

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

CABINET

*at the Council Offices, Farnborough on
Tuesday, 15th March, 2022 at 7.00 pm*

To:

Cllr D.E. Clifford, Leader of the Council
Cllr K.H. Muschamp, Deputy Leader and Customer Experience and Improvement
Portfolio Holder

Cllr Marina Munro, Planning and Economy Portfolio Holder
Cllr A.R. Newell, Democracy, Strategy and Partnerships Portfolio Holder
Cllr M.L. Sheehan, Operational Services Portfolio Holder
Cllr P.G. Taylor, Corporate Services Portfolio Holder
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

Enquiries regarding this agenda should be referred to Chris Todd, Democracy and
Community, on 01252 398825 or e-mail: chris.todd@rushmoor.gov.uk

A G E N D A

1. DECLARATIONS OF INTEREST –

Under the Council's Code of Conduct for Councillors, all Members are required to disclose relevant Interests in any matter to be considered at the meeting. Where the matter directly relates to a Member's Disclosable Pecuniary Interests or Other Registrable Interest, that Member must not participate in any discussion or vote on the matter and must not remain in the room unless they have been granted a dispensation (see note below). If the matter directly relates to 'Non-Registrable Interests', the Member's participation in the meeting will depend on the nature of the matter and whether it directly relates or affects their financial interest or well-being or that of a relative, friend or close associate, applying the tests set out in the Code.

NOTE:

On 27th May, 2021, the Council's Corporate Governance, Audit and Standards Committee granted dispensations to Members appointed by the Council to the Board of the Rushmoor Development Partnership and as Directors of Rushmoor Homes Limited.

2. **MINUTES** – (Pages 1 - 6)

To confirm the Minutes of the meeting held on 8th February, 2022 (copy attached).

3. **ADOPTION OF BASINGSTOKE CANAL AND MANOR PARK CONSERVATION AREA CHARACTER APPRAISALS AND MANAGEMENT PLANS** – (Pages 7 - 126)

(Cllr Marina Munro, Planning and Economy Portfolio Holder)

To consider Report No. EPSH2210 (copy attached), which seeks approval of the Basingstoke Canal and Manor Park Conservation Area Character Appraisals and Management Plans.

4. **REGENERATING RUSHMOOR PROGRAMME - THE GALLERIES PROGRESS UPDATE AND NEXT STEPS** – (Pages 127 - 134)

(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

To consider Report No. REG2202 (copy attached), which sets out an update on The Galleries regeneration scheme and seeks approval for the next steps.

5. **REGENERATING RUSHMOOR PROGRAMME - FARNBOROUGH PROJECTS FUNDING REQUIREMENT** – (Pages 135 - 142)

(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

To consider Report No. REG2203 (copy attached), which sets out the funding requirement to enable the progression of regeneration projects in Farnborough.

6. **URGENT REPAIRS - PARTY WALL AT NOS. 35-39 HIGH STREET, ALDERSHOT** – (Pages 143 - 146)

(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

To receive an update on urgent works required to the party wall at Nos. 35-39 High Street, Aldershot and to note a further Record of Executive Decision, which was made following the receipt of final cost estimates (Report No. ED2201 and Record of Executive Decision attached).

CABINET

Meeting held on Tuesday, 8th February, 2022 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr D.E. Clifford, Leader of the Council
Cllr K.H. Muschamp, Deputy Leader and Customer Experience and Improvement Portfolio Holder

Cllr Marina Munro, Planning and Economy Portfolio Holder
Cllr A.R. Newell, Democracy, Strategy and Partnerships Portfolio Holder
Cllr M.L. Sheehan, Operational Services Portfolio Holder
Cllr P.G. Taylor, Corporate Services Portfolio Holder
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **21st February, 2022**.

64. DECLARATIONS OF INTEREST –

Having regard to the Council's Code of Conduct for Councillors, the following declarations of interest were made:

Item No.	Member	Interest	Reason
71	Cllr K.H. Muschamp	Personal and non-prejudicial	Council appointed Director of Rushmoor Homes Limited
71	Cllr P.G. Taylor	Personal and non-prejudicial	Council appointed Director of Rushmoor Homes Limited

65. MINUTES –

The Minutes of the meeting of the Cabinet held on 18th January, 2022 were confirmed and signed by the Chairman.

66. REVENUE BUDGET, CAPITAL PROGRAMME AND COUNCIL TAX LEVEL – (Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN2210, which made recommendations on the budget, Council Tax requirement and proposals for budget savings for 2022/23.

The Cabinet was reminded that the budget framework had been approved at its meeting on 19th October, 2021. The prospects for the Medium Term Financial Strategy had been considered at the Cabinet meeting on 18th January, 2022. Members were advised that the Report had been prepared on the basis that there would be no change to the provisional local government finance settlement figure,

which was due to be confirmed soon. The Medium Term Financial Strategy continued to provide a risk-based General Fund balance of £2 million being the minimum expected level for total working balances. The Cabinet was advised that, despite the uncertainties around levels of Government funding and the risks around Brexit and the general economic position, the Council had been able to prepare a sound budget that maintained services to residents. It was confirmed that the budget would also provide a platform for the Council to address future challenges. It was noted, however, that there was a significant and increasing funding gap from 2022/23 onwards.

The Capital Programme of £36.703 million in 2022/23 was set out in Appendix 3 of the Report. It was explained that the Capital Programme was focussed on delivering against the Council's key priority of town centre regeneration, with further schemes aimed at enhancing the delivery of core services through improvement and enhancement of assets. The Cabinet was informed that changes were needed to the Capital Programme figures provided in respect of computer systems and council offices within the Customer Experience and Improvement portfolio. The amended figures were provided to the Cabinet and would be reflected in the report that would be considered by the Council. The main areas where the Council would be facing increased levels of risk and uncertainty over the medium term were set out in Section 8 of the Report. Members were informed that the most significant risks were the uncertainty around the level of local government funding provided by central government, especially in light of the implementation of the Fair Funding Review and business rates changes and ongoing pressures caused by the wider economy, including Covid-19 and inflation. In discussing the details of the Report, Members expressed their gratitude for the hard work of the finance team.

The Cabinet

- (i) **RECOMMENDED TO THE COUNCIL** that approval be given to:
 - (a) the Medium Term Financial Strategy, as set out in Appendix 1 of Report No. FIN2210;
 - (b) the Savings and Transformation items for inclusion in the budget, as set out in Appendix 2 of the Report;
 - (c) the Council Tax requirement of £7,212,340 for this Council;
 - (d) the Council Tax level for Rushmoor Borough Council's purposes of £219.42 for a Band D property in 2022/23;
 - (e) the Capital Programme, as set out in Appendix 3 of the Report and amended at the meeting;
 - (f) the Strategy for the Flexible Use of Capital Receipts, as set out in Appendix 4 of the Report;
 - (g) the balances and reserves position, including proposed reserve transfers for 2022/23, as set out in Section 5 of the Report; and

- (ii) **RESOLVED** that the Council's Section 151 Officer, in consultation with the Leader of the Council and the Corporate Services Portfolio Holder, be authorised to make any necessary changes to the General Fund Summary arising from the final confirmation of the Local Government Finance Settlement and the Business Rates Retention Scheme estimates.

67. **DRAFT COUNCIL PLAN 2022 - 2025 AND UPDATE –**
(Cllr Adrian Newell, Democracy, Strategy and Partnerships Portfolio Holder)

The Cabinet considered Report No. ACE2202, which set out proposed updates to the Council's three year business plan.

Members were informed that the business plan would build on the priorities that had been identified by the Cabinet and that supported the Council's longer-term vision set out in the document 'Your Future, Your Place - A vision for Aldershot and Farnborough 2030'. Members were informed that the business plan had been reworked in terms of content and layout but was still structured around the two themes of People and Place. The Plan would be presented at the Council Meeting on 24th February, 2022.

The Cabinet was informed that there were some further proposed changes to the Council Plan. These changes would be incorporated in the updated draft that would be presented to the Council. The changes included involving partners in encouraging healthier lifestyles, the inclusion of a key activity in respect of the Council's target to become carbon neutral by 2030 and the amendment of a key measure to promote an increase in the range of housing across the Borough.

The Cabinet RECOMMENDED TO THE COUNCIL that the Rushmoor Borough Council Business Plan (April 2022 to March 2025), as set out in Report No. ACE2202 and amended at the meeting, be approved.

68. **COUNCIL BUSINESS PLAN AND RISK REGISTER QUARTERLY UPDATE OCTOBER - DECEMBER 2021/22 –**
(Cllr Adrian Newell, Democracy, Strategy and Partnerships Portfolio Holder)

The Cabinet received Report No. ACE2201, which set out progress in delivering the Council Business Plan projects during the third quarter of 2021/22. Members were informed that progress against eighteen key projects was included in the Report, along with the Council's business performance monitoring information and the Council's Corporate Risk Register. It was reported that, at the end of the third quarter, 53% of live projects were on track, with the remainder showing an amber status.

The Cabinet NOTED the progress made towards delivering the Council Business Plan, as set out in Report No. ACE2201, and the risks identified within the Corporate Risk Register in January, 2022.

69. **JOINT MUNICIPAL WASTE MANAGEMENT STRATEGY –**
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. OS2201, which set out an updated Hampshire Joint Municipal Waste Management Strategy.

Members were informed that the Strategy had been developed in 2006 and had been updated in 2012. The new Strategy had been developed collaboratively with the Hampshire local authorities to reflect local and national changes since 2012. It would ensure that the Project Integra Partnership would work to meet the requirements of the Environment Bill. The Policy and Project Advisory Board had considered this document at its meeting on 26th January, 2022 and the Cabinet expressed its gratitude to the Board for the feedback received and confirmed that had been taken account of in producing the Strategy. In expressing its support for the Strategy, the Cabinet discussed how to most effectively inform residents which materials could be recycled locally at the current time.

The Cabinet RESOLVED that

- (i) the adoption of the revised Project Integra – Joint Municipal Waste Management Strategy, as set out in Report No. OS2201, be approved; and
- (ii) the Executive Director and Deputy Chief Executive, in consultation with the Operational Services Portfolio Holder, be authorised to determine how to engage Members to ensure their input on the Partnership Agreement prior to its consideration by the Cabinet.

70. **UNION YARD - DISPOSAL OF PRIVATE RESIDENTIAL STOCK TO RUSHMOOR HOMES LIMITED –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. REG2201, which set out a proposal to dispose of, in principle, a leasehold interest for the private residential units contained within the Union Yard scheme.

Members were reminded that the agreed scheme comprised 100 residential units, of which eighteen had been identified as affordable units. Rushmoor Homes Limited had made an offer to acquire the units at a value agreed with the Council. The details of this process were set out in the Report and Members were assured that this represented the best option for the Council and for local residents. In answer to a question, it was confirmed that all of the units would be rented out by Rushmoor Homes Limited.

The Cabinet RESOLVED that

- (i) in principle, the disposal of a leasehold interest in the private residential element of the Union Yard development, comprising 82 units, to Rushmoor Homes Limited, at the conditional value set out in paragraph 3.7 of Report No. REG2201, be approved, with the final terms of the disposal to be considered by the Cabinet at a later date; and

- (ii) the potential implications on the Rushmoor Homes Limited business model arising from the current Government consultation on changes to the capital framework in respect of minimum revenue provision be noted.

71. **RUSHMOOR HOMES LIMITED - BUSINESS PLAN UPDATE 2022 - 2027 –**
(Mr Paul Shackley, Chief Executive)

The Cabinet considered Report No. CEX2201, which set out the third business plan for Rushmoor Homes Limited, covering the period 2022–2027. It also included the associated Shareholder Report, covering the first eighteen months of the company's operation. The Report was presented on behalf of the Council's Chief Executive, in his capacity as the Council's shareholder representative.

Members were reminded that Rushmoor Homes Limited had been incorporated in April, 2020 and was wholly owned, controlled and funded by the Council. It was reported that the company's governance arrangements required that a rolling five-year business plan should be approved by the Council and that a six-monthly shareholder report should be produced. Members heard that the business plan provided the operational, financial and risk parameters for the company and set out a clear plan for the development of the business over the following five-year period. It was the aspiration of Rushmoor Homes Limited to become the best performing landlord in the Borough, with its purpose, values and business objectives focussed on meeting local housing need through regeneration and environmental and financial sustainability.

The Cabinet expressed strong support for the company's business plan and felt that this approach would deliver excellent results for the Council and for Rushmoor residents.

The Cabinet RECOMMENDED TO THE COUNCIL that

- (i) Rushmoor Homes Limited's Business Plan 2022-2027, as set out in Report No. CEX2201, be approved;
- (ii) the amendment of the Shareholder Agreement to enable Rushmoor Homes Limited to purchase leasehold property, where this supported the primary aim of providing market rented homes, be approved; and
- (iii) in the event of the Government introducing a requirement to provide Minimum Revenue Provision on loans to wholly owned housing companies, an obligation on Rushmoor Homes Limited to review the Business Plan, in cooperation with the Council, be approved.

NOTE: Cllrs K.H. Muschamp and P.G Taylor declared personal and non-prejudicial interests in this item in respect of their involvement as Council appointed Directors of Rushmoor Homes Limited and, in accordance with the Members' Code of Conduct, remained in the meeting during the discussion and voting thereon.

The Meeting closed at 8.05 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL

CABINET

15 MARCH 2022

COUNCILLOR MARINA MUNRO
PLANNING AND ECONOMY PORTFOLIO HOLDER
REPORT NO. EPSH2210

KEY DECISION? NO

**ADOPTION OF BASINGSTOKE CANAL AND MANOR PARK
CONSERVATION AREA CHARACTER APPRAISALS AND MANAGEMENT
PLANS****SUMMARY AND RECOMMENDATIONS:**

The Council commenced its review of its Conservation Areas in 2019 to fulfil a commitment in the Rushmoor Local Plan. The first phase of this review was completed in early 2021 following the publication of a Conservation Area Overview Document and the adoption of Character Appraisals and Management Plans for both Cargate and Aldershot Military Conservation Areas.

As part of the second phase, of the Council consulted on Draft Character Appraisals and Management Plans for the Basingstoke Canal Conservation Area and Manor Park Conservation Area between 1 November 2021 and 13 December 2021. During the consultation period 10 responses were received on the draft Basingstoke Canal document and 11 responses were received on the draft Manor Park document.

Following consideration of the comments received, we consider that the boundary amendments proposed in the consultations draft documents should be implemented.

It is recommended that Cabinet:

- 1) Adopt the Basingstoke Canal Conservation Area Character Appraisal and Management Plan (Appendix 1)
- 2) Adopt the Manor Park Conservation Area Character Appraisal and Management Plan (Appendix 3)

INTRODUCTION

- 1.1. The purpose of this report is to inform members of the comments received during the public consultation on the draft Basingstoke Canal Conservation Area Character Appraisal and Management Plan and draft Manor Park Conservation Area Character Appraisal and Management Plan.
- 1.2. Officers have considered the responses received during the consultation period and have prepared consultation statements that summarise the comments received and any proposed amendments.
- 1.3. The recommendation is that Cabinet adopts:
 - the Basingstoke Canal Conservation Area Character Appraisal and Management Plan (Appendix 1)
 - the Manor Park Conservation Area Character Appraisal and Management Plan (Appendix 3)
- 1.4. This report relates to two separate decisions that are not significant in terms of their effects on communities living in two or more wards in the Borough. Therefore, this report is not a Key Decision.

2. BACKGROUND

- 2.1. The Council commenced a review of the Borough's conservation areas in 2019 which reflects a commitment contained within the Rushmoor Local Plan, adopted in February 2019, which itself is based on a statutory duty on local planning authorities¹ to keep conservation area status under review 'from time to time'. The conservation area reviews support the implementation of Local Plan Policy HE3: Development within or adjoining a Conservation Area.
- 2.2. In 2020, the first phase of the review of conservation areas was completed with the adoption of Conservation Area Appraisals and Management Plans for both Cargate and Aldershot Military Conservation Areas.
- 2.3. 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*".² The National Planning Policy Framework (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.*"
- 2.4. Further information on the national and local policy framework around Conservation Areas is set out in section 3 of the published overview

¹ Planning (Listed Buildings and Conservation Areas) Act 1990

² S69(1) Planning (Listed Buildings and Conservation Areas) Act 1990

document, which is intended to be read alongside the individual character appraisals (attached as Appendix 5).

Basingstoke Canal Conservation Area

- 2.5. The Basingstoke Canal Conservation Area spans six local authority areas³ and was designated by Hampshire and Surrey County Council's in 1977.
- 2.6. The draft character appraisal for the Basingstoke Canal conservation area that was subject to public consultation was based around four sub-areas of differing characters and proposed some boundary changes to reflect changes that have occurred since the designation was first made 44 years ago, including:
 - a. The removal of areas that are now designated as SANG which are secured in perpetuity and managed on behalf of the Land Trust by the Blackwater Valley Countryside Partnership (BVCP).
 - b. The removal of an area of operational military land which historic maps indicate was used as allotments around the time of the Conservation Areas designation in 1977 but is now used as hardstanding for military vehicle storage.
- 2.7. During the consultation 10 responses were received all of which are detailed in the Consultation Statement (Appendix 2). In their response the Land Trust who oversee the management of Wellesley Woodlands did not raise any concerns with the proposed boundary revisions.
- 2.8. Historic England are supportive of the approach undertaken in producing the character appraisal and management plan and have suggested that we could retain an area of land within the canal conservation area even though it is also included within the Aldershot Military Conservation Area. We do not consider that the woodland justifies double designation.

Manor Park Conservation Area

- 2.9. The draft character appraisal for Manor Park conservation area that was subject to public consultation was based around two sub-areas of differing characters and proposed some boundary changes to reflect changes that have occurred since the designation was last reviewed in 1989, including:
 - a. The removal of the Campbell fields development that was construction in the early 2000's on the site of the former Manor Park Girls School.

³ Hart, Rushmoor, Surrey heath, Guildford, Woking and Runnymede

- b. The removal of Eggars Court and Cherry Lodge developments that were constructed in the 1970's
- 2.10. During the consultation 11 responses were received all of which are detailed in the Consultation Statement (Appendix 4). Historic England (the public body responsible for historic environment) agree with the logic of removing recent housing development from the Conservation Area. Some respondents considered that the modern Campbell Fields development should remain within the conservation area, however this area does not demonstrate special architectural or historic interest which is the test for conservation area designation.

General comments

- 2.11. There were also comments received that did not specify which draft document they related to. The comments received concerned why development has been allowed within Conservation Areas? The purpose of conservation areas designation is not to prevent development and therefore change is inevitable but as planning authority we seek to manage change in a way that conserves and enhances the character and appearance of historic areas.
- 2.12. There were some general comments received about why the Council is reviewing the conservation areas.

3. DETAILS OF THE PROPOSALS

- 3.1 Officers have considered the responses received during the consultation period and consider that the conservation area boundaries amendments proposed in the draft documents should be adopted.
- 3.2 There have been some minor amendments to the final character appraisals and management plans which are recommended for adoption.
- 3.3 The published overview 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. The production of a separate overview document removes the need to repeat this information in each individual character appraisal and management plan.

Alternative Option

- 3.4 An alternative option would be not to adopt the Conservation Area Character Appraisal and Management Plan for Basingstoke Canal and Manor Park. However, this would mean the Council will have failed both to carry out its statutory legal duty and to implement the commitment set out in the adopted Local Plan. In addition, the lack of an up to date character

appraisal and management plan increases the risk of unsympathetic development within the Conservation Areas.

4. IMPLICATIONS

Risks

- 4.1. There are not considered to be any risks associated with the implementation of the recommendations of this report.

Legal Implications

- 4.2. There are not considered to be any legal implications associated with the implementation of the recommendations of this report.

Financial and Resource Implications

- 4.3. There are not considered to be any financial implications arising from the decision, other than minor costs associated with production of hard copies of the documentation, which will be met from existing budgets.

Equalities Impact Implications

- 4.4. The adoption of the documents is unlikely to lead to equalities implications.

CONCLUSIONS

- 4.5. This second phase of conservation area reviews have been carried out in line with the council's statutory duty, to fulfil a commitment in the recently adopted Local Plan and in support of Policy HE3 of the Local Plan. The progression of reviewing the Borough's conservation areas are a service priority that feature in the Business Plan.
- 4.6. The adoption of the documents will assist in preserving and enhancing the historic character of the Basingstoke Canal and Manor Park Conservation Areas, by providing a framework for determining planning applications and ensuring that development proposals are of high quality.

BACKGROUND DOCUMENTS:

Appendix 1 – Basingstoke Canal Conservation Area Character Appraisal and Management Plan

Appendix 2 – Basingstoke Canal Conservation Area Consultation Statement

Appendix 3 – Manor Park Conservation Area Character Appraisal and Management Plan

Appendix 4 – Manor Park Conservation Area Consultation Statement

The adopted Local Plan is available to view at:

<https://www.rushmoor.gov.uk/rushmoorlocalplan>

Information on the Borough's existing conservation areas including the Conservation Area Overview Document is available to view at

<https://www.rushmoor.gov.uk/conservationareas>

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Conservation Area

appraisal and management plan



Basingstoke canal



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1. Introduction

Overview Document

- 1.1 This document should be read alongside the [Rushmoor Conservation Area Overview document¹](#) which sets out the context in which conservation areas in Rushmoor have been designated. This includes the legislative and planning policy framework as well as the geographic and historic setting of the borough. The Overview document also explains what you need planning permission for, if your property is within a conservation area.
- 1.2 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.

Appraisal and Management Plan

- 1.3 This appraisal document sets out the special architectural and historic interest of the Basingstoke Canal Conservation Area, which justifies its designation as a heritage asset, the character or appearance of which it is desirable to preserve or enhance. The appraisal also identifies which features of the conservation area make a positive or negative contribution to its significance and is accompanied by a management plan which sets out ways in which the Basingstoke Canal Authority and other interested parties, the local community and the council can manage change in a way that conserves and enhances the historic area.
- 1.4 Character 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.

