



Conservation Areas



Overview



Contents

1. Introduction	2
What Is This Document For?	2
What Is a Conservation Area?	2
2. Conservation Areas in Rushmoor	4
3. Policy Framework	5
National Planning Policy and Guidance	5
Local Planning Policy	5
Historic England Guidance and Best Practice	6
4. Planning Controls	7
Permitted Development	7
Article 4 Directions	7
Enforcement	7
Heritage Impact Statements	8
5. Public Engagement and Consultation	9
6. Rushmoor Historic Setting	10
Introduction	10
Historic Significance	10
Aldershot	10
Basingstoke Canal	12
Farnborough	13
North Camp (South Farnborough)	15
7. Glossary of Terms	16
8. Useful Links	18
Appendix 1. Conservation Area Boundary Maps	20
Appendix 2. Rushmoor Local Plan Policy HE3	28

1. Introduction

What Is This Document For?

- 1.1 This document sets out 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. It also explains what requires planning permission in a conservation area. It should be read alongside the individual character appraisals and management plans for each designated conservation area.
- 1.2 This overarching document and the individual documents relating to each conservation area are for guidance and have not been formally adopted as supplementary planning documents.
- 1.3 Some of the terms used within this document have special meaning in national planning policy (for example, 'conservation', 'setting' and 'significance'). A glossary of terms is provided towards the end of this document.

What Is a Conservation Area?

- 1.4 The statutory definition of a conservation area is an area 'of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The designation does not prohibit development but rather seeks to ensure that any changes are in keeping with the area's special character. Once a conservation area has been designated, local planning authorities are required 'to formulate and publish proposals' for preserving and enhancing them and to pay 'special attention' to them when making planning decisions.¹
- 1.5 Whilst nationally listed buildings may be included within a conservation area, it is a combination of factors, such as buildings, walls, trees, hedges, open spaces, views and historic settlement patterns, that creates the sense of place that gives an 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.
- 1.6 The Council has provided justification for designating each conservation area within separate character appraisal documents, which also identify each area's key strengths and weaknesses. Each character appraisal is accompanied by a management plan which sets out how the Council will seek to manage change in a way that conserves and enhances the historic area. Character

¹ Planning (Listed Buildings and Conservation Areas) Act 1990; s. 69(1), s. 71(1) and s. 72(1).

appraisals and management plans provide a framework and guide to enable planning decisions to be made on a site-specific basis, within the context of national planning policy and the adopted Local Plan.

- 1.7 The Council requires development proposals which affect conservation areas to include a description of the significance of any heritage assets affected, including any contribution made by their settings. This helps it to assess the potential impact of proposals on a conservation area when making decisions about planning applications. The Council must be notified of works to trees within a conservation area.

2. Conservation Areas in Rushmoor

2.1 There are currently eight [conservation areas](#) designated within Rushmoor:

- **Aldershot Military:** designated in 2003 and reviewed in 2021
- **Aldershot West:** designated in 1980 and reviewed in 1982 and 1989
- **Basingstoke Canal:** designated in 1977 and reviewed in 2022
- **Cargate:** designated in 1980 and reviewed in 1982, 1989 and 2020
- **Farnborough Hill:** designated in 1977 and reviewed in 1989
- **Manor Park:** designated in 1980 and reviewed in 1989 and 2022
- **St Michael's Abbey:** designated in 1977 and reviewed in 1989 and 2023
- **South Farnborough:** designated in 1987

2.2 The boundaries of the conservation areas, as designated at the time of publication, can be viewed in the maps at Appendix 1 below, on the Council's [website](#) or by using the Council's online [Interactive Map](#).

3. Policy Framework

National Planning Policy and Guidance

- 3.1 The [National Planning Policy Framework](#) (NPPF) explains how the historic environment, including designated heritage assets such as conservation areas, should be conserved and enhanced. The NPPF places great weight on assessing the significance of a heritage asset when making planning decisions and the extent of any potential harm to the heritage asset which may arise from proposed development.
- 3.2 Heritage assets such as listed buildings, scheduled monuments and historic parks and gardens are designated nationally and may be protected by special planning legislation. Further information is available on the [Historic England](#) website. Conservation areas are designated by local planning authorities and are covered by local planning policies.
- 3.3 The NPPF 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’.²
- 3.4 The designation of conservation areas does not prohibit development. The NPPF requires local planning authorities to look for opportunities for new development ‘to enhance or better reveal [the] significance’ of conservation areas.³
- 3.5 [National Planning Practice Guidance](#) (NPPG) states that a ‘conservation area appraisal can be used to help local planning authorities develop a management plan and plan-making bodies to develop appropriate policies for local and neighbourhood plans’. It highlights that a good appraisal ‘will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection’.⁴

Local Planning Policy

- 3.6 The [Rushmoor Local Plan](#) (adopted in February 2019) gives a commitment that the Council ‘will review periodically the Borough’s conservation areas and seek to develop character appraisals/management plans to provide analysis of what features make a positive or negative

² National Planning Policy Framework (2021), para. 191.

³ National Planning Policy Framework (2021), para. 206.

⁴ National Planning Practice Guidance (2019), para. 025, ref. ID 18a-025-20190723.

contribution to the significance of the conservation areas so that opportunities for beneficial change or the need for additional protection and restraint, including the implementation of Article 4 Directions, may be identified'. It notes that 'information in appraisals can be helpful to those considering investment in the area and can also be used to guide the form and content of new development'.⁵

- 3.7 The Local Plan contains a number of policies aimed at conserving and enhancing Rushmoor's historic environment. Policy HE3 of the Local Plan specifically relates to 'development within or adjoining a conservation area' and is set out in full at Appendix 2 below.
- 3.8 The Council has locally listed over 170 buildings and structures, many of which are located within conservation areas, and has adopted a [Locally Listed Heritage Assets supplementary planning document](#) (SPD). The SPD provides these buildings and structures with a level of closer scrutiny and protection against undesirable alterations and/or irreplaceable loss.

Historic England Guidance and Best Practice

- 3.9 Historic England has published guidance and best practice on assessing heritage assets generally and on conservation areas in particular. The criteria for designation are different from that for listed buildings, which concentrate primarily on the merits of individual buildings and their settings. Conservation areas usually cover wider geographical areas, focusing on places of special historic character, appearance and communal value, which can include open spaces, parks and trees. Historic England's detailed [guidance](#) on conservation area appraisals, designation and management sets out ways in which change can be managed, with the aim of conserving and enhancing historic areas.
- 3.10 A list of useful documents and links is included towards the end of this document, and more information is available on [Historic England's](#) website.

⁵ Rushmoor Local Plan (2019), para. 9.27.

4. Planning Controls

Permitted Development

- 4.1 For those living within a conservation area, property values can be slightly higher, but there are greater controls over development. For homeowners, this relates to certain works, including demolition, extensions, satellite dishes and other alterations to houses, which are classed as 'permitted development'. Planning permission is not normally needed for these works, but planning permission is required in conservation areas for some changes that would normally be classed as permitted development.
- 4.2 Flats do not have any permitted development rights, so planning permission is required for all works that are not like-for-like replacements or which might change the appearance of a building. This includes changes to windows.
- 4.3 In the case of non-residential development within a conservation area, planning permission is required for changes of use and for some extensions and other alterations.
- 4.4 The rules on permitted development change from time to time. The latest information is available on the Council's [conservation areas](#) webpage.

