, if small changes are to be made as part of a review, we would not object to the removal of Home Farm Close, as it is of the same modern character as the rest of the land to the east of Ship Lane. Similarly, the modern estate to the north of Farnborough Hill could also be removed. Whilst The Chase and Woodstocks are modern housing, removing these roads from the conservation area does not make any sense, as they are surrounded by historic buildings and open green space, much as parts of Rectory Road are.</p> <p>We hope that you will take on board our comments and that your revised plans are acceptable to us and most residents of Highgate Lane and Chingford Avenue, and indeed the whole Farnborough Hill area.</p>	<p>Support noted in respect of the proposal to remove Home Farm Close and Woodland Crescent from the conservation area.</p> <p>The Chase and Woodstocks do not demonstrate special architectural or historic interest. The core assets within these areas are the mature trees which are protected by existing Tree Preservation Orders.</p>
Mary Ranger	<p>I am emailing in response to the leaflet that I received in connection with the removal of the conservation status.</p> <p>I want to lodge my objection to the removal of the conservation status in relation to Farnborough Hill, Highgate Lane and Chingford Avenue. I am at a loss as to understand any reason as to why the Council would like to remove the conservation area status and any benefit that would bring to the area. The architecture of the housing along Highgate Lane and Chingford Avenue offers an historical view of houses of the period, albeit with slight differences, which only adds to the appeal. The loss of the conservation area status, I fear, would encourage a loss of character and feel within the area. Should we not be doing more to encourage keeping the properties and the surrounding area maintained?</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Along Highgate Lane, the trees lining the lane provide a lovely view, along with much-needed environmental help. Surely, we should all be doing our upmost to encourage keeping roadside planting. I fear that the loss of the conservation area status could lead to large conservation damage.</p>	<p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>There has been a great deal of development around Farnborough, with multiple blocks of flats being built. Surely it would benefit the town to keep some of the history over the years by maintaining the properties within the conservation area. I feel that with the loss of the protection this covers, overtime the properties will be purchased in bulk by developers, only to be demolished and replaced by more flats. This would totally ruin the look of the area, and any historical value will be lost. In addition, some of the properties have large gardens which help in conservation terms, which is something that we should all be more aware of.</p> <p>There don't seem to be any issues with home owners being able to work with the Council should they wish to look at extending their properties to keep them within the feel of the area without them looking contrived.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. 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> <p>It should be noted that conservation area designation does not prevent development. The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. It is also important to note that some development that could be considered detrimental to the character and appearance of an area may be permitted development and may not require planning permission, both within and outside conservation areas.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>I actually feel that the Council should be doing more to maintain the roads and kerbsides within this area, which would actually help with the look and feel.</p> <p>It is my understanding that Farnborough Abbey has historical links with Farnborough Hill School, which is mentioned when viewing the Abbey. Surely, by keeping this within the conservation area, it strengthens the link to the Abbey and the historical value.</p> <p>I would appreciate the Council actually taking into account the local residents' views on this subject.</p>	<p>The management and maintenance of the highway is the responsibility of Hampshire County Council as the local highway authority and is unaffected by conservation area designation.</p> <p>As noted above, Farnborough Hill School and its grounds have retained conservation area status, which will benefit the conservation of historic assets. The Listed Building status of the school also provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making.</p>
Michael Forrest	<p>I draw attention to Paragraph 2.11 of the draft Conservation Area Appraisal and Management Plan (Highgate Lane and Chingford Avenue), where I find the following:</p> <p><i>'The majority of the houses along Highgate Lane and Chingford Avenue were built in the 1960s ... they are very different in appearance to the historic character of the conservation area. It is therefore recommended that this area is removed from the conservation area.'</i></p> <p>This paragraph is seriously misleading. Although it may be true of Chingford Avenue, it is not true of Highgate Lane. The maps included in the review show clearly that most of the houses in the relevant part of Highgate Lane were present on or before 1931. Also, while some of the houses show modifications, chiefly the glassing-in of porches, this does not constitute a serious change in appearance.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings.</p> <p>Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
	I trust that the error will be corrected.	The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct the errors identified.
Michael Johnson	<p>I am writing to object to the proposed severe and unwarranted reduction in size of the Farnborough Hill Conservation Area, as publicised in the Council leaflet dated October 2021.</p> <p>The area proposed to be excluded includes the distinctive houses on the south side of Highgate Lane and the area of trees bordering the north side, in the grounds of Farnborough Hill School.</p> <p>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’.</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 it is desirable to preserve or enhance. The Act also places a duty upon local planning authorities to review their conservation areas from time to time. 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>

Respondent	Comments	Council Response
	<p><u>The Houses in Highgate Lane</u></p> <p>The houses in Highgate Lane, which are proposed to be excluded from the reduced conservation area, are indeed 'of special architectural and historic interest', as outlined here:</p> <p>Eighteen of these detached houses, numbers 13 to 47, between the ends of Chingford Avenue, were built by Walter James 'Jim' Rumble in the late 1920s.</p> <p>In order to satisfy local planners and obtain building permission, every house had to be slightly different, which is why each has a different beam pattern on the front, and there are differences in some of the bay windows.</p> <p>In 1929 Jim Rumble continued building houses, and by 1931 most of the south side of Highgate Lane was filled with new houses or plots.</p> <p>Number 51, next to the path to the footbridge over the railway, predates its neighbours but still exists, extended with another gable in the same distinctive style as the original house.</p> <p>Within seven years, by 1938, houses were built or under construction in the new Chingford Avenue. Jim Rumble, who lived in Rectory Road, originated from Chingford, Essex, which is where Chingford Avenue got its name.</p> <p>The special architectural style has been preserved for about 90 years, as illustrated by photographs taken from the same spot in Highgate Lane.</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The distinctive architectural details of these houses were recognised as a reason to preserve their appearance in the refusal of planning permission for an extension as recently as 2021, citing 'the established character and appearance of the Highgate Lane street scene within the Farnborough Hill Conservation Area'. This shows that the conservation area is working to preserve the character of the area.</p>	<p>Many comments have referred to planning application 21/00229/FULPP, which sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>As the majority of the houses along Highgate Lane and Chingford Avenue were built in the 1930s and <i>not</i> in the 1960s as stated in Paragraph 2.11 of the draft Conservation Area Appraisal and Management Plan, <u>the planned exclusion of this area is based on a significant misunderstanding of the history.</u></p> <p>In my view, these factors make this extensive and distinctive row of houses 'an area of special architectural or historic interest, the character of which it is desirable to preserve and enhance', the very definition of a conservation area.</p> <p><u>Trees</u></p> <p>The Council states in Paragraph 2.8 of the draft Conservation Area Appraisal and Management Plan that 'the trees within the open space are a vital amenity and part of the green infrastructure for the area'.</p> <p>The area of trees on the north side of Highgate Lane is a major feature of the character of Highgate Lane and has existed since at least the <u>seventeenth century</u> and probably much earlier.</p> <p>They provide:</p> <ul style="list-style-type: none"> • a pleasant backdrop to the lane; • an offset to pollution caused by local traffic; • a habitat for wild birds, insects and animals, including foxes, squirrels and rodents. 	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy. However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The Plan goes on to say that 'trees that meet specified criteria' will be considered for a TPO, but it is unrealistic to expect that TPOs will be applied to most of these trees. TPO's are normally applied to individual trees, so that would be <i>hundreds</i> of TPOs!</p> <p>To remove the protection of the conservation area constraints will make it more likely that any of these trees could be removed and, I fear, will make building or other development on this area more likely, thus destroying or reducing this 'vital amenity and green infrastructure'.</p>	<p>Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p> <p>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p><u>Conclusion</u></p> <p>The draft Conservation Area Appraisal and Management Plan states in Paragraph 1.5 that 'there are three <u>different character areas</u> within the proposed conservation area'.</p> <p>I maintain that the houses and trees bordering Highgate Lane constitute a fourth <u>distinctive character area</u>, for the reasons given above, and should therefore be kept within the conservation area to control the changes to this area and preserve its character.</p> <p>As stated in Paragraph 1.6 for the three areas listed, Highgate Lane also deserves to be protected based on its 'spatial character, architectural qualities and historical development, as well as the contribution it makes to the conservation areas'.</p> <p>Therefore, I ask the Council to reconsider and not implement the proposed reduction in the area of the Farnborough Hill Conservation Area.</p>	<p>Tree Preservation Orders protect trees, groups of trees or woodlands in the interests of amenity. Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order. There are also several existing Tree Preservation Orders in areas which will no longer be covered by conservation area designation.</p> <p>As noted above, Highgate Lane is not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. However, the trees on the northern side of Highgate Lane are now located within the boundary of the newly designated conservation area.</p>

Consultation Statement

Respondent	Comments	Council Response
<p>Michael Kelly</p>	<p>I am writing to object to the proposed changes to the Farnborough Hill Conservation Area outlined in the letter and leaflet delivered to my property dated 1 November 2021 and the document 'Conservation Area Appraisal and Management Plan' published on the Rushmoor Borough Council website.</p> <p>I have detailed my specific comments and objections and their basis below:</p> <p>Procedure, Policy, Guidance and Errors</p> <p>The Conservation Area Appraisal and Management Plan and the information presented to the public on 16 November 2021 at 5pm does not appear to have been created following nationally recommended processes. Documents referenced have been selectively quoted from in order to support the proposals, whereas other text in the same documents which would support the counter-position have been omitted. The published material also contains several significant errors.</p>	<p>Noted.</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 it is desirable to preserve or enhance. The Act also places a duty upon local planning authorities to review their conservation areas from time to time. 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>