Sub-Character Area Appraisals

- 1.5 The Conservation Area has been split into four-character areas based on their character, historical development and the contribution they make to the conservation areas. The four areas are as follows:
- Sub Area 1 – Old Ively Road to Eelmoor Bridge
 - Sub Area 2 – Eelmoor Bridge to Farnborough Road Bridge
 - Sub Area 3 - Farnborough Road Bridge to Government Road
 - Sub Area 4 – Government Road to Aqueduct

¹ Document available to view at: <https://www.rushmoor.gov.uk/conservationareas>

2. An Overview of Basingstoke Canal Conservation Area

Designation History

- 2.1 The Basingstoke Canal Conservation Area was designated in 1977 by Hampshire County Council. This Appraisal and the accompanying Management Proposals are being prepared as part of an ongoing review of all the conservation areas within Rushmoor Borough.
- 2.2 The Basingstoke Canal is an inland waterway, running from Basingstoke in Hampshire to the River Wey Navigation in Surrey. It follows a meandering west to east course through Rushmoor Borough passing through picturesque countryside, woodland, and Aldershot Military Town with the canal forming a border between two distinct areas, notably North and South Camps.
- 2.3 The canal was constructed in the late 18th century to provide easy transport of agricultural produce to Metropolitan markets and its construction opened up the area for farming. The canal opened in 1794 and although never commercially successful, it did play a valuable role in the construction of Aldershot Camp from 1854 through the supply of building materials and later food and drink.
- 2.4 The canal's picturesque surroundings made it a notable leisure resource in the mid-19th century, a role it continues to fulfil to the present day. During the 20th century, the declining use of the canal and a general lack of maintenance led to a gradual deterioration. During the Second World War, the canal formed part of the GHQ Line, a line of defences running from Somerset to Yorkshire via Aldershot and Essex. As a result, pill boxes, and other defensive features remain along the line of the canal and in its immediate setting.
- 2.5 The interest of the canal as an historic waterway is supported by the architectural value of the structures along its course. These include 18th century canal bridges, military girder bridges as well as a set of canal locks and the Grade II listed Ash Lock Cottage.

Biodiversity

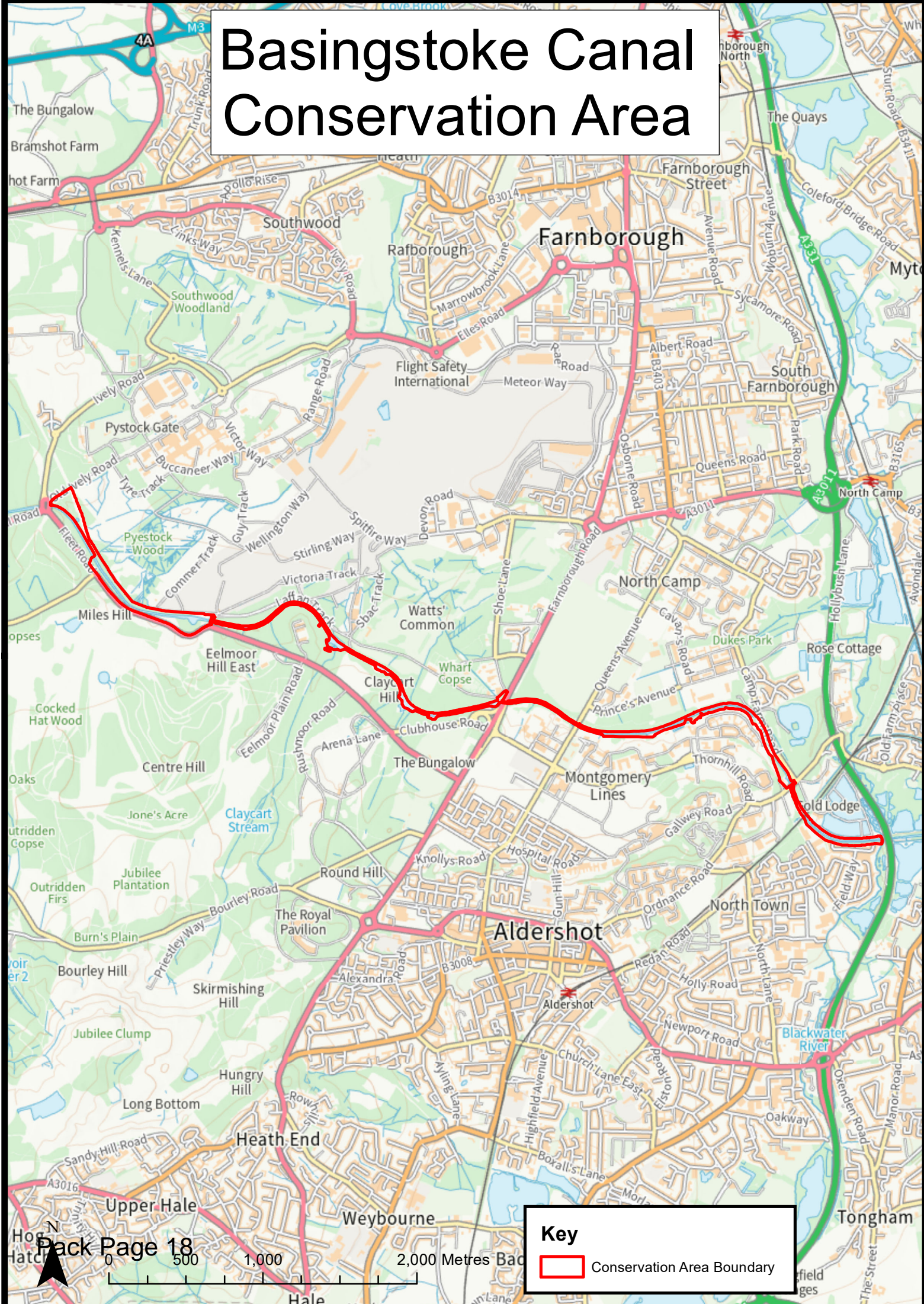
- 2.6 The Basingstoke Canal is a waterway of national importance being designated for its unique water chemistry and the range of plants and invertebrates that this supports. It is considered the most biodiverse freshwater body in England & Wales. The full length of the Canal and the majority of the three 'flashes' located within the borough are designated as a Site of Special Scientific Interest (SSSI).

Summary of key Characteristics

- 2.7 This Character Appraisal concludes that the key positive characteristics of the Basingstoke Canal Conservation Area are:
 - The Basingstoke Canal represents one of the inland waterways constructed in England in the late 18th century representing an engineering achievement of great historic significance and a significant example of human impact on the environment;
 - The canal's construction contributed towards the development of the Aldershot Military Garrison;

- The canal's reuse as a 'stop-line' during the Second World War is represented by the survival of military features (such as the locally listed pill box) and other features along parts of its length, illustrating the impact of the war on the British landscape;
- The Canal provides an attractive green corridor and is designated as such in the Rushmoor Local Plan;
- The Canalside including the tow path is used for leisure and recreation as a route for cycling, walking, pleasure boats, canoeing and angling, providing an attractive green route avoiding busy roads;
- The Canal has considerable value to the ecology of the borough and has been designated as a Site of Special Scientific Interest (SSSI).

Basingstoke Canal Conservation Area



Key

 Conservation Area Boundary

3. Sub Area 1 – Old Ively Road to Eelmoor Bridge

Area Summary

- 3.1 This section of the Conservation Area adjoins Hart District Councils administrative area where the full length of the canal is designated as a Conservation Area which is supported by an appraisal and management plan.
- 3.2 This section of the conservation area includes the canal and a bordering tree belt between environmentally designated land to the North including Eelmoor Marsh Site of Special Scientific Interest (SSSI) which also forms part of the Thames basin Heaths Special Protection Area (SPA) and a tree belt that provides a buffer between the canal and A323 Fleet Road beyond which lies military training land which forms part of the SPA.
- 3.3 This section of the conservation is generally peaceful due to a lack of activity on this stretch of the canal other than the occasional pedestrian or cyclist making. There is some road noise is evident on the sections of the tow path that are located closest to the A323 Fleet Road.

Views

- 3.4 This section of the Conservation Area is generally well enclosed by mature trees for the majority of its length with a number of features from the canals use as part of the GHQ Line in the second world war visible from the tow path including anti-tank cubes. The predominant type of views due to the meandering nature of the canal along this section and the tree cover are ‘unfolding views’ as you travel along the tow path (images 1 and 2).
- 3.5 There are sections along the tow path where there are gaps in the tree cover that provide glimpsed distant views out of the conservation area to the north east over Eelmoor Marsh (image 3).
- 3.6 The character of the conservation area changes when reaching the final section of this sub area that adjoins the boundary of Farnborough Airfield that provides far reaching views of the adjoining heathland and woodland. The Eelmoor flashes are a contributing factor to the feeling of openness at this section of the conservation area which frames Eelmoor bridge which also provides an elevated viewing location (images 4 and 5).
- 3.7 Outside of the conservation area boundary a small number of buildings associated with operations at Farnborough Airport and Eelmoor Marsh are visible from the tow path and from the centre point of Eelmoor bridge.

Public Realm

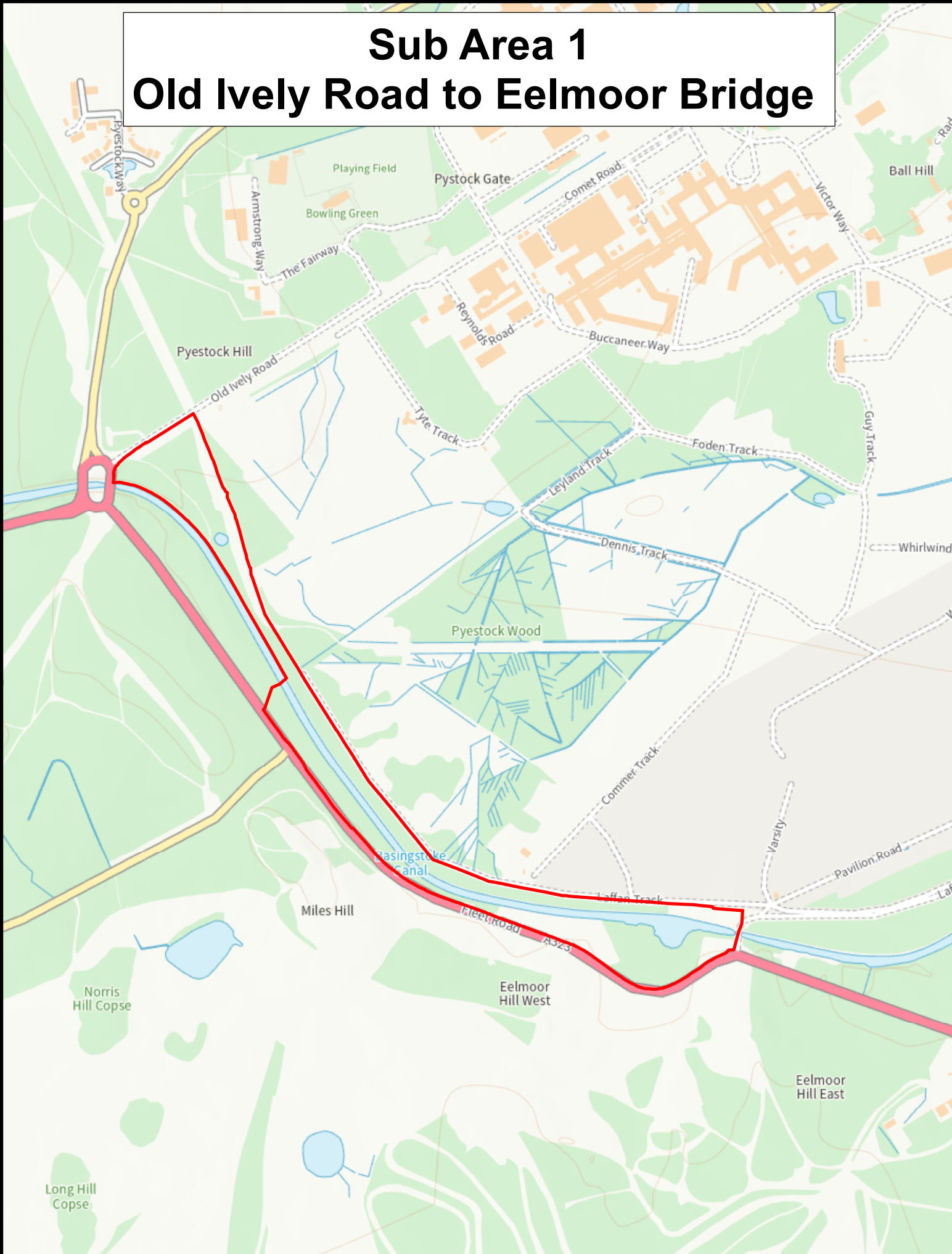
- 3.8 The tow path is the main form of public realm along this section of the canal and there are some historic war defence measures visible that contribute towards its character.

Building form and details

- 3.9 Eelmoor bridge is a girder bridge constructed by the military in the 1920's that replaced an earlier brick-built bridge, the footings of which are visible under the present bridge on the southern side of the canal. The bridge is the only structure within the sub area and it provides vehicular access from the A323 Fleet Road to Laffans's Road.

Sub Area 1

Old Ively Road to Eelmoor Bridge

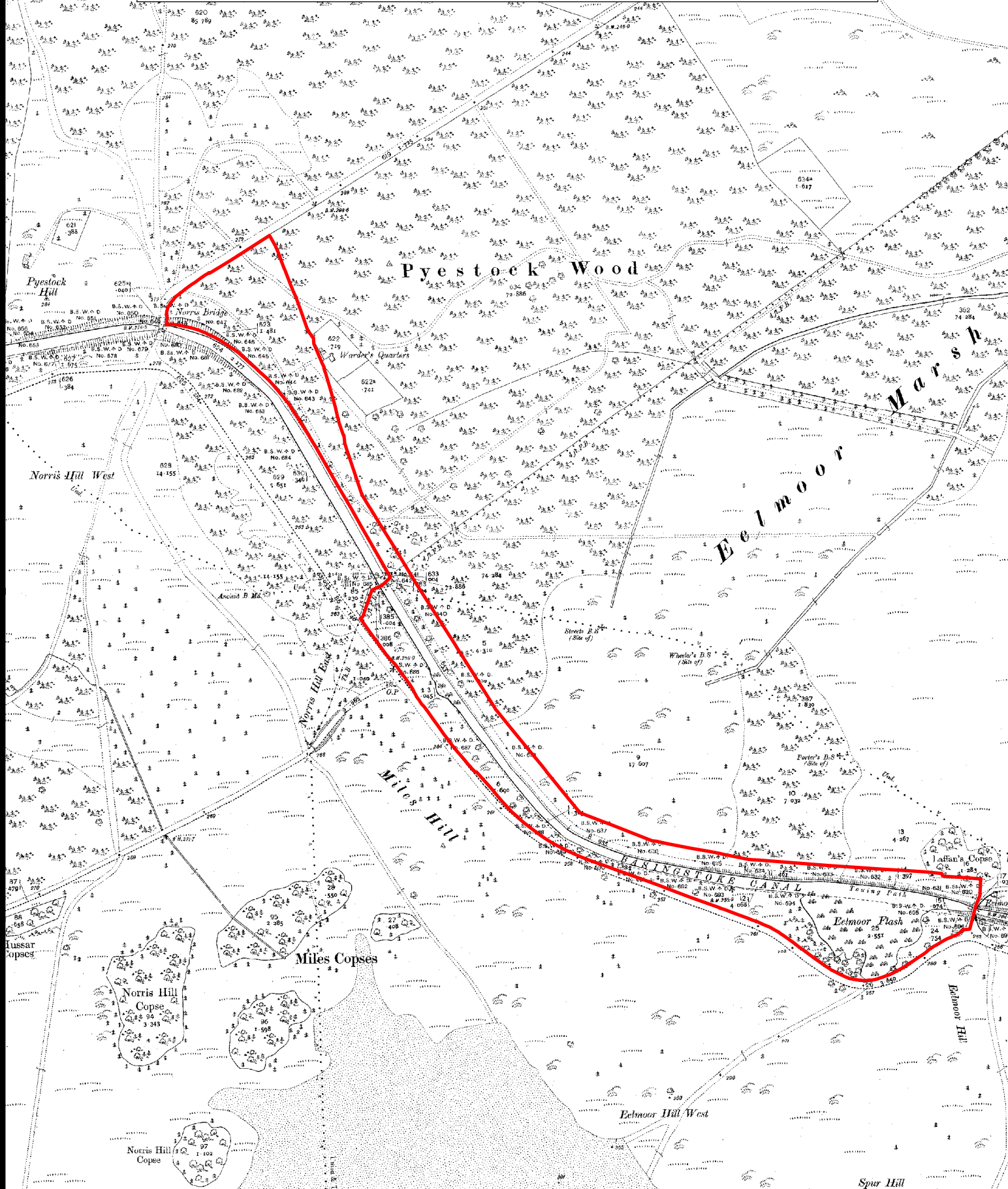


Key


Conservation Area Boundary

Pack Page 2

1911 OS Map of Sub Area 1 Old Ively Road to Eelmoor Bridge



Key

 Conservation Area Boundary

Sub Area 1— Old Ively Road to Eelmoor Bridge



Image 1 —View Looking East approximately 100m from the border with Hart District.



Image 2—View Looking East approximately 500m from the border with Hart District

Sub Area 1— Old Ively Road to Eelmoor Bridge



Image 3—View to the North of the adjoining Special Protection Area (SPA) and Site of Special Scien-



Sub Area 1— Old Ively Road to Eelmoor Bridge



Image 5—View looking West towards Eelmoor Bridge



Image 6 —Historic Marker Post alongside the tow path

4. Sub Area 2 - Eelmoor bridge to Farnborough Road Bridge

Area Summary

- 4.1 Eelmoor bridge acts as a transition point of the Basingstoke Canal character. Sub Area 2 forms part of the Welesley Woodland Suitable Alternative Natural Greenspace which is reflected by the improvements made to the tow path surface and furniture provided (such as benches and wayfinding signposts) through the area.
- 4.2 The Canal meanders around Dukes wood a sizable woodland that contains Puckridge Barracks within its centre. The perimeter fence around the barracks can be seen occasionally from the tow path but the barracks themselves are well screened. There are also some historic military defences visible on the southern bank.
- 4.3 Claycart Flashes that act as a mini reservoir for the canal, storing water for when levels are low are a key feature within this sub area framing Claycart Bridge which at its northern side contains historic road block posts (image 12) can be seen reflecting the bridges use as a military crossing over the Basingstoke Canal from local training areas.
- 4.4 A new 200m mooring platform has recently been constructed to enable the mooring of 10 boats along this site that forms part of the Farnborough Road Wharf. The platform travels underneath the locally listed Inglis bridge. Whilst the wharf area is relatively quiet now, although still used for launching canoes, historically it was a key location in the landing of building materials that were transported by canal to enable the construction of Aldershot Camp. Following this period, the wharf was used by rowing boats and skiffs with two boat houses (no longer evident) constructed in this location.
- 4.5 On the northern side of the canal is a sluice which acts as a key feature prior to the canal narrowing to travel under the locally listed Wharf Bridge that enables northbound vehicular traffic on the Farnborough Road to cross the canal. That bridge was constructed in circa 1790 and is constructed of red brick in English bond, providing a low brick single arch bridge with parapet and half round coping bricks.

Views

- 4.6 The key viewpoints within the character area are as follows:
 - Views looking East from the centre of Eelmoor Bridge into the sub area (image 7).
 - Views from the tow path looking west towards Eelmoor bridge (image 8)
 - Views from the tow path looking south towards Puckridge barracks where historic defence measures are visible adjacent to the canal (image 9).
 - Views from the tow path looking north through the narrow tree belt over Lafans Road into land within the airport operational boundary that is a Site of Interest for Nature Conservation (SINC) (image 10)
 - Views approaching Claycart Bridge from the tow path from either direction (images 11 and 13)

- Views of Claycart Flashes from the tow path
- Views from Claycart Bridge that connects the Suitable Alternative Natural Green Space located either side of the canal and as a result is well used by pedestrians and cyclists.
- Views from the tow path looking north through the narrow tree belt over the historic Army Golf Course (image 14)
- View of the locally listed Inglis bridge and pill box from the tow path.
- Views from the tow path approaching the historic wharf bridge adjoining the recently constructed mooring platform on the southern bank of the canal (image 16)

Public Realm

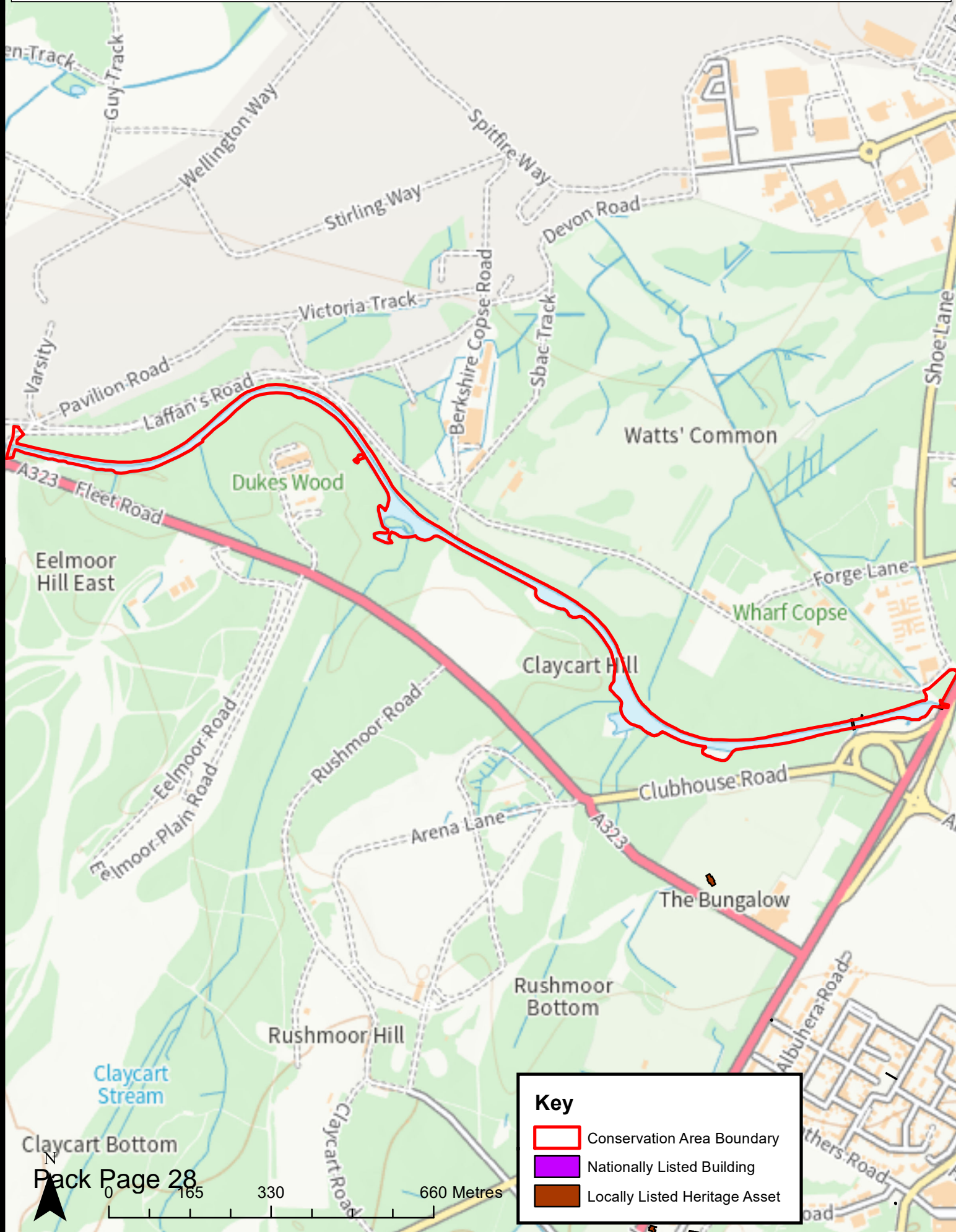
- 4.7 The canal tow path forms part for the entire length of the sub section forms part of the Wellesley Woodland Suitable Alternative Natural Green Space (SANG) and as a result there is some street furniture that has been introduced such as benches and timber signs posts (image 15) alongside the tow path to direct people to the adjoining woodlands where these form part of the designated SANG.
- 4.8 The tow path itself has been resurfaced as part of the works that were required for the land to become SANG. The recent construction of a 200m mooring platform as part of the Farnborough Road Wharf (image 16) contributes to the setting of the canal.