Article 4 Directions

- 4.5 As part of the ongoing review of the Borough's conservation areas, the Council will consider introducing Article 4 directions to control the pattern of development in order to preserve the character of the areas and their settings. Article 4 directions allow Councils to require planning permission for certain developments and works which would not otherwise need it. For example, they may require homeowners to seek planning permission to alter windows, to paint the exterior of a building or to make other changes. These seemingly minor alterations can have a significant cumulative impact on the character and appearance of a conservation area.
- 4.6 More information on the Article 4 directions in force in Rushmoor, including details of the areas covered and the permitted development rights that they remove, is available on the Council's [Article 4 directions](#) webpage.

Enforcement

- 4.7 Where there is an alleged breach of planning requirements within a conservation area, such as the felling of trees or the installation of new windows without planning permission, the Council

will take steps to deal with it. More information is available on our [planning enforcement](#) webpage.

Heritage Impact Statements

- 4.8 A [heritage impact statement](#) should be submitted when making a planning application within a conservation area. The level of detail should be proportionate and no more than is sufficient to understand the potential impact of the proposal on the conservation area. As a minimum, the relevant historic environment record should be consulted, which may include conservation area character appraisals and management plans, as well as national and local listings for heritage buildings and other structures.⁶
- 4.9 It is not sufficient to merely copy and paste what the historic environment record says about the conservation area or heritage asset. An assessment must be made of significance and how the proposal may affect it; this could be positive, negative or both. Where necessary and proportionate, appropriate heritage expertise should be employed. The Council will take the assessment into account when considering the impact of a proposal on a conservation area and on any other heritage asset, including nationally and locally listed buildings and structures.

⁶ National Planning Policy Framework (2021), para. 194.

5. Public Engagement and Consultation

- 5.1 As development rights can be affected, it is very important that residents and community groups have an opportunity to comment on any proposals to designate or to make changes to conservation areas. The Council will therefore carry out public consultation and engagement for any such proposals, in line with the principles set out in Chapter 3 of its [Statement of Community Involvement](#) (adopted in 2019).

6. Rushmoor Historic Setting

Introduction

6.1 The Borough of Rushmoor encompasses the settlements of Aldershot, Farnborough and North Camp, as well as Farnborough Airport and significant amounts of military land, woodland and green open space. The Borough is located in the north-east of Hampshire, close to the Surrey border, with Farnham to the south-west and Guildford to the south-east. To the east of the Borough are the Surrey Downs, while wood and heath-covered hills stretch west towards Basingstoke. The M3 motorway and the Basingstoke Canal pass through the Borough, as do three railway lines.

Historic Significance

6.2 The historic significance of the Borough includes the following:

- **Military:** Aldershot has been the 'Home of the British Army' since the 1850s. The military is inextricably linked to the development of the town and the surrounding residential areas.
- **Aviation:** Farnborough is known as the 'birthplace of aviation'. The airfield was established in 1905 as a balloon factory for the Royal Engineers, making it the first operational airfield in the UK.
- **Napoleon:** St Michael's Abbey, in Farnborough, is the burial place of the exiled Emperor Napoleon III and Empress Eugénie of France and their son, the Prince Imperial.

Aldershot

6.3 Although there is earlier evidence of human occupation in the area, the first mention of Aldershot is in the will of King Alfred in AD 885 as part of the ancient Crondall Hundred, which covered 30,000 acres of land in Hampshire.

6.4 The name Aldershot is thought to derive from the old English *alorscreat*, or 'wood of alders', and was recorded as 'Aldershete' in the 13th century. This is believed to refer to the areas of undulating heathland and woods that characterised the area and which still remain to the west of the town today. The early village was surrounded by open countryside and was located along the main London to Winchester turnpike road (Farnborough Road). The original settlement developed around the 12th-century St Michael's Parish Church and the 15th-century Manor House and the Green to the north-east. It is possible that the area in front of the 17th-century

Manor House and extending to the High Street, forming Manor Park today, is the site of the original medieval village.

- 6.5 The hamlet had grown into a small village by 1852, with a population of 875. Aldershot remained centred around the **Manor Park** area until the 1850s, when the arrival of the army and the railway led to huge growth and the creation of today's town centre. The history of Aldershot is linked to its development as a significant military hub. The first main phase in the modern expansion of Aldershot was the establishment in 1854 of the Military Camp on the large area of open heathland north of the existing village. This became the first major military training establishment in the country.
- 6.6 With the impetus of the Crimean War, the Camp expanded rapidly, as did the civilian workforce and services. By 1871, there was a combined military and civilian population of 21,682. Aldershot Railway Station opened in 1871 on the London Southwest line, and from 1879 the South East Railway Company connected Aldershot with London Waterloo and the south coast via Guildford. The military commitment to the area was reflected in the growth of local businesses, affluent residents, and the development of civic amenities and utilities.
- 6.7 In 1881, the second significant expansion phase began with the replacement of the basic wooden huts which had characterised the Camp. New permanent brick barracks replaced the timber huts, and 30,000 workmen were employed. The architecture and character of the town changed, with the construction of middle- and officer-class housing on surrounding fields along entirely new roads, such as **Cargate** Avenue to the south-west of the town centre. The prosperity and growing civic awareness of Aldershot was manifest in the construction of the Methodist Church, Roman Catholic Church, West Street School and, at the turn of the century, the opening of the Municipal Gardens and Town Hall. These form a loose group to the south-west of the commercial area (**Aldershot West**) and mark the transition of the town into the growing residential areas to the south.
- 6.8 In 2001, a third phase of development of the **Aldershot Military** Town began with consolidation of the military presence in the northern section of the Camp and the release of land south of the Basingstoke Canal for development as an urban extension to Aldershot. Outline planning permission was granted in 2014 for up to 3,850 new homes, together with road improvements, schools, public open space and other facilities. Construction of the new development, now known as Wellesley, started in 2015 and is being delivered in phases by Grainger plc.

- 6.9 Further information about the Wellesley development is available on the Council's [Aldershot Urban Extension](#) webpage and on the [Wellesley](#) website. Among the documents submitted as part of the outline planning application was a comprehensive [Conservation Plan and Heritage Strategy](#) which set out the history of the area.
- 6.10 The commercial centre of Aldershot Town Centre remains incorporated within the area defined in the 1870s. The original grid-iron pattern of roads, with dogleg to the station in the south, can still be identified. The Hippodrome, near the station, was lost, and significant new development has taken place to the east of Station Road. The Victorian police station to the north of High Street was replaced by a multi-storey car park, which itself will soon be replaced by a residential development.
- 6.11 Through the late 1960s and early 1970s, a civic centre complex designed by local architects Building Design Partnership and incorporating the police station, magistrates court, health centre and Princes Hall was built on the site of the former Warburg Barracks. The Warburg multi-storey car park and health centre were replaced by the Westgate cinema and leisure development in the early 2000s. In the 1980s, Victorian and Edwardian buildings in the town centre were replaced by a large modern indoor shopping precinct linking Wellington Street, Union Street and High Street.
- 6.12 Aldershot continues to develop and modernise, but the prominent Victorian layout and surviving buildings from this era still provide a link to the history and evolution of this military town.