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Respondent	Comments	Council Response
	<p>Historic England Guidance</p> <p>Ref: 'Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition)'</p> <p>It is evident that the process is not being conducted in accordance with the recommendations of Historic England, in that the order of appraise, designate, manage, review is not being followed.</p>	<p>The Council has had regard to Historic England's Advice Note as part of the process of reviewing the conservation area. As stated within the Introduction to the Advice Note, the purpose of the document is to provide information and advice on conservation area appraisal, designation and management to assist local authorities and others in implementing relevant legislation, national planning policy and planning guidance. The document does not set out a statutory procedure or 'order' for reviewing conservation areas. The provisions for conservation area designation and management are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England has also been consulted and has provided comments as part of the review process.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>There has been no detail developed of the character appraisal of Highgate Lane and Chingford Avenue to the same level as has been carried out for the new proposed area. Beyond the reference to the houses being finished to a high standard and there being prominent trees, there is no mention of the many other architectural features or the historic interest of the properties and roads.</p> <p>The conservation area as it stands is already designated. The guidance is clear that the Planning Department should be developing a management plan for the conservation area and then reviewing by carrying out a character appraisal (of the whole area) before any re-designation occurs. The Planning Department's failure to have previously developed a character appraisal should not be a reason to roll the processes together and not complete the full process for the whole of the existing conservation area.</p> <p>National Planning Policy Framework</p> <p>Paragraph 191 has been referenced in the Conservation Area Appraisal and Management Plan:</p> <p><i>'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'.</i></p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. A draft character appraisal was prepared as part of the consultation to identify and explore the different character areas within the conservation area. It concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. The draft document also included a management plan which set out a strategy to reinforce the positive aspects of the area and to mitigate the negative impacts identified as affecting the area. As noted above, the Historic England Advice Note does not set out a statutory process or sequence for undertaking reviews of conservation areas.</p> <p>The consultation document referenced Paragraph 191 of the National Planning Policy Framework (NPPF, 2021). It should be noted that the government has updated the NPPF since the consultation. The paragraph can now be found at Paragraph 204 within the latest NPPF, which was published in December 2024.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>However, the document does not reference Paragraph 192, in that Rushmoor should have assessed the significance of heritage assets:</p> <p><i>‘Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:</i></p> <p><i>a. assess the significance of heritage assets and the contribution they make to their environment’.</i></p> <p>The proposed document does not address this requirement, in that the existing conservation area has not been assessed.</p> <p>The document also has not considered references in the Planning Practice Guidance Annex 1: Implementation [Paragraph 219 of the NPPF]:</p> <p><i>‘However, existing policies should not be considered out of date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).’</i></p>	<p>Paragraph 192 of the 2021 NPPF can now be found at Paragraph 204 within the updated 2024 NPPF. The Council has consulted many sources of information as part of the review and appraisal of the conservation area, including the Historic Environment Record maintained by Hampshire County Council, which is a database of known historic sites across Hampshire.</p> <p>Paragraph 219 of the 2021 NPPF can now be found at Paragraph 232 within the updated 2024 NPPF. The paragraph relates to development plan policies, such as those contained within the Rushmoor Local Plan (adopted in 2019). Such policies are used in the determination of planning applications and will not change as a result of amendments to the conservation area boundary.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Errors</p> <ol style="list-style-type: none"> 1. The first line of your leaflet refers to the Manor Park Conservation Area. 2. The documentation refers to the majority of houses in Highgate Lane as having been built in the 1960s. <p>The latter of these two points was raised at the consultation meeting on 16 November 2021 at 5pm. The response by RBC staff was to dismiss this as a simple error. However, an undertaking was made by RBC to amend the documentation to reflect the correct construction period and publish this. Reviewing the website on 12 December 2021 at 2pm, the published document has not been amended.</p> <p>The series of points above demonstrates that the production of these consultation documents has not been carried out with appropriate diligence. The failure to issue the correction shows that the Planning Policy Department does not take the views raised to them during formal consultation seriously. This is very disappointing. The residents of Rushmoor rightly expect that Council employees carry out their duties diligently and that when undertakings are made that they are followed through.</p>	<p>It is acknowledged that the consultation material, including the leaflet and draft Conservation Area Appraisal and Management Plan, contained some unfortunate errors, including the age of some buildings and typographical errors.</p> <p>A commitment was made to review the documentation once the consultation had concluded. It is bad practice to amend consultation documents part way through a consultation, as this would risk people commenting on different versions of a document.</p> <p>The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been reviewed and amended to correct the errors identified.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Features of Highgate Lane and Chingford Avenue not Considered or Mentioned in the Document, including Those of Special Architectural or Historic Interest</p> <p>The houses in Highgate Lane were built in the 1920s and 1930s by noted local builder Walter Rumble. It was a requirement of local planning at the time that each house was slightly different, and this resulted in the characteristic patterns seen on the front gable ends of most of the houses.</p> <p>The grouping of houses, their architectural details and setting are unique in Rushmoor, and this was recognised by Rushmoor Borough Council as recently as August 2021 in a report and letter recommending that planning permission be refused for an extension and alterations at 81 Highgate Lane (21/00516/FULPP). Planners at RBC made the following statements with regards to this:</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Respondent	Comments	Council Response
	<p>1. <i>'... from the established visual character and appearance of the street scene, which is characterised by a strong regular rhythm of houses and spaces in-between. The proposals would be unsympathetic and materially harmful to the established character and appearance of the Highgate Lane street scene within the Farnborough Hill Conservation Area, a designated Heritage Asset, contrary to the provisions of Policies HE1, HE3 and DE1 of the adopted Rushmoor Local Plan (2014-2032)'.</i></p> <p>2. <i>'The street scene in Highgate Lane is characterised on the southern side by a long row of period properties of similar era (circa 1930s), which as a grouping have retained distinctive architectural details, such as double-height bay windows, front porches, external materials of facing brick and rough cast render, distinctive gable-fronted roofs creating a noticeable roof line, also accentuated by the road curvature/topography and spacing in between the buildings, which has created a distinctive rhythm of dwelling houses in the street scene. These are considered to be important townscape qualities of this part of the Farnborough Hill Conservation Area.'</i></p>	<p>The planning application (ref. 21/00516/FULPP) sought planning permission for the erection of a two-storey side extension following the demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in August 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>A point must be raised that Highgate Lane and Chingford Avenue met the criteria for inclusion in the conservation area in 1977 and again in 1989, and that in August 2021 the Planning Department makes note of the 'distinctive architectural details' being an 'important townscape quality'. Why, then, in November 2021, just two months later, is the same Planning Department recommending the removal of the area from the conservation area with a single comment that 'they are very different in appearance to the historic character of the conservation area'?</p> <p>The properties in Highgate Lane and Chingford Avenue are approaching 100 years old and clearly have more 'historic character' now than they did in 1977 when the area was first designated.</p> <p>Historic England publication 'Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition)', Paragraph 35:</p> <p><i>'Though some conservation areas are made up largely or even entirely of twentieth-century development (e.g., Letchworth and Welwyn Garden City), the twentieth century is often the most undervalued and vulnerable period of building and landscaping, and it will be important for the appraisal to recognise, where appropriate, the contribution made by more recent buildings.'</i></p>	<p>Legislation relating to the designation and management of conservation areas has changed over the years, and associated guidance is also likely to have changed; what was considered appropriate to be designated as a conservation area in the past may no longer be considered appropriate today. The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. 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>As noted above, the Council has had regard to Historic England's Advice Note as part of the process of reviewing the conservation area.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Consideration to the above paragraph appears to have been completely omitted from the draft Conservation Area Appraisal and Management Plan. Furthermore, throughout other Historic England documents and Historic England-commissioned research papers, the point is made over and over that twentieth-century development is most at risk and is undervalued. The properties are an excellent well-preserved example of interwar housing.</p> <p>The increase in permitted development rights allowed by the removal of conservation area status would clearly have a dramatic impact on the area over time, an area where change has been slow in the past, as evidenced by photos.</p> <p>Local History</p> <p>Section 9.6 of the Rushmoor Local Plan makes specific reference to Farnborough's aerospace heritage, with that being an important feature of the area. A simple search of records such as the 1939 Register shows that many of the original residents of Highgate Lane and Chingford Avenue were employed at the Royal Aircraft Establishment, including engineers, draughtsmen, technicians and the Headmaster of the RAE College, which eventually evolved into Farnborough College of Technology. This demonstrates that the area is culturally and historically linked to the history of Farnborough by more than just the appearance of the properties.</p>	<p>It is important to note that some permitted development rights can be exercised within conservation areas. Although permitted development is more restricted within conservation areas, the purpose of conservation area designation is not to prevent development.</p> <p>Whilst the properties in question may have housed some of the employees of the Royal Aircraft Establishment, this is not considered to be of special historic interest to warrant the inclusion of Highgate Lane and Chingford Avenue within the conservation area.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Trees</p> <p>The Council states in Paragraph 2.8 of the draft Conservation Area Appraisal and Management Plan that ‘the trees within the open space are a vital amenity and part of the green infrastructure for the area’.</p> <p>The area of trees on the north side of Highgate Lane is a major feature of the character of Highgate Lane and has existed since at least the seventeenth century.</p> <p>They provide a pleasant backdrop to the lane, an offset to pollution caused by local traffic, and a habitat for wild birds, insects and animals, including foxes, squirrels and rodents.</p> <p>The Plan goes on to say that ‘trees that meet specified criteria’ will be considered for a TPO, but it is unrealistic to expect that TPOs will be applied to most of these trees.</p> <p>Removing the protection of the conservation area constraints will make it more likely that trees could be removed, thereby destroying or reducing this ‘vital amenity and green infrastructure’.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>I trust that these comments will be taken on board and that this important process is given the due consideration that is clearly lacking at present.</p>	<p>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</p>
<p>Mr and Mrs Collins</p>	<p>As owners and residents of a property affected by the proposed boundary changes, we are writing to advise that we totally oppose this proposed plan for the following reasons:</p>	