Building form and details

- 4.9 There are no physical occupied buildings within the sub area, however a key part of the character are the four bridges that cross the canal (as noted above in the key views).
- Eelmoor bridge (image 7) is a girder bridge constructed by the military that replaced an earlier brick-built bridge, the footings of which are visible under the present bridge on the southern side of the canal (opposite side to the tow path).
 - Claycart Bridge (image 11) is a girder bridge that was designed by Captain Hopkins during the First World War to replace an earlier military drawbridge.
 - Inglis Military Bridge is the only remaining example of an Inglis Portable Military Bridge – Light Type with its pyramidal construction. The Inglis bridge currently carries a utility pipe over the canal.
 - Located near the Inglis bridge is a Pill Box that was constructed between 1940 and 1941 for defence purposes during World War Two as part of the GHQ Line.
 - A325 Farnborough Road Wharf bridge is understood to predate the military camp and have been constructed in circa 1790 although substantial strengthening works were varied out in 1914. The bridge now carries the northbound carriageway of the A325 over the canal.

Sub Area 2

Eelmoor Bridge to Farnborough Road Bridge



Sub Area 2 — Eelmoor Bridge to Farnborough Road Bridge



Image 7—View to the East into sub area from Eelmoor bridge



Image 8—View to the West looking towards Eelmoor Bridge

Sub Area 2 — Eelmoor Bridge to Farnborough Road Bridge



Image 9—View to the South over the canal towards Puckridge Barracks with historic defence measures visible



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Image 10—View to the North East from the tow path of Lafans Road into Farnborough Airport SINC

Sub Area 2 — Eelmoor Bridge to Farnborough Road Bridge



Image 11—View Looking East towards Claycart Bridge



Sub Area 2 — Eelmoor Bridge to Farnborough Road Bridge



Image 13— View looking West Towards Claycart Bridge



Image 14— View looking North from the tow path into the Army Golf Course

Sub Area 2 — Eelmoor Bridge to Farnborough Road Bridge



Image 15— Signage and Benches provided alongside the Canal as part of the Wellesley SANG



Image 16— View Looking East towards the locally listed Farnborough Road Bridge

5. Sub Area 3 - Farnborough Road Bridge to Ash Lock

Area Summary

- 5.1 This sub area of the canal travels through military land holdings and forms part of the Wellesley Woodlands SANG which is reflected by the improvements made to the tow path surface and furniture provided (such as benches and wayfinding signposts) through the area. The canal maintains its enclosed nature with established tree buffers.
- 5.2 The transition from sub area 2 into this sub area is by travelling along to tow path under the A325 bridge that was constructed in the early 1970's to allow vehicles to travel southbound on the A325. This bridge has no historic merit however once under this low bridge the feel of enclosure due to the established tree coverage either side of the canal provides the sense of enclosure with views being 'concentrated' down the canal.
- 5.3 Despite the location of the canal between military land holdings, it is peaceful once away from the highway crossings, such as the A325 bridges and Queens Avenue Iron bridge. There is also some noise associated with military land holdings either side of the canal.
- 5.4 More activity is observed along this section with pedestrians and cyclists and the area around Ash Lock Cottage makes a significant contribution towards the conservation areas character and appearance with the cottage being nationally listed (Grade II) and the only set of locks within the borough being locally listed along with a historic crane.
- 5.5 There are historic military defences visible from the tow path, including anti-tank cubes, reflecting the canals historic function as part of the GHQ Line in the second world war.

Views

- 5.6 This section of the Conservation Area is well enclosed by trees for much of its length. The predominant type of views due to the meandering nature of the canal along this section and the tree cover are 'unfolding views' as you travel along the tow path, although there are glimpsing views through the tree cover into military land located to the south and occasionally to the north around Mon's Barracks.
- 5.7 The key viewpoints in the sub area are:
- View travelling East and exiting the section of tow path under the modern A325 (image 17)
 - Views of the Iron bridge from the tow path heading in either direction (images 18 and 19)
 - Views of the canal from the footways located on the Iron Bridge
 - Views of the modern pedestrian footbridge connecting the military barracks on either side of the canal (image 22)
 - Views of the Ash Lock Cottage and crane (image 23)
 - View of Ash Lock (image 24)

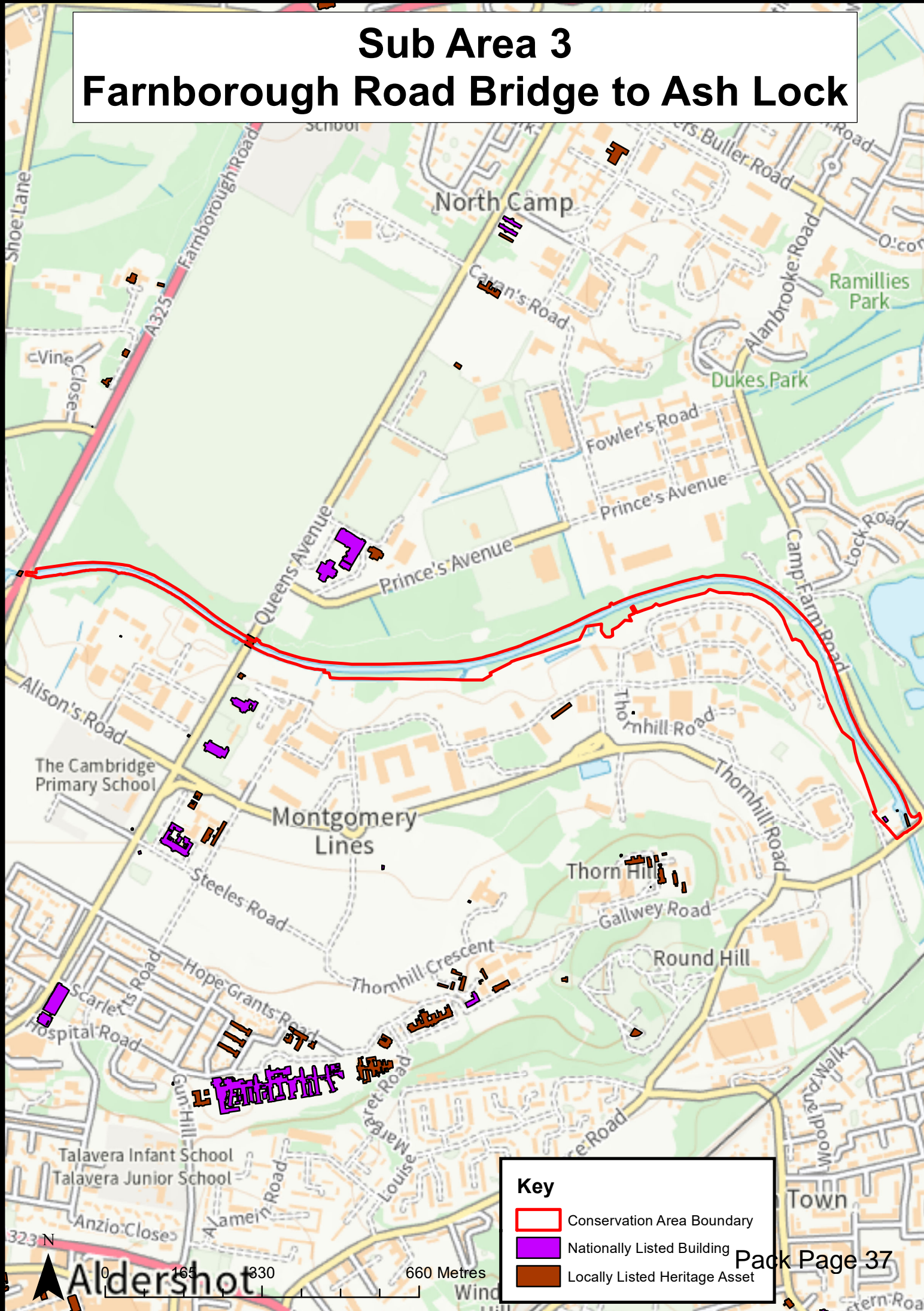
Public Realm

- 5.8 The canal tow path forms part for the entire length of the sub section forms part of the Wellesley Woodlands Suitable Alternative Natural Green Space (SANG) and as a result there is some street furniture that has been introduced such as benches and timber signs posts alongside the tow path to direct people to the adjoining woodlands where these form part of the designated SANG.
- 5.9 The area adjoining the tow path at Ash Lock provides a small area of open space with picnic benches which is a character change from focused views resulting from the enclosed nature of the canal to an area of openness.

Building form and details

- 5.10 Within the sub area there are three bridges, only the locally listed Iron Bridge is historic that was constructed in circa 1865-1870 and has been refurbished. The views of this bridge from the tow path make a valuable contribution towards the conservation areas setting. In addition, pedestrians crossing the bridge are provided with views into the conservation area.
- 5.11 Unlike the other sub areas of the conservation there are operational buildings, including nationally listed Ash Lock Cottage. In addition, Ash Lock and the historic crane are locally listed and make a valuable contribution towards the conservation areas character and appearance.

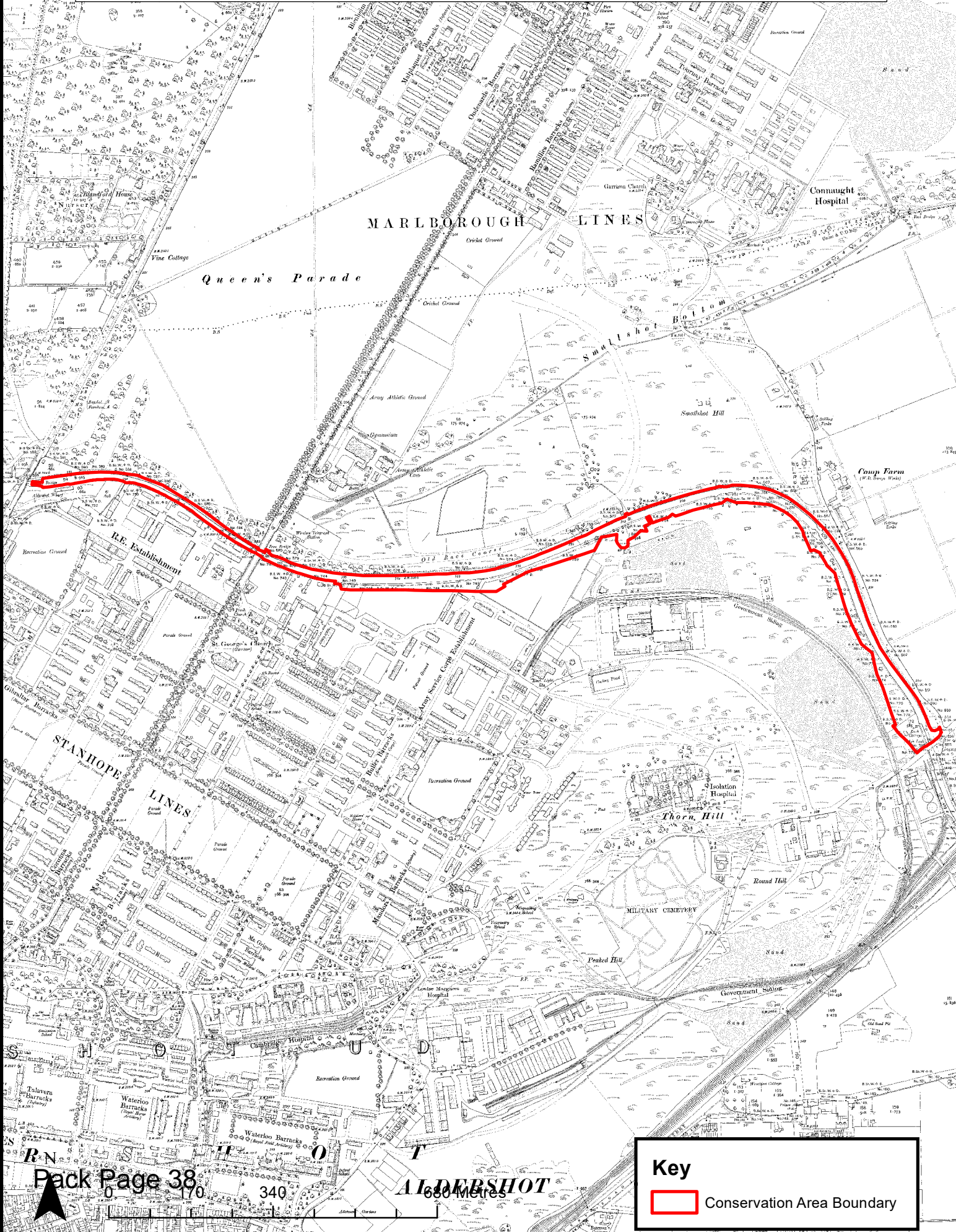
Sub Area 3 Farnborough Road Bridge to Ash Lock



Key


- Conservation Area Boundary
- Nationally Listed Building
- Locally Listed Heritage Asset

1911 OS Map of Sub Area 3 Farnborough Road Bridge to Ash Lock



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Key

 Conservation Area Boundary

Sub Area 3 — Farnborough Road to Ash lock



Image 17— View East from the modern A325 Farnborough Road Bridge



Image 18—View East towards the Locally listed Iron Bridge

Sub Area 3 — Farnborough Road to Ash lock



Image 19— View South West of the locally listed Iron Bridge

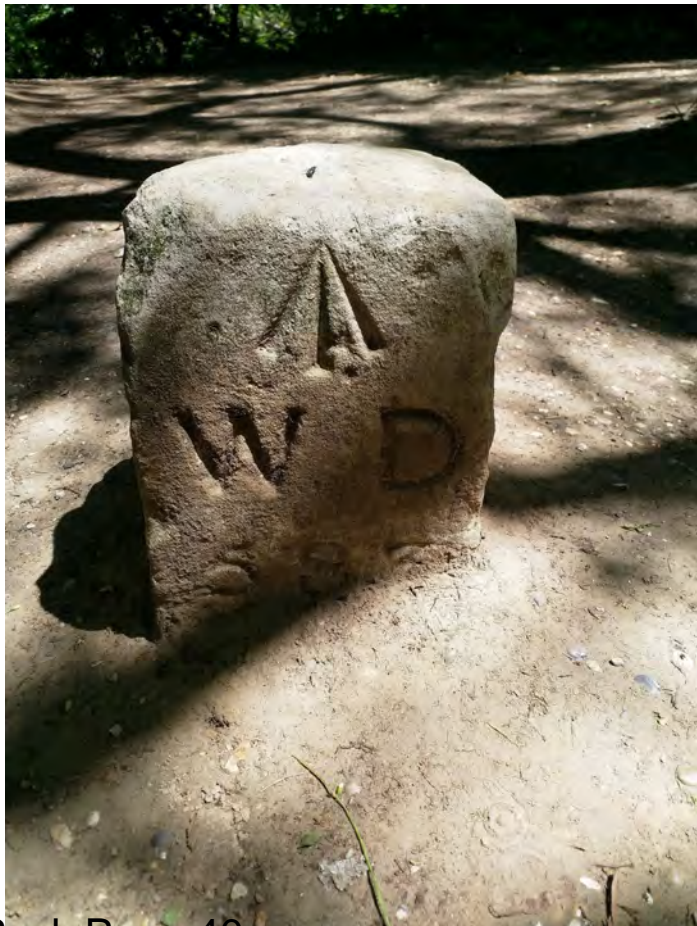


Image 20—Historic marker post alongside canal

Sub Area 3 — Farnborough Road Bridge to Ash lock



Image 21— View South towards military accommodation



Image 22— View looking East of the modern pedestrian bridge connecting military sites

Sub Area 3 — Farnborough Road Bridge to Ash lock



Image 23—View Looking West towards the Nationally listed Ash lock Cottage and locally listed crane



Image 24— Locally Listed Ash Lock

6. Sub Area 4 – Government Road to aqueduct over the Blackwater Valley Road

Area Summary

- 6.1 Government Road bridge forms the start of this sub area which is a bridge of no heritage value that is due to be replaced as part of the Wellesley redevelopment. Pedestrians can travel under the bridge using the stairs, although an alternative level access is provided by the tow path however this requires pedestrians and cyclists to cross Government Road.
- 6.2 The tow path and canal travel under a railway bridge which act as a character transition point with the elevation of this section of the canal offering some far-reaching views and the reduced tree coverage providing a sense of openness.
- 6.3 The canal remains elevated until it reaches the aqueduct that was constructed in the mid 1990's to enable the canal to pass over the over the A331 Blackwater Valley Relief Road and river Blackwater. The aqueduct is located outside of Rushmoor borough in neighbouring Surrey Heath.

Views

- 6.4 The core views from the sub area are:
- From the elevated section of the canal tow path looking North there are sections with open views over the Gold Valley Lakes and beyond (image 27).
 - From the elevated section of the canal there are breaks in the established tree buffer located on the embankments providing views to the south of the built-up area of Aldershot (image 28).
 - View looking east towards the Aqueduct located in Surrey Heath Borough (image 29).

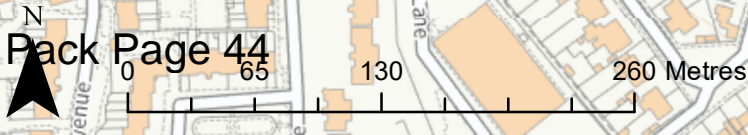
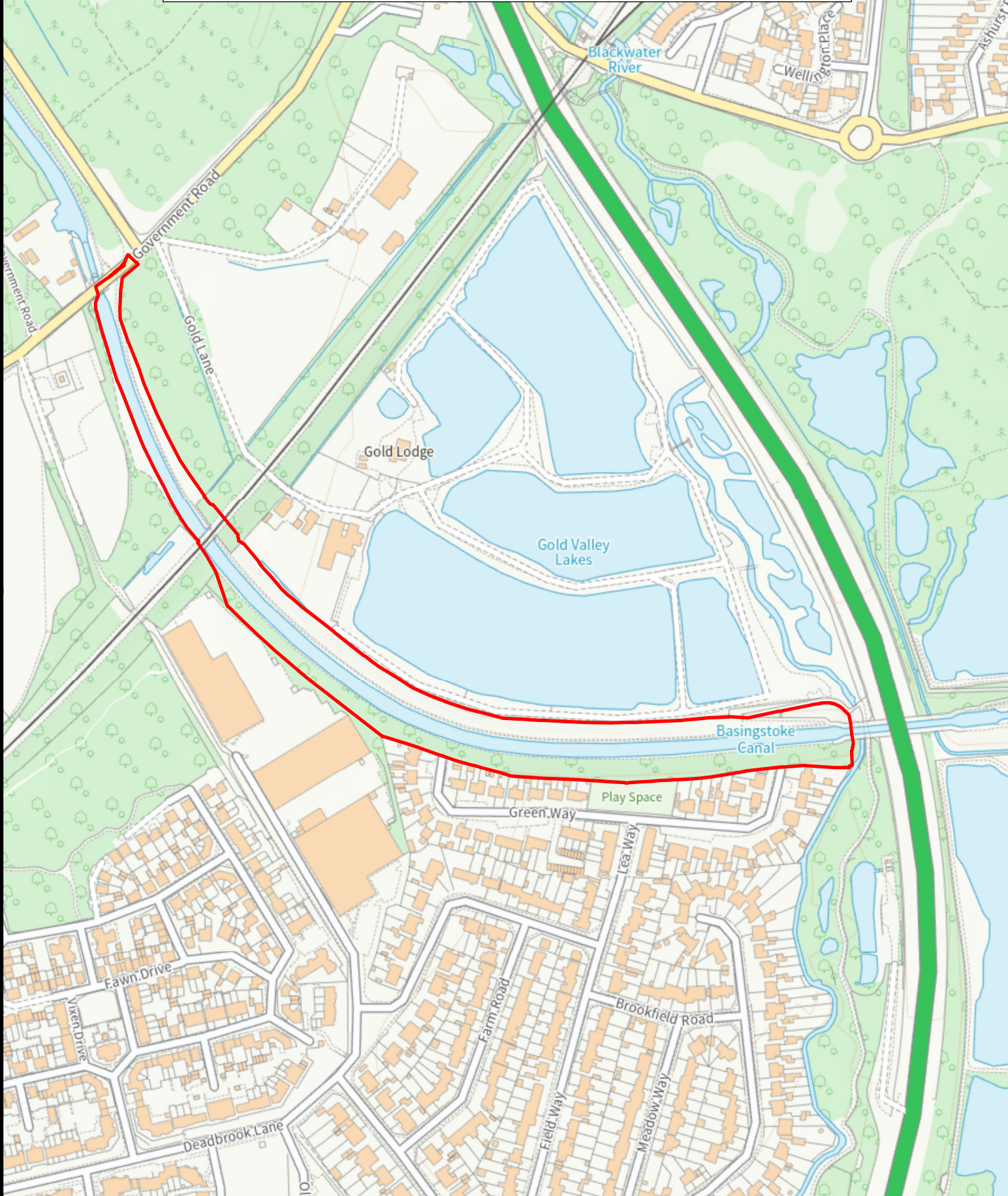
Public Realm

- 6.5 This sub area lies outside of the Wellesley SANG designation and as a result the tow path surface isn't of such a high standard and there is no street furniture (such as benches or signage) along this section of canal.