Basingstoke Canal

- 6.13 The **Basingstoke Canal** was conceived as a link between Basingstoke and the River Thames via the River Wey, at a time when the country's waterways were being improved as an alternative to the costly use of highways for the import and export trade. Work on the Canal started at Woodham, in Surrey, in 1788 and was to take four years to complete, although owing to a number of delays the Canal was not opened to traffic until September 1794. During construction, brick fields and brick works were set up in the vicinity of the proposed line of the Canal to supply the necessary materials for constructing walls, bridges and wharves.
- 6.14 The Canal bisected the Aldershot Military Town which grew up in the 1850s, dividing it into two distinct areas, the North and South Camps. In 1949, the Canal was sold, and commercial traffic ceased, partly because its navigable length had reduced over the years. At many points along the Canal, its character is enhanced considerably by woodland areas, which are indicative of its

original construction through woodlands. The Canal is now the subject of several important environmental designations, including Site of Special Scientific Interest (SSSI).

Farnborough

- 6.15 The name Farnborough is thought to derive from the old English *Ferneberg* or *Ferneberga*, or 'hill of ferns', and refers to the extensive areas of undulating heathland that originally covered the area. Tumuli discovered on Albert Road and at Cockadobby Hill (now the Queen's Roundabout) bear evidence of early human activity in the area. The Manor of Farnborough is mentioned in the Domesday Book as part of the Hundred of Crondall, in the shire of Southampton, which covered 30,000 acres of land in Hampshire. This recorded a small farming community, although the precise location of the settlement is not known.
- 6.16 In the medieval period, the Manor of Farnborough, with its fields and probable settlement, is thought to have centred on the Manor House, now St. Peter's School, and the adjacent Church of St. Peter. The Manor House has changed names over the centuries. It was known as Farnborough Place in the 1660s and Farnborough Park in the mid-19th century. The estate included all of Farnborough, with the exception of the common, and was held by a succession of families until the late 19th century, when it was broken up and sold for residential development. Pressure for housing in the 20th century resulted in extensive development to the north of the area, to include most of the former manorial lands surrounding the Church and Manor House.
- 6.17 Elements of the existing St Peter's Church date from the 12th and 13th centuries, whilst the circular plan form of the churchyard suggests the possible site of an earlier Saxon building. Although the principal means of employment in the area would have been farming related, there is also evidence of a pottery industry which is known to have flourished during the 14th century. This utilised clay from the local Reading and London beds. The majority of the pottery sites are recorded at Cove to the north-west, but there is evidence of kilns in the grounds of **Farnborough Hill**. The secondary settlement at Farnborough Street may have developed as a result of the pottery industry in the Farnborough Hill area.
- 6.18 By 1839, the London and South West Railway had been constructed at the foot of the southern slope of the hill, followed in 1849 by the Reading to Reigate Line along the course of the Blackwater River to the east. With a small station at Farnborough Street village, the area became readily accessible and attractive to new investors looking for a country retreat. Farnborough Street developed as a small village community and still retained two farms, a dairy

and several shops in the late 19th century. Later expansion and suburban commuter housing began in the early 20th century, radiating out from the historic crossroad and adjacent train station along the lanes to the north, south and west.

- 6.19 Until the early 19th century, much of Windmill Hill, now Farnborough Hill, was still part of the common lands of Farnborough Manor. A separate house on the western flanks of the hill was recorded on maps in the mid-18th century and was rebuilt in 1806 when the new estate expanded to include large amounts of former common land. In 1860, the wealthy Victorian publisher Thomas Longman acquired the house, including the now-substantial grounds. He demolished the house and built a new mansion on the present hilltop site, where it became known as 'Farnborough Hill'. The house was completed in 1863, with a series of pleasure gardens and parkland grounds surrounding the house leading to a woodland area of walks and carriage drives across the turnpike to the west.
- 6.20 In 1879, the house and grounds were bought by Empress Eugénie, the widow of Emperor Napoleon III of France, and became her home in exile from 1880 to 1920. In addition to the Farnborough Hill estate, she acquired the wooded hillside beyond the railway line to the south of the existing parkland. Here, on the summit of the opposing mount, she constructed a permanent mausoleum for the bodies of her husband and son, the Prince Imperial, in a church that she could view from her private rooms. The mausoleum included a monastery building and lands for a permanent community of monks to serve the chapel. The priory was raised to Abbey status in 1903 and is known today as the complex of **St Michael's Abbey**, held in trust as a Benedictine Monastery.
- 6.21 In 1927, after the death of Empress Eugénie, the house was sold to the Institute of Christian Education, which commissioned Adrian Gilbert Scott to design additional school buildings, including the school chapel. In 1994, ownership was transferred to the Farnborough Hill Trust.
- 6.22 In 1905, His Majesty's Balloon Factory was set up in Farnborough, and the town subsequently became one of the key sites in the world relating to developments in aviation, aerospace and defence technology. What later became the Royal Aircraft Establishment (RAE) site is considered to be the hub of Farnborough's aviation history. Since it was decommissioned and vacated by the Ministry of Defence (MoD) in the late 1990s, a substantial number of historic buildings, and consequently a significant part of the area's local heritage, has been lost. Despite these clearances, what remains of the original site still represents one of the best examples of its kind in the world. Seven buildings are recognised and protected by statutory listing, including the Grade II listed portable airship hanger and two Grade I listed wind tunnels.

North Camp (South Farnborough)

- 6.23 The North Camp at the southern end of Farnborough was established in 1854 and quickly became the first major military training establishment in the country. With the impetus of the Crimean War, the Camp expanded rapidly, as did the civilian workforce and services. At this time, the **South Farnborough** residential area formed part of a large expanse of lightly wooded heathland to the south of the Farnborough Park estate and earlier village.
- 6.24 The sale for residential development of the heathland in the 1860s opened up opportunities for speculative investors to provide housing for the influx of army officers. Two property companies were formed to purchase land and build houses that could then be leased to the military, one of which was the Farnborough Cottage Company. Jo Gosney, in her book 'Farnborough Past', credits the planning and layout of the wide tree-lined avenues that characterise the area to Edward Chatfield, an agent for the company, and Henry Curry, an architect. The most formal part of the original plan formed an inverted L-shape of blocks and a street grid, which were created to accommodate Church Circus, now Church Circle, and a site for a church, the present St Mark's Church. However, once the roads had been set out, and the avenue of trees planted and lots allocated, the process of development was apparently random and undertaken by entrepreneurs who had made their livings in other businesses. The only buildings illustrated on the 1874 Ordnance Survey map of the area are the detached villas in the south-western quadrant.
- 6.25 Today, North Camp is a vibrant district centre which provides a range of small shops and services for local needs. Specialist shops and restaurants also attract visitors from a wider area.

7. Glossary of Terms

Article 4 direction: a direction made by a local planning authority or the Secretary of State, under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which withdraws specified permitted development rights across a defined area. An Article 4 direction does not prevent development but instead requires that planning permission is obtained from the local planning authority for that development.

Building: defined by the Town and Country Planning Act 1990 as ‘any structure or erection, and any part of a building’.⁷

Conservation: defined by the National Planning Policy Framework Glossary as ‘the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance’.