Consultation Statement

Respondent	Comments	Council Response
	<p>1. In the Council's leaflet, Rushmoor Council has touched on the subject that planning in conservation areas can be restrictive ('some changes that would normally be classed as permitted development'). Our house is one such house that has had a two-storey extension at the back and side (approved by Rushmoor Planning Department). It has certainly not altered the look and feel of the area. Neither have any of the other building works carried out in our area. Yet, the proposal claims that they have. We recall that part of the planning permission granted is to ensure that the houses do stay in keeping, and I recall that we had to ensure that even finer details, such as front doors etc., had to be approved via Rushmoor Council. These boundary changes will result in a loss of the look and feel over time, which is something, as a resident, that I do not support.</p> <p>2. If you read point 2.11 in the consultation proposal, it totally contradicts recent Rushmoor planning decisions. In June 2021, Rushmoor Planning demonstrated a clear and positive policy to preserving the distinctive look and feel of the existing conservation area, via a planning decision refusal.</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 all planning applications, whether within or outside conservation areas, are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. Policy DE1 of the Local Plan requires all new development to 'include high-quality design that respects the character and appearance of the local area'.</p> <p>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; these are known as permitted development rights. Permitted development can be more restricted within conservation areas, as noted within the leaflet.</p> <p>Many comments have referred to planning application 21/00229/FULPP, which sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p><i>'The street scene in Highgate Lane is characterised on the southern side by a long row of period properties of similar era (circa 1930s), which as a grouping have retained distinctive architectural details, such as double-height bay windows, front porches, external materials of facing brick and rough cast render, distinctive gable-fronted roofs creating a noticeable roof line, also accentuated by the road curvature/topography and spacing in between the buildings, which has created a distinctive rhythm of dwelling houses in the street scene. These are considered to be important townscape qualities of this part of the Farnborough Hill Conservation Area.'</i></p>	<p>The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>3. We wholeheartedly support the retention of the Farnborough Hill trees within the conservation area, which includes Highgate Lane and Chingford Avenue. The tree line along Highgate Lane complements the 1930s facades of the houses in Highgate Lane/Chingford Avenue and gives the whole area its heritage significance and amenity.</p> <p>The promise of a TPO survey (on past history of TPOs in Rushmoor) offers no protection in practice, as they are typically awarded to individual trees and not whole estates. The Listed status of Farnborough Hill does not itself address or protect the trees. The trees under the current conservation area have worked well, as permission is granted within conservation area rules to remove or prune individual trees. This shows that the conservation area works for the benefit of both the school and the public.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>We feel that it is crucial that we keep this conservation area boundary as it is, not just for us but for the wildlife, too. We have an abundance of wildlife in our conservation area, including deer, badgers, foxes, bats and owls. By taking our area out of the conservation area, you are, in effect, leaving it open to all sorts of change which could have an effect on us and the wildlife.</p>	<p>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</p> <p>Tree Preservation Orders protect trees, groups of trees or woodlands in the interests of amenity. Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order. There are also several existing Tree Preservation Orders in areas which will no longer be covered by conservation area designation.</p> <p>Biodiversity and ecological assets are protected under separate legislation and by both national and local planning policies.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>4. The Farnborough Hill Conservation Area was created to preserve a strong example of interwar private housing development. To preserve this housing development is supported by Historic England recommendations. A 2017 Historic England study recommends that existing conservation areas maintain, even extend, boundaries to encompass noteworthy twentieth-century developments.</p> <p>Farnborough Hill Conservation Area achieved this outcome from designation in the 1970s. Historic England's report goes further, highlighting the value of listed buildings being enhanced by a conservation area designation (e.g., Farnborough Hill School).</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p> <p>As noted above, Farnborough Hill School and its grounds have retained conservation area status, which will benefit the conservation of historic assets. The Listed Building status of the school also provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>As a resident, I require a clear and honest explanation of what the exact intentions are behind the proposed change, because from reading the document I cannot find one valid reason why this proposal is of any benefit to current residents.</p> <p>Farnborough, as a town, is becoming so built up and looking uglier by the day. Why would the Council want to put at greater risk of development/change a little pocket of Farnborough that is steeped in history and, as Rushmoor Council have said themselves, has 'important townscape qualities'.</p>	<p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>

Consultation Statement

Respondent	Comments	Council Response
Mr and Mrs J. Gomes	<p>With regard to the above proposal, we wish to strongly oppose any suggestion of removal of conservation status from Farnborough Hill School and grounds, and nearly all of Highgate Lane and Chingford Avenue.</p> <p>We have been residents here since 1987, and the conservation status has worked very well for all residents of Highgate Lane, Chingford Avenue and Farnborough Hill.</p> <p>Trees are for protection and not for cutting down, and any suggestion that the trees in Farnborough Hill grounds should be cut down would be strongly opposed by all in Highgate Lane.</p> <p>Farnborough Hill has always maintained the trees, within conservation area rules, proving that the conservation area works for the benefit of everyone.</p> <p>I think that you should remember that Farnborough has a wonderful heritage, having Farnborough Hill and Farnborough Abbey, which we all should be very proud of, and therefore the protection of Farnborough Hill School grounds, and especially the trees along Highgate Lane, is essential.</p> <p>Any amendment to our conservation status would be strongly opposed by us and by the majority of Highgate Lane and Chingford Avenue.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</p> <p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
Mr Christian King	<p>I am writing with regard to the Council's plans regarding the Farnborough Hill Conservation Area.</p> <p>I am a relatively new resident and moved to Highgate Lane in October 2020. We were attracted to the area for a number of reasons, which include the history and the look and feel of the area, with ancient trees and buildings from different eras making it, perhaps, the most beautiful part of Farnborough, and one that I am proud to live in.</p> <p>As such, I oppose the Council's plans completely. Removing Highgate Lane/Chingford Avenue from the conservation area is unthinkable, and I cannot see how it would be in any way beneficial. Any changes to the boundaries, tree line and so on would no doubt alter the feel and look of the area, and preserving it should be the Council's priority, not changing it.</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>I would ask precisely what the Council's motivation is for the proposed changes.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. Although the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making, the Council believes that designating a standalone conservation area and adopting a Conservation Area Appraisal and Management Plan which covers the school and its grounds will benefit the conservation of historic assets. The trees on the northern side of Highgate Lane are now located within the boundary of the new standalone Farnborough Hill Conservation Area.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>To be clear, I am totally opposed to any changes.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p> <p>Noted.</p>
<p>Mrs Anne Snudden</p>	<p>I have just received your correspondence on the consultation information on the Farnborough Hill Conservation Area. I followed the links on Rushmoor Borough Council's website to the draft Farnborough Hill Conservation Area Appraisal and Management Plan.</p> <p>I read as far as Page 5, Paragraph 2.11 and was very upset to see such a huge mistake saying that the houses in Highgate Lane and Chingford Avenue were built in the 1960s. The houses were, in fact, built in the 1930s on land purchased from the Estate of Farnborough Hill (late Empress Eugénie), as the historic title deeds of these houses state. As the photographs on Page 11 clearly show the age of the houses, I hope that this was just a typing error and not due to a lack of research. I am sure that this can be rectified on your document.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings and typographical errors. The Council apologises for any upset caused. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p>

Consultation Statement

Respondent	Comments	Council Response
Mrs Grainger	<p>I have looked at the proposed conservation area boundary changes and am very confused by how it states that most houses in Highgate Lane were built in the 1960s!</p> <p>The whole row was built in the late 1920s or early 1930s, so I would like to know where this information came from and if I have misunderstood the proposal.</p> <p>At the bottom of Highgate Lane, there are approximately four houses which were built later than this, but the remaining are certainly not 1960s built.</p> <p>I would like to hear your views on this and state my objection to the proposed changes.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings and typographical errors. The Council apologises for any confusion caused. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p>
Mrs L. Windiate	<p>I live on Ship Lane and found it difficult to work out if I am in the Farnborough Hill Conservation Area. I am quite happy for my property to be removed if you so decide.</p>	<p>The property in question was located within an area which was proposed to be removed from the conservation area. The property is now no longer covered by conservation area designation.</p>

Consultation Statement

Respondent	Comments	Council Response
Olive O'Dowd-Booth	<p>I have become aware that the Farnborough Hill Conservation Area is under consultation, with a proposal to change its boundaries.</p> <p>My daughter was fortunate to attend this school, and during my professional life I had an association with the school and the convent that was attached, which included a care home for elderly nuns. I am aware of how beautiful the grounds are and that they include many mature, significant trees, as well as valuable open space for wildlife.</p> <p>I am concerned that this valuable space will become at risk if the conservation area designation is removed, so I want to object to this aspect of your proposal.</p> <p>In mitigation, you promise that all the trees in the area will be examined and awarded TPOs if they meet the criteria. Will the public be informed of the outcome of this process and be able to challenge the TPO process?</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. It will also require the landowner to notify the Council of works to trees.</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>