Building form and details

- 6.6 Within the sub area there are two bridges including the government Road bridge that is of no historic significance and is due to be replaced as part of the Wellesley redevelopment. The railway bridge is of an unknown age and is constructed out of steel.

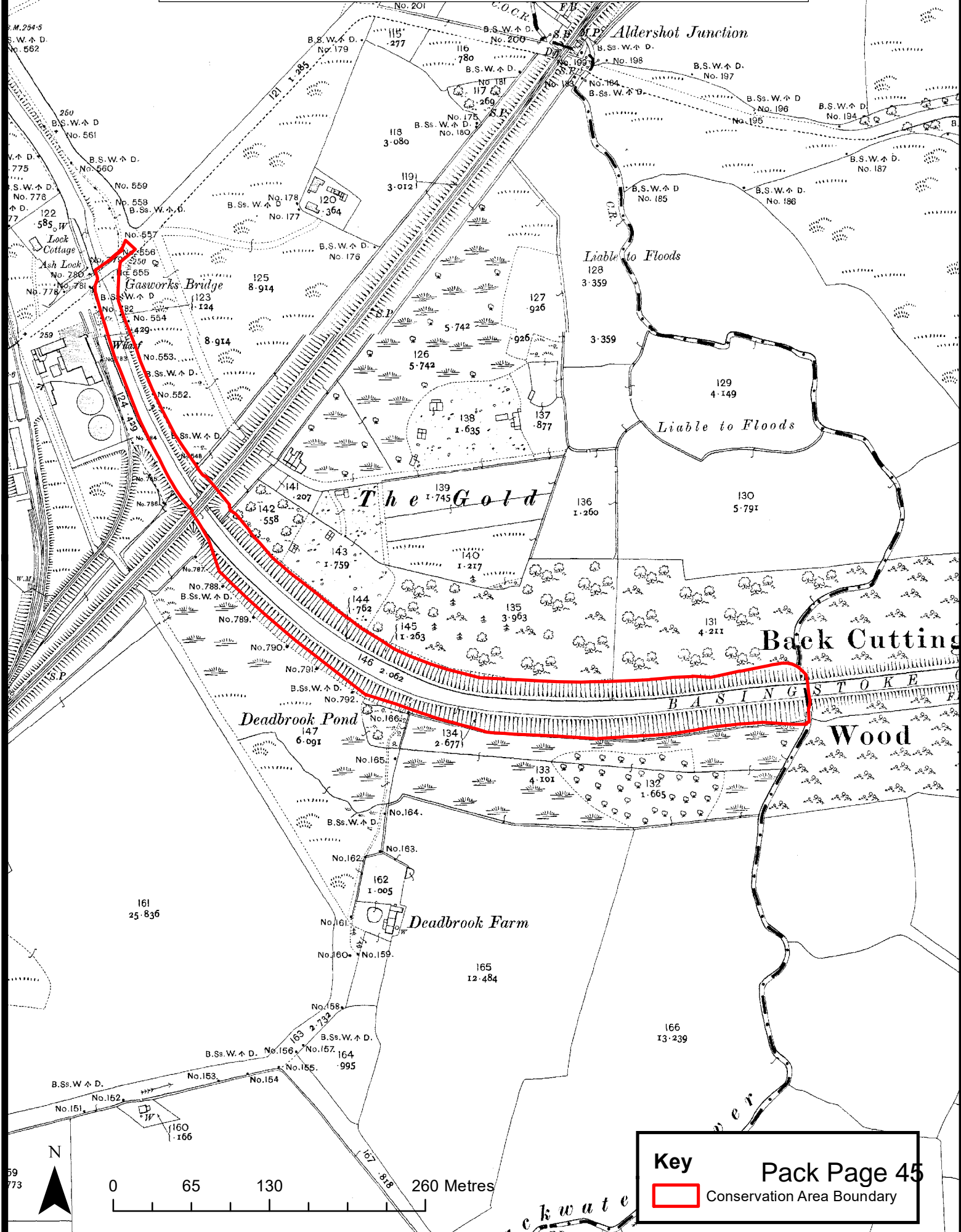
Sub Area 4 Government Road to Aqueduct



Key

Conservation Area Boundary

1911 OS Map of Sub Area 4 Government Road to Aqueduct



Key

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Conservation Area Boundary

Sub Area 4 — Government Road to A331 Aquaduct



Image 25—View Looking North West towards Government Road Bridge and Ash Lock beyond



Image 26— View looking South east from Government Road Bridge towards the railway bridge

Sub Area 4 — Government Road to A331 Aquaduct



Image 27—View Looking North East over the Lakes



Image 28— View looking South West with views of modern housing development.

Sub Area 4 — Government Road to A331 Aquaduct



Image 29— View looking east towards the aqueduct over the Blackwater Valley Road

7. Listed Buildings

Nationally Listed Buildings or Structures

Name	Grade	Link to Historic England
Ash Lock Cottage	II	https://historicengland.org.uk/listing/the-list/list-entry/1092635

Locally Listed Buildings or Structures

Reference	Name
LL5032	Basingstoke Canal bridge, Farnborough Road
LL5071	Iron Bridge, Queens Avenue
LL5195	Pill Box by the Basingstoke Canal, west of Wharf Bridge
LL5196	Inglis Bridge
LL5045	Crane at Ash Lock
LL5046	Ash Lock

8. Management Plan

Introduction

8.1 The management plan outlines a positive strategy to deal with the threats and opportunities identified in the conservation appraisal.

Good Stewardship

8.2 The Council will work with key partners in managing the land within the Conservation Area including the Basingstoke Canal Authority, Basingstoke Canal Society, Blackwater Valley Countryside Partnership (BVCP), Grainger Plc, the Land Trust and Natural England.

Development Management

8.3 New development within the setting of the conservation area (within, views into and out of) should also be carefully managed as it has the potential to detract from its character and special interest.

8.4 In summary, any change to the conservation area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be of high quality.

Implementation and Monitoring

8.5 Progress on the implementation of the management plan and the extent to which planning policies in the Local Plan are complied with or effective in delivering community aspirations for conservation areas will be monitored through the council's authority monitoring report.

8.6 These assessments can then be used to review and, if necessary, modify the planning policies as part of the 5-year review of the local plan. They can also be used to review and, if necessary, modify this character appraisal and management plan as part of the ongoing review of the Borough's conservation areas.

Appendix A – Areas removed from Conservation Area following review

- A.1 Conservation areas are intended to recognise areas of historic or architectural character. The location of the boundary for a conservation area is a qualitative decision relating to character. 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 (NPPF Paragraph 191).
- A.2 During the public consultation on the draft Conservation Area Appraisal and Management Plan that was undertaken between November 2021 and December 2021, it was proposed to remove several areas from the conservation area are shown in the map overleaf and summarised in the text below.
- A.3. Whilst some comments on the removal of these areas were received, we do not consider that they provided any evidence to justify the retention of these areas within the conservation area.
- A.4 The boundary changes that were made are shown in the map overleaf with the text below summarising why the changes were made:

Woodland that forms part of the Wellesley Suitable Alternative Natural Green Space (SANG)

- A.5 The Wellesley SANG is secured in perpetuity through a legal agreement and there are restrictions on development that can take place in these areas. In addition, as part of the legal agreement and planning conditions associated with the Wellesley developments planning consent an Ecological Management Plan was submitted and approved which sets out the programme for delivering a scheme of ecological improvements works, including a range of habitat improvement works. Therefore, given the protection provided by SANG designation it was not considered necessary to include these areas of land within the conservation area.
- A.6 The management of the SANGs are a legal requirement and an Ecological Management Plan was approved by the Council for the land in question. The Blackwater Valley Countryside Partnership (BVCP) has been appointed by the Land Trust to manage Wellesley Woodlands.

Minor boundary amendment to the land adjoining St Omer Barracks

- A.7 Since the conservation area was initially designated in 1977, St Omer Barracks has been redeveloped to provide modern accommodation for military personal. The boundary of the conservation area was therefore amended to track recognisable ground features, in this instance the perimeter fencing. This proposed change resulted in the inclusion of some additional land that predominantly forms part of a tree belt. This land is in Ministry of Defence control.

MOD land to the south of the canal forming part of Travers / Gale Barracks

- A.8 This area forms part of the military garrison and consists of large areas of hardstanding (tarmac) that are predominantly used for the storage of military vehicles (including HGVs). Historic Mapping identifies that the area in question was utilised as allotment gardens around the time the Conservation

Area was first designated in 1977. This area of land is in military use (some areas of hardstanding for vehicle storage), is not publicly accessible and is well screened from the tow path by an established tree belt.

Woodland to the north of Canal between the A325 Farnborough Road and Queens Avenue

A.9 This area is designated as being part of the Aldershot Military Conservation Area. Therefore, it was removed from the Basingstoke Canal Conservation Area as there are no additional benefits to including the land within two conservation areas.



Land between the canal and Gold Lane

A.10 This narrow tree belt forms part of the Wellesley Outline Planning consent and part of this land will be used for a replacement vehicle bridge and to provide a car park for the allotments to be provided to the east of Gold Lane.

Basingstoke Canal Conservation Area



Key

-  Conservation Area Boundary
-  Areas removed from Conservation Area in 2022

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Basingstoke Canal Conservation Area Character Appraisal and Management Plan

Consultation Statement

Persons consulted as part of the Consultation

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

- Rushmoor Borough Council Offices
- Aldershot Library
- Farnborough Library

The documents were promoted via a media release (Appendix 2). The consultation was also advertised extensively on the Council's website (Appendix 7 - 9) and using Social Media (Appendix 4 - 6). The Council's Facebook page has 11,402 follows, cumulatively the Facebook posts received 20 comments, and were shared 17 shares.

Representations were invited via email or via post.

Consultation emails

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

A newsletter (Appendix 3) was sent to approx. 250 people that had signed up to be informed of any Council consultation, as well as to the 6,000 people who had requested to be sent the general Councils newsletter.

Documents available on the Council's website

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

Consultation events

Two digital consultation events were carried out on the 16th and 17th November 2021. These events were publicised on the Council website as well as on the leaflets and press releases. Attendees were able to call the office to book a time slot or enter the event via a Microsoft Teams link on the Rushmoor Borough Council Website. We received approximately 30 telephone calls during the consultation period with people asking questions about the

consultation documents and their implications. The majority of people contacting us requested to be signed up for the digital drop in events. The estimated attendance for the two digital events was 25 people.

An in person drop in event was also arranged at the Council Offices for the 19th November, however this was principally advertised for consultees who were unable to attend the digital events. The Council Offices are easily accessible via public transport and is within Farnborough Town Centre. For the drop in event several display boards were available for the public to view (Appendix 10) which provided summary information on the documents which were being consulted upon Council officers were also available to answer any questions (Appendix 11). The public were encouraged to complete the supplied feedback form, or to email to policy email address with any comments. The estimated attendance for the in person drop in events was 10 people, this reflects the willingness of the public to engage with the consultation digitally and over the phone.

From the 19th November 2021 display boards (Appendix 10) that provided a summary information of the consultation, were exhibited in the reception of the Council Offices.

Summary of the main issues raised and officer responses

We received 10 responses relating to the Basingstoke Canal Conservation Area Appraisal and Management Plan with most of the comments received focusing on the proposed boundary changes (i.e. areas to be removed from the conservation area).

Four of the responses were acknowledgements to the consultation and did not provide any feedback on the content of the draft appraisal or management plan. One of the responses was in support of the proposals.

Issues identified:

1. Concerns that the review process is removing areas from the conservation area

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

The section of the Basingstoke Canal Conservation area that lies within Rushmoor has not been reviewed since designation in 1977.

We have reviewed the conservation area and produced a character appraisal which identifies some areas could be removed from the conservation area because they do not demonstrate special architectural or historic interest. National Planning Policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.

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

There has been very limited development within or adjoining the Basingstoke canal conservation area since it was first designated in 1977. Some development has taken place on operational military land that does not satisfy the requirement of being of special or architectural interest and is therefore being removed from the conservation area.

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

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

3. Concerns about the loss of woodlands / ancient woodlands

Biodiversity and ecology assets in the borough are protected under separate legislation and by both national and local planning policies. The majority of the areas being removed from the Basingstoke Canal Conservation Area are designated as Suitable Alternative Natural Green Space (SANG) which is secured in perpetuity and is managed by the Land Trust.

Next Steps

Following consideration of the comments received (Appendix 12) it is proposed that the Basingstoke Canal Conservation Area Appraisal and Management Plan be presented to the Councils Cabinet for adoption with the boundaries remaining unchanged from those set out in the consultation draft.

Appendix 1– Email to Consultees

Rushmoor Borough Council Conservation Area Consultations - Statutory Consultees



Rushmoor Council Planning Policy

To: Rushmoor Council Planning Policy

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

Dear Sir / Madam,

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

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

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

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

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

To respond please email planningpolicy@rushmoor.gov.uk or write to us at the following address:

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

Yours faithfully,

The Planning Policy and Conservation Team

Planning Policy and Conservation Team

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

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

Appendix 2– Media Release

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

You are in News

November 2021

Important step forward for new visitor centre

Union Yard regeneration scheme construction under way

App puts Aldershot on the map

Christmas is coming to Aldershot and Farnborough

Council seeks views on conservation areas

Media release - issued 04 Nov 2021

Council seeks views on conservation areas

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

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

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

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

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

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

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

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

Anyone who would like to attend one of the sessions should email planningpolicy@rushmoor.gov.uk.

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

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

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

Related links

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

Contacts

Communications

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Appendix 3– Newsletter notification



Remembrance Sunday

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

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

Food waste collections update and thanks

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

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

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

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

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

Conservation areas - give us your views

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

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

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

The closing date is Monday 13 December.

Festive dates for your diary

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

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

Appendix 4 –Social Media Post – 8 November

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

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



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www.rushmoor.gov.uk/conservationreviews



👍👎 4 15 comments 7 shares

Appendix 5 – Social Media Post – 18 November



Rushmoor Borough Council

18 November 2021 · 🌐

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

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

If you would like to attend, please call us on 01252 398787 or email planningpolicy@rushmoor.gov.uk 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.



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www.rushmoor.gov.uk/conservationreviews

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👍 5

4 shares

Appendix 6 – Social Media Post – 9 December

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

There's still time to give your views on some proposed changes to four conservation areas in Aldershot and Farnborough.
The conservation areas are St Michael's Abbey, Farnborough Hill, Manor Park in Aldershot and the Basingstoke Canal.
The consultation ends next Monday, December 13.
The reviews are part of our long-term work to protect and improve the heritage and character of Aldershot and Farnborough and build on the policies in the Rushmoor Local Plan.
For more information and to take part in the online consultation please go to www.rushmoor.gov.uk/conservationreviews



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www.rushmoor.gov.uk/conservationreviews



Appendix 7 – Website – main consultation page

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

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Neighbourhood planning

Former local plans and policies

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

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

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

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

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

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

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

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

Drop-in sessions

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

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

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

Privacy notice

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

Related documents

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

[Help with PDF documents](#)

Related links

- [Conservation areas](#)

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Appendix 8– Website – Basingstoke Canal consultation page (pre consultation events)

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Consultation on the draft Basingstoke Canal Character Appraisal and Management Plan

Give your view on the proposed boundary changes and character appraisal and management plan.

Background

The Basingstoke Canal is an inland waterway, running from Basingstoke in Hampshire to the River Wey Navigation in Surrey. The Basingstoke Canal was designated as a conservation area in 1977 by Hampshire County Council and Surrey County Council.

There is currently no Conservation Area Appraisal or Management Plan for the section of the conservation area within Rushmoor.

Draft Character Appraisal and Management Plan

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

The draft document proposes some amendments to the conservation area boundary which hasn't been reviewed since 1977.

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

Online drop-in sessions

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

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

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

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

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Related documents

[Draft Basingstoke Canal Character Appraisal and Management Plan \[10Mb\]](#)

» Help with PDF documents

Related links

» Conservation areas

» Locally listed buildings

» Nationally listed buildings

» Carrying out work to a listed building or in a conservation area

» The Rushmoor Local Plan

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Appendix 9– Website – Basingstoke Canal consultation page (post consultation events)

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Related documents

- Draft Basingstoke Canal Character Appraisal and Management Plan (109kb)
- Help with PDF documents

Related links

- Conservation areas
- Locally listed buildings
- Nationally listed buildings
- Carrying out work to a listed building or in a conservation area
- The Rushmoor Local Plan

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

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

Appendix 10– Banners

Conservation area reviews



INTRODUCTION

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

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

1. OVERVIEW DOCUMENT

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

2. APPRAISAL


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

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

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

3. MANAGEMENT PLAN

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






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Basingstoke Canal conservation area



The Basingstoke Canal conservation area was designated in 1977 by Hampshire County Council. The section of the conservation area within Rushmoor has not been reviewed since.



FOUR KEY CHARACTER AREAS

As part of the current review of the Basingstoke Canal conservation area, we analysed its character and identified four key areas within it.

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

- Old Ivelly Road to Eelmoor Bridge
- Eelmoor Bridge to Farnborough Road Bridge
- Farnborough Road Bridge to Government Road
- Government Road to the Aqueduct

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

- Views
- Public realm

CONSULTATION PROPOSALS

Boundary changes

When we reviewed the conservation area, it became clear that parts of it do not reflect its historic character and/or benefit from other forms of protection such as designation as Suitable Alternative Natural Greenspace. The appraisal therefore recommends that the boundary for the conservation area is changed, so it would become smaller, but more focused.

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



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Appendix 11– Photograph of Consultation Event



Appendix 12– Summary of comments received on the Basingstoke Canal Conservation Area Character Appraisal and Management Plan and the Councils response

Respondent	Response Summary	Officer Comment
Dustin Lees - Surrey County Council MWPA	Thank you for consulting Surrey County Council as the Minerals and Waste Planning Authority (MWPA) about the relevant appraisals and management plans. The MWPA has no comments to make.	Noted.
Fariyah Choudhury, Public Health Hampshire	<p>We recognise that Basingstoke Canal is an important recreational asset for the local community, noting that The Canalside including the tow path is used for leisure and recreation as a route for cycling, walking, pleasure boats, canoeing and angling, providing an attractive green route avoiding busy roads.</p> <p>It notably forms part of the Rushmoor Parkrun route which is a popular event having recently reached its 17th anniversary. Hence, having a level of protection through heightened conservation status, which necessitates management and maintaining the site is beneficial for the health and wellbeing of those with proximity to the route.</p>	Support noted.
Judith Johnson, Environmental Agency	Due to limited capacity within the Thames Sustainable Places team we are unable to consider these documents.	Noted.
Marie-Anne Phillips, Land Trust	On behalf of the Land Trust, who oversee the management of Wellesley Woodlands we don't see any problem with your proposals to alter the boundaries to the Basingstoke Canal Conservation Area.	Noted.