Conservation area: defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area ‘of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.⁸

Heritage asset: defined by the National Planning Policy Framework Glossary as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

National Planning Policy Framework (NPPF): sets out the government’s planning policies for England and how these are expected to be applied at the local level.

National Planning Practice Guidance (NPPG): guidance provided by the government to support policies in the National Planning Policy Framework.

Permitted development: a national grant of planning permission, granted by the Town and Country Planning (General Permitted Development) (England) Order 2015, which allows certain building works and changes of use to be carried out without having to make a planning application. Flats do not benefit from the same permitted development rights as houses. Permitted development rights vary within conservation areas.

⁷ Town and Country Planning Act 1990; s. 336(1).

⁸ Planning (Listed Buildings and Conservation Areas) Act 1990; s. 69(1).

Rushmoor Local Plan: a development plan document that guides the location, scale and type of future development in Rushmoor up to 2032 and which provides detailed development management policies to be used in determining planning applications. The Rushmoor Local Plan was adopted on 21 February 2019.

Setting of a heritage asset: defined by the National Planning Policy Framework Glossary as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.

Significance: defined by the National Planning Policy Framework Glossary as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

8. Useful Links

Rushmoor Local Plan

- <https://www.rushmoor.gov.uk/rushmoorlocalplan>
- <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/local-plan-policies-map/>

Conservation Areas and Development

- <https://www.rushmoor.gov.uk/planning-and-building-control/conservation-and-heritage-assets/conservation-areas/>
- <https://www.rushmoor.gov.uk/planning-and-building-control/conservation-and-heritage-assets/carrying-out-work-to-a-listed-building-or-in-a-conservation-area/>
- <https://www.rushmoor.gov.uk/planning-and-building-control/conservation-and-heritage-assets/heritage-impact-statements/>
- <https://www.rushmoor.gov.uk/planning-and-building-control/planning-permission-and-applications/article-4-directions-and-planning-permission/>
- <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/supplementary-planning-documents-and-advice-notes/locally-listed-heritage-assets-spd/conservation-areas-listed-buildings-and-heritage-assets-map/>

National Planning Policy Framework

- <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practice Guidance

- <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Nationally Listed Heritage Assets

- <https://historicengland.org.uk/listing/the-list/>

Locally Listed Heritage Assets

- <https://www.rushmoor.gov.uk/locallylistedbuildings>
- <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/supplementary-planning-documents-and-advice-notes/locally-listed-heritage-assets-spd/>

Historic England

- <https://historicengland.org.uk/advice/planning/planning-system/>
- <https://historicengland.org.uk/advice/planning/conservation-areas/>
- <https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>
- <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>
- <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

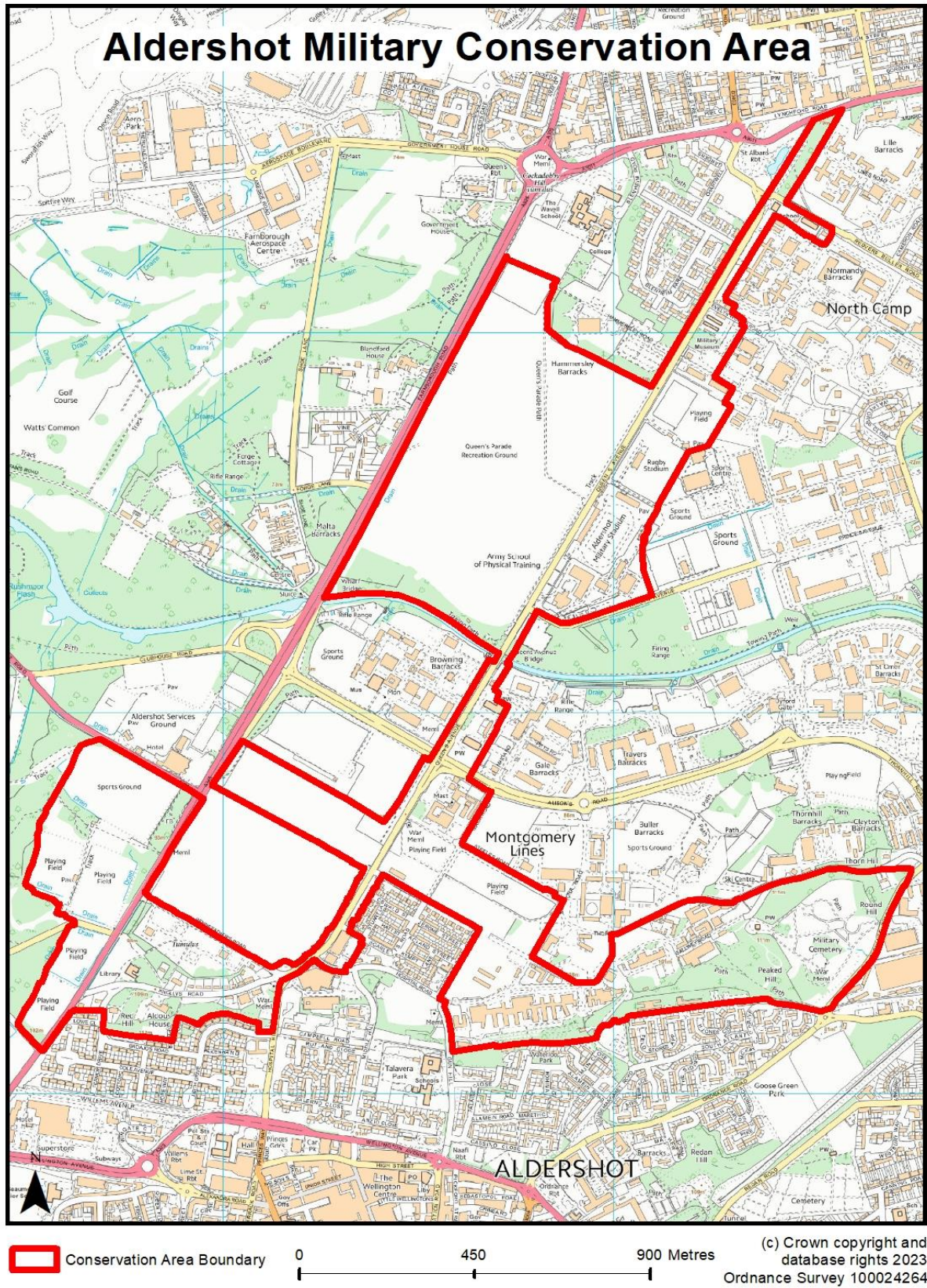
Planning Consultation and Enforcement

- <https://www.rushmoor.gov.uk/sci>
- <https://www.rushmoor.gov.uk/planning-and-building-control/planning-enforcement/how-we-enforce-planning-law/>