Consultation Statement

Respondent	Comments	Council Response
		<p>Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order. There are also several existing Tree Preservation Orders in areas which will no longer be covered by conservation area designation.</p>
<p>P.R.M. Seymour</p>	<p>I have just received your communication with respect to the Farnborough Hill Conservation Area. Subsequent to this, I have accessed the associated draft document, and I am surprised to find that whoever put this document together believes that the houses in Highgate Lane and Chingford Avenue were built in the 1960s. The majority were built in the 1930s. In fact, if you were to walk down Highgate Lane you would see that the style of virtually all the houses is the same and not built in the style of the 1960s. For your reference, this inaccurate information is in Paragraph 2.11.</p> <p>Finally, if you look at the photographs of Chingford Avenue and Highgate Lane, there is another error. The first picture in the second row has a caption saying, 'Chingford Avenue'. This property is located in Highgate Lane. Also, does this property look as if it were built in the 1960s?</p> <p>I realise that it is a draft document, but it should be checked thoroughly before being sent out.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings and the incorrect labelling of some images. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p>

Consultation Statement

Respondent	Comments	Council Response
Pamela and Brian Brooks	<p>We are certainly not agreeable to any change in the conservation area of Farnborough Hill and do not agree with the new proposed name of Farnborough Street. The area is 'North Farnborough', if any change is to be made.</p> <p>Please explain fully why this change has come about. Is Rushmoor under pressure from central government?</p>	<p>Although not all parts of the newly designated conservation area are located on Farnborough Street, the name 'Farnborough Street' was chosen because the area, which is considered to be the oldest part of Farnborough, has been known as 'Farnborough Street', as shown on various historic Ordnance Survey maps.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>

Consultation Statement

Respondent	Comments	Council Response
	Removing the mentioned areas will only benefit the developers and be of great loss to the area of North Farnborough. We cannot agree to this in any shape or form.	The purpose of conservation area designation is not to prevent development.
Paul and Karen Rumbold	<p>We are writing to protest most strongly to the proposed removal of the Farnborough Hill estate area from conservation area status. This would remove our road and the surrounding residential area from this status. We were shocked to learn of this proposal and feel strongly that it is an unwarranted and unnecessary backward step for the area.</p> <p>The area of Highgate Lane and Chingford Avenue is, we would argue, certainly an area of outstanding townscape, which, of course, was the Council's opinion in conferring the area this status in the past. It is 'an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. We refute strongly the suggestion in the draft proposal that the area has deteriorated in any way from its appearance in the past. We have lived in Chingford Avenue for almost 30 years and so have been witness to any changes in this townscape for this long. In fact, we can still both remember driving around Farnborough when considering where to buy our second home in the 1990s and chose this area in particular, as it has such a strong, historical and attractive character, and precisely because it was in a conservation area, which we felt would protect it for the future.</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The planning rules which have been in place, and which the Council itself has promoted for so many decades, have protected it thus far from over- or unwarranted development (e.g., ensuring that there are visual gaps between the houses by reducing side extensions to a single storey). We have noticed that many of the local residents also feel strongly about the historical character of the local area, as developments which have been made have, in many cases, been those of restoration. For example, we have reinstated the original porch and front door, using the example of so many of the houses in the road, and sourcing and using original 1930s materials and design. Many of our neighbours have restored frontages, doors and front garden walls to the original 1930s style, which has further improved the area. There are no satellite dishes in Highgate Lane or Chingford Avenue. Removal of the conservation area status would allow extensions, alterations and additions which would be detrimental to the historic character of our local area.</p> <p>We understand that, as recently as June this year, Rushmoor Planning was continuing to demonstrate a clear and positive policy to preserve the distinctive look and feel of the current conservation area, noting in a planning decision refusal its 'distinctive architectural details ... which has created a distinctive rhythm of dwelling houses in the street scene. These are considered to be important townscape qualities of this part of the Farnborough Hill Conservation Area.' We note from the documents published on the website that 'local planning authorities are required to publish proposals for PRESERVING and ENHANCING conservation areas and pay special attention to them when making planning decisions', as has previously been done; not the opposite, which this proposal would allow.</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. All planning applications, whether within or outside conservation areas, are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. Policy DE1 of the Local Plan requires all new development to 'include high-quality design that respects the character and appearance of the local area'. It is also important to note that some permitted development rights can be exercised within conservation areas, including the replacement of windows and doors, the replacement of front garden walls with hardstanding, and other alterations.</p> <p>Many comments have referred to planning application 21/00229/FULPP, which sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>We are aware that you have been informed of the error in the proposal which states that the houses in the Highgate Lane and Chingford Avenue area were built in the 1960s. We are very concerned at this lack of effective research and grasp of detail.</p>	<p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p> <p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>We are also aware that Historic England supports the protection of areas of quality townscape, such as ours, which is now almost 100 years old. This conservation area was created in the 1970s to preserve a strong example of housing development between the wars and the 'Tudorbethan' style from the Arts and Crafts artistic movement.</p> <p>A study by Historic England in 2017 supports maintaining the existing conservation areas and possible extension to include noteworthy twentieth-century developments. Regarding the Farnborough Hill School, Historic England notes that 'although listing and conservation area designation are usually seen as separate tools, there may be instances where they can work together for the benefit of the built heritage, with a listing serving as a marker of quality on which a case for conservation area designation can be built'.</p> <p>We are literally only 'a stone's throw' from two of the major historical buildings worthy of listing and full protection in Farnborough (i.e., the Farnborough Hill School and grounds and St Michael's Abbey). Both buildings are very visible from our streets and gardens, and our streets are very much an area of quality townscape which enhances and contributes to the historical character of the area. Our housing also contributes hugely to and enhances the environment directly surrounding the protected and admired Farnborough Street area.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. A draft character appraisal was prepared as part of the consultation to identify and explore the different character areas within the conservation area. It concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. 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 also be supported by appraisals to justify their designation.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>We don't understand the reasoning that says that protecting the area directly around a listed, protected area somehow devalues the concept of conservation: 'it is essential for the protection of conservation areas that only areas which are a heritage asset are designated so that the concept of conservation is not devalued'. We would argue that the Chingford Avenue and Highgate Lane areas are, indeed, a heritage asset worthy of protection. However, we don't understand how protecting any area around a listed property or area would 'devalue the concept of conservation'. That doesn't make sense. How would maintaining the protection of an area of quality townscape directly AROUND a recognised asset threaten the concept of conservation? Your draft Conservation Area Appraisal and Management Plan notes that 'whilst nationally listed buildings may be included within a conservation area, it is the combination of factors such as buildings, walls, trees, hedges, open spaces, views and historic settlement patterns that create the sense of place that gives the area its special character and appearance ... It is this character, rather than simply individual buildings, that the conservation area designation seeks to preserve and enhance'.</p> <p>We are confused about the possible motives that the Council may have for this proposal. Having been involved in one of the online consultation sessions held recently, we were assured by officers that the Council 'doesn't benefit' in any way by the removal of the conservation area status. We feel that the only possible benefit of the removal of the extra protection that the status confers would be to allow future development of the area, and a specific concern is regarding the edges of the grounds of the Farnborough Hill estate.</p>	<p>The National Planning Policy Framework (NPPF) (2024, para. 204) cautions local planning authorities to ensure that an area justifies designation as a conservation area because of its special architectural or historic interest, so that the concept of conservation is not devalued through the designation of areas that lack special interest. Conservation areas are heritage assets and are designated because they are identified as having a degree of significance which merits consideration in planning decisions because of their heritage interest. Designating areas that lack special interest as conservation areas undermines the concepts of conservation and heritage.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Again, we have been assured by officers that there are no plans now or in the future to develop this area; specifically, it was said that 'there is no agenda to open the gates to development' and that 'this is not being driven by anyone who wants to develop'. In response to the many concerns raised at that meeting about the tree line along Highgate Lane, it was said that 'it would be a dereliction of professional duty to allow this' and that 'we are not intending to make it easier to lose something which is of value to you'. We don't understand why the Council would initiate a survey of the trees if there are no plans to affect them in any way. Officers stated that the Council has 'a legal requirement to take residents' views into consideration'. If this proposal to remove conservation area status and the protection which that confers doesn't benefit the Council or the character of the area and is detrimental to, and against the wishes of, the residents, we question the logic of the proposal and ask the Council to reconsider.</p>	<p>As noted above, Farnborough Hill School and its grounds have retained conservation area status, which will benefit the conservation of historic assets. The Listed Building status of the school also provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The trees on the northern side of Highgate Lane are now located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p> <p>It should be noted that the Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. The Conservation Area Appraisal and Management Plan document, prepared to support the designation of Farnborough Hill School and its grounds as a standalone conservation area, provides information on the significance of the conservation area, identifies threats to its special architectural or historic interest, and will be a material consideration in decision-making upon adoption.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The conservation area status was a major factor in the decision to buy our house in Chingford Avenue and is clearly a positive factor which enhances the value of our home. We feel that the Council's decision to remove this status would be a direct threat to the value of our house and have been advised by estate agents in the area that the conservation area status is a 'pull' for buyers and a positive factor for the houses in such an area. As the draft document notes, 'living in a well-maintained conservation area often increases property value and appreciation, as well as the general desirability of the area and its community value. Conservation areas are valued for their distinctiveness, visual appeal and historic character'. Therefore, removal of this desirable status from so many houses affected by the Council's proposals offers a real threat to the value of the properties in these areas, which would only increase over time.</p> <p>A further objection to this proposal is an environmental one. We are particularly concerned, as are most of the other residents of Highgate Lane and Chingford Avenue, about any possible future fate of the rows of trees lining Highgate Lane and the Ship Lane areas bordering the Farnborough Hill estate.</p> <p>The trees lining Highgate Lane are technically 'part of the curtilage' of the Farnborough Hill estate, which I understood from officers should, as such, be protected, but removal of the conservation area status of the grounds means that they could be at risk from development without any protection.</p>	<p>The Council cannot take into account the impact of the proposal on property prices. Property values are not a material consideration for the purposes of planning decisions.</p> <p>As noted above, Farnborough Hill School and its grounds have retained conservation area status. The trees on the northern side of Highgate Lane and bordering Ship Lane are now located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>These rows of trees would not be protected by TPOs, and it is rare that even one tree receives such a designation.</p> <p>These provide a very welcome green barrier, and the trees and surrounding habitats provide homes to many birds, insects and small animals which have been thriving in this area, which is welcome, being so close to the heart of the town itself. Our garden bears testament to the variety of birds which the estate of Farnborough Hill provides. We regularly see blackbirds, robins, blue tits, gold finches, coal tits, wrens, jays, dunnocks, magpies, doves, as well as the rare and occasional sparrow, nuthatch, thrush and green woodpecker.</p> <p>Queen Elizabeth Park on the Farnborough Road close by is already being decimated to allow pipes to be laid. What is happening in Farnborough to the 'green agenda' and protection of the natural environment which the Council and this government purports to champion? This was not the message of the Council's published statements – 'we want to lead by example by showing the value we place on trees and on their contribution to Rushmoor's environment' and 'their contribution to environmental quality within the urban landscape, including climate change benefits'. This was not the message of the recent and much-trumpeted COP26. Any possible future threats to the Farnborough Hill estate 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.</p>	<p>Tree Preservation Orders protect trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without the local planning authority's consent. If consent is given, it can be subject to conditions, which have to followed.</p> <p>Biodiversity and ecological assets are protected under separate legislation and by both national and local planning policies.</p> <p>Esso carried out work in Queen Elizabeth Park as part of the Nationally Strategic Infrastructure Project to renew and realign the Southampton to London aviation fuel pipeline. The pipeline was granted approval by the Secretary of State for Business, Energy and Industrial Strategy in the form of a Development Consent Order in October 2020. The proposed changes to the conservation area boundaries will not affect or facilitate these works.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>We understand that it is a requirement for the Council to review its conservation areas, and there is no general objection to that itself. It does not follow, however, unless the Council has been specifically required to, or would benefit in some way, which has not been disclosed, that those areas should be hugely and dramatically reduced.</p> <p>It has been stated in the documents on the website that the review is part of the strategy 'to protect and improve the heritage of the Borough and its character'. We would like to suggest that the Council does review the areas and, with the accurate facts in their hands and with the views of the residents taken into consideration, retains the conservation area status of this area, which contributes to the attractive, historical character of Farnborough, with which you have been entrusted.</p>	<p>As noted above, the Council is legally required to review its conservation areas from time to time. The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest.</p> <p>As noted above, Farnborough Hill School and its grounds have retained conservation area status, which will benefit the conservation of historic assets.</p>
Paul Collinson	<p>As a resident of Chingford Avenue, I would like to comment on the proposed removal of Highgate Lane and Chingford Avenue from the Farnborough Hill Conservation Area.</p> <p>I feel that proceeding with the plans, as presented, would be a grave mistake. The two roads are currently of architectural significance, in that they are representative of a house style from the 1930s and have been maintained and developed in a style consistent with that period, as a result of being in the conservation area. If removed from the conservation area, it will open up the likelihood of development that is completely out of keeping, and once the consistent look and feel has been lost, it can never be recovered. I can't see why you would want to destroy this.</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>What is to be gained by this proposal? It feels like a completely backward step.</p>	<p>To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p> <p>The purpose of conservation area designation is not to prevent development. All planning applications, whether within or outside conservation areas, are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. Policy DE1 of the Local Plan requires all new development to 'include high-quality design that respects the character and appearance of the local area'.</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 it is desirable to preserve or enhance. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>A recent planning decision from yourselves even identified that the current characteristics of the houses in this area are 'considered to be important townscape qualities of this part of the Farnborough Hill Conservation Area'.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. 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> <p>Many comments have referred to planning application 21/00229/FULPP, which sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>I am also opposed to reducing the protection on the trees along Highgate Lane. Why, in the current climate with the emphasis on the environment, would you want to provide the opportunity for a loophole to be exploited that would result in the loss of healthy, well-established trees? The existing arrangement has served all parties well to date.</p> <p>In summary, I would ask you to reconsider the proposed changes and retain the existing boundary for the Farnborough Hill Conservation Area in order to maintain a feature of Farnborough that the Council should be as proud of as the local residents are.</p>	<p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are now located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p>
Peter and Beryl Hill	<p>My wife and I are totally opposed to removing the conservation area status from Highgate Lane, Farnborough Hill School grounds and Chingford Avenue on the basis that:</p> <p>i. The trees along the Farnborough Hill side of Highgate Lane provide a calming influence and create a safe passage for all the birds and animals between Queen Elizabeth Park and the south side of the Blackwater Valley Path. In addition, the pavement beside the road allows a safer, quieter refuge for pedestrians, and this makes it a pleasant part of the walk to Farnborough Town Centre. Unfortunately, the density of high-rise flats and the constant traffic along the A325 between the top of Highgate Lane and the Town Centre is not so rural.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>ii. The many attractive-looking 1930s and more-recent houses in the conservation area could be changed and become tasteless monstrosities, like the planning permission given to houses in The Crescent and Avenue Road, as an example. This would upset the congenial environment and appealing character of the existing dwellings.</p>	<p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are now located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p> <p>All planning applications, whether within or outside conservation areas, are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. Policy DE1 of the Local Plan requires all new development to 'include high-quality design that respects the character and appearance of the local area'.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>iii. I would like to know a credible reason why Rushmoor Planning Department wants to change the status of the conservation area.</p> <p>iv. I would also be vehemently opposed to any further buildings in the conservation area. There is not much green space left, compared to when I first moved to Farnborough in 1956.</p>	<p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p> <p>The purpose of conservation area designation is not to prevent development. The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. It is important to note that some development that could be considered detrimental to the character and appearance of an area may be permitted development and may not require planning permission, both within and outside conservation areas.</p>