	The SANG designation and other SINC/SSSI designations remain in place. The flashes remain within the conservation area and it allows for the bridge upgrade works to happen.	
Sharon Jenkins, Natural England	Natural England does not have any specific comments on this draft Conservation Area Appraisal and Management Plan.	Noted.
Robert Lloyd-Sweet, Historic England	<p>Historic England recognise that reviewing the conservation area boundaries is an important part of the Council's statutory duty and helps to ensure both that areas that are deserving of protection and enhancement are appropriately identified and defined and that unnecessary burdens are not applied to areas that do not 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 not 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 Basingstoke Canal Conservation Area we see this as a helpfully concise document that helpfully identifies the changes in character along the course of the waterway which in many cases are dependent on changes in its setting. This is similar to the understanding of the character of other canal conservation areas elsewhere in the country and we support this approach. With regard to the proposed boundary changes we would suggest some matters for consideration in deciding these.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>

	<p>We feel consideration should be given to retaining the woodland in the Wellsley development that lies in the conservation within its boundary.</p> <p>We note that it is likely the Basingstoke canal conservation area would be considered to gain greater significance from its association with the Aldershot barracks than vice versa. We have, nevertheless noted elsewhere that where two conservation areas overlap the impact of the same development may in fact be considered to have a different impact on each area and that, as such the overlap has a meaning full impact on decision making.</p> <p>We would be pleased to see the woodland to the north of Canal between the A325 Farnborough Road and Queens Avenue remain within the conservation area if this contributes positively to the special interest and character or appearance of the Basingstoke Canal Conservation Area.</p>	<p>The conservation area boundary that was defined in 1977 includes a number of areas of land which have subsequently been secured as Suitable Alternative Natural Green Space (SANG). The management of the SANGs are a legal requirement and an Ecological Management Plan was approved by the Council. We do not consider that it is necessary for these areas to be retained with the conservation area when the land in question is managed and the role / function of these areas has changed.</p> <p>The Queens Avenue Bridge will be located within two conservation areas, notably the Aldershot Military Conservation Area which in effect crossed over the bridge and the Basingstoke Canal Conservation Area that passes under the bridge.</p> <p>As noted in the consultation document the area of woodland in question is located within the Aldershot Military Conservation Area. We do not consider that the woodland justifies double designation.</p>
<p>Alan Firman</p>	<p>Plans for the Basingstoke Canal appear fine. It should be left alone or improved.</p>	<p>Noted</p>

<p>Chris Morgan</p>	<p>Well, I note with interest that all of the proposals include a reduction. To me this means you and or your predecessors have failed. Surely the idea of having conservation areas is to protect what is there, in reality these areas should grow as time passes and more properties and sites fall into the historic bracket.</p> <p>I can't believe that there is any significant cost involved other than what I imagine was a very costly exercise to create these reports.</p>	<p>It is a commitment within the Rushmoor Local Plan (2019) to review the borough's Conservation Areas.</p> <p>Conservation areas are a heritage designation. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local planning authorities to identify areas of special architectural or historic interest, the character or appearance of which is desirable to preserve and enhance.</p> <p>Conservation areas should be supported by conservation area appraisals in order to justify their designation.</p> <p>Historic England acknowledge that change in conservation areas is inevitable, and often beneficial. The conservation area appraisal and management plan identifies ways to manage change in a way that conserves and enhances the conservation areas character and appearance.</p> <p>Proposals for development in conservation areas that require planning consent will be determined in accordance with the Local Plan unless there are material considerations that indicate otherwise.</p>
<p>Elaine Grieveson</p>	<p>The Council should not be altering any boundaries involving a Conservation Area unless you are extending it. These areas are supposed to be protected and once you start 'making them smaller' to refine your help/work to keep them, what's to stop you, slowly edging away at the boundaries until the area doesn't exist at all.</p>	<p>It is a commitment within the Rushmoor Local Plan (2019) to review the borough's Conservation Areas. Conservation areas are a heritage designation the character or appearance of which it is desirable to preserve or enhance. Conservation areas should be supported by conservation area appraisals in order to justify their designation. National Planning Policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.</p>

	<p>Conservation Areas are supposed to be Protected and Managed. This country is losing far too much Woodlands, along with Ancient Woodlands that can NEVER ever be replaced, the biodiversity of an Ancient Woodland is more than just trees, it's about the untouched soil that goes down to the core.</p> <p>Concerns raised about the management of Southwood Country Park.</p>	<p>Biodiversity and ecology assets in the borough are protected under separate legislation and by both national and local planning policies. The majority of the areas being removed from the Basingstoke Canal Conservation Area are designated as Suitable Alternative Natural Green Space (SANG) which is secured in perpetuity and is managed by the Land Trust.</p> <p>An interim management plan for Southwood Country Park Suitable Alternative Natural Green Space has been prepared and can be accessed on our website: https://www.rushmoor.gov.uk/southwoodcountrypark</p>
<p>Sean Bissett-Powell</p>	<p>One of the repeated reasons quoted for removing sections of Conservation Area is the presence of modern developments which do not match conservation requirements.</p> <ul style="list-style-type: none"> • 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>There has been very limited development within or adjoining the Basingstoke Canal conservation area. Some development has taken place on operational military land which did not require planning permission.</p> <p>The purpose of conservation areas designation is not to prevent development. Change is inevitable but as planning authority we seek to manage change in a way that conserves and enhances the character and appearance of historic areas. It is important to note that some forms of development do not require planning permission, these are known as permitted development rights. The National Planning Policy Framework requires that Local planning authorities should look for opportunities for new development within conservation areas 'to enhance or better reveal their significance'</p>

<ul style="list-style-type: none"> • Does the fact that they gained permission indicate either that Conservation Areas actually offer no protection, or that the planning permissions were incorrectly granted? • 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 • 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>Will open spaces removed from conservation areas because they are covered by other schemes will still benefit from equivalent levels of protection, and whether the alternative schemes have been reviewed to determine that they, in turn, are not about to be removed.</p>	<p>As noted above some development in or adjoining conservation areas that could be considered detrimental to their character and appearance do not require planning permission.</p> <p>Planning applications are determined in accordance with the development plan (Rushmoor Local Plan) unless material considerations indicate otherwise. As noted above some forms of development (permitted development) do not require planning permission.</p> <p>The preparation of a character appraisal helps to to understand the significance of the area and identify threats to its special architectural or historic interest. The character appraisal will upon adoption be a material consideration in decision making.</p> <p>Any environmental designations in place (such as designation as a Site of Special Scientific Interest) are managed through a different process. The protection offered by other designations that apply are not impacted by the conservation area review process.</p>
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Conservation Area

appraisal and management plan



Manor Park



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1. Introduction

Overview Document

- 1.1 This document should be read alongside the [Rushmoor Conservation Area Overview document¹](#) which sets out the context in which conservation areas in Rushmoor have been designated. This includes the legislative and planning policy framework as well as the geographic and historic setting of the borough. The Overview document also explains what you need planning permission for, if your property is within a conservation area.
- 1.2 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.

Appraisal and Management Plan

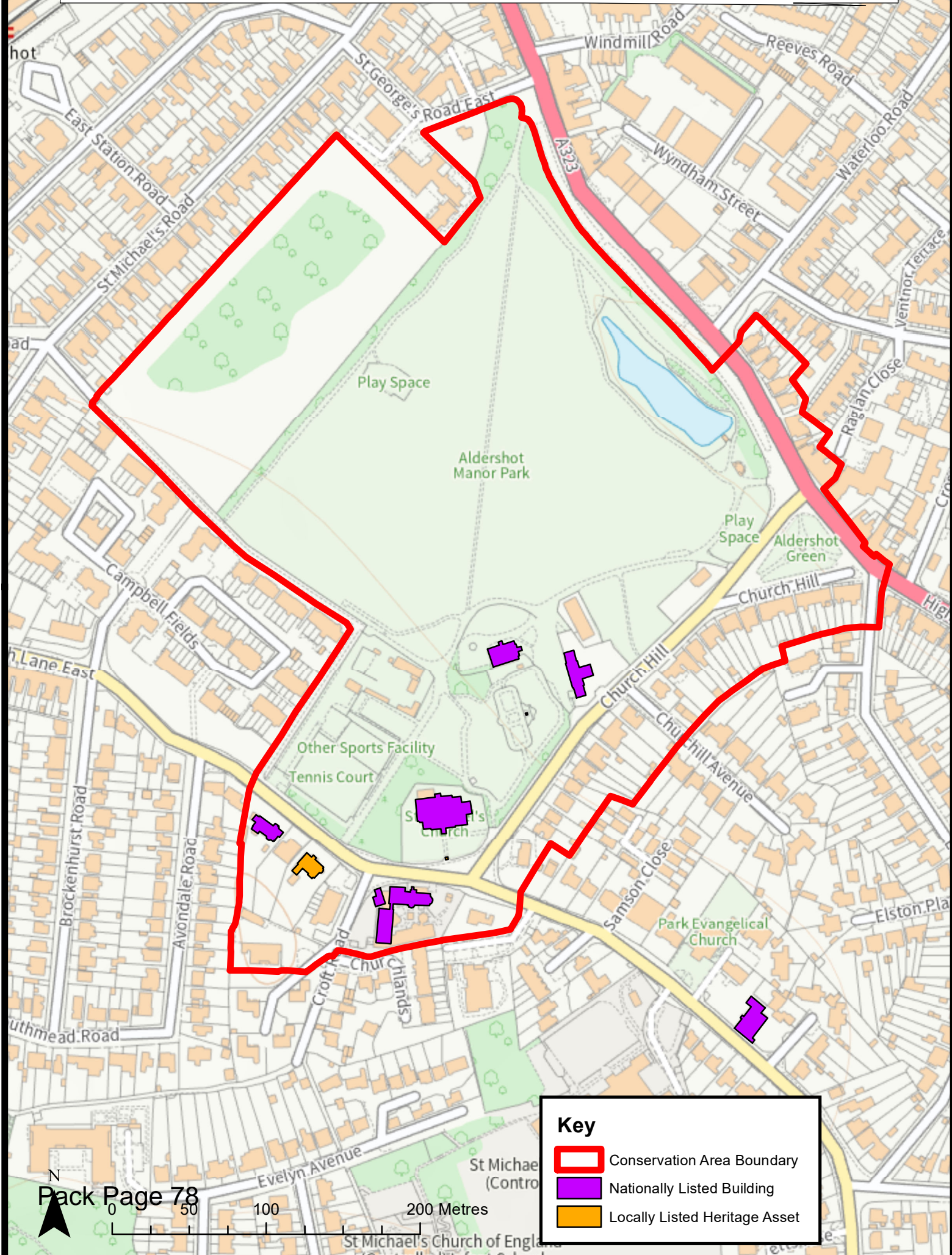
- 1.3 This appraisal document sets out the special architectural and historic interest of the Manor Park Conservation Area, which justifies its designation as a heritage asset, the character or appearance of which it is desirable to preserve or enhance. The appraisal also identifies which features of the conservation area make a positive or negative contribution to its significance and is accompanied by a management plan which sets out ways in which homeowners, the local community and the council can manage change in a way that conserves and enhances the historic area.
- 1.4 Character 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.

Sub-character appraisals




- 1.5 There are two different character within the Manor Park Conservation Area:
 - Manor Park and Church Lane East
 - Church Hill, Village Green and High Street
- 1.6 These areas are protected based on their spatial character and architectural qualities, historical development and the contribution they make to the conservation area.

¹ Document available to view at: <https://www.rushmoor.gov.uk/conservationareas>

Manor Park Conservation Area



Key

-  Conservation Area Boundary
-  Nationally Listed Building
-  Locally Listed Heritage Asset

N
Pack Page 78
0 50 100 200 Metres

2. An Overview of Manor Park Conservation Area

Designation History

2.1 The Manor Park Conservation Area was first designated in 1980, and then reviewed in 1989 and 2022.

Location

2.2 Manor Park Conservation Area is located to the South East of Aldershot Town Centre.

Area Development

2.3 The original settlement of Aldershot, developed in the Manor Park area. It is thought that the land in front of the Manor House, that extends down the hill to the High Street and pond, is the site of the original medieval village. This part of the Park is an area of significant archaeological value. The conurbation of Aldershot remained centred around the Manor Park area until the 1850s, when the arrival of the army and the construction of the railway resulted in a period of substantial growth, forming the present-day location of Aldershot's town centre.

2.4 The 63 acre park has changed little since the 1800's. The old village of Aldershot dates back to Anglo-Saxon times, located close to the pond and the origins of the village green. The buildings fronting the green are already located in the conservation area, dating from 1880's and which form part of the historic village location. The buildings along Church Hill are circa 1930's and some 1960's properties. The park was sold to the Council from its last owner Major Newcome in 1919.

2.5 The current Manor House was built in 1670, by the Tichbourne family. Prior to this there was an older Manor House. The 1895 maps show the current Manor House and a more tree detailed landscape.

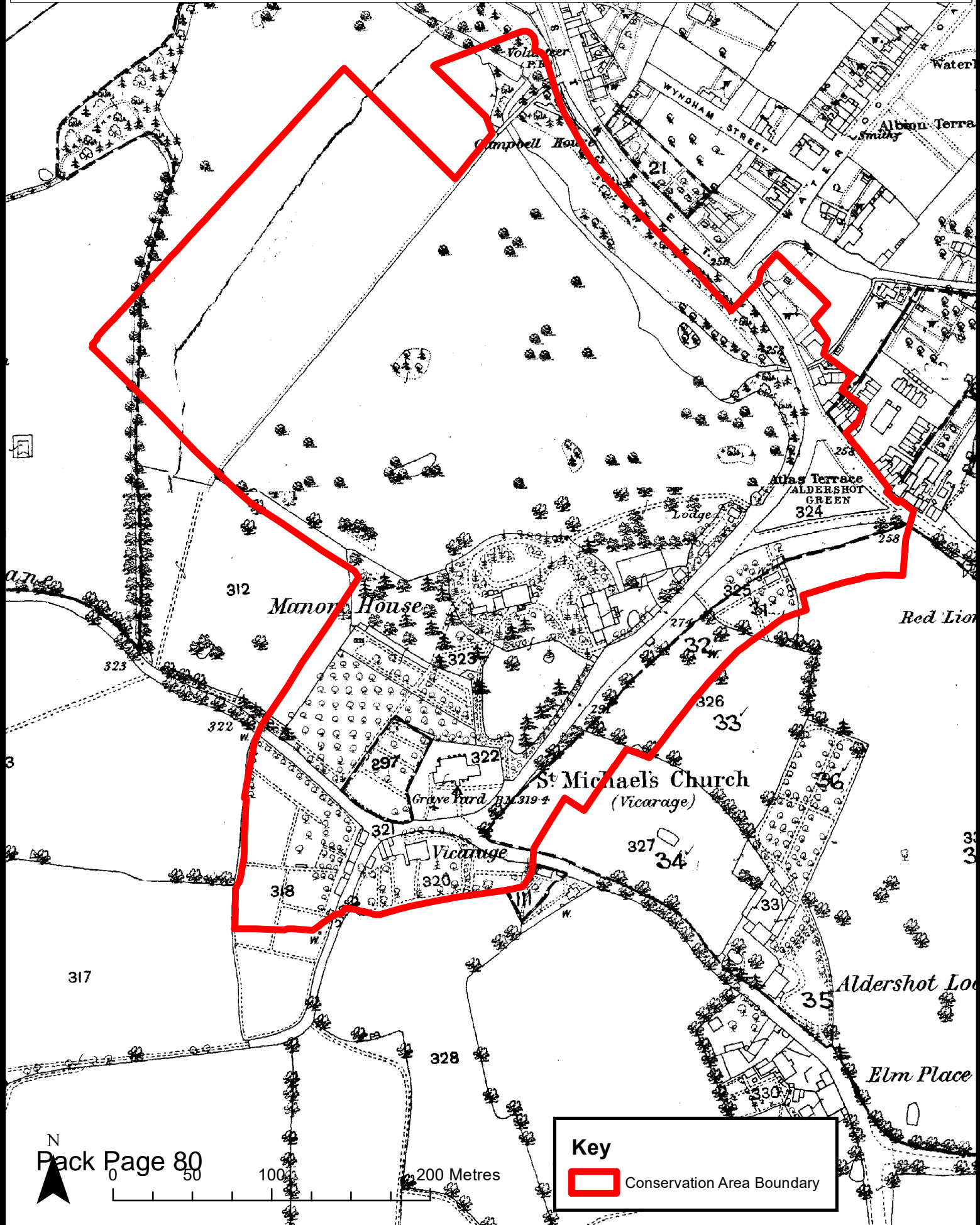
2.6 There is a long path that runs across the park, known as Major's Walk, this can be seen on 1881 OS map. This was planted by order of the last owner in residence; Major Newcome.

2.7 As a result of this pattern of development, it is considered that within Manor Park Conservation Area there are two areas with distinct character. These are:

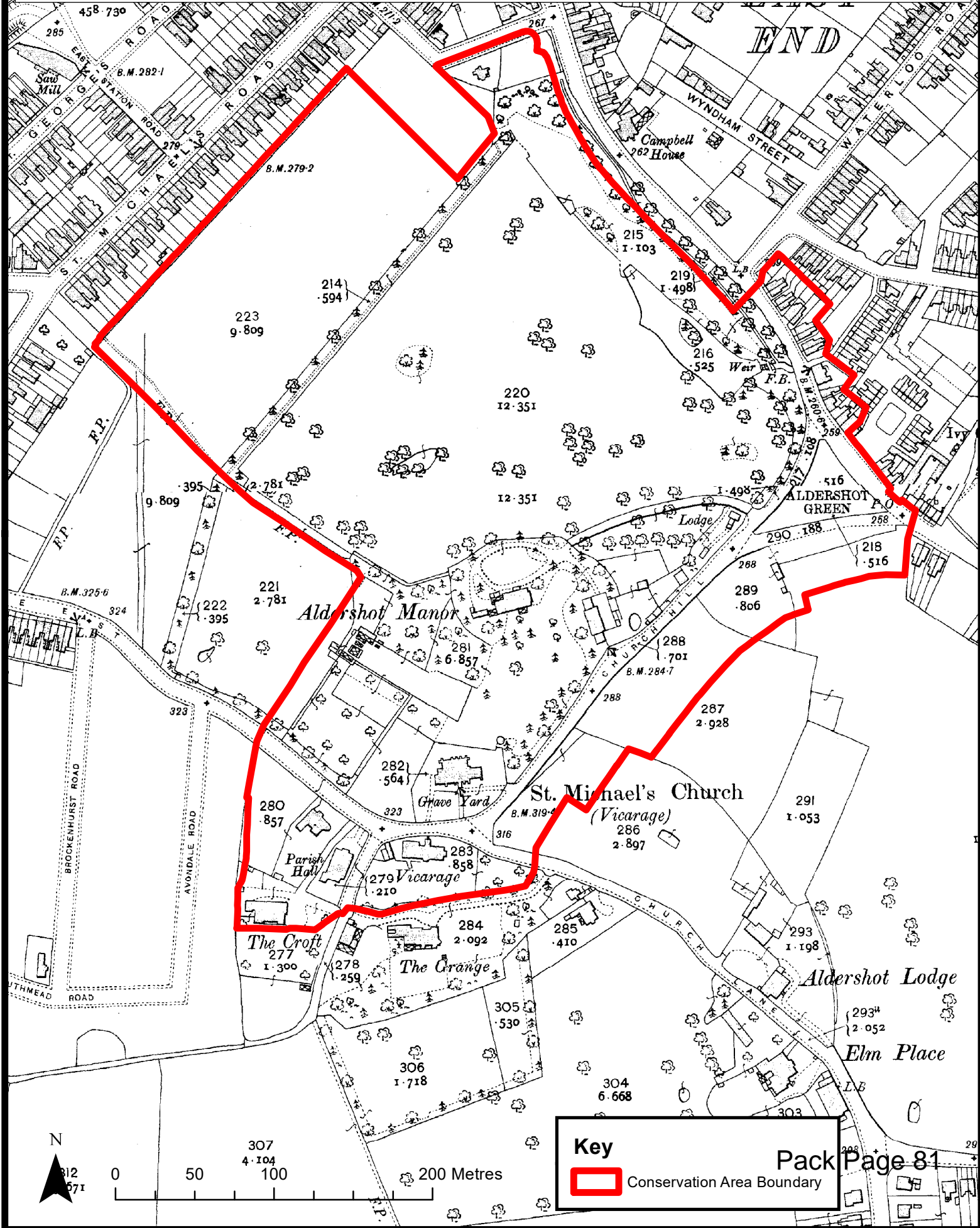
- Sub Area 1 – Manor Park and Church Lane East
- Sub Area 2 – Church Hill, Village Green and High Street

2.8 Further detail about the special characteristics of each of these areas is set out in the following sections.

1881 OS Map showing Manor Park Conservation Area



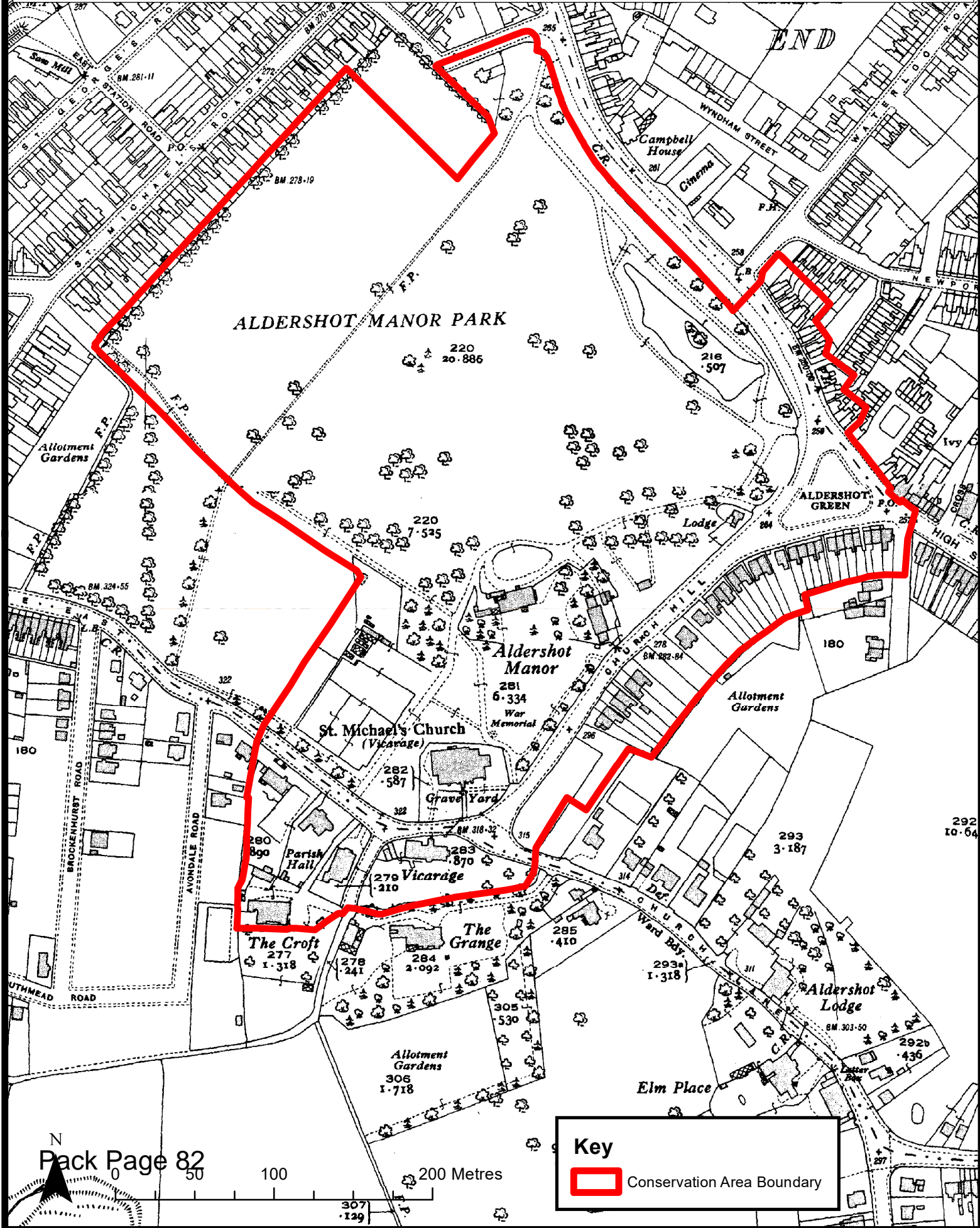
1911 OS Map showing Manor Park Conservation Area



Key
[Red outline] Conservation Area Boundary

Pack Page 81

1931 OS Map showing Manor Park Conservation Area



3. Sub Area 1 – Manor Park and Church Lane East

Area Summary

- 3.1 This area includes; Manor Park itself and the buildings included along Church Lane East; War memorial, Heroes' Shrine, Manor Park House (17th Century), Manor Park Lodge, St Michael's Church (12th Century), Manor Place Nursing Home (The Old Vicarage).