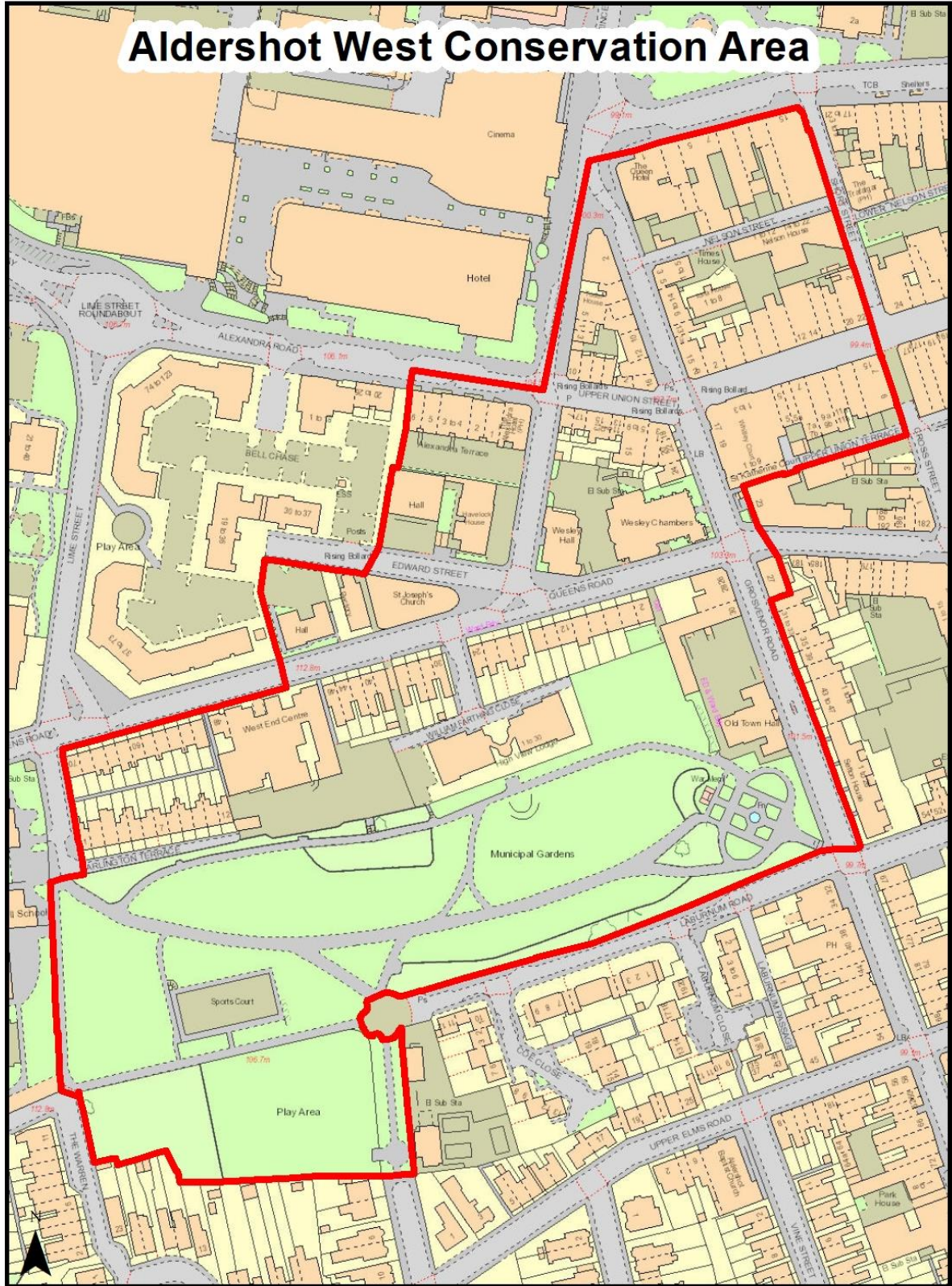
Wellesley

- <https://www.rushmoor.gov.uk/ae>
- <https://www.rushmoor.gov.uk/planning-and-building-control/aldershot-urban-extension-wellesley/aldershot-urban-extension-ae-planning-documents/aldershot-urban-extension-ae-design-and-heritage-documents/>
- <https://www.wellesleyhampshire.co.uk/>

Appendix 1. Conservation Area Boundary Maps⁹



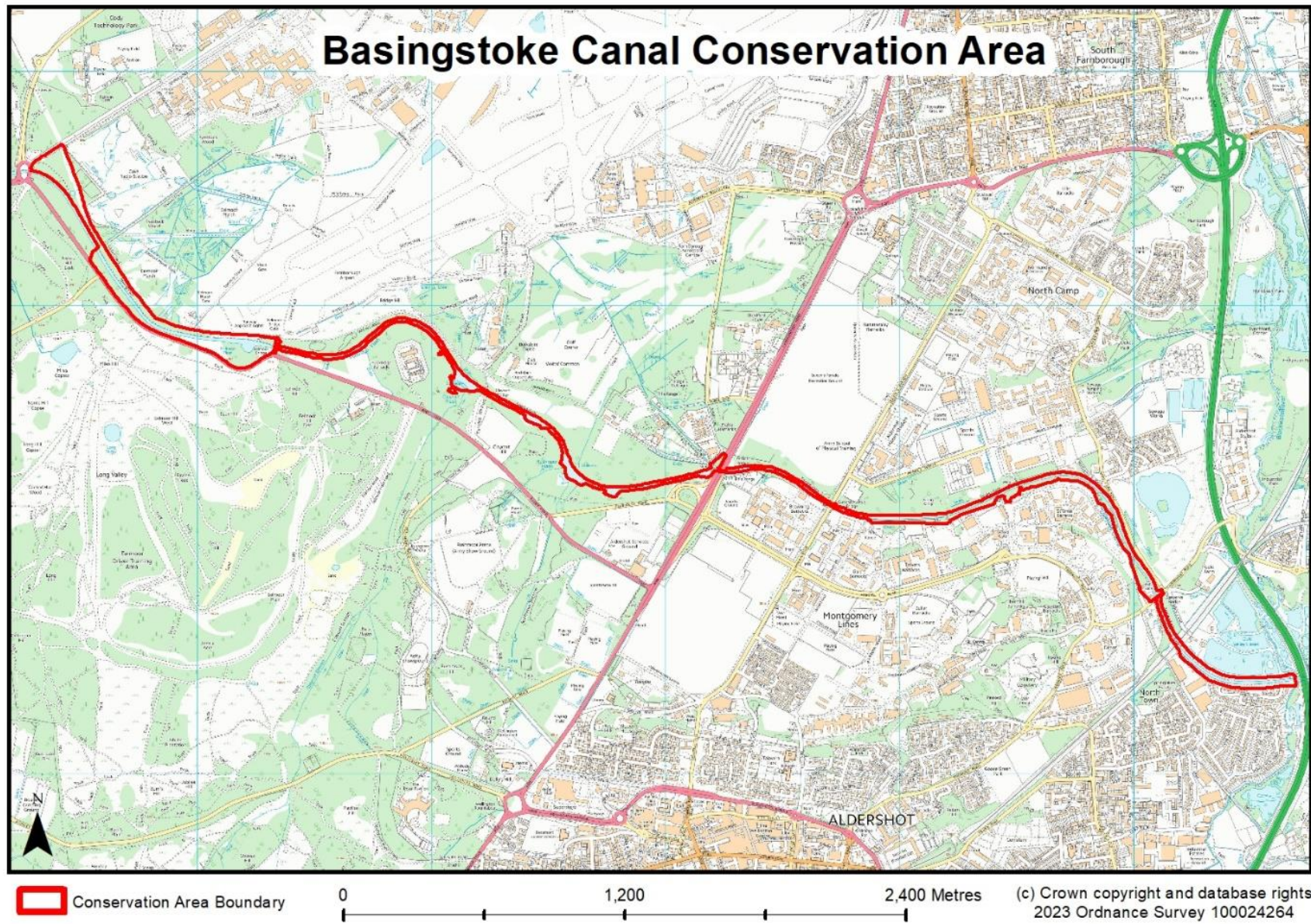
⁹ Adopted boundaries as of July 2023.