Consultation Statement

Respondent	Comments	Council Response
Peter and Jen Daplyn	<p>As residents of Highgate Lane, we are opposed to the proposed changes to the Farnborough Hill Conservation Area, in particular the removal of Highgate Lane and Chingford Avenue from the conservation area.</p> <p>We do not believe that the appraisal has provided sufficient justification for the change, and it also includes factual inaccuracies. For example, the majority of the houses on Highgate Lane were built in the 1930s rather than the 1960s.</p>	<p>Noted.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. 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>The existing conservation area has been quoted in recent planning application decisions as a justification to deny applications that would adversely impact the character of the street. This shows that it is of continuing use and purpose to prevent over-development of the area and to maintain the historic character.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p> <p>Many comments have referred to planning application 21/00229/FULPP, which sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The consultation document mentions making the planning process easier for residents as a reason to remove the roads from the conservation area. However, from our own experience of going through a successful planning application while living in this conservation area, it was not an onerous process and does not justify the removal of Highgate Lane and Chingford Avenue from the conservation area.</p>	<p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</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. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. However, some development may not require planning permission; these are known as permitted development rights. Permitted development can be more restricted within conservation areas.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Given Rushmoor Borough Council's record of tree protection, we have no confidence that the use of individual TPOs will provide sufficient protection to the trees that would be removed from the conservation area. In particular, the continuous wooded area within the grounds of Farnborough Hill School on the north side of Highgate Lane is of significant value in maintaining the character of the area.</p> <p>Having lived on the road for nearly fifteen years, there is definitely a sense of pride in our road and community spirit among the residents, linked to the character of the properties and the outlook from the properties with so many trees, both in front of the properties within the Farnborough Hill grounds and to the rear with the railway line, Farnborough Abbey and Rectory Road Park. We very much value these aspects of the road that we live on and would be saddened if the Council decided that this is not worth protecting.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are now located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order. There are also several existing Tree Preservation Orders in areas which will no longer be covered by conservation area designation.</p> <p>Tree Preservation Orders protect trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without the local planning authority's consent. If consent is given, it can be subject to conditions, which have to followed.</p>
<p>Peter and Jenny Foster</p>	<p>We strongly object to the review of the Farnborough Hill Conservation Area, which would affect Highgate Lane and Chingford Avenue. We have lived on Highgate Lane for over fifteen years and feel very grateful to live in such a carefully considered space.</p> <p>We object for the following reasons:</p> <p>The look of the period properties (mainly 1930s), including our own home, on Highgate Lane and Chingford Avenue, is impressive and supports the look of the area, which includes the Abbey and Farnborough Hill School.</p>	<p>Noted.</p> <p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The trees along the area are very important to retain for the good of the environment to support any further impact on climate change and, again, to support the look of the area.</p>	<p>To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The environment is a very important issue, and any plans to further develop this area and lose the conservation area status would be a very negative step for the environment. From a practical perspective, any further pressure put on the area would be detrimental because traffic management is at capacity.</p>	<p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are now located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p> <p>It should be noted that the purpose of conservation area designation is not to prevent development. The Council also has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. The Conservation Area Appraisal and Management Plan document, prepared to support the designation of Farnborough Hill School and its grounds as a standalone conservation area, provides information on the significance of the conservation area, identifies threats to its special architectural or historic interest, and will be a material consideration in decision-making upon adoption.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>It is unclear what benefit it would be to change the conservation area to remove Highgate Lane and Chingford Avenue, and we strongly object to any changes.</p> <p>We look forward to hearing the decision on this very important and sensitive issue.</p>	<p>Biodiversity and ecological assets are protected under separate legislation and by both national and local planning policies.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. 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>
Peter and Teresa Marron	We wish to submit the following comments to the Planning Department regarding the conservation area review for the Farnborough Hill Conservation Area.	

