

# **Aldershot Military Conservation Area Management Plan and Character Appraisal**

## **Consultation Statement**

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

The draft Aldershot Military Conservation Area Appraisal and Management Plan was subject to six weeks' public consultation between the 31<sup>st</sup> January 2020 and the 13<sup>th</sup> March 2020. Copies of the draft document were made available to view at the following locations during opening hours:

- Rushmoor Borough Council Offices
- Aldershot Library
- Farnborough Library

The documents were promoted via a press release (Appendix 1), which two local media outlets utilised (Appendix 2). The consultation was also advertised extensively on the Council's website (Appendix 3). In addition, posters publicising the online consultation were displayed at around 40 locations in local parks and community noticeboards (Appendix 4), and leaflets were delivered to all occupied residential properties within the Wellesley development at the time of the consultation (Appendix 5).

Representations were invited via email or via post.

### **Consultation emails**

The Council notified all those registered on the Rushmoor Local Plan consultation database. The database covers a wide range of stakeholders including local residents, businesses, statutory bodies such as Historic England and civic groups such as the Farnborough Society and Aldershot Civic Society. In total, there are approximately 155 contacts on the database, and all were contacted via email requesting their comments on the documents (see Appendix 6).

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

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

### **Consultation events**

Two public consultation events were carried out on the 25<sup>th</sup> and the 26<sup>th</sup> February 2020. One of these events was within the Cargate Conservation area, and the other a 5-minute walk away from Aldershot Military Conservation area (Appendix 7).

At these two events several display boards were available for the public which provided summary information on the documents which were being consulted upon. Council officers were also available to answer any questions. The public were encouraged to complete the supplied feedback form, or to

email to policy email address with any comments. The estimated attendance for these two events was 90 people.

From the 27<sup>th</sup> February the six display boards that provided a summary information of the consultation, were exhibited in the reception of Rushmoor Borough Council.

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

We received six responses relating to the Aldershot Military Conservation Area Appraisal and Management Plan with most of the comments received focusing on suggested additions to the conservation area. The main issues raised are summarised below:

### **Issue 1 – Insufficient protection as a result of Conservation Area status**

There was concern from the Aldershot Civic Society and friends of Aldershot Military Museum that areas being redeveloped as part of the current Conservation area a part of the Wellesley scheme have not been adequately protected by the current Conservation Area.

**Officer Response:** As part of the consented planning application for Wellesley a detailed Heritage Statement was submitted which can be accessed on our website:

<https://www.rushmoor.gov.uk/article/5856/Aldershot-Urban-Extension-AUE---design-and-heritage-documents>.

Full consideration is being given to the impact of development on the existing monuments within Wellesley, whether statutorily listed or not.

### **Issue 2 – Extending the Conservation Area to include the playing fields to the West of the A325**

Savills on behalf of Grainger Plc note that the consultation draft character appraisal identified the importance of open spaces as a key feature of the conservation area that contributes towards the area's special character. Grainger suggest the inclusion of the playing fields west of the A325 as the land, along with the setting it provides, is an important open space feature which, when considering its position within the Wellesley development area and its history, should be afforded the same levels of protection as the neighbouring land, including the army athletic ground and pitches. In addition, they consider the land serves to protect open views to the west.

**Officer response:** The draft character appraisal and management plan that officers presented to Cabinet in December 2019 for approval to consult included the playing fields to the west of the A325.

Officers agree that the playing fields to the West of the A325 should be included within the conservation area boundary as the area of land in question is of historic interest, the character or appearance of which it is desirable to preserve or enhance'.

### **Issue 3 - Extending the Conservation Area to include Hospital Hill**

The Friends of Aldershot Military Museum suggest that the conservation area be extended south down Hospital Hill to prevent this area becoming over-developed.

Officers have considered this suggestion and consider that the main historic asset in this area is the Old Union Poor House which is a listed building and has recently been refurbished and converted into residential units. The setting of this building is protected by Local Plan policy HE1 and therefore the inclusion of additional land along Hospital Hill within the Conservation Area is not recommended.

We do not consider that the area for inclusion satisfies Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

In addition, the National Planning Policy Framework (2019) states that '*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*'.

