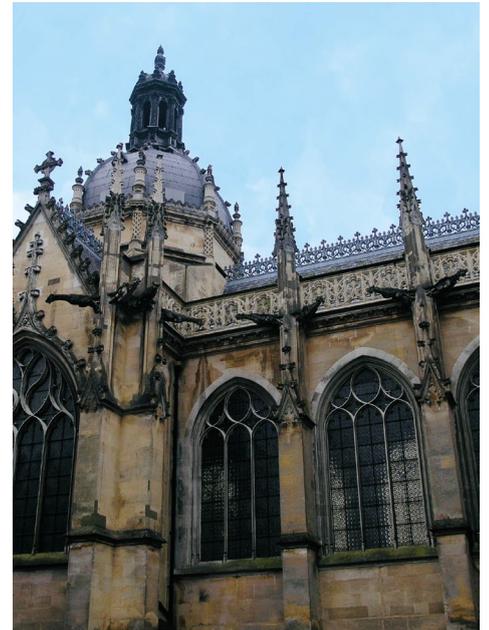




Conservation Areas



Overview



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1. Introduction

What Is This Document For?

- 1.1 This document sets out the context in which conservation areas in Rushmoor have been designated, which includes the legislative and planning policy framework, as well as the geographic and historic setting of the Borough. It also explains what requires planning permission in a conservation area. It should be read alongside the individual character appraisal and management plans for each designated conservation area.
- 1.2 This overarching document and the individual documents relating to each conservation area are for guidance and have not been formally adopted as supplementary planning documents. However, they are material considerations in the determination of planning applications.
- 1.3 Some of the terms used within this document have special meaning in national planning policy (for example, 'conservation', 'setting' and 'significance'). A glossary of terms is provided towards the end of this document.

What Is a Conservation Area?

- 1.4 The statutory definition of a conservation area is an area 'of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The designation does not prohibit development but rather seeks to ensure that any changes are in keeping with the area's special character. Once a conservation area has been designated, local planning authorities are required 'to formulate and publish proposals' for preserving and enhancing them and to pay 'special attention ... to the desirability of preserving or enhancing [their] character or appearance' when making planning decisions.¹
- 1.5 Whilst nationally listed buildings may be included within a conservation area, it is a combination of factors, such as buildings, walls, trees, hedges, open spaces, views and historic settlement patterns, which creates the sense of place that gives an area its special character and appearance. Less-tangible senses and experiences, such as noise or smells, can also play a key part in forming the distinctive character of an area. It is this character, rather than simply individual buildings, that conservation area designation seeks to preserve and enhance.
- 1.6 The Council has provided justification for designating each conservation area within separate character appraisal documents, which also identify each area's key strengths and weaknesses. Each

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

character appraisal is accompanied by a management plan which sets out how the Council will seek to manage change in a way that conserves and enhances the historic area. Character appraisals and management plans provide a framework and guide to enable planning decisions to be made on a site-specific basis, within the context of national planning policy and the adopted Local Plan.

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

2. Conservation Areas in Rushmoor

2.1 There are currently nine conservation areas designated in Rushmoor:

- **Aldershot Military:** designated in 2003 and reviewed in 2021.
- **Aldershot West:** designated in 1980 and reviewed in 1982, 1989 and 2025.
- **Basingstoke Canal:** designated in 1977 and reviewed in 2022.
- **Cargate:** designated in 1980 and reviewed in 1982, 1989 and 2020.
- **Farnborough Hill:** designated in 2025.²
- **Farnborough Street:** designated in 2025.
- **Manor Park:** designated in 1980 and reviewed in 1989 and 2022.
- **St Michael's Abbey:** designated in 1977.
- **South Farnborough:** designated in 1987 and reviewed in 2025.

2.2 The boundaries of the conservation areas, as designated at the time of publication, can be viewed in the maps at Appendix 1 below, on the Council's [conservation areas](#) webpage³ or by using the Council's online [Interactive Map](#).⁴

² Farnborough Hill Conservation Area and parts of Farnborough Street Conservation Area were formerly part of a larger Farnborough Hill Conservation Area which was first designated in 1977 and reviewed in 1989. Following a review of the original Farnborough Hill Conservation Area in 2025, the Council split the conservation area into two parts, designating the new Farnborough Hill Conservation Area and Farnborough Street Conservation Area in its place. It subsequently de-designated the original Farnborough Hill Conservation Area.

³ Available at <https://www.rushmoor.gov.uk/conservationareas>.

⁴ Available at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/supplementary-planning-documents-and-advice-notes/locally-listed-heritage-assets-spd/conservation-areas-listed-buildings-and-heritage-assets-map/>.

3. Policy Framework

National Planning Policy and Guidance

- 3.1 The [National Planning Policy Framework](#) (NPPF) explains how the historic environment, including designated heritage assets such as conservation areas, should be conserved and enhanced.⁵ The NPPF places great weight on assessing the significance of a heritage asset when making planning decisions and the extent of any potential harm to the heritage asset which may arise from proposed development.
- 3.2 Heritage assets such as listed buildings, scheduled monuments and registered parks and gardens are designated nationally and may be protected by special planning legislation. Further information is available on the [Historic England](#) website.⁶ Conservation areas are designated by local planning authorities and are covered by local and national planning policies.
- 3.3 The NPPF states that ‘when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest’.⁷
- 3.4 The designation of conservation areas does not prohibit development. The NPPF requires local planning authorities to ‘look for opportunities for new development within conservation areas ... to enhance or better reveal their significance’.⁸
- 3.5 [National Planning Practice Guidance](#) (NPPG) states that a ‘conservation area appraisal can be used to help local planning authorities develop a management plan and plan-making bodies to develop appropriate policies for local and neighbourhood plans’. It highlights that a ‘good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection’.⁹

⁵ Available to view at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

⁶ Available at <https://historicengland.org.uk/advice/planning/planning-system/>.

⁷ National Planning Policy Framework (2024), para. 204.

⁸ National Planning Policy Framework (2024), para. 219.

⁹ National Planning Practice Guidance (2019), para. 025, ref. ID 18a-025-20190723; available to view at <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

Local Planning Policy

- 3.6 The [Rushmoor Local Plan](#) (adopted in February 2019) gives a commitment that the Council ‘will review periodically the Borough’s conservation areas and seek to develop character appraisals/management plans to provide analysis of what features make a positive or negative contribution to the significance of the conservation areas so that opportunities for beneficial change or the need for additional protection and restraint, including the implementation of Article 4 Directions, may be identified’. It notes that ‘information in appraisals can be helpful to those considering investment in the area and can also be used to guide the form and content of new development’.¹⁰
- 3.7 The Local Plan contains a number of policies which aim to conserve and enhance Rushmoor’s historic environment. Policy HE3 of the Local Plan specifically relates to ‘development within or adjoining a conservation area’ and is set out in full at Appendix 2 below.
- 3.8 The Council has locally listed over 170 buildings and structures, many of which are located within conservation areas, and has adopted a [Locally Listed Heritage Assets supplementary planning document](#) (SPD, adopted in December 2020).¹¹ The SPD provides these buildings and structures with a level of closer scrutiny and protection against undesirable alterations and/or irreplaceable loss.