Consultation Statement

Respondent	Comments	Council Response
	<p>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.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building 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 removal of conservation area status along the railway line in Chapel Street seems a blatant precursor to gutting the conservation area from within, where it can be, initially, hidden from public eyes. The old Methodist chapel, after which Chapel Street is named, has significant historical value, along with many of the older properties in that road.</p> <p>It is disheartening to see in the appraisal document the lists of 'negative attributes', when many of these negative attributes have been facilitated by the Rushmoor Planning Department itself.</p>	<p>Whilst there are some older properties on Chapel Street which have modest local interest for their association with the railway, they have been so altered over the years, through extensions, rendering, porches and uPVC windows, that their architectural interest has been substantially eroded. 11 Chapel Street is locally listed and has existing protection against inappropriate development. 11a Chapel Street has some local interest as a former Methodist chapel and will be considered for local listing.</p> <p>It is important to note that some forms of development do not require planning permission; these are known as permitted development rights. Such development can erode the character and appearance of a conservation area through incremental change.</p>
Peter Berriman (submitted by Martin Wood)	What is the motivation for these proposed changes?	<p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Rushmoor Council has explained to me that the consultation document is an early 'draft' for comment because the conservation area review is already overdue. It acknowledges inaccuracies in the document.</p> <p>It says that without the review, a developer <i>could</i> claim that the conservation area planning policy is no longer valid, and that development opportunities could potentially be explored.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. 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> <p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings, the incorrect labelling of some images and typographical errors. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p> <p>As noted above, the last review of the Farnborough Hill Conservation Area was undertaken in 1989, but there was no character appraisal to justify the existing boundaries. The lack of an appraisal and management plan to justify the boundaries and to guide development in the conservation area could put the Council in a vulnerable position if an applicant were to appeal against the refusal of planning permission within the area.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>However, for residents affected, this does not explain the motivation for excluding Chingford Avenue and nearly all of Highgate Lane from the new proposed conservation area.</p> <p>The consultation document claims that the area has changed despite the existence of a conservation area; this is simply not true. Developments to individual houses, all approved by Rushmoor planners, have not altered the look and feel of Highgate Lane and Chingford Avenue in the last 40 years. Photographs prove this. These boundary changes will result in a loss of that look and feel over time. If that is not Rushmoor's intent in bringing these proposals forward, then what is the intent?</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Chingford Avenue and Highgate Lane are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</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. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. However, some forms of development do not require planning permission. Such permitted development can erode the character and appearance of a conservation area through incremental change.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>I support the retention of the existing Farnborough Hill Conservation Area and IN PARTICULAR the interwar character housing in Highgate Lane and Chingford Avenue and the trees and grounds of Farnborough Hill School.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building 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
Peter Hill	<p>Please clarify the following:</p> <p>Trees: will the preservation order on mature trees be downgraded, particularly the beech trees at the end of The Chase, the Farnborough Hill trees on the north side of Highgate Lane and others within Farnborough Hill, together with any other older trees along Highgate Lane?</p> <p>Buildings: will it be possible after the change for Farnborough Hill to sell the land on the north side of Highgate Lane for development (e.g., houses)?</p>	<p>The protection offered by other designations, including trees protected by existing Tree Preservation Orders, are not impacted by the conservation area review process.</p> <p>Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order.</p> <p>Conservation area designation does not prevent the selling of land for development purposes. The purpose of conservation area designation is not to prevent development. The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>Although the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making, the Council believes that designating a standalone conservation area and adopting a Conservation Area Appraisal and Management Plan which covers the school and its grounds will benefit the conservation of historic assets. The Conservation Area Appraisal and Management Plan document, prepared to support the designation of Farnborough Hill School and its grounds as a standalone conservation area, provides information on the significance of the conservation area, identifies threats to its special architectural or historic interest, and will be a material consideration in decision-making upon adoption.</p>
<p>Peter Hill</p>	<p>Further to my previous email, I would like to expand on my point that the trees on the Farnborough Hill side of Highgate Lane act as a safe passage and sanctuary for nature. I have lived in Highgate Lane for 33 years and in that period have witnessed a slow decline in the birds, insects and mammals in the garden.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>I believe that any reduction in the local habitat would signal the end of a number of wildlife species hanging on locally. Therefore, I oppose any change to the existing Farnborough Hill Conservation Area</p>	<p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p> <p>Biodiversity and ecological assets are protected under separate legislation and by both national and local planning policies.</p>
<p>Philip and Ornella Seymour</p>	<p>This is to inform you that we object to the proposed changes to the Farnborough Hill Conservation Area.</p> <p>Our reasons are as follows:</p> <p>1. We can see no obvious benefits to the residents of Highgate Lane if the conservation area status is changed.</p>	<p>Noted.</p> <p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>2. We have read your FAQs document, and the answers are very bland. We noticed that the answer with respect to future development is non-committal.</p> <p>3. We believe that there is a hidden agenda behind the proposed changes, considering that this is one of the few areas in Farnborough that has retained a certain character.</p> <p>4. If there was not a hidden agenda, the Council could review but not change the status of this conservation area.</p>	<p>To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p> <p>The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>We have also noticed in planning application ref. 21/00096/FULPP that the Council had already appeared to loosen its planning criteria in this conservation area. In the original application, the following was stated:</p> <p><i>'As this site lies within a designated conservation area, my client has been very keen to retain or more importantly enhance the character of the host dwelling. The current house has had a car garage to the side that is in a bad state of repair. The proposed works will also demolish the ugly garage and give access to the rear. All the proposed materials will be original and reclaimed. This will ensure that the extension will appear to be a natural continuation. They are happy to work closely with your Conservation Officer throughout this process to ensure the best possible structure is created.'</i></p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane. 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> <p>The planning application referred to is 21/00096/FULPP, which sought planning permission for the erection of a single-storey side and two-storey rear extension at 19 Chingford Avenue. The passage quoted is from the Heritage Statement which was submitted by the applicants in support of the proposal.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Further to this, the existing floor plans, dated 11 February 2021, showed the upper elevations to be rough cast/pebble dash, as are all the original properties in Highgate Lane and Chingford Avenue. The amended floor plans, dated 18 March 2021, now show a plain brick elevation! There is no supporting document to justify this change. Furthermore, the roof tiles are not matched to the existing structure at all. In fact, it looks as if a modern building has been 'glued' to the original house.</p> <p>We believe that our comments on the above planning application demonstrate that the Council had already decided that the conservation area status would be changed.</p> <p>Finally, we are not impressed with the Council's quality control for documentation. We've previously notified you of a number of awful errors in the consultation document.</p>	<p>The amended plans, dated 18 March 2021, show the proposed floor plans and elevations. The plans show that the 'plain brick elevation' would be at the rear of the property and would not be visible from the street. It should be noted that the Council's Conservation Officer was consulted on the application and raised no objections to the proposal.</p> <p>Planning permission was granted in April 2021. As noted above, all planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. The case officer's report considers the impact of the proposal on the street scene and the character of the area and, having regard to the Local Plan, sets out clearly the reasons for approval, concluding that the 'character of the conservation area would be preserved'.</p> <p>It is acknowledged that the consultation material included some unfortunate errors, including the age of some buildings, the incorrect labelling of some images and typographical errors. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p>

Consultation Statement

Respondent	Comments	Council Response
<p>Richard and Lynda Hickey</p>	<p>We would like to object to the proposal to make changes to the Farnborough Hill Conservation Area.</p> <p>This would appear to be a clandestine first step to enable Farnborough Hill School to sell more of its land for housing. I fear that this will eventually happen down the full length of Highgate Lane and seriously detract from the open 1930s feel of the area. It would also involve the cutting down of dozens of mature trees.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy. However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building 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 consultation document has not given an adequate reason for the changes to allay these concerns. I can see no other valid reason for the Council to make changes.</p> <p>Please scrap these proposals.</p>	<p>It is important to note that the purpose of conservation area designation is not to prevent development. The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p>