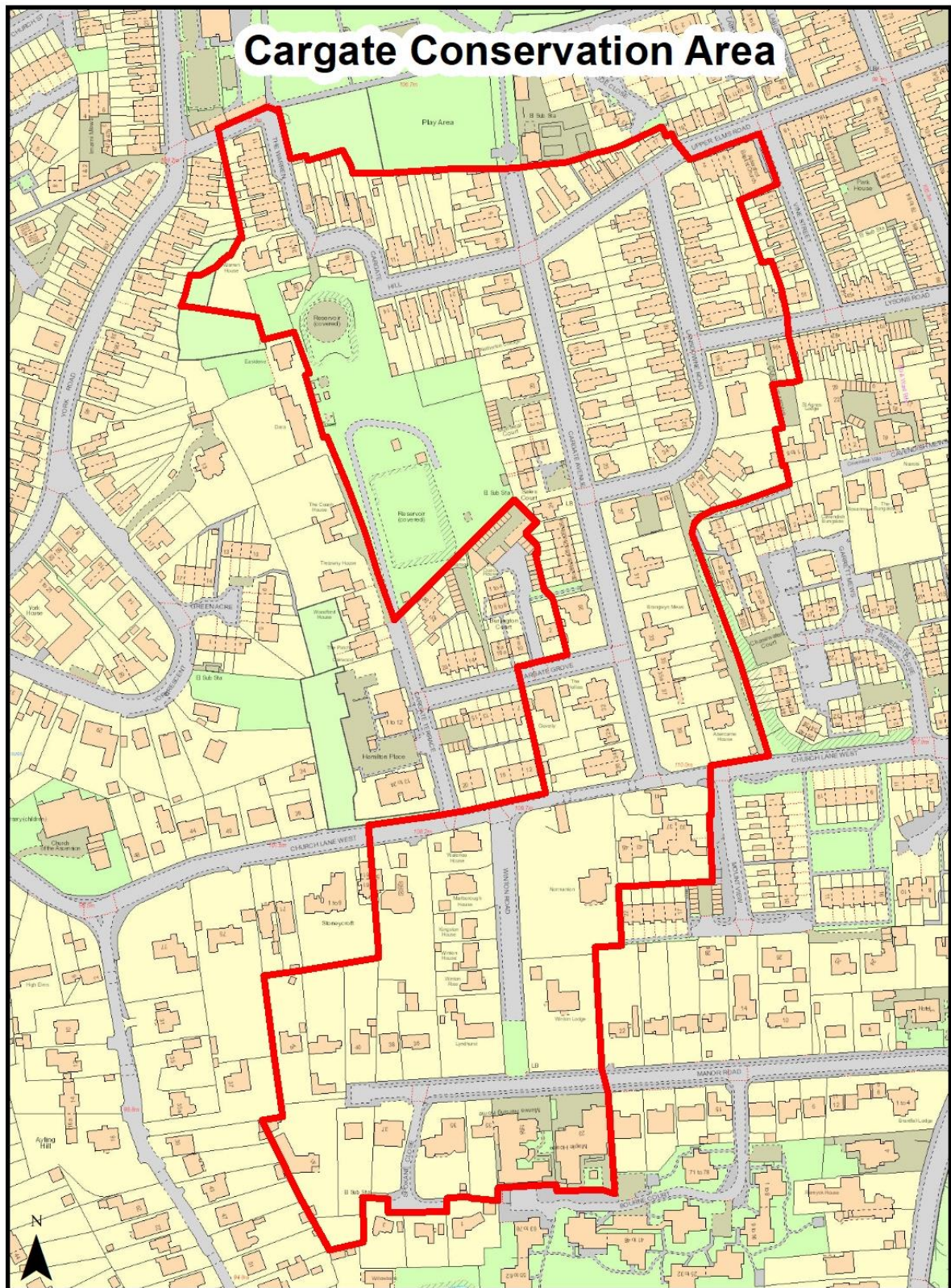


 Conservation Area Boundary

0 60 120 Metres

(c) Crown copyright and
database rights 2023
Ordnance Survey 100024264



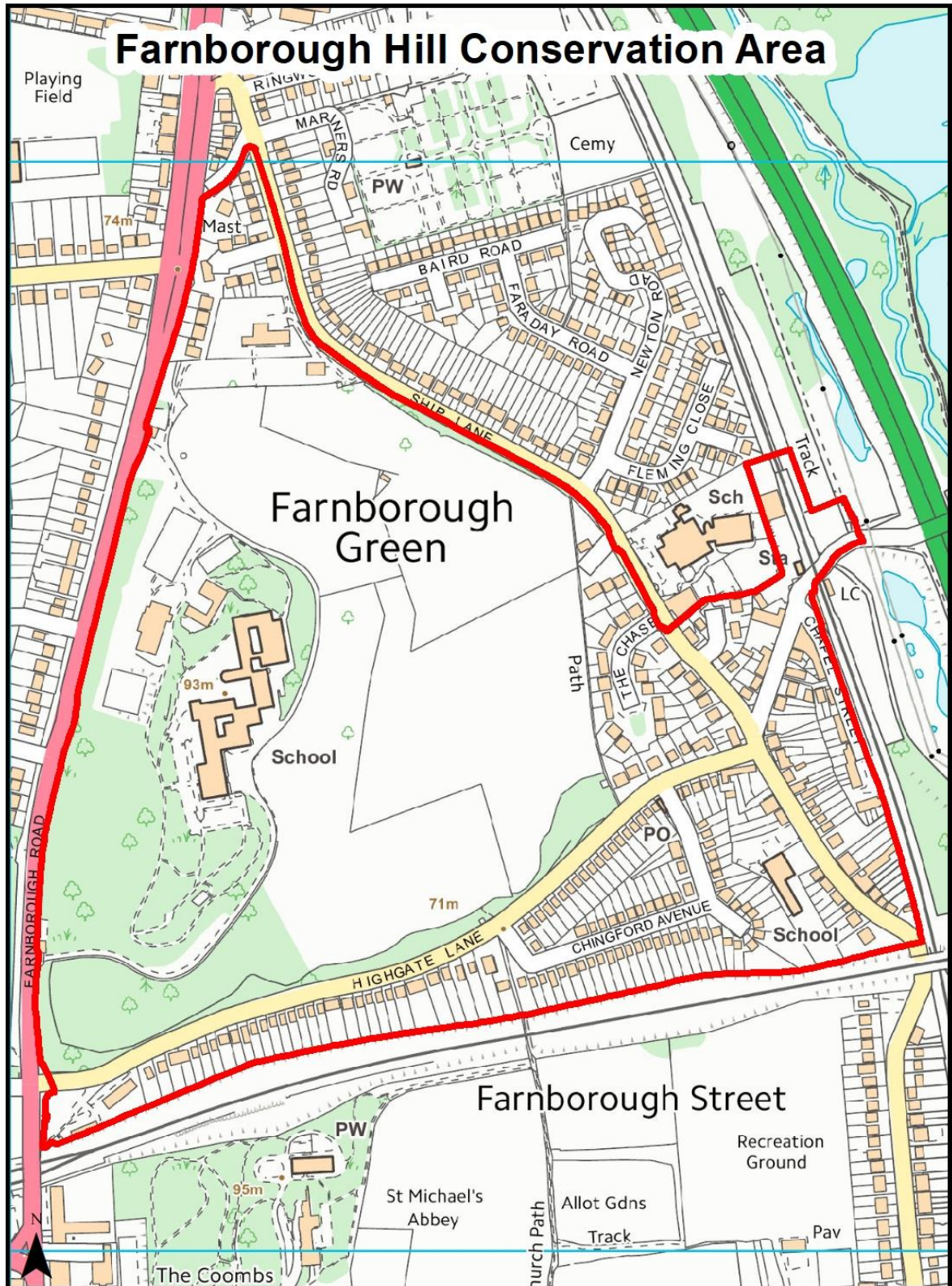



Cargate Conservation Area

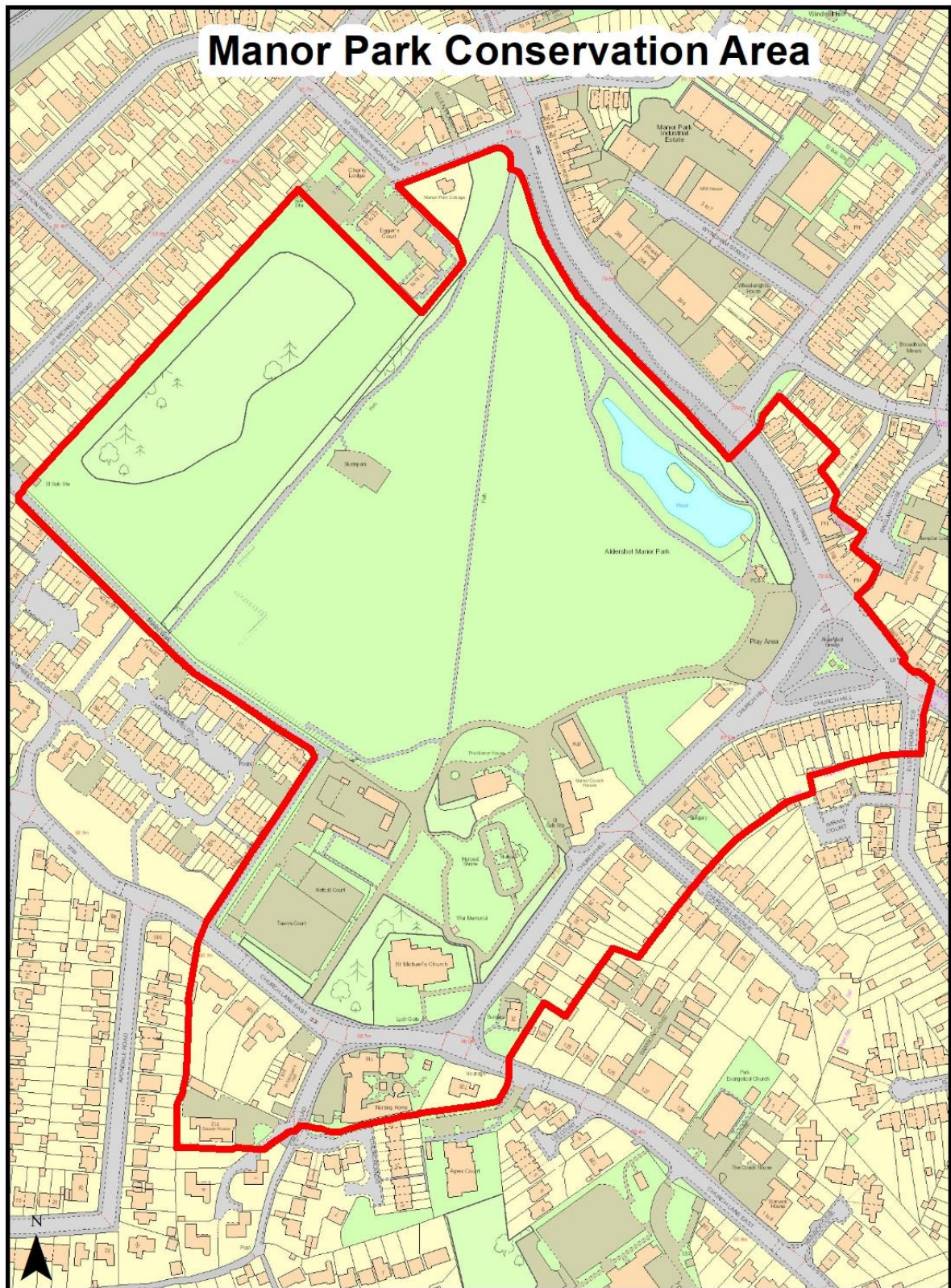