Historic England Guidance and Best Practice

- 3.9 Historic England has published guidance and best practice on assessing heritage assets generally and on conservation areas in particular. The criteria for the designation of conservation areas are different from that for listed buildings, which concentrate primarily on the merits of individual buildings and their settings. Conservation areas usually cover wider geographical areas, focusing on places of special historic character, appearance and communal value, which can include open spaces, parks and trees. Historic England’s detailed [guidance](#) on conservation area appraisals, designation and management sets out ways in which change can be managed, with the aim of conserving and enhancing historic areas.¹²
- 3.10 A list of useful links is included towards the end of this document, and more information is available on [Historic England’s](#) website.¹³

¹⁰ Rushmoor Local Plan (2019), para. 9.27; available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/>.

¹¹ Available to view at <https://www.rushmoor.gov.uk/localistspd>.

¹² Available to view at <https://historicengland.org.uk/advice/planning/conservation-areas/>.

¹³ Available at <https://historicengland.org.uk/advice/>.

4. Planning Controls

Permitted Development

- 4.1 For those living within a conservation area, property values can be slightly higher, but there are greater controls over development. For homeowners, this relates to certain works, including demolition, extensions, satellite dishes and other alterations to houses, which are classed as 'permitted development'. Planning permission is not normally needed for such works, but it may be required in conservation areas for works that would normally be classed as permitted development.
- 4.2 Flats do not have any permitted development rights, so planning permission is required for all works that are not like-for-like replacements or which might change the appearance of a building. This includes changes to windows.
- 4.3 In the case of non-residential development within a conservation area, planning permission is required for changes of use and for some extensions and other alterations.
- 4.4 The rules on permitted development change from time to time. Any person wishing to carry out development within a conservation area is urged to contact the Council before commencing work to ascertain whether permission is required.

Article 4 Directions

- 4.5 The Council will consider introducing Article 4 directions within its conservation areas to control the pattern of development and to preserve the character of the areas and their settings. Article 4 directions allow Councils to require planning permission for certain developments and works which would not otherwise need it. For example, they may require homeowners to seek planning permission to alter windows, to paint the exterior of a building or to make other changes. These seemingly minor alterations can have a significant cumulative impact on the character and appearance of a conservation area.
- 4.6 More information on the Article 4 directions in force in Rushmoor, including details of the areas covered and the permitted development rights that they remove, is available on the Council's [Article 4 directions](#) webpage.¹⁴

¹⁴ Available at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-permission-and-applications/article-4-directions-and-planning-permission/>.

Trees

- 4.7 All trees with a stem/trunk diameter of 75 millimetres or more at a height of 1.5 metres from the ground are protected in a conservation area. Any person wishing to carry out work to a tree in a conservation area which is not protected by a Tree Preservation Order must give the Council six weeks' notice before commencing work. This is to enable the Council to consider whether the tree needs to be protected further with a Tree Preservation Order. Unauthorised work to a tree in a conservation area is a criminal offence. Further information is available on the Council's [protected trees](#) and [trees in conservation areas](#) webpages.¹⁵

Enforcement

- 4.8 Where there is an alleged breach of planning requirements within a conservation area, such as the felling of trees or the installation of new windows without planning permission where permission is required, the Council will take steps to deal with it. More information is available on the Council's [planning enforcement](#) webpage.¹⁶

Heritage Impact Statements

- 4.9 A heritage impact statement should be submitted when making a planning application within a conservation area. The level of detail should be proportionate and no more than is sufficient to understand the potential impact of the proposal on the conservation area. As a minimum, the relevant historic environment record should be consulted, which may include conservation area character appraisals and management plans, as well as national and local listings for heritage buildings and other structures.¹⁷ More information is available on the Council's [heritage impact statements](#) webpage.¹⁸
- 4.10 It is not sufficient to copy and paste what the historic environment record says about the conservation area or heritage asset. An assessment must be made of significance and how the proposal may affect it; this could be positive, negative or both. Where necessary and proportionate, appropriate heritage expertise should be employed. The Council will take the assessment into account when considering the impact of a proposal on a conservation area and on any other heritage asset, including nationally and locally listed buildings and structures.

¹⁵ Available at <https://www.rushmoor.gov.uk/planning-and-building-control/protected-trees/> and <https://www.rushmoor.gov.uk/planning-and-building-control/protected-trees/trees-in-conservation-areas/>.

¹⁶ Available at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-enforcement/>.

¹⁷ National Planning Policy Framework (2024), para. 207.

¹⁸ Available at <https://www.rushmoor.gov.uk/planning-and-building-control/conservation-and-heritage-assets/heritage-impact-statements/>.

5. Public Engagement and Consultation

- 5.1 As development rights can be affected, it is very important that residents and community groups have an opportunity to comment on any proposals to designate or to make changes to conservation areas. The Council will therefore carry out public consultation and engagement for any such proposals, in line with the principles set out in Chapter 3 of its [Statement of Community Involvement](#) (adopted in 2019).¹⁹

¹⁹ Available to view at <https://www.rushmoor.gov.uk/sci>.

6. Rushmoor Historic Setting

Introduction

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

Historic Significance

6.2 The historic significance of the Borough includes the following:

- **Military:** Aldershot has been the 'Home of the British Army' since the 1850s. The military is inextricably linked to the development of the town and the surrounding residential areas.
- **Aviation:** Farnborough is known as the 'birthplace of aviation'. The airfield was established in 1905 as a balloon factory for the Royal Engineers, making it the first operational airfield in the UK. It was also the site of the UK's first powered flight by Samuel Cody in 1908.
- **Napoleon III:** St Michael's Abbey, in Farnborough, is the burial place of the exiled Emperor Napoleon III and Empress Eugénie of France and their son, the Prince Imperial.