Consultation Statement

Respondent	Comments	Council Response
Richard Costello	<p>I am writing as a resident of Farnborough Hill to disagree with the proposed reduction of the conservation area.</p> <p>Farnborough Hill Conservation Area was created in the late 1970s to preserve a strong example of interwar private housing development.</p> <p>Preservation of this housing development is supported by Historic England recommendations. There is a high value in listed buildings, such as Farnborough Hill School, being enhanced by conservation area designation.</p> <p>I support the retention of the trees within the conservation area, which includes Highgate Lane and Chingford Avenue. The vista of trees which complement the 1930s facades of the houses gives the whole area its heritage significance and amenity.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. A draft character appraisal was prepared as part of the consultation and concluded that significant parts of the conservation area 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.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. However, on reflection, it is considered that the school and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The consultation proposal contradicts recent Rushmoor Council planning decisions. In June 2021, Rushmoor Planning demonstrated a clear and positive policy to preserving the distinctive look and feel of the existing conservation area, via a planning decision refusal:</p> <p><i>'The street scene in Highgate Lane is characterised on the southern side by a long row of period properties of similar era (circa 1930s), which as a grouping have retained distinctive architectural details, such as double-height bay windows, front porches, external materials of facing brick and rough cast render, distinctive gable-fronted roofs creating a noticeable roof line, also accentuated by the road curvature/topography and spacing in between the buildings, which has created a distinctive rhythm of dwelling houses in the street scene. These are considered to be important townscape qualities of this part of the Farnborough Hill Conservation Area.'</i></p>	<p>Many comments have referred to planning application 21/00229/FULPP, which sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The motives for reducing the size of the conservation area are unclear, and the size of the reduction is huge. To me, this all seems very suspicious. A proposal like this makes me concerned that the motive is to make it easier for building work to take place within the current boundaries of the conservation area, to which I would be vehemently opposed.</p>	<p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time. As noted above, the conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries, and 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>It is important to note that the purpose of conservation area designation is not to prevent development.</p>
Roger Kempston	<p>I disagree with the proposal to change the boundary and name of the Farnborough Hill Conservation Area. Below are my comments on the subject document issued to Farnborough Hill residents in November 2021.</p> <p>It is very disappointing that RBC has issued only a DRAFT and has not taken the time to provide a more thoroughly finished document. It is almost as though RBC is hoping that Farnborough residents will help proofread the document.</p>	<p>Noted.</p> <p>It is common practice to publish 'draft' documents for public consultation prior to formal adoption.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The title refers specifically to Farnborough Hill. However, the document spends very little time and space on Farnborough Hill and why it was originally designated as a conservation area and maintained as such during previous reviews. The appraisal should specifically highlight the original justifications for conservation area designation and why, with very little reasoning, such justification is now considered to be wrong. The appraisal should reference all original justification and review documents to provide open and transparently balanced reasoning.</p> <p>Considering that RBC is simultaneously reviewing other conservation areas that also involve significant reductions in boundaries, the question must be asked, what is the motivation for doing this? RBC needs to state whether or not it is specifically looking to free up additional land for development and how this applies to Farnborough Hill.</p>	<p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. A draft character appraisal was prepared as part of the consultation to identify and explore the different character areas within the conservation area. It concluded that significant parts of the conservation area 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.</p> <p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The consultation appraisal is contradictory. Section 1.2 states that ‘whilst nationally listed buildings may be included within a conservation area, it is the combination of factors such as buildings, walls, trees, hedges, open spaces, views and historic settlement patterns that create the sense of place that gives the area its special character and appearance. Less-tangible senses and experiences, such as noise or smells, can also play a key part in forming the distinctive character of an area. It is this character, rather than simply individual buildings, that the conservation area designation seeks to preserve and enhance’.</p> <p>However, Section 2.11 attempts to justify the boundary change on the basis of just the buildings, which are wrongly identified as 1960s built. The buildings, which were actually built in the late 1920s/1930s, are of great interest to passers-by, who we regularly see pointing at the uniquely decorated gable ends that are a feature of most of the houses on Highgate Lane.</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area’s special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p> <p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>In recent planning applications, RBC has justified decisions based on the Highgate Lane street scene and how this would be adversely affected by allowing certain features to be changed.</p>	<p>Many comments have referred to planning application 21/00229/FULPP, which sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Whilst the appraisal refers to tree protection in Section 2.13, it infers that there is no desire to maintain the tree line intact on the north side of Highgate Lane. Historically, Farnborough Hill School has managed these trees in such a way as to maintain its own privacy requirements and the Highgate Lane street scene.</p> <p>Furthermore, a 2017 Historic England study recommends that existing conservation areas maintain, even extend, boundaries to encompass noteworthy twentieth-century developments. Farnborough Hill Conservation Area achieved this outcome from its designation in the 1970s. Historic England's report goes further, highlighting the value of listed buildings being enhanced by a conservation area designation (e.g., Farnborough Hill School).</p> <p>In other conservation area consultations, RBC has approved adoption where 'the area of land in question is of historic interest, the character or appearance of which it is desirable to preserve or enhance'.</p> <p>The Highgate Lane/Chingford Avenue area is an example of interwar housing development that is typical of statements in the Rushmoor Local Plan Supplementary Planning Document 'Locally Listed Heritage Assets'. Appendix A, Section A.1, states:</p>	<p>Farnborough Hill School is an important historic building, which is reflected by its status as a Grade I Listed Building. The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from the school and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area. The landowner will be required to notify the Council of works to the trees.</p> <p>The document quoted is the Rushmoor 'Locally Listed Heritage Assets' supplementary planning document (SPD), which was adopted in December 2020.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p><i>'The following criteria were used to identify the buildings and structures that are currently on the Council's Local List and will be used to appraise any future submissions for local listing. The criteria are based upon those contained in Historic England Guidance reflecting the importance of a building or structure from a local perspective (as indicated by the Statement of Local Historic Significance) and the criteria used by Historic England for their statutory list. However, the physical fabric of the building or structure should be of sufficient interest to justify its inclusion.'</i></p> <p>Item C states:</p> <p><i>'Buildings or structures dated between 1914 and 1939, which have a particular quality, character or are of local significance'.</i></p> <p>On the above basis, changing the boundary would detract from Farnborough Hill's historic noteworthiness.</p>	<p>The SPD sets out the criteria for identifying buildings and structures of local importance and the procedure for adding them to the Council's Local List. The Local List comprises buildings and structures within Rushmoor which are identified as being of local significance. Such locally listed heritage assets are of historic or architectural merit and receive special consideration when planning applications are submitted to the Council, but they do not benefit from the same protection as statutory-listed buildings (Grade I, Grade II*, Grade II) which are designated by Historic England.</p> <p>The process of local listing is separate from conservation area designation. Conservation area designation is broader and encompasses entire areas, whilst local listing focuses on individual buildings and structures.</p>
<p>Rosemary Possee</p>	<p>I would like to say that, as a resident of Chingford Avenue since 1976, I am very concerned regarding the proposed changes to the conservation area and am <u>against</u> them.</p>	<p>Noted.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>I feel that residents should be given a much clearer reason for making these changes.</p> <p>My questions are:</p> <ol style="list-style-type: none"> 1. Why is it being proposed? 2. Who will gain? 3. Who will lose out? <p>4. Why is the proposed area to be called ‘Farnborough Street’? Surely, ‘Old Farnborough’ or ‘Farnborough North’ would be more appropriate.</p>	<p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p> <p>Although not all parts of the newly designated conservation area are located on Farnborough Street, the name ‘Farnborough Street’ was chosen because the area, which is considered to be the oldest part of Farnborough, has been known as ‘Farnborough Street’, as shown on various historic Ordnance Survey maps.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>I am not at all comfortable that our local councillor, Marina Munro, should be involved, as, surely, she should declare an interest because she lives within the area.</p> <p>Cynically, I think that if this went ahead, it would open up opportunities for over-development of this lovely area.</p>	<p>All relevant interests were declared in this regard.</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. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. However, 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. Such development can erode the character and appearance of a conservation area through incremental change.</p>
Rosie Pompermaier	<p>I have read the draft Conservation Area Appraisal and Management Plan and note that Highgate Lane is proposed to be removed from the conservation area listing, stating that most of the houses in the lane were built in the 1960s.</p> <p>This is not true. I live in Highgate Lane, and the houses along most of the road opposite Farnborough Hill convent grounds were built in 1929! This accounts for possibly most of the road.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Could you please explain the reason for the removal of conservation area status for Highgate Lane, as I feel that it does have historical/conservation value.</p>	<p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane. National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>
<p>Sarah Robinson</p>	<p>I'm emailing with regards to the proposal to remove the conservation area status from Chingford Avenue, nearly all of Highgate Lane and Farnborough Hill School and grounds.</p>	

Consultation Statement

Respondent	Comments	Council Response
	<p>We fully oppose this! We feel that this could lead to the development of individual houses which will result in the loss of a look and feel. The street scene in Highgate Lane, with its circa 1930s houses, is extremely important to us as residents. It's one of the main reasons that we stretched our budget to buy our family home here. We also feel that it would increase the amount of people in the area, creating more traffic. Highgate Lane is already a busy road, with vehicles using it as a cut through.</p> <p>Please could the boundary be left as it is?</p>	<p>The purpose of conservation area designation is not to prevent development. All planning applications, whether within or outside conservation areas, are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. Policy DE1 of the Local Plan requires all new development to 'include high-quality design that respects the character and appearance of the local area'. It is also important to note that some development that could be considered detrimental to the character and appearance of an area may be permitted development and may not require planning permission, both within and outside conservation areas.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. Although the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making, the Council believes that designating a standalone conservation area and adopting a Conservation Area Appraisal and Management Plan which covers the school and its grounds will benefit the conservation of historic assets. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area.</p>