Streetscape and boundaries

- 3.2 This part of the Conservation Area is formed by the junction of the southern end of Church Hill with Church Lane East, continuing for a short way to the west along the southern boundary of Manor Park and then including the park itself. The buildings of St. Michael's Parish Church and Manor Place Nursing Home characterise this area.
- 3.3 The other buildings in the area are generally large, detached properties, from around the turn of the 20th century, situated in reasonable sized plots, with boundary walls and hedges. There is a mixed pallet of materials, with the traditional orange brick and clay plain tile as the original style, from local clay pits. Other materials such as slate and traditional renders are introduced later, when transport links made them more accessible.
- 3.4 The majority of properties have surviving front boundary walls, with either small paved frontage areas behind, or larger front gardens. Fortunately, very few garden walls and front garden areas have been lost to the modern requirements of 'off-street' parking.
- 3.5 The northern edge of the parkland provides an important historic boundary, although the original railings have been replaced, along with the northern and eastern gates, to formalise the boundary of Manor Park. Earlier park railings exist along some of the southern boundaries and to the west side of Manor Walk.
- 3.6 The historic walls to Manor Place and the Church are also particularly important, within the focal point and street scene at the junction of Church Lane East and Church Hill.
- 3.7 The use of unsympathetic paving materials (notably tarmac) within the Park but also along sections of Church Lane East contrasts with the appropriate pavement detailing such as that located outside of St Michaels Church.

Open Spaces, Parks, Gardens and Trees

- 3.8 The most important public open space within the Conservation Area is Manor Park itself. This is a mature, well maintained parkland, with a variety of public facilities, such as a playground, a skate boarding park, tennis and netball courts. Long distance views are afforded throughout the parkland area and the elevated position of the southern end of the area also allows more far reaching views across Aldershot to the west and north.
- 3.9 Individual trees, groups of trees and hedgerows form an important part of the character of the sub area. The parkland area contains the most mature groups and individual tree specimens, including the Major's Walk, which is a fine avenue of trees running from the footpath Manor Walk to the High Street gateway of the Park. Outside the park, there are some important individual tree specimens, which are protected by Tree Preservation Orders, such as the large oak near the converted St. Michael's Church Hall.
- 3.10 All boundary planting to the park is important and together with that within the front gardens of the surrounding housing, sometimes growing above the original boundary walls, helps to retain the verdant nature of the conservation area.

Building form and detail (Architecture)

- 3.11 The church of St Michael's, although much restored, originates from the 12th century. The tower, of coursed ironstone and brick, the chancel and the Lady Chapel all date from around 1380. The church was extended in the 14th century and enlarged again in 1859 with the coming of the army camp and in 1912 a new nave, chancel and north arcade were added. The Church has a ring of eight bells including one of the oldest bells in Hampshire, bearing a lion's face and foliate stamp and is dated 1380. The two soldiers' bells commemorate those who died in the Great War.
- 3.12 Manor Park itself is a large area of open parkland stretching from the High Street in the north to Church Lane East in the south, from Church Hill in the east to the playing fields in the west. Manor Park House stands to the east of this open area, to the north of the Parish Church of St. Michael's and with the associated Coach House to the east. The present Manor House was built in the 17th century by Sir Walter Tichbourne and was acquired by Aldershot Borough Council in 1919, along with the surrounding parkland. It is constructed of red brick with occasional blue headers and has traditional vertical sliding sash windows. The Coach House originally serving the Manor House has been converted into offices but retains the character of its origins as a service building to the main house.
- 3.13 The use of different building materials within the sub area is characterised by the ages of the buildings. The more historic buildings along Church Lane East or those relating to

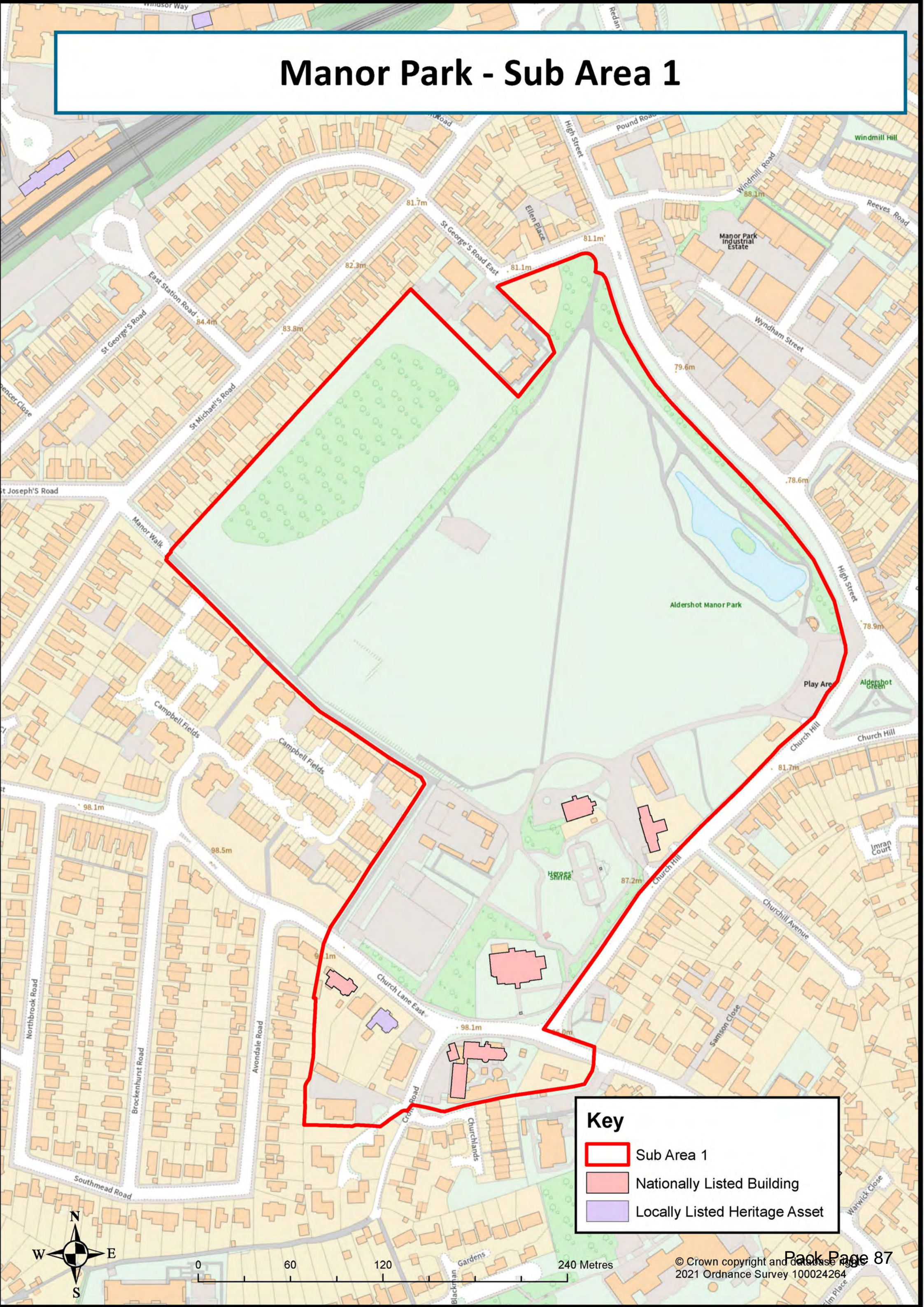
the Park are of red brick, with red clay roofing tiles, with some instances of hanging tiles and some with traditional slate roofs. Manor Park Cottage (a former lodge house) within the grounds of the park has a nice example of scalloped hanging tiles and makes an important contribution towards the character and appearance of the conservation area. Manor Park Cottage and Manor Park Lodge have a historic connection to the park as demonstrated by the 1881 OS map and may be worthy of designation as locally listed heritage assets.

- 3.14 Land along the Manor Park Conservation Areas northwest boundary, which is today, included into the park, was once the playing fields to Aldershot Manor Girls Secondary School. The playing fields are located to the west of the main area of Manor Park and are separated from the parkland by a mature avenue of large specimen trees. The land is a higher level than the parkland. The western boundary is bordered by the rear gardens of Edwardian terraced and semi-detached properties, the south and north by areas of modern development. The playing fields are a relatively open area of grassland, with no facilities.




Alterations

- 3.15 Modern buildings and structures have been introduced into the park reflecting its role as an important recreational space, including a children's playground, tennis courts and skate park. Other structures such as the depot for the parks department and public conveniences are less enhancing built forms.

Manor Park - Sub Area 1



Key

-  Sub Area 1
-  Nationally Listed Building
-  Locally Listed Heritage Asset



Sub Area 1—Manor Park and Church Lane East



Image 1—View North West from pedestrian entrance on Church



Image 2- Manor Park House



Image 3—St Michael's Church

Sub Area 1—Manor Park and Church Lane East



**Image 4—Glebe House,
Church Lane East**



Image 5—Manor Park Lodge



Pack Page 89
Image 6—Council Depot

4. Sub Area 2 – Church Hill, Village Green and High Street

Area Summary

4.1 The buildings along Church Hill, are mainly 1930's buildings, with a few 1960's structures, these are two storey, set back off the road, by small front gardens. The buildings along the High Street are earlier in build, ranging from 1881 to 1911 and front directly onto the road.

Streetscape and boundaries

4.2 The street frontages of these roads are characterised by predominantly Edwardian and 20th century inter-war housing development, interspersed with late 20th century buildings. There are short terraces, semi-detached and detached properties on Church Hill, which rises to the south, with a general forward building line, long linear rear gardens and small front gardens with most boundary walls surviving.

4.3 Most of the properties along Church Hill and Ash Road also retain original garden walls, or sympathetic replacements, which contain the domestic curtilage, creating and retaining an important linear character to the street scene. The walls are generally around half a metre in height, thereby not obscuring the properties.

Open Spaces, Parks, Gardens and Trees

4.4 The small green is an important focal point within the conservation area, being at the junction of High Street, Church Hill and Ash Road. This open space compliments the eastern entrance to Manor Park opposite, with significant views north along Church Hill, towards the Green and east along the High Street.

4.5 The Church Hill and Church Lane East junction also forms a focal point within the conservation area being in an elevated position, with Church Hill falling away to the north and affords views into the residential areas to the north, east and west.

4.6 There are some important individual trees within the pavement area bordering High Street which almost form an externalised formal walk to the internal parkland and make a valuable contribution to the setting of Manor Park.

Building form and detail (Architecture)

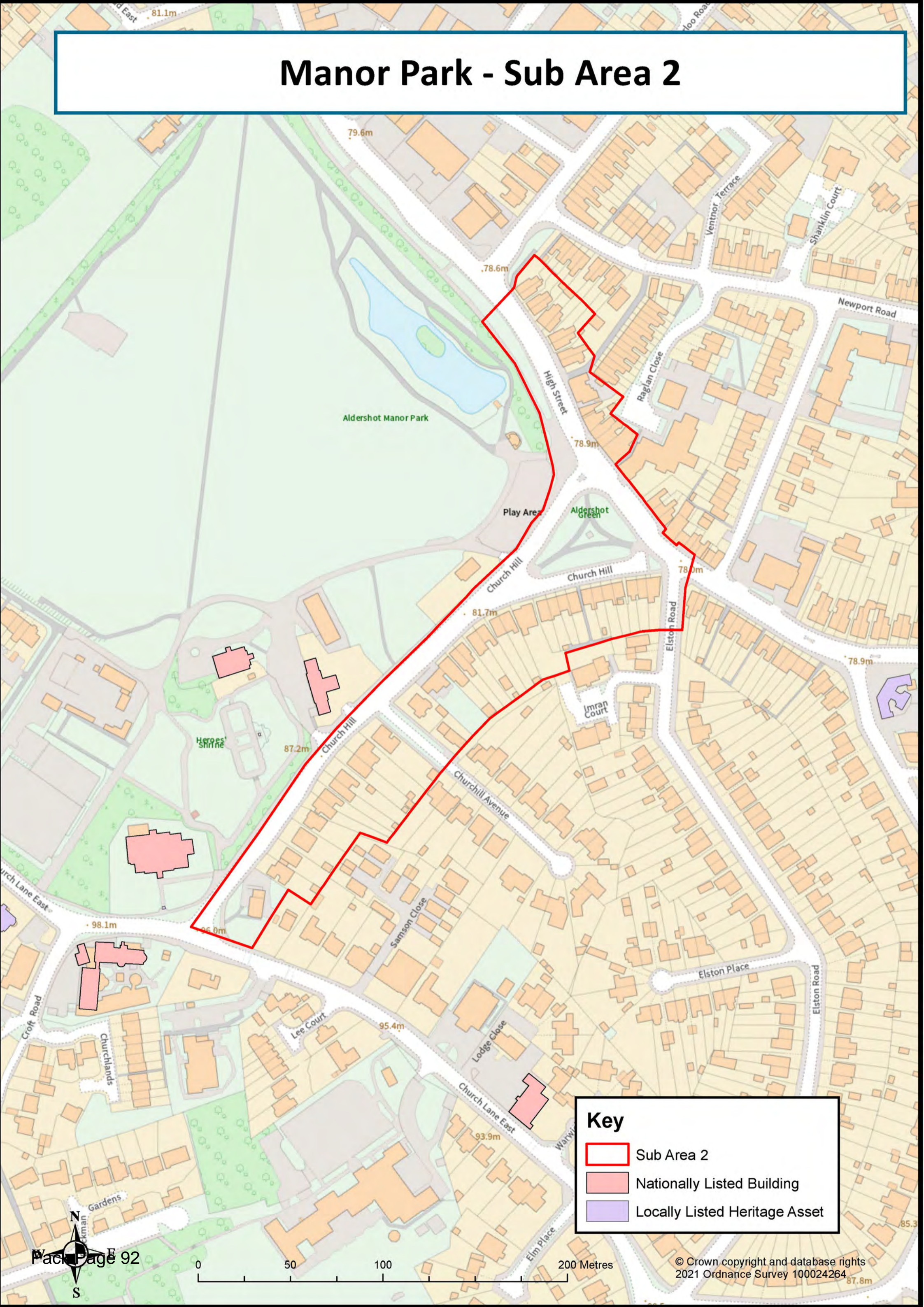
4.7 Within the sub area the Victorian, Edwardian and inter-war housing is generally either red brick with detailing such as stringcourses; windows and corner details picked out in a buff brick, or alternatively are rendered and painted, with windows, stringcourses and corner details picked out in a red brick.

- 4.8 The principal roofing material is slate, and a significant proportion of the buildings retain the original slate, with fortunately, very few instances of replacement with ‘fake slate’ or concrete roof tiles. Many of these buildings have overhanging eaves, and some of the Victorian / Edwardian period buildings have decorative barge boarding. Most of the buildings retain their original chimneystacks and pots.
- 4.9 The character of Church Hill properties partly comes from the exterior painted colour scheme and rhythm of the houses, with each house painted an alternative pastel colour. A good percentage of original features also survive, such as windows, doors, porches and garden walls, including original slate roofs and chimneystacks.
- 4.10 The High Street comprises mainly semi-detached properties, some with business premises on the ground floor with accommodation above. The buildings facades have altered, however the roofs and chimneys stacks remain.




Alterations

- 4.11 Within the sub area there is a loss of original window detailing and replacement, generally, with heavier detailed and unconventional opening PVCu windows. Where the original window detailing survives, or more appropriate modern window detailing has been inserted, this leads to a much more balanced façade. This is also true of replacement of the original front doors to buildings, however, many of the original porches to the houses survive, some being of quite fine and decorative timberwork.
- 4.12 Along the High Street, PVCu windows and doors, with varying non-traditional designs, imbalanced openings, lack of dummy frames, visible trickle vents, has led to the loss of the traditional fenestration and doors in a number of properties in the area and this incremental change is detrimental to the overall Victorian and Edwardian character.
- 4.13 Particularly harmful to the special character and appearance of the sub area is the painting of some or all of the brickwork facades of the buildings, or the inappropriate replacement of roof materials and the removal of chimney stacks, or the removal of boundary walls. There are few cases of entire coverage of paint to facades along the high Street and instances of unsuitable replacement of the original red clay tiles or slates and chimney removals, but where this has occurred, there has been an introduction of modern ‘fake slate’ and heavy inappropriately detailed concrete tiles and the loss of a feature in the chimney stack.
- 4.14 No historic shop fronts remain on the High Street within the sub area. Traditional shopfronts have been replaced by modern shop fronts with large areas of plate glass and deep oversized fascia’s. This, in conjunction with large projecting signs and advertisement lettering, which erodes the historic character of the conservation area.

Manor Park - Sub Area 2



Key

-  Sub Area 2
-  Nationally Listed Building
-  Locally Listed Heritage Asset

Sub Area 2 — Church Hill and Village Green



Image 7—View North East down Church Hill



Image 8—Historic Image of the Village Green
Source: Historic England



Image 9—View of Village Green with historic terraces beyond.
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Sub Area 2 — High Street



Image 10—An example of rendered and original brick detailing

5. Listed Buildings or Structures

Name	Grade	Link to Historic England
104, Church lane East	II	https://historicengland.org.uk/listing/the-list/list-entry/1339708
Stables to South West of No116 (the Vicarage)	II	https://historicengland.org.uk/listing/the-list/list-entry/1155572
The Vicarage (Manor Place Nursing Home)	II	https://historicengland.org.uk/listing/the-list/list-entry/1092628
Church of St Michael the Archangel	II	https://historicengland.org.uk/listing/the-list/list-entry/1339670
Aldershot Manor House	II	https://historicengland.org.uk/listing/the-list/list-entry/1339707
Stable Block to South of Aldershot Manor House	II	https://historicengland.org.uk/listing/the-list/list-entry/1092627

Locally Listed Buildings or Structures

Reference Name

- [LL5019](#) Glebe House, 110 Church Lane East
[LL5020](#) Lych gate to St Michaels Church
[LL5063](#) Statue of Christ calming the storm

6. Management Plan

Introduction

- 6.1 The management plan outlines a positive strategy to deal with the threats and opportunities identified in the conservation appraisal.
- 6.2 The effect of incremental, small-scale change within a conservation area can be cumulative and negative, particularly when involving the loss of key architectural features such as chimneys, boundary walls or traditional windows and doors. Incremental change is particularly difficult to manage as it is not automatically managed through the planning system and therefore requires good stewardship by the residents and property owners.

Good Stewardship

- 6.3 The active management of small-scale change within the conservation area is the responsibility of the people who live and work in that area. Community led conservation involves guiding positive change and positive regular maintenance. The owners of properties situated within a conservation area are caretakers of local heritage for future generations and commitment to good conservation practice is vital for preserving and enhancing its character and appearance.
- 6.4 Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings and buildings affecting conservation areas.

Positive and Negative Attributes

- 6.5 The following section details proposed actions to address some of the principal positive and negative features which were identified as part of the character appraisal of Manor Park in order to ensure the continued protection and enhancement of the conservation area.
- 6.6 The conservation area analysis identified the following positive features which are important to preserve the character of the area and give it lasting value:
- Many of the trees in the park are of historic importance, to the character and to the routes through the setting.
 - Settings of Nationally and Locally Listed Buildings.
 - Traditional windows and doors generally retained.
 - Trees and greenery in both the public and private domain.
 - Original chimneys and pots on the roofline.
 - The boundary wall at the front of the property.

- Private gardens of varying sizes.
- The original decorative features of the property.

6.7 Some aspects of the conservation area are identified as being eroded by negative changes. The following points were highlighted by the analysis:

- Satellite dishes on front elevations;
- properties where inappropriate renders have been applied and / or inappropriate painting of exterior walls;
- The replacement of original windows with windows not in a style in keeping with the property;
- The replacement of original doors with doors not in a style not in keeping with the property
- No historic shop fronts remain on the High Street within the conservation area. Modern shop fronts with large areas of plate glass and deep oversized fascia's;
- Use of tarmac on some pavements within the conservation area;
- Unsympathetic additions within the grounds of Manor Park, including the works depot.

Development Management and potential Article 4 direction

6.8 Conservation areas have greater planning controls over development due to their status. This restricts changes to the external appearance of any building within the conservation area as well as preventing buildings within a conservation area from being demolished. Further information is available in the Overarching Document and on our conservation area website. However, permitted development rights allow for certain types of alterations without the need for planning permission. Some of these alterations can have an unintended negative impact on the character or appearance of the area.

6.9 Further protection of the key features of the conservation area could be accomplished by introducing an Article 4 direction. The purpose of serving an Article 4 direction within or in areas adjacent to a conservation area is to encourage the retention and good stewardship of high-quality architectural features and to preserve and enhance its character and appearance.