Aldershot

6.3 Although there is earlier evidence of human occupation in the area, the first mention of Aldershot is in the will of King Alfred in 885 as part of the ancient Hundred of Crondall, which covered some 29,000 acres of land in north-east Hampshire.²⁰

6.4 The name 'Aldershot' is thought to derive from the old English *alorsceat*, or 'wood of alders', and is believed to refer to the areas of undulating heathland and woodland that characterised the area and which still remain to the west of the town today. Recorded under various spellings over the centuries, including 'Alreshete', 'Aldershute' and 'Aldershott', the original settlement was surrounded by open countryside and was located along the main London to Winchester turnpike road (Farnborough Road). It had developed around the twelfth-century St Michael's Parish Church, the fifteenth-century Manor House, which was later rebuilt, and a village green which can still be seen at the junction of Church

²⁰ T. Childerhouse (1992) *The Book of Aldershot*, Baron Birch; S. Phillips and G. Picken (2000) *Aldershot Past*, Phillimore & Co. Ltd.

Hill and High Street. It is possible that the area in front of the current seventeenth-century Manor House and extending to High Street, forming Manor Park today, is the site of the original medieval village.²¹

- 6.5 Aldershot had grown into a small village by 1851, with a population of 875. It remained centred around the **Manor Park** area until the 1850s, when the arrival of the army and the railway led to huge growth and development in a relatively short period of time. Indeed, the origins of the town of today stem from its development as a significant military hub. The first main phase in the modern expansion of Aldershot was the establishment of the Military Camp in 1854 on a large area of open heathland to the north of the existing village, which became the first permanent military training establishment in the country.²²
- 6.6 With the impetus of the Crimean War, the Camp expanded rapidly, as did the civilian workforce and services. By 1871, there was a combined military and civilian population of 21,682. Aldershot Railway Station opened in 1870 on a line built by the London and South Western Railway which branched off the main London to Southampton line, and from 1879 the South Eastern Railway connected Aldershot with London Waterloo and the south coast via Guildford. The military commitment to the area was reflected in the growth of local businesses, affluent residents, and the development of civic amenities and utilities.²³
- 6.7 In 1881, the second significant expansion phase began with the replacement of the basic wooden huts which had characterised the Camp. New permanent brick-built barracks replaced the timber huts, and 30,000 workmen were employed. The architecture and character of the town also changed, with the construction of middle- and officer-class housing on surrounding fields along entirely new roads, such as at **Cargate** Avenue to the south-west of the town centre. The prosperity and growing civic awareness of Aldershot were reflected in the construction of the Methodist Church on Grosvenor Road, the building of the Roman Catholic Church and West End School on Queens Road and, at the turn of the century, the opening of the Municipal Gardens and Town Hall on Grosvenor Road. Amongst other facilities and amenities provided for the town's military and civilian populations, these

²¹ H.N. Cole (1980) *The Story of Aldershot*, Southern Books (Aldershot) Ltd; T. Childerhouse (1992) *The Book of Aldershot*, Baron Birch; S. Phillips and G. Picken (2000) *Aldershot Past*, Phillimore & Co. Ltd; S. Phillips (2001) *Aldershot: A Photographic History of Your Town*, Black Horse Books.

²² S. Phillips and G. Picken (2000) *Aldershot Past*, Phillimore & Co. Ltd; S. Phillips (2001) *Aldershot: A Photographic History of Your Town*, Black Horse Books; P.H. Vickers (2012) *Aldershot through Time*, Amberley Publishing.

²³ H.N. Cole (1980) *The Story of Aldershot*, Southern Books (Aldershot) Ltd.

landmarks form a loose group to the south-west of the commercial area (**Aldershot West**) and mark the transition of the town into the growing residential areas to the south.²⁴

- 6.8 In 2001, a third phase of development of the **Aldershot Military Town** began with consolidation of the military presence in the northern section of the Camp and the release of land south of the Basingstoke Canal for development as an urban extension to Aldershot. Outline planning permission was granted in 2014 for up to 3,850 new homes, together with road improvements, schools, public open space and other facilities.²⁵ Construction of the new development, now known as Wellesley, started in 2015 and is being delivered in phases by Grainger plc.
- 6.9 Further information about the Wellesley development is available on the Council's [Aldershot Urban Extension](#) webpage²⁶ and on the [Wellesley](#) website.²⁷ Among the documents submitted as part of the outline planning application was a comprehensive [Conservation Plan and Heritage Strategy](#) which sets out the history of the area.²⁸
- 6.10 The commercial centre of Aldershot Town Centre is still located within the area first defined in the mid- to late nineteenth century. The original grid-iron pattern of roads, with a dogleg to the station in the south, can still be identified. However, a number of noteworthy buildings have been lost over the years to new development, both civilian and military, including the original Miss Daniell's Soldiers' Home on the corner of Barrack Road and Edward Street in the late 1950s, the Hippodrome Theatre on the corner of Station Road and Birchett Road and the Royal Pavilion on the west side of Farnborough Road in the early 1960s, and various Victorian barracks buildings.²⁹
- 6.11 Through the late 1960s and early 1970s, a civic centre complex designed by local architects Building Design Partnership was built on the site of the former Warburg Barracks at the top of High Street and to the west of Barrack Road, incorporating a police station, magistrates' court, health centre, multi-storey car park and Princes Hall theatre. The multi-storey car park and health centre were themselves

²⁴ H.N. Cole (1980) *The Story of Aldershot*, Southern Books (Aldershot) Ltd; S. Phillips and G. Picken (2000) *Aldershot Past*, Phillimore & Co. Ltd.

²⁵ Planning application reference 12/00958/OUT; available to view at <https://publicaccess.rushmoor.gov.uk/online-applications/>.

²⁶ Available at <https://www.rushmoor.gov.uk/ae>.

²⁷ Available at <https://www.wellesleyhampshire.co.uk/>.

²⁸ Available at <https://www.rushmoor.gov.uk/planning-and-building-control/aldershot-urban-extension-wellesley/aldershot-urban-extension-aue-planning-documents/aldershot-urban-extension-aue-design-and-heritage-documents/>.

²⁹ I. Maine (2002) *Aldershot: A Military Town*, Tempus Publishing Ltd; P.H. Vickers (2012) *Aldershot through Time*, Amberley Publishing.

demolished and replaced by the Westgate cinema and leisure development in the early 2010s. In the late 1970s, Victorian and Edwardian buildings in the town centre were replaced by the Wellington Centre, a large modern indoor shopping centre linking Wellington Street and Union Street. The Victorian police station and police houses on the north side of High Street were also replaced in the late 1980s and early 1990s by a multi-storey car park as part of Phase 2 of the Wellington Centre development, which involved the building of the Galleries indoor shopping centre on an area between High Street and Wellington Street. The Galleries and the car park are currently the subject of major redevelopment plans and will soon be replaced by a new predominantly residential development.³⁰

- 6.12 Aldershot continues to develop and modernise, but the prominent Victorian layout and surviving buildings from this era still provide a link to the history and evolution of this military town.