Consultation Statement

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>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. Such development can erode the character and appearance of a conservation area through incremental change. 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>All planning applications, whether within or outside conservation areas, are 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 their character and appearance does not require planning permission. The conservation area appraisal and management plans, prepared to support the designation of conservation areas within Rushmoor, provide information on the significance of the conservation areas, identify threats to their special architectural or historic interest, and will be a material consideration in decision-making upon adoption.</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 protection offered by other designations, including 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>
<p>Simon and Annabel Hill</p>	<p>As residents of Highgate Lane, we are opposed to removing the conservation area status from Highgate Lane, Farnborough Hill School grounds and Chingford Avenue. The reason for the change in the boundaries of the conservation area are not clear, with the exception of Farnborough Hill which falls under other protection, which leaves us concerned about planned future developments in the area.</p>	<p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should be supported by conservation area appraisals to justify their designation.</p> <p>It should be noted that the purpose of conservation area designation is not to prevent development.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Overall, we are against the proposal for the following reasons:</p> <p>1. Compared to much of the rest of the centre of Farnborough, the large number of trees in the area need to be protected as strongly as possible, as they are a haven for wildlife. We're fortunate enough to see everything from bats (afforded special protection?) to deer, and stag beetles to different species of birds of prey from our garden. If there are changes to tree preservation in the area (protecting isolated trees rather than all), this would be jeopardised, especially in light of the new pipeline work and reduction in trees in Queen Elizabeth Park. Any new development in the area would seriously reduce the remaining green space for wildlife and for mental well-being. Given the current issues that we face with climate change and increased numbers of people suffering mental illness, stress and anxiety through the pandemic, we feel that the protection of green space and trees should be given the highest priority.</p>	<p>Biodiversity and ecological assets are protected under separate legislation and by both national and local planning policies.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building 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>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</p> <p>Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order.</p> <p>Tree Preservation Orders protect trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without the local planning authority's consent. If consent is given, it can be subject to conditions, which have to followed.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>2. There are not many parts of Rushmoor where housing stock remains consistent with the period in which it was constructed. The many attractive-looking 1930s houses in the conservation area could be changed with the removal of conservation area status and extended so that they are no longer in keeping with the character of the area. There are many other areas of Farnborough where formerly attractive period properties have been extended and changed so that they no longer resemble the original property. Again, we feel that this character is worth protecting.</p>	<p>As noted above, the purpose of conservation area designation is not to prevent development. All planning applications, whether within or outside conservation areas, are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. Policy DE1 of the Local Plan requires all new development to 'include high-quality design that respects the character and appearance of the local area'.</p>
<p>Stephen Gregory</p>	<p>I am writing to object to the Rushmoor Council proposals regarding the removal of the conservation area designation for Highgate Lane. My reasons are as follows:</p> <p>1. I found the consultation proposal rather dismissive of the houses in Highgate Lane, despite them being in the conservation area since the 1970s. There was also a careless mistake with the construction date, suggesting many were only built in the 1960s. Why this blatant error was allowed to remain in the document is beyond belief, unless, of course, it was intended to reinforce the Council's low opinion of the Highgate Lane houses and justify their removal from the conservation area.</p>	<p>It is acknowledged that the consultation document included some unfortunate errors, including the age of some buildings. The adopted Farnborough Hill Conservation Area Appraisal and Management Plan and Farnborough Street Conservation Area Appraisal and Management Plan have been amended to correct these errors.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>2. The look and feel (street scene) of Highgate Lane and Chingford Avenue hasn't changed markedly since the houses were built in the 1930s but will certainly change if the Council's proposal goes through, since the protection that it currently enjoys will no longer be there. For example, if owners were allowed to build full height and width side extensions to their houses, the scene could change significantly to one looking like a dog-eared row of terraced houses, which would not at all be attractive. This area has been included in the conservation area since it was first created in the 1970s, and, as I understand it, there have been at least two reviews since that time, both of which have deemed this area to be of sufficient historical significance for it to remain within the conservation area. Why, therefore, does the Council now consider that it is not worthy of such inclusion?</p>	<p>The purpose of conservation area designation is not to prevent development. All planning applications, whether within or outside conservation areas, are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. Policy DE1 of the Local Plan requires all new development to 'include high-quality design that respects the character and appearance of the local area'. It is also important to note that some development that could be considered detrimental to the character and appearance of an area may be permitted development and may not require planning permission, both within and outside conservation areas.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest, including at Highgate Lane and Chingford Avenue. National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>3. In June 2021, Rushmoor Planning refused a planning application, citing a large number of attributes of the street scene in Highgate Lane which it considered important qualities of this part of the Farnborough Hill Conservation Area. That was only earlier this year, so why has the Council now changed its opinion by wanting to remove Highgate Lane from the conservation area?</p>	<p>Many comments have referred to planning application 21/00229/FULPP, which sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane. The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>4. The trees along Highgate Lane are very important to the street scene, so I believe that their removal from the conservation area and replacement with TPOs is not acceptable, since TPOs won't offer the same level of protection.</p>	<p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p> <p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area.</p>

Consultation Statement

Respondent	Comments	Council Response
		<p>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</p> <p>Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders were made in January 2023 and confirmed in April 2023 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order.</p> <p>Tree Preservation Orders protect trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without the local planning authority's consent. If consent is given, it can be subject to conditions, which have to followed.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>5. In your letter to me of 1 November, the second sentence of the first paragraph states: 'We have undertaken a review of the conservation area, which was last reviewed in 1989, to ensure that the <i>character, historic significance</i> and <i>appearance</i> of the conservation area is <i>retained</i> and <i>enhanced</i>'. The italicising and underlining are mine to highlight the absurdity of the sentence, since the Council does not want to retain and enhance those attributes of Highgate Lane but to destroy them.</p>	<p>As noted above, the draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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. Conservation areas should also be supported by conservation area appraisals to justify their designation, but there was no character appraisal to justify the existing boundaries of the conservation area.</p>
Teresa Willcocks	<p>I am writing in response to the letter that you sent regarding the Farnborough Hill Conservation Area review. I am mystified by the proposal and can only assume that you are proposing it for two reasons:</p> <p>a. to save money, by reducing the number of planning applications to be considered by Rushmoor.</p> <p>b. to reduce the number of planning regulations to enable more development, including the felling of trees and destruction of a green area.</p>	<p>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. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>The conservation area was last reviewed in 1989, but there was no character appraisal to justify the existing boundaries. The draft character appraisal prepared as part of this consultation concluded that significant parts of the conservation area 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.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>I strongly object to the proposal to reduce the size of the conservation area on the following grounds:</p> <p>1. You state that the reason for reducing the size of the conservation area is 'so that it focuses on the historic village core, located around Farnborough Street'. With all due respect, I would suggest that Highgate Lane and Chingford Avenue are of equal historical interest, as they offer a very distinctive example of interwar architecture, as described as follows in June 2021:</p> <p><i>'The street scene in Highgate Lane is characterised on the southern side by a long row of period properties of similar era (circa 1930s), which as a grouping have retained distinctive architectural details, such as double-height bay windows, front porches ... distinctive rhythm of dwelling houses ... These are considered to be important townscape qualities of this part of the Farnborough Hill Conservation Area.'</i></p> <p>These are your words, not mine, and an extract taken from a Rushmoor planning decision. I would like to know why the Council has changed its mind on this in less than six months.</p>	<p>National planning policy is clear that an area has to have sufficient special architectural or historic interest to justify its designation as a conservation area. Properties on Highgate Lane and Chingford Avenue are not considered to demonstrate special architectural or historic interest to warrant inclusion within the conservation area. To demonstrate special architectural interest, buildings must be significant in terms of their design, decoration and/or craftsmanship; special interest may also apply to significant examples of building types or techniques and planned forms. To demonstrate special historic interest, buildings must contribute to an area's special interest and reflect important aspects of history. An example of interwar development, the properties in question are attractive and well maintained, and they have a linear group value, but there is no evidence that they are a unique form of development. They were also built outside of the original village settlement boundaries.</p> <p>Many comments have referred to planning application 21/00229/FULPP. The application sought planning permission for the erection of a two-storey side extension following demolition of an existing single-storey side extension, a single-storey rear extension, a single-storey side extension, and a roof extension comprising two rear dormers and four front roof lights at 81 Highgate Lane.</p>

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		<p>The Council's Conservation Officer was consulted as part of the application and made various design recommendations but did not object on heritage grounds. Planning permission was refused in June 2021. The reason for refusal related to design and the impact on the character and appearance of the street scene.</p> <p>A revised planning application was received in June 2021 and refused for similar reasons in August 2021 (ref. 21/00516/FULPP). The applicants subsequently appealed the Council's decision. The Planning Inspectorate allowed the appeal, thereby granting planning permission, in February 2022. The Planning Inspector considered the main issue to be whether the development would serve to preserve or enhance the character or appearance of the conservation area but was not 'persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene [or] be unsympathetic and materially harmful to the established character and appearance of Highgate Lane'. Appeal decisions are a significant material consideration in the determination of subsequent planning applications, and this decision demonstrates that the characteristics of Highgate Lane are not of special architectural or historic merit.</p>

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Respondent	Comments	Council Response
	<p>2. Planning permission granted to date in the Farnborough Hill Conservation Area has encouraged the wholesale destruction of gardens in both Chingford Avenue and Highgate Lane, together with the elimination of space between houses. I dread to think of the consequences that would follow the easing of planning regulations. I have lived in Farnborough since 1968 and have been dismayed by some of the planning decisions taken by successive councils, as well as the complete lack of interest displayed in preserving the town's historic heritage.</p> <p>3. Removing the trees adjoining the Farnborough Hill estate from the conservation area is a retrograde step and a surprising one following COP26. In view of the concern surrounding climate change, every possible safeguard should be in place to protect these old, established trees. In addition, they provide a welcome green space in an area that is fast becoming urban sprawl and a much-needed habitat for the wildlife that is struggling to survive.</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 all planning applications, whether within or outside conservation areas, are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. Policy DE1 of the Local Plan requires all new development to 'include high-quality design that respects the character and appearance of the local area'. It is also 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; these are known as permitted development rights. Such development can erode the character and appearance of a conservation area through incremental change.</p> <p>The consultation provided an opportunity for concerns to be raised with regard to removing the conservation area designation from Farnborough Hill School and its grounds. As identified within the consultation document, the Listed Building status of the school provides protection to the building and its curtilage and requires the Council to consider its setting in decision-making. The Rushmoor Local Plan also designates the school and its grounds as an Important Open Area, and the playing pitches are protected by local and national planning policy.</p>

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	<p>This area is a distinctive part of Farnborough and should be preserved in its entirety so that future generations can enjoy it, as I have done for over the past 40 years. I do hope that after your deliberations, you will conclude that there is no valid reason for change.</p>	<p>However, on reflection, it is considered that Farnborough Hill School and its grounds demonstrate special historic interest, the appearance of which it is desirable to preserve or enhance in the form of the landscaped setting of the listed building. Farnborough Hill School and its grounds will therefore retain conservation area status and have been designated as a standalone conservation area, supported by a Conservation Area Appraisal and Management Plan. This will ensure that the setting and views of the listed building are considered in decision-making. The trees on the northern side of Highgate Lane are located within the boundary of the newly designated conservation area.</p>