6.10 An Article 4 direction would enable the Council to protect the character of the conservation area by requiring property owners to make a planning application for carrying out certain works. In this Conservation Area, this could cover the following works to residential properties:

- the replacement, improvement or other alteration of windows or doors;
- the external painting of a house;
- the provision of a hard surface to the front of a property;

- the erection, alteration or removal of a chimney;
- the alteration or change of roofing material;
- the erection, maintenance or alteration of a gate, fence, wall or other boundary treatment fronting a property.

6.11 It is not the intention of conservation area designation to prevent new development. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified. New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the conservation area (within, views into and out of) should also be carefully managed as it has the potential to detract from its character and special interest.

6.12 In summary, any change to the conservation area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be of high quality.

Implementation and Monitoring

6.13 Progress on the implementation of the management plan and the extent to which planning policies in the Local Plan are complied with or effective in delivering community aspirations for conservation areas will be monitored through the council's authority monitoring report.

6.14 These assessments can then be used to review and, if necessary, modify the planning policies as part of the 5-year review of the local plan. They can also be used to review and, if necessary, modify this character appraisal and management plan as part of the ongoing review of the Borough's conservation areas.

Appendix A – Areas removed from Conservation Area

- A.1 Conservation areas are intended to recognise areas of historic or architectural character. The location of the boundary for a conservation area is a qualitative decision relating to character. 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 (NPPF, Paragraph 191).
- A.2 During the public consultation on the draft Conservation Area Appraisal and Management Plan that was undertaken between November 2021 and December 2021, it was proposed to remove two areas from the conservation area, as shown on the map below. Whilst some objections to the removal of these areas were received, none provided enough evidence to justify the retention of these areas within the conservation area. The map below shows the two areas of modern development that were removed from the conservation area following the adoption of this Character Appraisal and Management Plan.
- A.3 Trees in a conservation area are protected by legislation, so the planning authority should be notified of any works to a tree. Once areas are removed from a conservation area, they no longer benefit from this protection.

Campbell Fields

- A4. Campbell Fields is a modern housing development, constructed in the 2000's on a site that was previously occupied by the Manor Park Girls School. The development borders Church Lane East, with the playing fields to the north and the tennis and netball courts to the west.
- A5. As a modern development, Campbell Fields is of good design, the buildings are not heritage assets and therefore were removed from the Conservation Area. A tree preservation order is in place within Campbell Fields providing protection for trees clustered on the land adjoining Church Lane East.

Eggars Court and Cherry Lodge

- A6. Eggars Court and Cherry Lodge are modern developments, located to the immediate north of the playing fields section of land in the park and to the south of Manor Park Cottage. The site is bounded by hedging and some substantial trees on the Eastern boundary. The buildings are modern and of circa mid 1970's architecture.
- A7. As a modern development, the buildings are not heritage assets and the design does not enhance or preserve the character or appearance of the conservation area and therefore were removed from the conservation area. Five trees within the grounds benefit from a Tree Preservation Order.

Campbell Field, Eggars Court & Cherry Lodge



**Image A1 —Campbell
Fields Development**

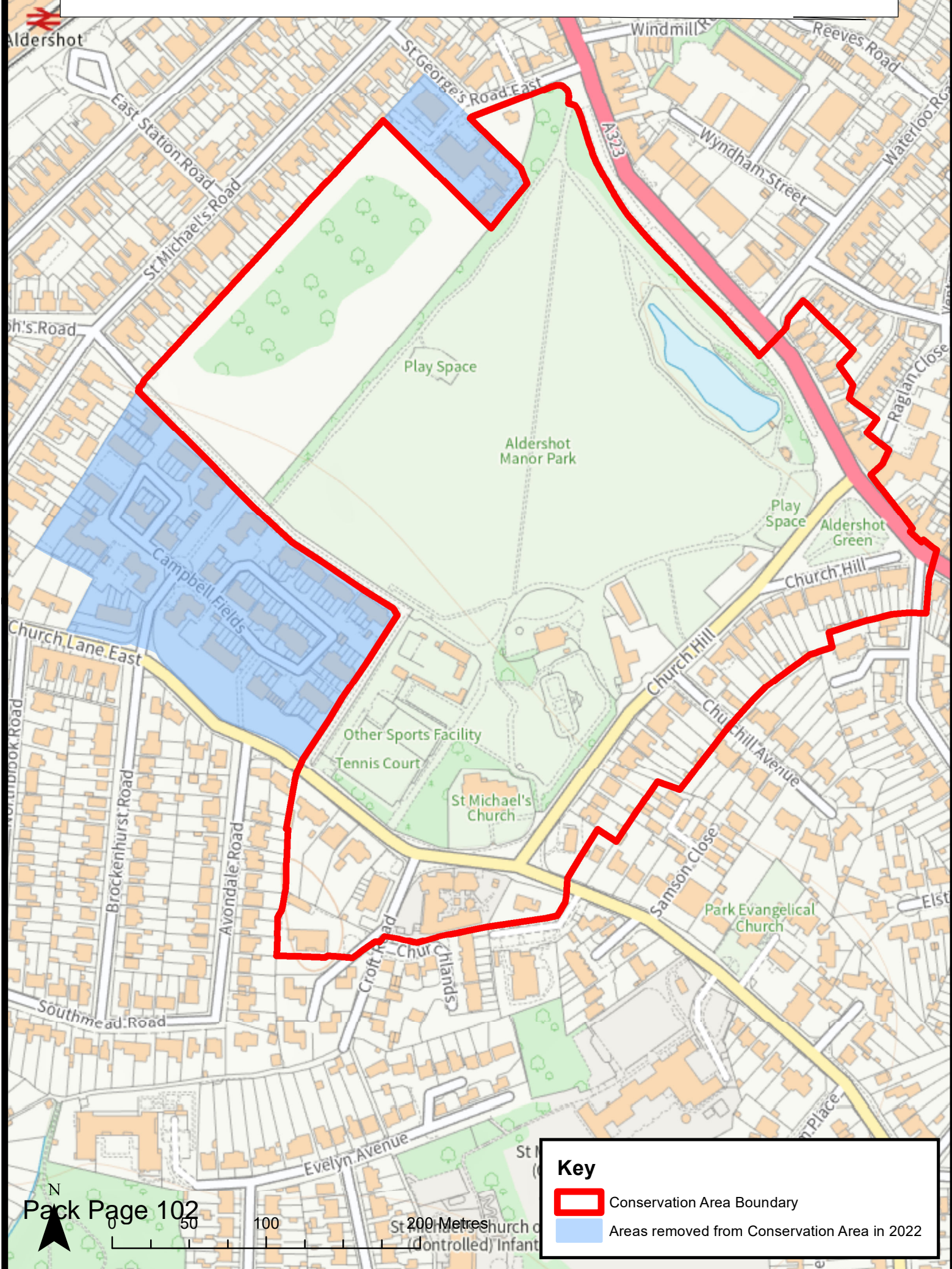


**Image A2— Tree buffer
between Church Lane East and
properties within Campbell
Fields**





**Pack Page 101
Image A3—Cherry Lodge**

Manor Park Conservation Area



Key

-  Conservation Area Boundary
-  Areas removed from Conservation Area in 2022

Manor Park Conservation Area Character Appraisal and Management Plan

Consultation Statement

Persons consulted as part of the Consultation

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

- Rushmoor Borough Council Offices
- Aldershot Library
- Farnborough Library

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

Representations were invited via email or via post.

Consultation emails

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

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

Documents available on the Council's website

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

Consultation events

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

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

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

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

Summary of the main issues raised and officer responses

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

Issues identified:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Next Steps


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

Appendix 1– Email to Consultees

Rushmoor Borough Council Conservation Area Consultations - Statutory Consultees



Rushmoor Council Planning Policy
To: Rushmoor Council Planning Policy

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

Dear Sir / Madam,

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

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

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

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

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

To respond please email planningpolicy@rushmoor.gov.uk or write to us at the following address:

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

Yours faithfully,

The Planning Policy and Conservation Team

Planning Policy and Conservation Team

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

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

Appendix 2– Letters to Householders

Dear Owner / Occupier,

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

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

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

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

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

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

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

By email

planningpolicy@rushmoor.gov.uk

By post

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

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


Yours faithfully




Tim Mills

Head of Economy, Planning and Strategic Housing


Appendix 3– Leaflet included with Letters to Householders



Conservation Area
consultation information



Manor Park



RUSHMOOR
BOROUGH COUNCIL



Why Rushmoor Borough Council is reviewing the Manor Park Conservation Area

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

The purpose of a Conservation Area Appraisal

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

What changes are proposed

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

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

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

What needs planning permission in conservation areas

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

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

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

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

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

How to respond to the consultation

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

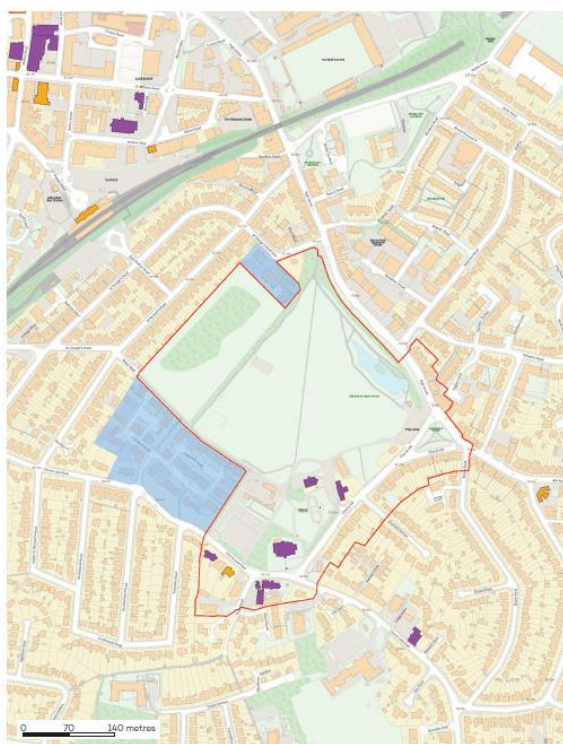
Responses must be received by 13 December 2021 and can be submitted using one of the following methods:

By email
planningpolicy@rushmoor.gov.uk

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

Further Information

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



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KEY

- Conservation area boundary
- Proposed de-designation
- Listed buildings
 - Locally listed
 - Nationally listed

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

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October 2021

Appendix 4– Media Release

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

You are in News

November 2021

Important step forward for new visitor centre

Union Yard regeneration scheme construction under way

App puts Aldershot on the map

Christmas is coming to Aldershot and Farnborough

Council seeks views on conservation areas

Media release - issued 04 Nov 2021

Council seeks views on conservation areas

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

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

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

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

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

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

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

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

Anyone who would like to attend one of the sessions should email planningpolicy@rushmoor.gov.uk.

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

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

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

Related links

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

Contacts

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

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Appendix 5– Newsletter notification



Remembrance Sunday

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

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

Food waste collections update and thanks

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

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

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

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

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

Conservation areas - give us your views

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

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

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

The closing date is Monday 13 December.

Festive dates for your diary

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

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

Appendix 6 –Social Media Post – 8 November

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

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



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www.rushmoor.gov.uk/conservationreviews



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  4

15 comments 7 shares

Appendix 7 – Social Media Post – 18 November



Rushmoor Borough Council

18 November 2021 · 🌐

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

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

If you would like to attend, please call us on 01252 398787 or email planningpolicy@rushmoor.gov.uk 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.



www.rushmoor.gov.uk/conservationreviews

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5

4 shares

Appendix 8 – Social Media Post – 9 December



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

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

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

The consultation ends next Monday, December 13.

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

For more information and to take part in the online consultation please go to www.rushmoor.gov.uk/conservationreviews



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our local heritage**
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www.rushmoor.gov.uk/conservationreviews



Appendix 9 –Website – main consultation page

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

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National, regional and county planning policy documents

Neighbourhood planning

Former local plans and policies

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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Related links

▶ [Conservation areas](#)

Contacts

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Appendix 10 – Website - Manor Park consultation page (pre consultation events)

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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 Manor Park Character Appraisal and Management Plan

Consultation on the draft Manor Park Character Appraisal and Management Plan

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

Background

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

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

Draft Character Appraisal and Management Plan

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

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

Hard copies of the document are available to view at:

- Rushmoor Borough Council Offices
- Farnborough Library
- Aldershot Library

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

Have your say

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

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

Online drop-in sessions

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

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

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

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

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Related documents

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

[Help with PDF documents](#)

Related links

- [Conservation areas](#)
- [Locally listed buildings](#)
- [Nationally listed buildings](#)
- [Carrying out work to a listed building or in a conservation area](#)
- [The Rushmoor Local Plan](#)

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Appendix 11– Manor Park consultation page (post consultation events)

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Consultation on the draft Manor Park Character Appraisal and Management Plan

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

Background

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

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

Draft Character Appraisal and Management Plan

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

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

Hard copies of the document are available to view at:

- Rushmoor Borough Council Offices
- Farnborough Library
- Aldershot Library

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

Have your say

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

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

Related documents

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

[Help with PDF documents](#)

Related links

- [Conservation areas](#)
- [Locally listed buildings](#)
- [Nationally listed buildings](#)
- [Carrying out work to a listed building or in a conservation area](#)
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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.





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Manor Park conservation area



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

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

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

CONSULTATION PROPOSALS

Boundary changes

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

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



TWO KEY CHARACTER AREAS

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

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

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





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We want your views



Appendix 13– Photograph of Consultation Event



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

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

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

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

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

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

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

COUNCILLOR MARTIN TENNANT
MAJOR PROJECTS AND PROPERTY
PORTFOLIO HOLDER15th MARCH 2022

REPORT NO. REG2202

KEY DECISION: YES

**REGENERATING RUSHMOOR PROGRAMME -
THE GALLERIES PROGRESS UPDATE & NEXT STEPS****SUMMARY AND RECOMMENDATIONS:****SUMMARY:**

This report provides an update on The Galleries regeneration scheme and seeks approval, in principle, for officers to explore a land transfer for the purposes of public car park reprovision on the site of the former Conservative Club. This represents a departure from the previous position where it was the intention for a new car park to be provided on a long lease basis within The Galleries scheme associated with planning application 20/00508/FULPP.

RECOMMENDATION:

That Cabinet:

1. Agree, in principle, to the disposal of the existing High Street Multi-Storey Car Park freehold to the developer of The Galleries scheme in return for the transfer of the freehold interest of the former Conservative Club site at Little Wellington Street, Aldershot to the Council on the basis that a new, purpose-built public car park of at least 250 spaces will be constructed by the developer prior to handover, subject to planning permission being granted.
2. Note that the above transaction is subject to due diligence with further reports to be presented to Cabinet for consideration in due course.

1. INTRODUCTION

- 1.1. The purpose of this report is to provide an update on The Galleries regeneration scheme and seek approval, in principle, for officers to explore a land transfer with the developer (Shaviram) for the purposes of public car park reprovision on the site of the former Conservative Club. This represents

a departure from the previous position where it was the intention for a new car park to be provided within The Galleries scheme associated with planning application 20/00508/FULPP.

- 1.2. This alternative approach has been presented to the Council for consideration following the successful acquisition of the former Conservative Club site by Shaviram in February 2022.

2. BACKGROUND

- 2.1. Cabinet considered a report (LEG1616) in December 2016, approving in principle the Council disposing of its land interest in the High Street Multi-Storey Car Park to Shaviram Aldershot Ltd to facilitate the redevelopment of The Galleries shopping centre.
- 2.2. In 2018 there were three further reports – CD1801 where an additional budget of £10,000 was agreed to meet professional advice associated with the transfer; CEX1804 which supported the public consultation on The Galleries scheme taking place and noted that this and the subsequent submission of the planning application by Shaviram Aldershot Ltd would include the site of the Council owned High Street Multi-Storey Car Park and take place in advance of any legal agreement aligned to land transfer being finalised; and CD1802 which covered off the implications of the successful HIF funding.
- 2.3. A final report (RP1909) was received by Cabinet in May 2019 approving the disposal of the Council's legal interest in the existing High Street Multi-Storey Car Park, Aldershot and the acquisition of a long lease of a new 250 space car park within the Galleries redevelopment, the final terms of the agreement be delegated to the Executive Head of Regeneration and Property in consultation with the Major Projects and Property Portfolio Holder.

3. PROGRESS UPDATE

- 3.1. The Council has been working proactively with Shaviram in progressing the regeneration of The Galleries site, particularly over the last six months as further resource has been provided by the developer to ensure effective delivery.
- 3.2. To that end, Shaviram has commenced with the demolition works associated with the bridge link above Wellington Street and a programme of works has been agreed to commence with the demolition of The Galleries shopping centre and, in time, the High Street multi-storey car park. A key consideration for the Council during discussions has been the impact of losing the MSCP, and with it parking capacity, for a period of time whilst the new car park was being built. This could not be avoided due to issues relating to phasing and the need to provide residential car parking aligned to the development as well as the public car parking.

- 3.3. Heads of Terms relating to the Development Agreement and Lease Agreement were circulated to Shaviram for consideration and response in Autumn 2021.
- 3.4. In the period since, the Council was made aware of the former Conservative Club freehold being taken to the market. Given the immediate proximity to The Galleries site, it was considered to be in Shaviram's interest to explore the acquisition with the intention of it offering the potential to provide the Council with a plot upon which a new MSCP could be provided at the developer's cost.
- 3.5. The former Conservative Club freehold presents the opportunity for Shaviram to extract the public car parking from the envelope of The Galleries site and prioritise the delivery of the public car park re-provision ahead of commencing work on The Galleries site itself. It would also ensure that the existing High Street MSCP can stay in operation up until the point that the new MSCP has been constructed, therefore ensuring that there is no gap in parking provision for the town.
- 3.6. It is considered that this proposal offers a number of advantages to the Council when compared to the previously agreed arrangement.
- 3.7. Subject to Cabinet approval, Shaviram will prioritise taking forward a planning application for the site with a target submission being Spring 2022.

5 RISKS AND LEGAL AND FINANCIAL IMPLICATIONS

Risks

- 5.1 The Council has a risk register in place for the scheme and this is reviewed regularly by the Project Office.

Legal Implications

- 5.2 The Council has entered into contract with Homes England in respect of £3.4m of HIF funding aligned to the delivery of The Galleries development. The contract sets out the milestones that the Council needs to meet in order to secure the funding. The inability to meet these milestones would result in the Council defaulting on its legal obligations and put at risk the funding drawdown.
- 5.3 Recognising that the funding allocation runs until March 2022, the Council has formally written to Homes England seeking to extend the milestones by a further year to ensure sufficient time to fully utilise the allocation against demolition and car park costs.
- 5.4 The Council has retained the services of Bevan Brittan to assist with contractual matters relating to the delivery of the project.

Financial and Resource Implications

- 5.5 All costs associated with the delivery of the project are to be underwritten by Shaviram.

Equalities Impact Implications

- 5.6 There are no known specific equalities impact implications arising from this report.

Alternative Options

- 5.7 The Cabinet could consider proceeding with the previously agreed position of a new car park within the envelope of The Galleries site. However, for the reasons set out above, it is not considered to be the best course of action.

6 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 This report provides an update on The Galleries regeneration scheme and seeks approval, in principle, for officers to explore a land transfer for the purposes of public car park re-provision on the site of the former Conservative Club. This represents a departure from the previous position where it was the intention for a new car park to be provided on a long lease basis within The Galleries scheme associated with planning application 20/00508/FULPP.