Basingstoke Canal

- 6.13 Plans for the **Basingstoke Canal** were first drawn up in 1776. Conceived as an economic means of transporting agricultural goods from north and central Hampshire to London, at a time when the use of highways was relatively costly, the Canal was approved by an Act of Parliament in 1778 and would connect Basingstoke with the River Thames via the River Wey. Because of a lack of funds owing to the American War of Independence, the start of construction was delayed until 1788. Construction involved teams of navvies using picks and shovels, and brick fields and works were set up along the proposed route to supply the materials needed for building walls, bridges and wharves. Completed at a cost of £154,463 and opened to traffic in September 1794, the Canal crossed east to west across the open land of Aldershot Heath and ran for a length of 37 miles, falling 195 feet through 29 locks. Ash Lock, located adjacent to the junction of Government Road and Camp Farm Road, is the only lock in Hampshire and was the final lock before the terminus in Basingstoke.³¹
- 6.14 The Canal bisected the Aldershot Military Town which grew up in the 1850s, dividing it into two distinct areas, the North and South Camps. Although never a commercial success, it played an important role in the construction of the Military Camp from 1854. Timber and deal boarding, bricks, roofing slates, paving stones and iron pipes were all delivered by barge, and it is estimated that some 20,000 tons of

³⁰ S. Phillips and G. Picken (2000) *Aldershot Past*, Phillimore & Co. Ltd.

³¹ S. Phillips and G. Picken (2000) *Aldershot Past*, Phillimore & Co. Ltd; P.H. Vickers (2019) 'The Basingstoke Canal and Aldershot Camp', available at <https://www.friendsofthealdershotmilitarymuseum.org.uk/garrison.19C.html>; Basingstoke Canal Society (2023) 'History: Initial Plans, Eventual Construction, Decline and Closure', available at <https://basingstoke-canal.org.uk/about/the-canal/history-of-the-canal/>.

building material and commodities were brought by the Canal to the Camp over three years, with each barge carrying an average cargo of more than 40 tons, and sometimes up to 60 tons.³²

- 6.15 The declining use of the Canal for commercial traffic, partly because its navigable length had reduced over the years, and a general lack of maintenance led to its gradual deterioration through the early to mid-twentieth century. Following a campaign to restore the Canal and bring it into public ownership, the western side was acquired by Hampshire County Council in 1973, with the eastern side purchased by Surrey County Council in 1976. The Surrey and Hampshire Canal Society, now the Basingstoke Canal Society, subsequently embarked on a lengthy course of restoration, with a 32-mile stretch of restored waterway reopening in 1991. Today, the Canal is a navigation for boaters, an amenity for recreation and well-being, a designated Site of Special Scientific Interest (SSSI), as well as a heritage asset.³³

Farnborough

- 6.16 The name Farnborough is thought to derive from the old English *Ferneberg* or *Ferneberga*, or ‘hill of ferns’, and refers to the extensive areas of heathland that originally covered the area. Tumuli on Albert Road and at Cockadobby Hill on the Queen’s Roundabout provide evidence of early human activity in the area. The Manor of Farnborough was documented in the Domesday Book as part of the Hundred of Crondall. This recorded a small farming community, although the precise location of the settlement is not known.³⁴
- 6.17 In the medieval period, the Manor of Farnborough, with its fields and probable settlement, is thought to have centred on the Manor House, now St Peter’s School, and the adjacent Church of St Peter. Known as Farnborough Place, the Manor House is believed to have been redesigned by Sir Christopher Wren in the late seventeenth century. The manorial estate included all of Farnborough, with the exception of the common, although parcels of land were sold off over the years. The estate was held by a succession of families until the turn of the twentieth century, when it was finally broken up and sold for residential development. Pressure for housing in the early years of the twentieth century

³² S. Phillips and G. Picken (2000) *Aldershot Past*, Phillimore & Co. Ltd; P.H. Vickers (2019) ‘The Basingstoke Canal and Aldershot Camp’, available at <https://www.friendsofthealdershotmilitarymuseum.org.uk/garrison.19C.html>.

³³ Basingstoke Canal Society (2023) ‘Restoration: Major Obstacles and Dereliction Faced, Locks and Bridges Repaired, Major Dredging Programme, and Canal Railway’, available at <https://basingstoke-canal.org.uk/about/the-canal/canal-restoration-re-opening/>.

³⁴ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books.

resulted in extensive development in the north of the area on the former manorial lands surrounding the Church and Manor House.³⁵

- 6.18 Parts of St Peter's Church date from the twelfth and thirteenth centuries, whilst the circular plan form of the churchyard suggests the possible site of an earlier Saxon building. Most occupations prior to the mid-nineteenth century would have been related to farming, but a pottery industry, using clay from local Reading and London beds, is known to have developed in the area from as early as the fourteenth century. Many pottery sites are recorded in Cove, but there is also evidence of kilns in the grounds of **Farnborough Hill**, which are thought to have been active until around the late seventeenth century. The oldest part of Farnborough can be traced to the area around **Farnborough Street**, and it is possible that the original village settlement developed here as a result of the pottery industry in the Farnborough Hill area. Farnborough Street was a small village community and still retained two farms, a dairy and several shops in the late nineteenth century. Later expansion and the development of suburban commuter housing subsequently began in the early twentieth century, radiating out along the lanes to the north, south and west from the historic crossroads where Farnborough Street, Rectory Road, Ship Lane and Highgate Lane meet.³⁶
- 6.19 The railway arrived in Farnborough in 1838, with the construction of the main line from London, part of the London and South Western Railway, and the opening of a station which was built near to the old London to Winchester turnpike road about a mile away from the centre of the village to the south east. A second station was subsequently built in the village centre in 1849 on the Reading, Guildford and Reigate Railway line, operated by the South Eastern Railway, which followed the course of the River Blackwater. With the coming of the railway and two stations, the area became readily accessible and attractive to new investors from the cities looking for a country retreat and healthier countryside living, which notably contributed to the development of the Farnborough Hill estate.³⁷
- 6.20 Until the early nineteenth century, much of Farnborough Hill, which was previously known as Windmill Hill, was still part of the common lands of the Manor. A separate house on the western flanks of the hill was recorded on maps in the mid-eighteenth century and was rebuilt in around 1806 when the new estate was expanded to include large amounts of former common land. The house and now-substantial grounds were subsequently acquired by the wealthy Victorian publisher Thomas Longman

³⁵ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books; J Gosney (2005) *Farnborough: A Pictorial History: One Hundred Years under the Flight Path*, Phillimore & Co. Ltd.

³⁶ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd.