 Conservation Area Boundary



(c) Crown copyright and database rights 2023
Ordnance Survey 100024264



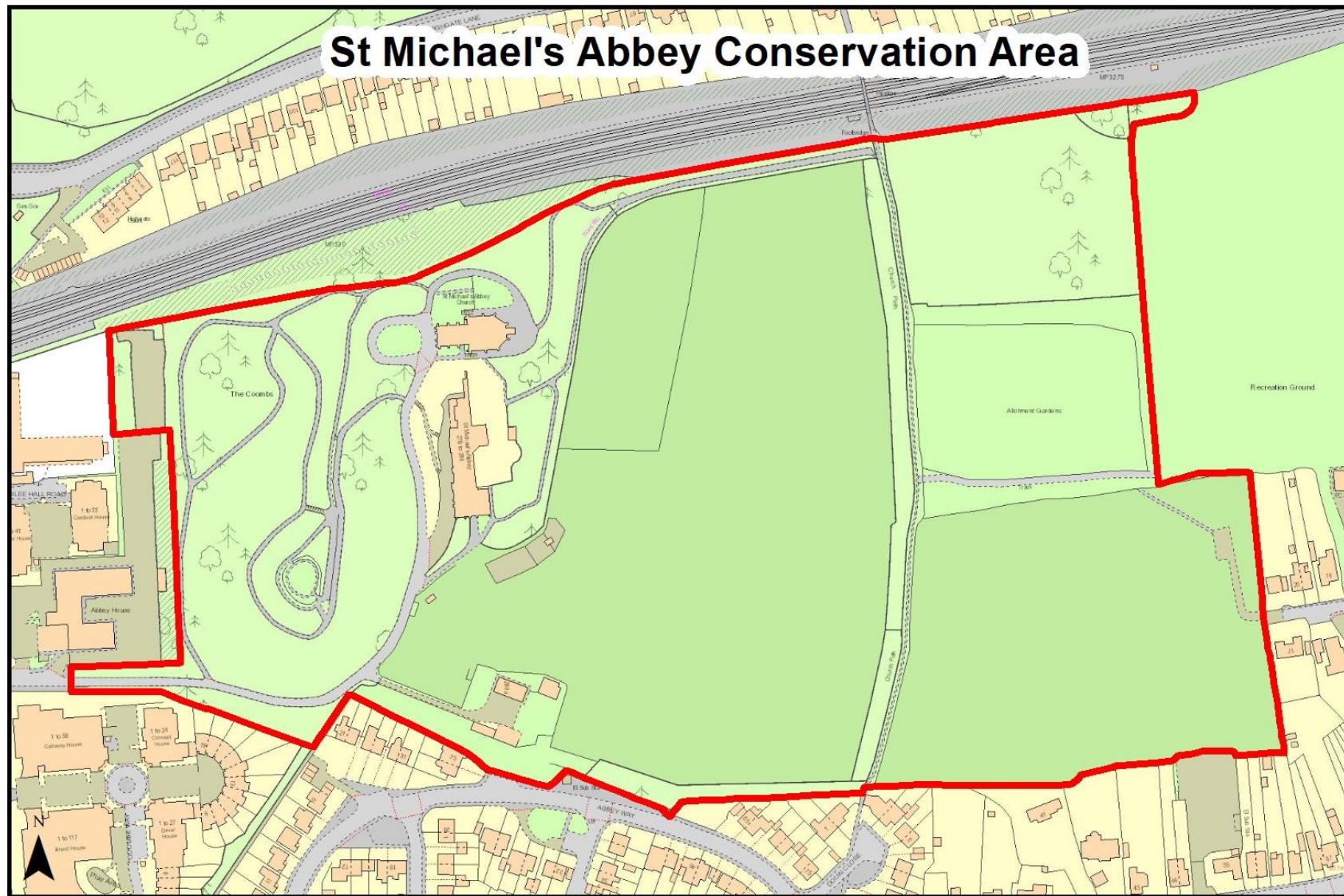
 Conservation Area Boundary 0 160 320 Metres (c) Crown copyright and database rights 2023 Ordnance Survey 100024264