### **Issue 4 – Extending the Conservation Area to a wider area beside Queens Avenue**

The Friends of Aldershot Military Museum suggest that the conservation area should be retained as wide as possible along the length of Queen's Avenue to ensure that the vista, which includes the road, trees, and open spaces either side before any buildings, is maintained along the whole road.

Officers have reviewed the boundary and have amended it in several locations along Queens Avenue to include additional green infrastructure beside the highway (including grass verges and trees) that make a valuable contribution to the character and appearance of the conservation area. The conservation area boundary has been amended to reflect this.

Further information on the comments received and how they have been addressed is contained in Appendix 8 of this document.

## **Adoption**

The 16<sup>th</sup> December 2019 Cabinet decision delegated to the Head of Economy Planning and Strategic Housing, in consultation with the Portfolio Holder for Planning and Economy, to make any necessary factual and/or non-substantive minor amendments to the documents prior to consultation and adoption.

The designation of the playing fields to the West of the A325 within the Aldershot Military Conservation Area is not considered to be a 'non-substantive minor amendment' and therefore the Council's Cabinet had to formally adopt the document.

The Aldershot Military Conservation Area Character Appraisal and Management Plan was adopted by the Council's Cabinet on 16<sup>th</sup> February 2021.

## **Council seeks views on conservation areas and locally listed heritage assets**

Local people are being asked to give their views on proposed changes to two of Aldershot's conservation areas.

Rushmoor Borough Council has started a programme to review all of its conservation areas, beginning with the Cargate and Aldershot military conservation areas.

It is proposing to make a number of changes to both conservation areas and has 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.

To run alongside the reviews, the council is also consulting on its draft Locally Listed Heritage Assets supplementary planning document (SPD). This document sets out how the council will identify buildings and structures of local importance and the procedure for adding them to its local list. The document also identifies the relevant conservation principles which apply to these buildings and structures.

Both consultations started on Friday 31 January and will run until 5pm on Friday 13 March.

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

The Aldershot military conservation area takes account of the redevelopment of the military town and is aimed at looking to the future. Under the proposed changes, parts of the new Wellesley development would be included and other buildings, such as the Centre for Health, Army Careers Centre, Early Years Centre and military housing, would be removed.

In both areas, the council has also made Article 4 directions. These are aimed at protecting the character and heritage of the conservation areas. They remove some permitted development rights from properties and mean that if residents want to make certain changes to their homes, they may need to get planning permission first. The directions are effective immediately but will expire in six months unless the council decides to make them permanent. A consultation on the directions runs alongside the reviews.

The consultation on the draft Locally Listed Heritage Assets SPD asks people to consider if there are any buildings or structures they would like to see added - or removed - from the local list.

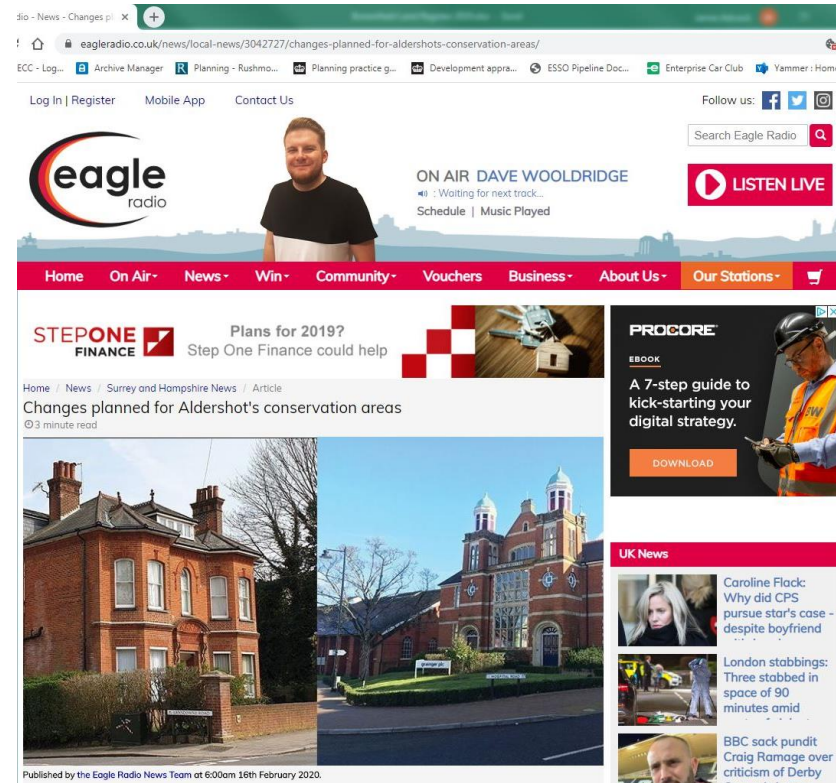
As well as finding out more and making comments on the council's website, local people will be able to give their views at two drop-in sessions. These will be:

- Cargate conservation area: Tuesday 25 February, 2.30pm to 7.30pm, at Aldershot Baptist Church, Upper Elms Road
- Aldershot military conservation area: Wednesday 26 February, 2.30pm to 7.30pm, at Princes Hall

Councillor Marina Munro, Cabinet member for Planning and Economy at Rushmoor Borough Council, 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 and our aim is that the changes we are proposing now will continue to protect, but also improve, the nature of these areas for future generations. The draft Locally Listed Heritage Assets supplementary planning document complements this work, and we hope people will take the time to look at the proposals in the consultations and give their views."

The consultations will be available on the council's [Planning policy consultations](#) web page until Friday 13 March.

## Appendix 2 – Media coverage



Left – Aldershot News and Mail front page (Wednesday 19<sup>th</sup> February)

Right – Coverage and Eagle Radio website news pages

## Appendix 3 Examples of promotion on the Councils website

<b>You are in Planning</b>
<b>Planning policies</b>
The Rushmoor Local Plan
Supplementary planning documents and advice notes
<b>Get involved in developing our planning policies</b>
Statement of Community Involvement
<b>Planning policy consultations</b>
Community Infrastructure Levy and planning obligations
National, regional and county planning policy documents
Neighbourhood planning
Former local plans and policies

### Planning policy consultations

We are consulting on the draft home improvements and extensions supplementary planning document (SPD).

#### Current consultations

##### Draft home improvements and extensions supplementary planning document (SPD)

The home improvements and extensions SPD provides further guidance to householders on how to deal with design and amenity issues when making home improvements such as extensions, loft conversions, building a new outbuilding or erecting a new boundary.

It is intended to help people seeking planning permission for home improvements but it also provides useful information on design and amenity where planning permission is not needed.

By 'amenity', we mean daylight, privacy, peace and quiet as well as useful features such as bin and cycle storage.

The SPD supports the implementation of [Local Plan](#) Policy DE1: Design in the Built Environment.

You can read the draft home improvements and extensions SPD and supporting documents below.

You can find where to view hard copies of the documents in the statement of matters and availability.

- [Draft home improvements and extensions SPD \(446kb\)](#)
- [Statement of matters and availability \(116kb\)](#)
- [Strategic environmental assessment \(SEA\) / habitats regulations assessment \(HRA\) screening assessment \(271kb\)](#)

#### Have your say

##### Online survey

Our [online survey about our draft home improvements and extensions SPD](#) will only take a few minutes and includes questions about how useful and clear you find the SPD.

You can also send us your comments in any of the following ways.

##### By email

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

##### By post

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

##### Closing date for comments

The closing date for comments is 5pm on Friday 6 December.

#### Related documents

- [Draft home improvements and extensions SPD \(446kb\)](#)
- [Reg 12 Statement of matters and availability \(116kb\)](#)
- [Home Improvements and extensions SPD - SEA HRA screening final \(271kb\)](#)

▶ [Help with PDF documents](#)

#### Related links

▶ [Do I need planning permission?](#)

#### Contacts

Planning policy  
[planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk)  
Tel: 01252 398735  
▶ [View full details](#)

#### Share this page

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- [Reddit](#)
- [Tumblr](#)



### Conservation area reviews

We'd like your views on the Cargate and Aldershot military conservation areas.

▶ Read more about Conservation area reviews



Conservation area reviews

Our vacancies

Southwood Country Park

Aldershot and Farnborough

Latest news

**Payment problems**  
We are having problems with our payment system today ...

**Council seeks views on conservation areas and locally listed heritage assets**  
Local people are being asked to give their views on ...