³⁷ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books.

in 1860. Having searched for a country property close to London for his large family, he demolished the house and built a new mansion on the present hilltop site, where it became known as 'Farnborough Hill'. The new house was completed in 1863, with a series of pleasure gardens and parkland grounds leading to a woodland area of walks and carriage drives across the turnpike to the west.³⁸

- 6.21 Following Thomas Longman's death in 1879, the estate was purchased by Empress Eugénie, the widow of Emperor Napoleon III of France, and it became her home in exile until her death in 1920. The Empress enlarged the house considerably, turning it into a palatial mansion by building extensions and making internal alterations. In addition to the Farnborough Hill estate, she acquired the wooded hillside beyond the railway line to the south of the existing parkland. Here, on the summit of the opposing mount, she constructed a permanent mausoleum for the bodies of her husband and son, the Prince Imperial, in a church that she could view from her private rooms. Completed in 1887, the mausoleum included a monastery building and lands for a permanent community of monks to serve the chapel. The priory was raised to Abbey status in 1903 and is known today as the complex of **St Michael's Abbey**, held in trust as a Benedictine monastery.³⁹
- 6.22 In 1927, the estate was broken up and sold for redevelopment, and the house was sold to the nuns of Hillside Covent College. Alterations were made to the house to facilitate its conversion to school use, and the sisters commissioned the architect Adrian Gilbert Scott to design additional school buildings, including a new school chapel. In 1994, the Religious of Christian Education transferred ownership of the school to the Farnborough Hill Trust, and it is now under lay management.⁴⁰
- 6.23 In 1905, His Majesty's Balloon Factory was set up in Farnborough, and the town subsequently became a world-renowned site for developments in aviation, aerospace and defence technology. For example, Samuel Cody made the first powered flight in the UK in Farnborough in 1908. What later became the Royal Aircraft Establishment (RAE) site is considered to be the hub of Farnborough's aviation history. Since the site was decommissioned and vacated by the Ministry of Defence in the late 1990s, several historic buildings, and consequently a significant part of the area's local heritage, have been lost. However, what remains of the original site still represents one of the best examples of its kind in the world. Seven buildings are recognised for their architectural or historic interest and are protected by

³⁸ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd.

³⁹ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd.

⁴⁰ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books; L. Craven and L. Evans-Jones (2014) *From Hillside to Farnborough Hill: 125 Years of the RCE in Farnborough*, Third Millennium Publishing Ltd.

statutory listing, including the Grade II listed portable airship hanger, two Grade I listed wind tunnels and the Grade II* listed former battalion headquarters building (Building G1), which now houses the Farnborough Air Sciences Trust (FAST) Museum.

North Camp (South Farnborough)

- 6.24 The arrival of the army in Aldershot in 1854 saw the establishment of the North Camp at the southern end of Farnborough. At this time, the current **South Farnborough** area formed part of a large expanse of lightly wooded heathland to the south of the Farnborough Park estate and earlier village.
- 6.25 The sale of the heathland for residential development in the 1860s opened up opportunities for speculative investors to provide housing for the influx of army officers. Two property companies were formed to purchase land and build houses that could be leased to the military, one of which was the Farnborough Cottage Company, which was established in 1863. The planning and layout of the wide tree-lined avenues that characterise the area can be attributed to Edward Chatfield, an agent for the company, and Henry Curry, an architect. The most formal part of the original plan formed an inverted L-shape of blocks and a street grid which were created to accommodate Church Circus, now Church Circle, which was originally planned as a site for a church. However, once the roads had been set out, and the avenue of trees planted and the lots allocated, the process of development was apparently random and undertaken by entrepreneurs who had made their livings in other businesses. Although the principal roads were in place by 1874, construction proceeded gradually.⁴¹
- 6.26 North Camp was for many years the commercial hub of Farnborough, but this began to decline from around the 1960s, coinciding with a reduced military population and the development of a new town centre complex to the north to cater for new housing developments at Cove in the 1950s and 1960s and at Southwood in the 1980s. Today, North Camp is a vibrant residential area and district centre which provides a range of small shops and services for local needs. Specialist shops and restaurants also attract visitors from a wider area.⁴²

⁴¹ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd.

⁴² J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books.

7. Glossary of Terms

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

Building: defined by the Town and Country Planning Act 1990 as ‘any structure or erection, and any part of a building’.⁴³

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

Conservation Area: defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area ‘of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.⁴⁴

Designated Heritage Asset: defined by the National Planning Policy Framework Glossary as ‘a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation’.

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

Historic England: an executive non-departmental public body, sponsored by the Department for Culture, Media and Sport, and the government’s statutory adviser on the historic environment in England.

Listed Building: a building, including any structure, erection and any part of a building, of special architectural or historic interest with legal protection and designated by the Secretary of State for Culture, Media and Sport. Details of statutory listed buildings in England can be found by consulting the National Heritage List for England, which is hosted by Historic England on behalf

⁴³ Town and Country Planning Act 1990; s. 336(1).

⁴⁴ Planning (Listed Buildings and Conservation Areas) Act 1990; s. 69(1).

of the Secretary of State. As defined by the Planning (Listed Buildings and Conservation Areas) Act 1990, a listed building includes ‘any object or structure fixed to the building’ and ‘any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948’, unless the List entry expressly excludes such things.⁴⁵ Listed buildings are graded to reflect their relative special architectural and historic interest and are graded in England and Wales at Grade I, Grade II* or Grade II: Grade I buildings are buildings of exceptional interest, Grade II* buildings are particularly important buildings of more than special interest, and Grade II buildings are buildings of special interest, warranting every effort to preserve them. It is a criminal offence to demolish or alter a listed building or any part of it without first obtaining listed building consent.

Locally Listed Heritage Asset: a heritage asset identified by a local planning authority as having a degree of local significance which merits consideration in planning decisions. Such assets may not meet the necessary criteria or be of such special significance to qualify for statutory listing and are known as non-designated heritage assets. The criteria for the local listing of assets in Rushmoor are set out in the Council’s Locally Listed Heritage Assets supplementary planning document (adopted in December 2020).

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

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

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

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

⁴⁵ Planning (Listed Buildings and Conservation Areas) Act 1990; s. 1(5) and s1(5A).

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

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

Site of Special Scientific Interest (SSSI): an area of land or water which is of special interest because of its ‘flora, fauna, or geological or physiographical features’ and designated by Natural England – an executive non-departmental public body, sponsored by the Department for Environment, Food and Rural Affairs, and the government’s adviser for the natural environment in England – under the Wildlife and Countryside Act 1981.⁴⁶

⁴⁶ Wildlife and Countryside Act 1981; s. 28(1).