APPENDICES

Appendix 1 – Title Plan for High Street Multi-Storey car park

Appendix 2 – Title Plan for Former Conservative Club

CONTACT DETAILS:

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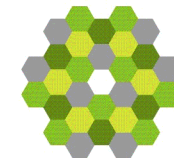
Karen Edwards, Executive Director

Karen.edwards@rushmoor.gov.uk

01252 398800

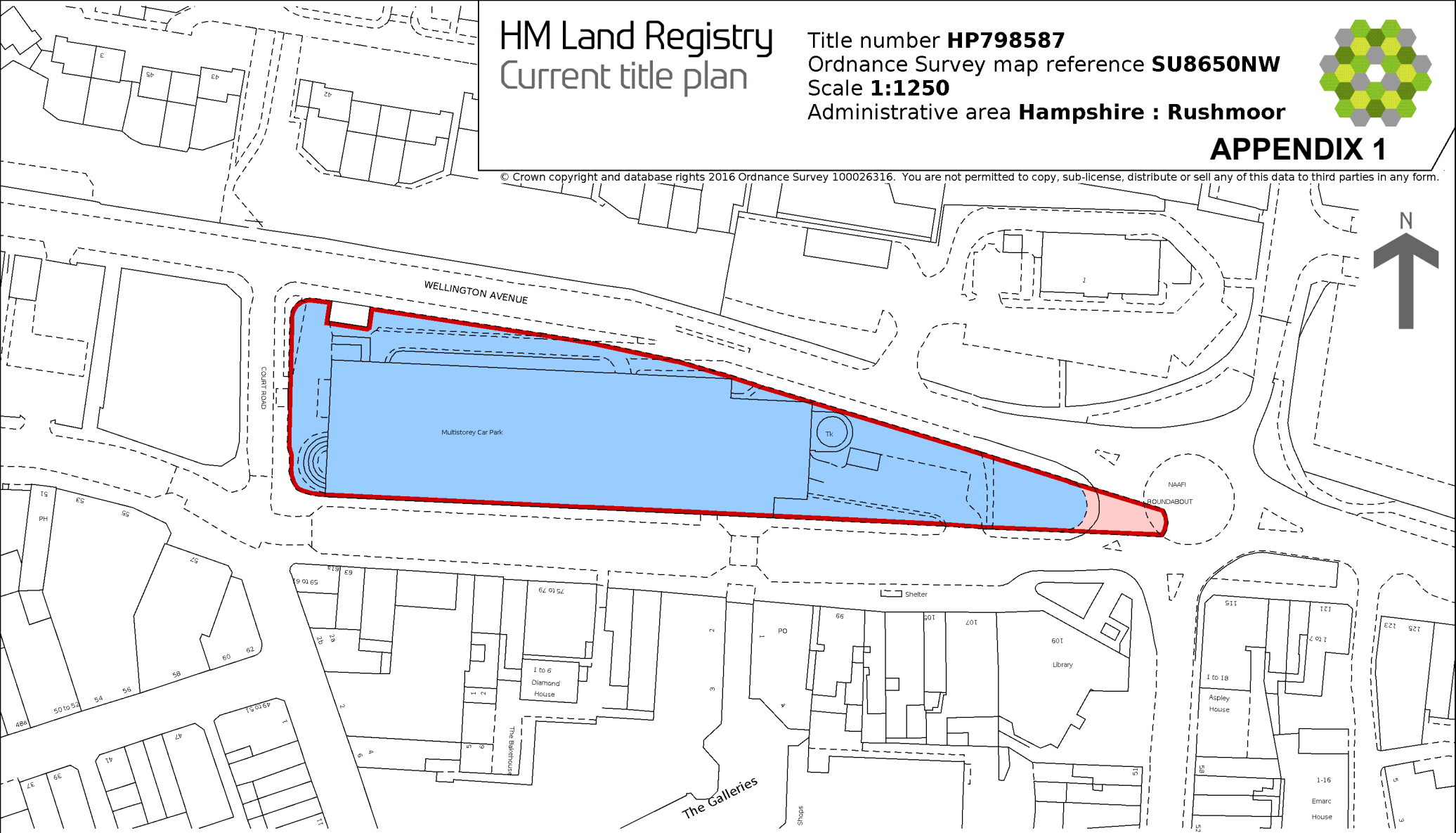
HM Land Registry Current title plan

Title number **HP798587**
Ordnance Survey map reference **SU8650NW**
Scale **1:1250**
Administrative area **Hampshire : Rushmoor**



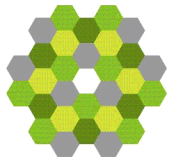
APPENDIX 1

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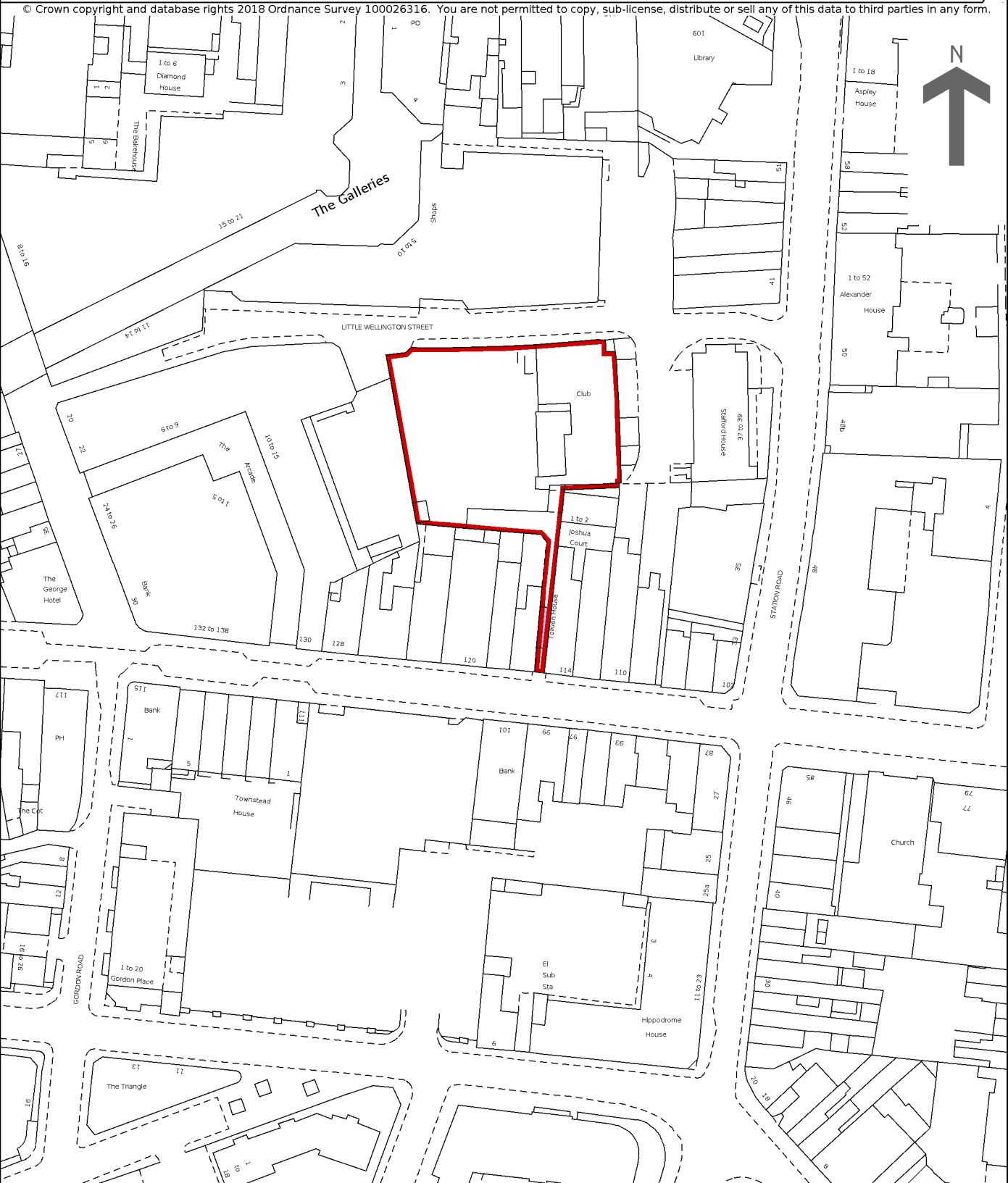
This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 24 February 2022 at 13:44:24. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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APPENDIX 2

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CABINET

COUNCILLOR MARTIN TENNANT
MAJOR PROJECTS AND PROPERTY
PORTFOLIO HOLDER

15 March 2022

REPORT NO. REG2203

KEY DECISION? YES

**REGENERATING RUSHMOOR PROGRAMME -
FARNBOROUGH PROJECTS FUNDING REQUIREMENT****SUMMARY:**

The Council has an ambitious regeneration programme with projects at different stages including feasibility assessment, business case development and due diligence underway. The Council's programme office has undertaken a review of current budget allocation against the work programme and this report seeks Cabinet authority for the release and allocation of grant and capital funding to enable the completion of key stages of projects relating to Farnborough Civic Quarter and the wider town centre.

The report also provides an update on a successful One Public Estate (OPE) funding bid.

RECOMMENDATIONS:

Cabinet is recommended to agree:

1. Allocation of £103,000.00 revenue funding to the ongoing delivery of the Leisure and Civic Hub detailed business case.
2. Allocation of £627,514.00 capital funding from the current capital programme following the discovery of significant asbestos in the existing leisure centre over and above that provided for in the approved demolition budget as well as the provision of a further contingency to address any additional asbestos finds prior to completion.
3. This includes an allocation of £10,000.00 to provide additional hoarding and anti-climb paint at the Farnborough Leisure Centre demolition site.
4. Allocation of £35,000.00 for the development of a town centre strategy for Farnborough.

1. INTRODUCTION

- 1.1 This report provides an update on the funding requirement for the Council's Regeneration Programme. The Council has an ambitious regeneration programme with projects at different stages including feasibility assessment, business case development and due diligence underway. The programme has recently been reassessed in the context of the Council's financial position and the Council's programme office has undertaken a review of current budget allocation against the work programme for the next 6 months.
- 1.2 Three areas of the programme have been identified as requiring additional funding to enable robust progression to the next stage of project delivery as follows;
- Business Case for Leisure Centre/Leisure and Civic Hub
 - Leisure Centre Demolition
 - Town Centre Strategy for Farnbrough

The following sections of this report set out more detail for each of these projects

2. NEW LEISURE CENTRE/LEISURE AND CIVIC HUB

- 2.1 The Council has made a commitment in the Council Plan to bring forward the development of a new leisure centre. The vision set out in the emerging Civic Quarter Masterplan sets out the potential for the new leisure centre to be combined with a range of public service uses including a new library and Council office in a public and community 'civic hub.' The Council's current offices would then be redeveloped for housing. Given the complexity of the current financial position this option needs to be robustly tested against other options including retention and refurbishment of the current Council office building and the relocation to alternative vacant office space in the town.
- 2.2 This has broadened the work being undertaken to prepare the business case for the new Leisure Centre including further soft market testing with the Leisure Operator market and detailed work on options for acquisition and lease and building management. A bid was made to the One Public Estate (OPE) fund to support this work which was successful and £300,000 has now been awarded. The additional costs to support the development of the business case (currently estimated at £103,000) can be met from this funding with the remainder being carried forward for the next stage of delivery.
- 2.3 This Business Case is expected to come to Cabinet and Council for review and decision in late Summer 2022 at which point the preferred option can be agreed.
- 2.4 A sum of £225,000 of the OPE funding is repayable upon completion of the project and disposal of the existing Council Office site. Should the project not go ahead then the funding will not be repayable.

3. FARNBOROUGH LEISURE CENTRE DEMOLITION

- 3.1 The demolition of the old Farnborough Leisure Centre commenced before Christmas. During demolition of the existing Leisure Centre a number of significant notifiable asbestos finds have occurred in areas of the building that it was not possible to survey prior to commencing works. This has resulted in the need for additional capital funding for the removal of the additional asbestos.
- 3.2 Due to the scale of the demolition, it is likely that further asbestos will be identified and therefore a project budget is sought to allow timely response to further finds over and above the current known finds
- 3.3 Detailed work is underway to interrogate and approve the additional cost of asbestos removal. To date, three of four new finds have been assessed and costed totalling circa £145,000 which includes an estimated programme extension of 4 weeks. These costs can mostly be met from the original budget and contingency approved at Cabinet on the 19th October 2021, report RG2101. However, the latest estimate for the most recent asbestos find is £407,992 with a 14-week programme delay due to the complexity of the removal required. Work is underway to interrogate these costs to agree a final figure, however there is also a risk of further finds, particularly in the sports hall where demolition has not yet commenced.
- 3.4 Based on current numbers and cost estimates there is a funding gap of £477,514.00. Given the risk of further asbestos finds we request an additional £150,000.00 contingency allocation bringing the overall budget variation to £627,514.00 to allow the Project Team to instruct further asbestos removal and mitigate further programme delay as required.
- 3.5 Demolition of the wet side of the Centre is circa 60% complete and additional asbestos finds to date are included for in the figures outlined in this report. Most of the rooms have now been demolished which reduces the risk of significant additional finds.
- 3.6 As no demolition has taken place in the Sports hall, and this cannot commence until the bowling green has been removed (costs for the asbestos removal in this area are included in the figures outlined in this report) there is a risk of further asbestos finds within concealed finishes in the Sports hall.

3.7 The table below provides a breakdown of budget requirement against the current budget allocation:

Budget	£1,339,000.00
EA fees	(£38,351.00)
Project Management	(£10,000.00)
Kingsmoat suspension	(£7,500.00)
Service diversion and associated work	(£192,091.00)
Revised contract sum 17/01/22	(£999,096.00)
Additional Asbestos cavity closer and channels - Prov. Inc 4-week delay	(£116,071.00)
Contractor fee	(£1,875)
Miscellaneous	(£5,000.00)
<i>Kings Moat add loss of income</i>	(£15,250.00)
<i>Kings Moat legal fees for displaced permits</i>	(£250.00)
<i>Additional Employers Agent fees May-August</i>	(£13,037.00)
<i>Additional Asbestos (Bowling Area)</i>	(£407,992.00)
<i>Additional hoarding and security measures</i>	(£10,000)
Total spend profile	£1,816,514
Approved budget	£1,339,000.00
Difference	£477,514
Contingency	£150,000.00
Additional budget requirement	£627,514

3.8 There is a risk that there may also be further asbestos in the ground depending on construction and how the site was managed at the time. We will not know this until intrusive ground surveys have been undertaken once the main fabric of the building has been demolished.

3.9 Since the beginning of the year there have been a number of incidents with young people breaking into the demolition site and putting themselves at significant risk. Although the site is hoarded and has operators or security on site 24 hours there are areas of temporary fencing which originally were only expected to be in place for short periods. Due to the additional asbestos, it is now likely that the programme will be extended by up to 20 weeks. A multi-agency meeting has considered the risk of this given the persistence of those determined to access the site and additional measures including additional site security, visits by community patrol officers, increased focus from CCTV, targeted response from the police and contact with local schools have all been put in place. However, given the level of risk those involved agree that additional permanent hoarding should be provided alongside other deterrents including anti-climb paint. These further costs are currently being assessed but

an estimated £10,000 further funding is requested to provide this further mitigation.

4. TOWN CENTRE STRATEGY

- 4.1 In addition to the redevelopment of the Civic Quarter, the Council plan recognises the need to progress the wider regeneration of the town centre. Historically this has been taken forward by the private sector, but progress has been slow, and redevelopment stalled due to the pandemic. For the Council to consider a similar direct intervention approach to that in Aldershot it will be important to understand what might be possible.
- 4.2 The first stage of this work is the development of a town centre strategy which takes account of the post pandemic and economic position we are experiencing. This work would look at future hard and soft uses, develop a concept plan defining what will make Farnborough a place which will be attractive for residents, visitors and importantly investors. The strategy will set the scene for future delivery options, propose a phasing approach, and help identify the type of delivery partner(s) the Council may need. Following soft market testing with a range of providers, David Lock Associates are recommended to be appointed to take this forward. A further £35,000 funding is requested to fund this work.

5. ALTERNATIVE OPTIONS

- 5.1 The Leisure & Civic detailed business case will look at a range of options for delivering facilities in the town centre including using existing buildings for Member decision.
- 5.2 Failure to remove the identified asbestos in the existing leisure centre will result in all works stopping on the site.
- 5.3 The town centre strategy work will directly inform the business case for regeneration intervention in the town centre either directly or with a development partner or investor. Without the strategy the Council will not have the ability to consider the options and implications before moving forward with potential significant schemes or interventions.

6. CONSULTATION

- 6.1 In 2019 a public consultation was undertaken which identified the need to create a community heart as a top priority for the future regeneration of Farnborough town centre. Further aspirations focused on developing a strong identity and sense of place for Farnborough, encourage community cohesion and improve health and wellbeing.
- 6.2 During the development of the feasibility study, the project team has undertaken consultation with internal and external stakeholders to develop and finalise the proposed project brief. This has included a range of workshops and briefings

with staff and Members including the Policy and Project Advisory Board (PPAB).

- 6.3 The proposed facilities mix for the new leisure centre was developed as a result of consultation with clubs and other users of the Farnborough Leisure Centre
- 6.4 The Civic Quarter Masterplan was consulted on in Autumn 2021 and a statement of community involvement will be submitted with the Masterplan planning application.

7. IMPLICATIONS

Risks

- 7.1 A detailed project risk register has been developed for all projects within the programme and these are reviewed as part of the Project Team meetings.
- 7.2 The funding outlined to progress is at risk should the projects not go ahead.

Legal Implications

- 7.3 There are no known legal issues in proceeding with the recommended approach.

Financial and Resource Implications

- 7.4 The additional budget for the development of the Leisure & Civic Hub detailed business case can be funded through the successful One Public Estate bid.
- 7.5 It is proposed that £627,514 is allocated from the £17.980m in the Capital Programme for the Civic Quarter redevelopment to fund the capital cost of additional asbestos removal as part of the Leisure Centre demolition and additional hoardings and anti-climb paint.
- 7.6 It is proposed that £35,000 for town centre strategy development is funded using existing regeneration reserves or other available budget as identified by the Executive Head of Finance.

Equalities Impact Implications

- 7.7 There are no known Equalities Impact Implications arising from this report.

8. CONCLUSIONS

- 8.1 In order to take forward these projects and continue with the delivery of the Council's regeneration ambitions Cabinet is asked to approve the allocation of funding as set out in the report.

BACKGROUND DOCUMENTS:

Cabinet report RP2009 14th July 2021 – Approval of Outline Business Case

Cabinet report REG2101 19th October 2021– Demolition up-date and Budget Approval

CONTACT DETAILS:

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Executive Director – Karen Edwards. (Karen.edwards@rushmoor.gov.uk)

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**CABINET
15 MARCH 2021**

**COUNCILLOR MARTIN TENNANT
MAJOR PROJECTS & PROPERTY
PORTFOLIO HOLDER**

KEY DECISION: YES/NO

REPORT NO. ED2201

**URGENT REPAIRS – PARTY WALL AT NOS. 35-39 HIGH STREET, ALDERSHOT
(UPDATE)**

SUMMARY AND RECOMMENDATIONS:

Following the recent demolition activity for Union Yard, the party wall between the Union Yard development site and 35-39 High Street, Aldershot was found to be in need of urgent repair. An urgency decision was taken by the Executive Director in accordance with the Council's Access to Information Procedure Rules, Arrangements for Urgency and Exceptions Sections (1) and (3) and was noted by the Cabinet at its meeting on 14 December. The purpose of this report is for Cabinet to note a further Record of Executive Decision made following final cost estimates for the works.

1. INTRODUCTION

- 1.1 The purpose of this report is for Cabinet to note the Record of Executive Decision in relation to urgent works required to a party wall between 35-39 High Street, Aldershot and the Union Yard development site.

2. DETAILS

- 2.1 A further decision has been made to enable urgent works to be undertaken to the party wall between 35-39 High Street Aldershot. The reason for the further decision is as a result of the total cost of the works exceeding the estimate set out in the earlier decision. The record of Executive Decision is set out as the Appendix to this report for noting by Cabinet.
- 2.2 Consultation has been carried out with the Council's Executive Leadership Team and relevant Portfolio Holders and the Chair of Overview and Scrutiny Committee in accordance with the Council's Access to Information Procedure Rules, Arrangements for Urgency and Exceptions Sections (1) and (3)

3. Risks

- 3.1 While the building overall is stable there is a risk that the works in themselves cause damage to 35-39 High Street. The statement of works sets out the best

approach to ensure this risk is minimised. The works will be insured by the Council.

- 3.2 Whilst the project to get these unanticipated works undertaken has been progressed urgently there will be a consequential delay with the Union Yard development which incurs additional costs on the main contract. These additional costs will be assessed and reported as part of the Union Yard project.

4. Legal Implications

- 4.1 The contracts will be issued in accordance with industry standards and procured within the Council's procurement arrangements for an urgent decision

5. Financial and Resource Implications

- 5.1 The estimated cost of all the works now proposals have been received from contractors and evaluated by the Council's Employers agent and/or property team is now expected to be up to £316,500 plus VAT (Previous estimate £200,000). The Executive Head of Finance is proposing that the works be funded from capital receipts received during the financial year to prevent any impact on the Council's revenue budget and avoid the need for additional capital borrowing. If this approach is changed then this will be reported as part of the next budget monitoring report.

6. Equalities Impact Implications

- 6.1 There are no equalities impact implications as a result of this decision.

7. CONCLUSION

- 7.1 The works set out in the Record of Executive Decision are essential to stabilise the wall and to enable the Union Yard development to proceed. Cabinet are requested to note the further decision made.

CONTACT DETAILS:

Report Author – Karen Edwards, Executive Director
Karen.edwards@rushmoor.gov.uk

RUSHMOOR BOROUGH COUNCIL RECORD OF EXECUTIVE DECISION



Decision taken by individual Cabinet Member / Officer (delete as appropriate)

(All sections must be completed (mark "N/A" as applicable))

DECISION MAKER (Name and designation)

Karen Edwards, Executive Director

DECISION AND THE REASON(S) FOR IT

This Decision is an update on the Decision taken on 10th December 2021 and reported to Cabinet (report ED 2102) on the urgent works required to an exposed party wall at 35-39 High Street, Aldershot.

The purpose of this decision is to record the increased cost of the repair works and confirm the award of the works to contractors as follows:

Internal works - Hampshire Property Services Ltd (HPS) - up to £101,000 plus VAT
Demolition, rebuild, finishing – Hill Partnerships Ltd – up to £193,000 plus VAT (12-week programme)

Cost of urgent works £294,000 plus VAT

In addition, the repairs to the party wall have a potential impact on the main Union Yard construction programme with a forecast maximum delay of 17 Weeks. Each week of delay on the main contract caused by matters outside the contractor's control incurs a cost currently estimated at £28,176 per week. There is an opportunity offered by Hill Partnerships Ltd to accelerate the final stage of the repair works by 2-3 weeks at an additional cost of £22,500 by bringing additional contractors on site. This additional sum has also been agreed as it reduces the potential overall delay cost by approximately £57,432 for 2 weeks (10-week programme) or £86,148 for 3 weeks (9-week programme).

The total cost arising from this Decision are expected to be up to £316,500 plus VAT

All costs have been reviewed by the Council's Employers Agent and/or internal Property Service

This decision has been shared with the Council's Executive Leadership Team and relevant Portfolio Holders. Councillor Mike Smith (Chair of Overview and Scrutiny Committee) has been advised in accordance with the Council's Access to Information Procedure Rules, Arrangements for Urgency and Exceptions Sections (1) and (3). The Decision will be reported to Cabinet at its next meeting.

DATE DECISION TAKEN

22 February 2022

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

(Those examined by officers and generated by consultation, etc)

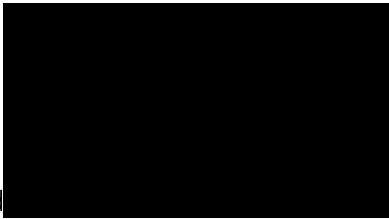
To proceed with the works and not pay the additional £22,500 to shorten the works timescale but this was rejected as would result in a substantial risk of higher costs at the end of the Union Yard construction period.

ANY CONFLICTS OF INTERESTS DECLARED

(conflict of interests of any executive member who is consulted by the officer which relates to the decision. A note of dispensation should be attached).

None

Signed



(Decision Maker)

Designation __Executive Director_____

Please send completed form to Chris Todd, Democratic and Customer Services