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Search

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- ▶ Jobs
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Contact us

## Appendix 4 – Poster



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



- Tell us what you think about our proposed changes to Aldershot's Cargate and military conservation areas
- Put forward a building to be added to our list of local heritage assets

**Visit our public drop-in sessions:**

- **Cargate conservation area**  
Aldershot Baptist Church, Upper Elms Road - Tuesday 25 February, 2.30pm to 7.30pm
- **Aldershot military conservation area**  
Princes Hall - Wednesday 26 February, 2.30pm to 7.30pm

Find out more at: [www.rushmoor.gov.uk/planningpolicyconsultations](http://www.rushmoor.gov.uk/planningpolicyconsultations)

**Closing date for comments: Friday 13 March, 5pm**



**RUSHMOOR**  
BOROUGH COUNCIL

## Appendix 5 – Leaflet



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



### **We're reviewing the Cargate and Aldershot military conservation areas and we'd like your thoughts**

Under our proposals:

- The **Cargate conservation area** would be smaller than at present, taking out parts of it that don't reflect its historic character
- The **Aldershot military conservation area** looks to the future and so would include parts of the new Wellesley development
- Both areas would be covered by an **Article 4** direction. This means you may need planning permission to carry out certain work on your home.

**RUSHMOOR**  
BOROUGH COUNCIL



### **We're also updating our list of local heritage assets**

These are buildings and structures that we will seek to protect.

You can ask us to add a building, including your home, to the list if you think it's of local importance. You can also ask us to remove buildings from the list.

### **Give your views**

We'd like to invite you to visit our public drop-in sessions:

- **Cargate conservation area**  
Aldershot Baptist Church, Upper Elms Road  
Tuesday 25 February, 2.30pm to 7.30pm
- **Aldershot military conservation area**  
Princes Hall - Wednesday 26 February, 2.30pm to 7.30pm

You can also find out more and give your views on our website:  
[www.rushmoor.gov.uk/planningpolicyconsultations](http://www.rushmoor.gov.uk/planningpolicyconsultations)

**Closing date for comments: Friday 13 March, 5pm**


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





[www.rushmoor.gov.uk](http://www.rushmoor.gov.uk)  
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[@rushmoorcouncil](https://twitter.com/rushmoorcouncil)  
[Rushmoor Borough Council](https://www.facebook.com/RushmoorBoroughCouncil)  
February 2020


## Appendix 6 - Email to Consultees

Rushmoor: Planning Policy and Heritage Consultations (Statutory)

 Rushmoor Council Planning Policy  
To  
Bcc

 Reply  Reply All  Forward 

Fri 31/01/2020 15:30

 Reg 12 Statement of Matters and availability.pdf  
119 KB

Dear Sir / Madam,

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

The Council is currently consulting on the following planning policy and conservation documents for a period of six weeks:

- Locally Listed Heritage Assets SPD
- Conservation Area Overview Document
- Cargate and Aldershot Military Conservation Area Appraisals and Management Plans
- Draft Article 4 Directions for the above two Conservation Areas

You can view the documents and find more information online at <https://www.rushmoor.gov.uk/planningpolicyconsultations>. Hard copies are available at Aldershot and Farnborough libraries as well as the council offices, during opening hours.

The closing date for receipt of comments is **5pm on Friday 13 March 2020**.

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

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

Yours faithfully,

**The Planning Policy and Conservation Team**

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

DDI: 01252 398735 | e: [bethany.griffin@rushmoor.gov.uk](mailto:bethany.griffin@rushmoor.gov.uk) | w: [www.rushmoor.gov.uk](http://www.rushmoor.gov.uk)

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

## Appendix 7 - Consultation Event Photos



**Top left:** Cargate Consultation Event at the Baptist Church

**Top right:** static display at Rushmoor Borough Council offices

**Bottom left:** Banners set up at Princes Hall, Aldershot.

## Appendix 8– Summary of Comments on the Aldershot Military Conservation Area Character Appraisal and Management Plan and the Councils response