8. Useful Links

Rushmoor Local Plan

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

Conservation Areas and Development

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

National Planning Policy Framework

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

National Planning Practice Guidance

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

Nationally Listed Heritage Assets

- <https://historicengland.org.uk/listing/the-list/>
- <https://www.rushmoor.gov.uk/planning-and-building-control/conservation-and-heritage-assets/nationally-listed-buildings/>

Locally Listed Heritage Assets

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

Historic England

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

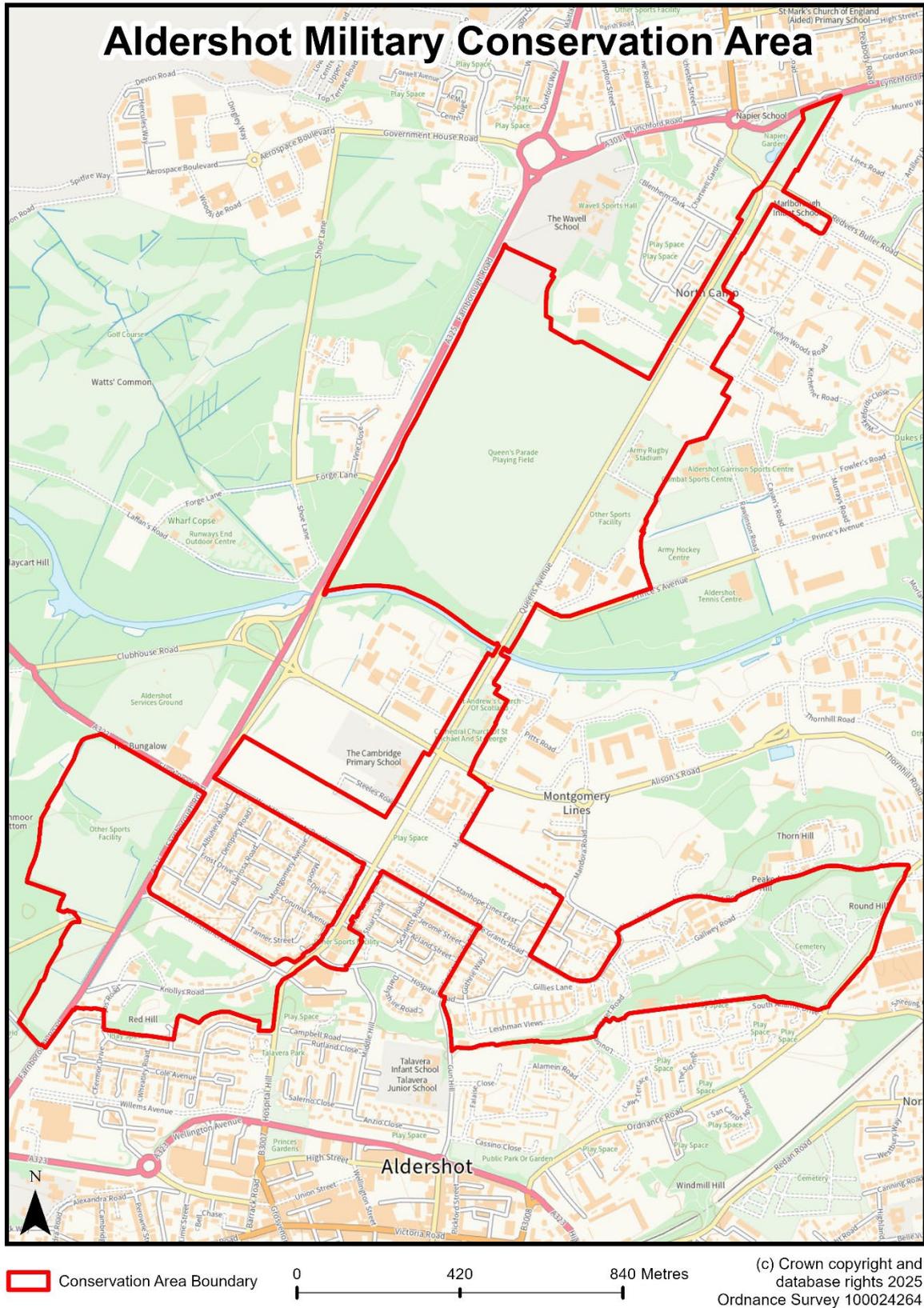
Planning Consultation and Enforcement

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

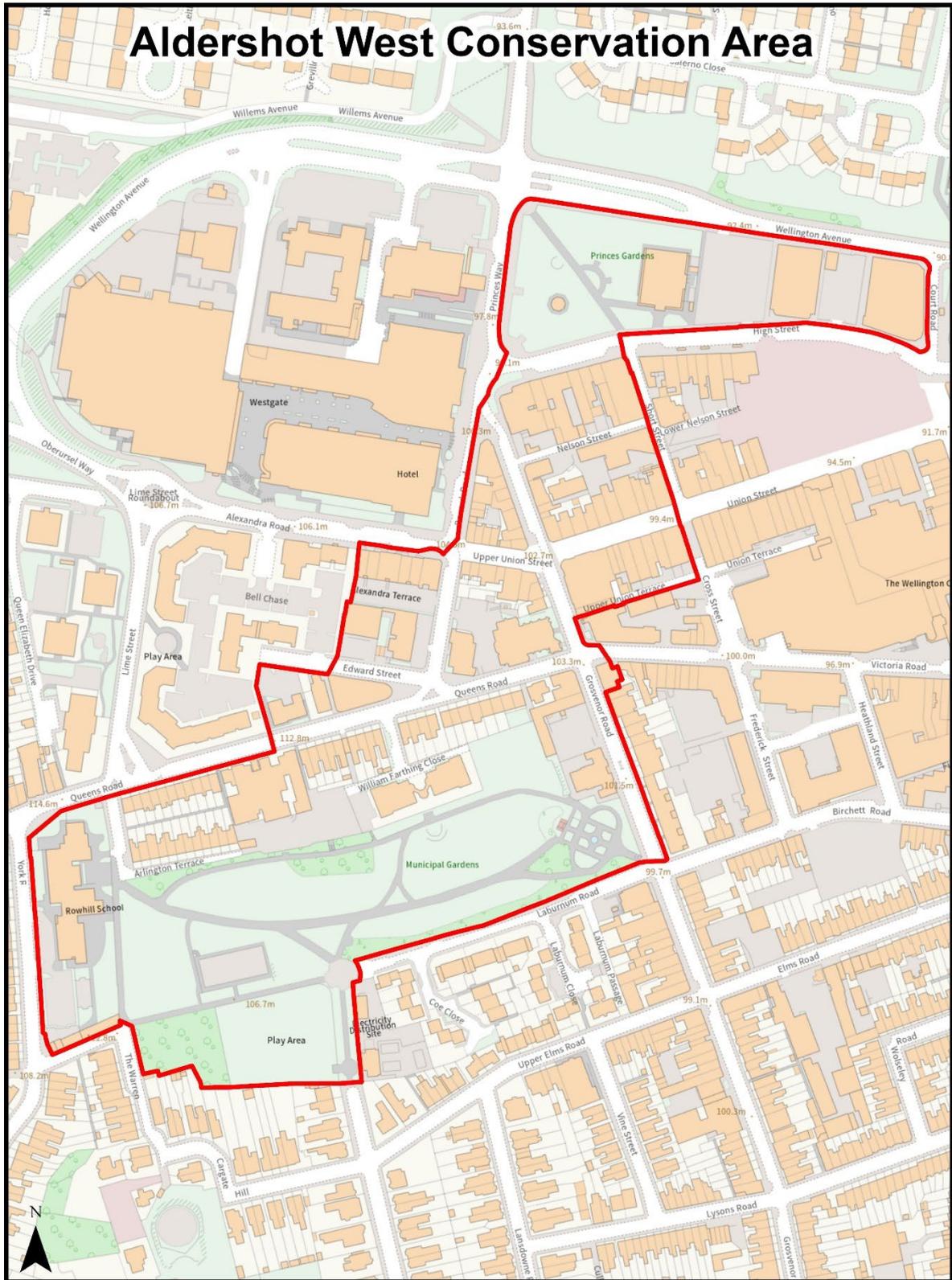
Wellesley

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

Appendix 1. Conservation Area Boundary Maps⁴⁷



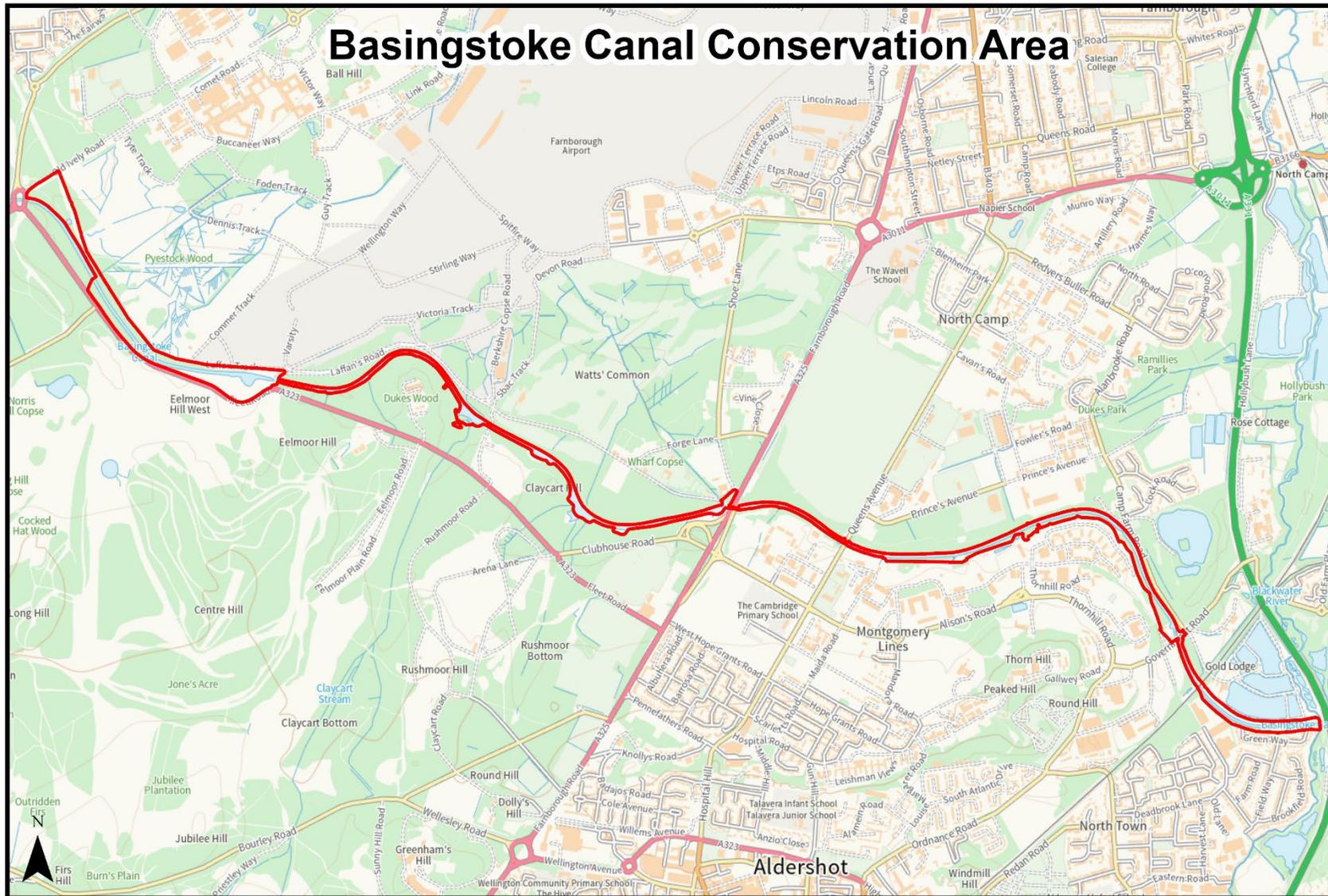
⁴⁷ Adopted boundaries as of June 2025.