 Conservation Area Boundary

0 100 200 Metres

(c) Crown copyright and
database rights 2023
Ordnance Survey 100024264

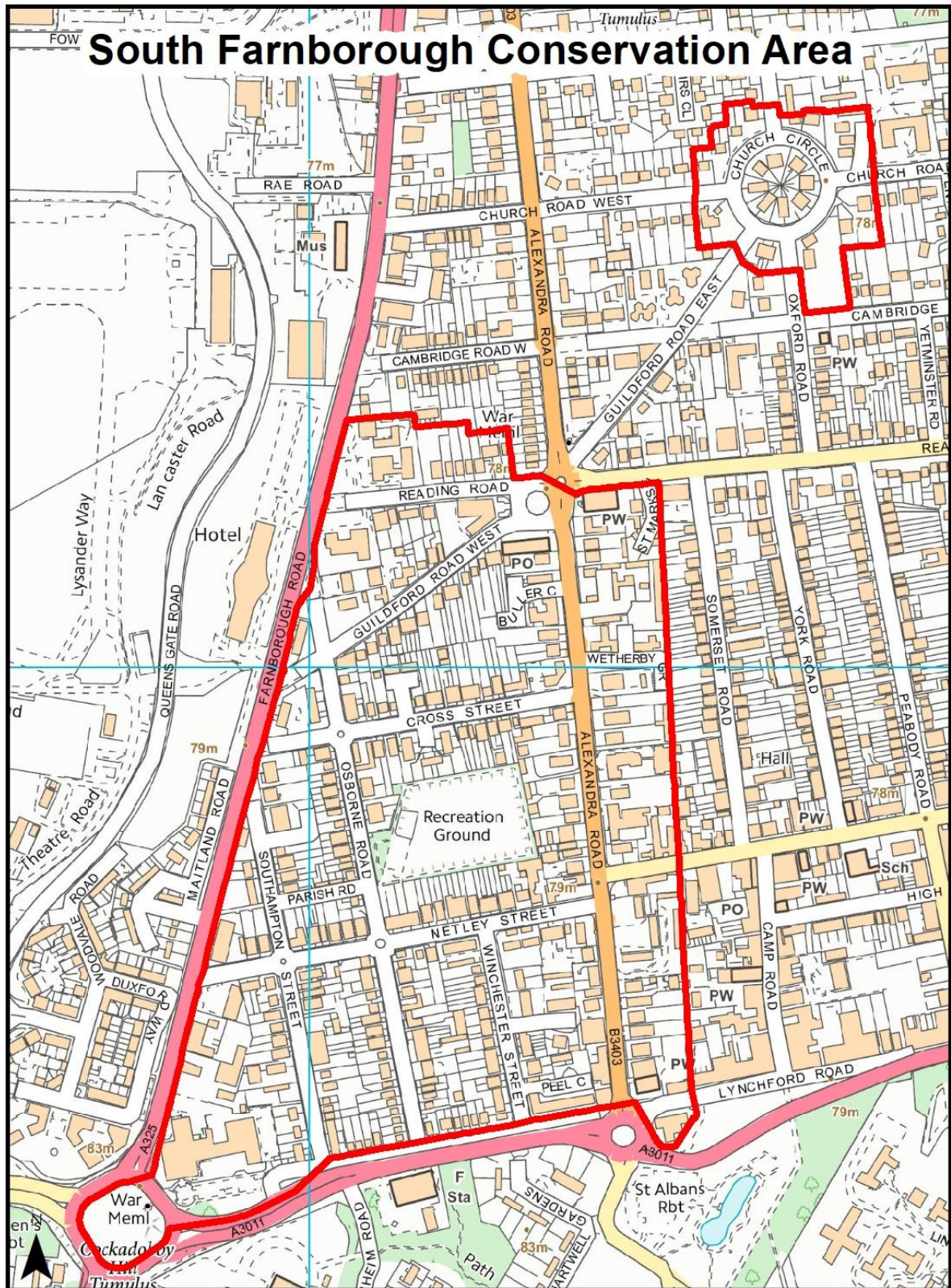


St Michael's Abbey Conservation Area

 Conservation Area Boundary



(c) Crown copyright and database rights
2023 Ordnance Survey 100024264



 Conservation Area Boundary

0 170 340 Metres

(c) Crown copyright and
database rights 2023
Ordnance Survey 100024264

Appendix 2. Rushmoor Local Plan Policy HE3

Policy HE3 - Development within or adjoining a Conservation Area

When considering development proposals within or adjoining a conservation area, the Council will seek to conserve, enhance or better reveal:

- a. Significant views/buildings;
- b. Areas of townscape quality;
- c. Important built features such as chimneys, roof lines, and open areas or natural features, all of which can be an essential part of the character and appearance of the heritage asset.

Proposals which would have a detrimental effect on such features will not normally be permitted. Conservation area character appraisals/management plans will help provide the basis for the identification of such features.

Where permission is required for signage or advertisements, it is important that the design, materials, colour, illumination and positioning are appropriate in relation to the building and the conservation area.

The Council will not permit development adjoining, over, or under the Basingstoke Canal conservation area which:

- a. Would adversely affect the Canal's landscape, ecological and historical character; or
- b. Would detract from the visual character or enjoyment of the Canal through the creation of noise, fumes, smoke or effluents.

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

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

 @rushmoorcouncil
 Rushmoor Borough Council
July 2023