Respondent	Summary of comments	Officer Response
Alex Crawford	As part of the consultation the Board of the Wellesley Residents Trust, appointed by Rushmoor Borough Council, should have been consulted. Especially due to the fundamental changes such as removing Cambridge Military Hospital from the conservation area.	<p>The Wellesley Residents Trust have not requested to be notified of planning policy consultations, all statutory consultees and consultees who have requested to be notified were emailed notification of the start of the consultation period. Grainger Plc were kept informed of the proposal to amend the conservation area boundary and extensive consultation with Borough Councillors occurred prior to the launch of the consultation.</p> <p>The Cambridge Military Hospital will remain within the conservation area. The Aldershot Centre for Health building has been removed from the conservation area.</p>
Aldershot Civic Society	<p>Taking a pragmatic view, we accept that the values protected by the existing conservation areas have been eroded, leading RBC to propose removing certain parts of the conservation areas, and in the main agree with the proposed removals for this reason.</p> <p>Fully support the detailed submission made by the Friends of Aldershot Military Museum (detailed below).</p>	<p>General support for reviewing the Conservation Area noted.</p> <p>Response to Friends of Aldershot Military Museum detailed below.</p>
Friends of Aldershot Military Museum	The areas being removed from the conservation area have been developed by Granger and have lost their historic character, and have therefore not been successfully protected by the designation.	Unfortunately, we are unable to change development which has already taken place.

Respondent	Summary of comments	Officer Response
	<p>Society believe that the conservation area should be wider along Queens Avenue to prevent development encroaching on the important view down the road.</p> <p>The Ramsden Wall Memorial, plaque for the opening of Montgomery lines and the IRA bomb victims memorial are important to retain within the conservation to protect their setting. Although the area south of Hospital Road has been completely developed, there is still the RAMC South African War memorial and the Gordon Oak which need their setting protected.</p> <p>Support additions to the conservation area North of Basingstoke canal.</p> <p>Suggest that conservation area is extended south down hospital hill to prevent this area becoming over-developed.</p>	<p>Having reviewed the boundary we agree that the conservation area boundary could be amended in a number of locations along Queens Avenue to include additional green infrastructure beside the highway (including grass verges and trees) that make a valuable contribution to the character and appearance of the conservation area. The conservation area boundary has been amended to reflect this.</p> <p>As part of the consented planning application for Wellesley a detailed Heritage Statement was submitted which can be accessed on our website: <a href="https://www.rushmoor.gov.uk/article/5856/Aldershot-Urban-Extension-AUE---design-and-heritage-documents">https://www.rushmoor.gov.uk/article/5856/Aldershot-Urban-Extension-AUE---design-and-heritage-documents</a>.</p> <p>Full consideration is being given to the impact of development on the existing monuments within Wellesley, whether statutorily listed or not.</p> <p>Support Noted.</p> <p>Having reviewed the suggested inclusion, the main historic asset is the Old Union Poor House that is locally listed and has recently been refurbished and converted. The setting of this building is protected by Local Plan policy HE1. We do not consider that the area suggested for inclusion satisfy Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, "an area of special architectural or</p>

Respondent	Summary of comments	Officer Response
		historic interest, the character or appearance of which it is desirable to preserve or enhance”.
Hart District Council	No Comments	Noted
Savills on behalf of Grainger Plc	<p>Savills on behalf of Grainger Plc responded that in principle agree to the alterations to the boundaries, however it is suggested that the boundary is extended to include the sports pitches west to the A325 as the consultation draft character appraisal identified the importance of open spaces as a key feature of the conservation area that contributes towards the area’s special character.</p> <p>Consider that the playing fields west of the A325 should be included within the conservation area as the land, along with the setting it provides, is an important open space feature which, when considering its position within the Wellesey development area and its history, should be afforded the same levels of protection as the neighbouring land, including the army athletic ground and pitches. In addition, they consider the land serves to protect open views to the west.</p> <p>This area has to be retained as sports pitches as per the parameter submitted in support of outline application 12/00958/OUT.</p>	<p>Support for the appraisal is noted.</p> <p>The draft character appraisal and management plan that officers presented to Cabinet in December 2019 for approval to consult included the playing fields to the west of the A325.</p> <p>Officers agree that the playing fields to the West of the A325 should be included within the conservation area boundary as the area of land in question is of historic interest, the character or appearance of which it is desirable to preserve or enhance’.</p>
Tony Jarett	<p>The army careers office is quite an historic building. Before the army took it over it was a military tailors and had been there for years. Please consider placing it in the conservation area.</p>	<p>The building in isolation does not warrant the retention of the wider area within the Conservation Area. However, the building will be considered for inclusion on the Local List of Heritage Assets.</p>