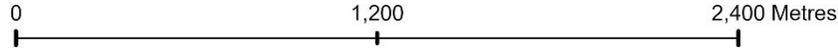
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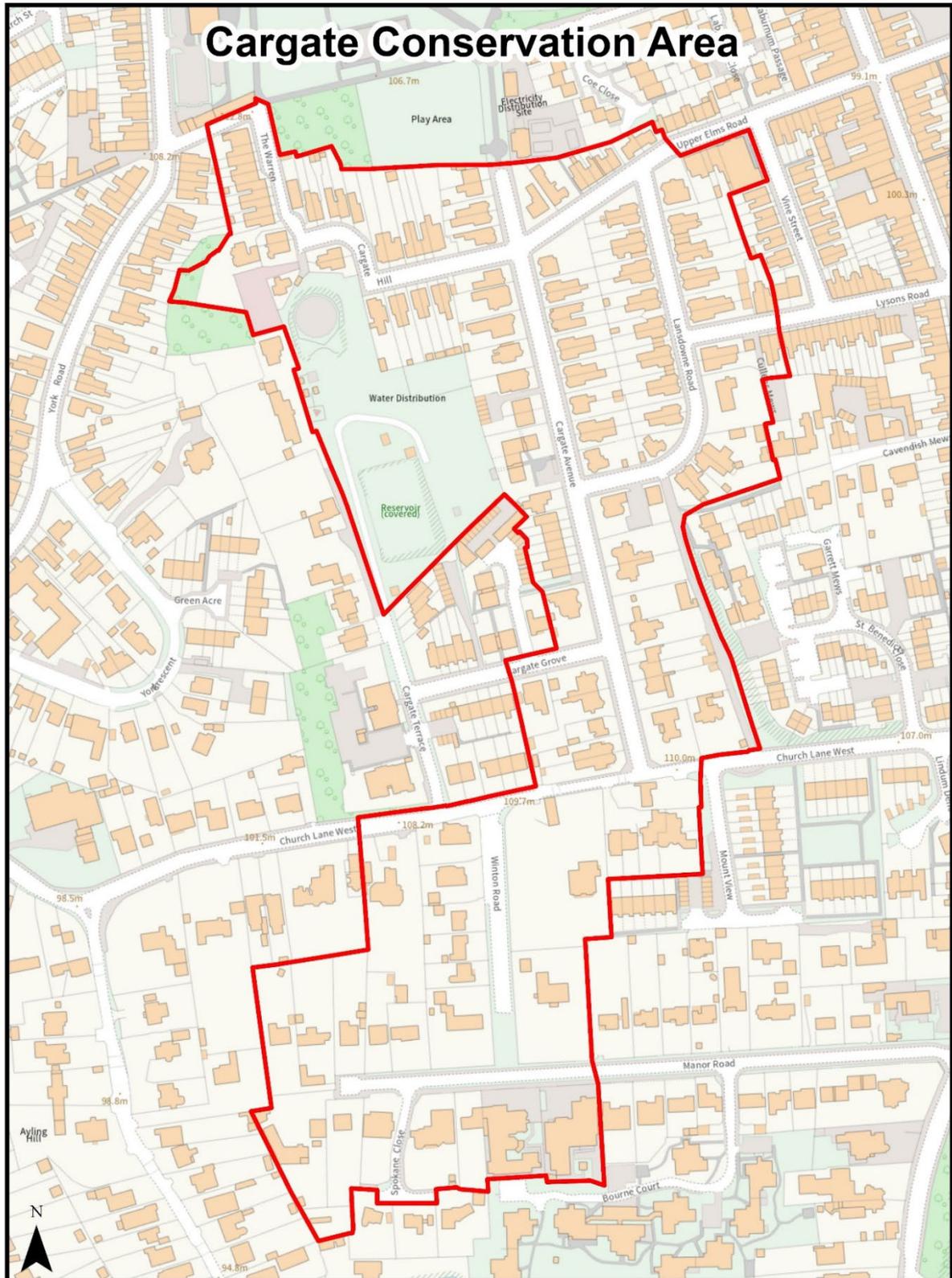
(c) Crown copyright and database rights 2025
Ordnance Survey 100024264



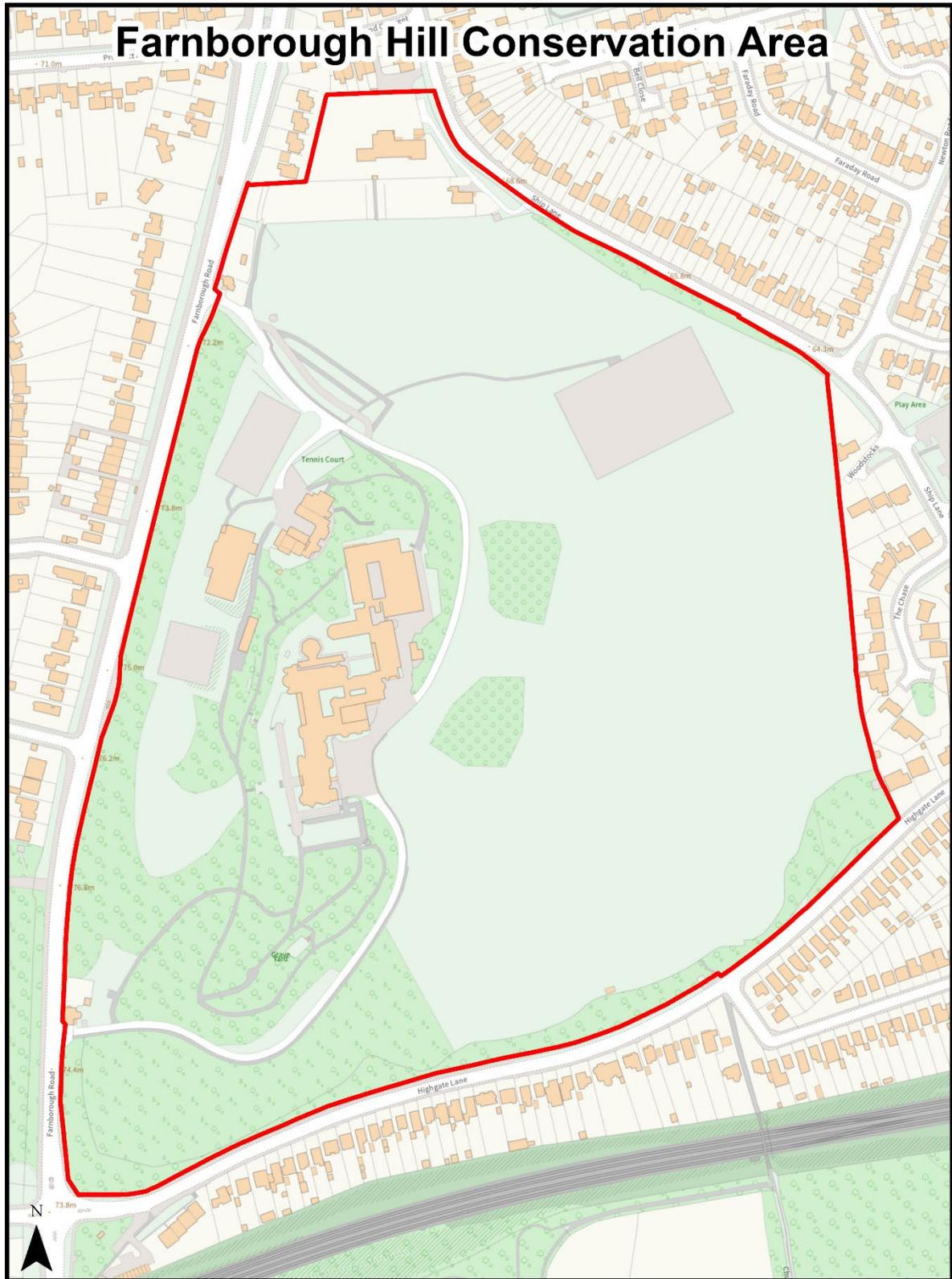
Conservation Area Boundary



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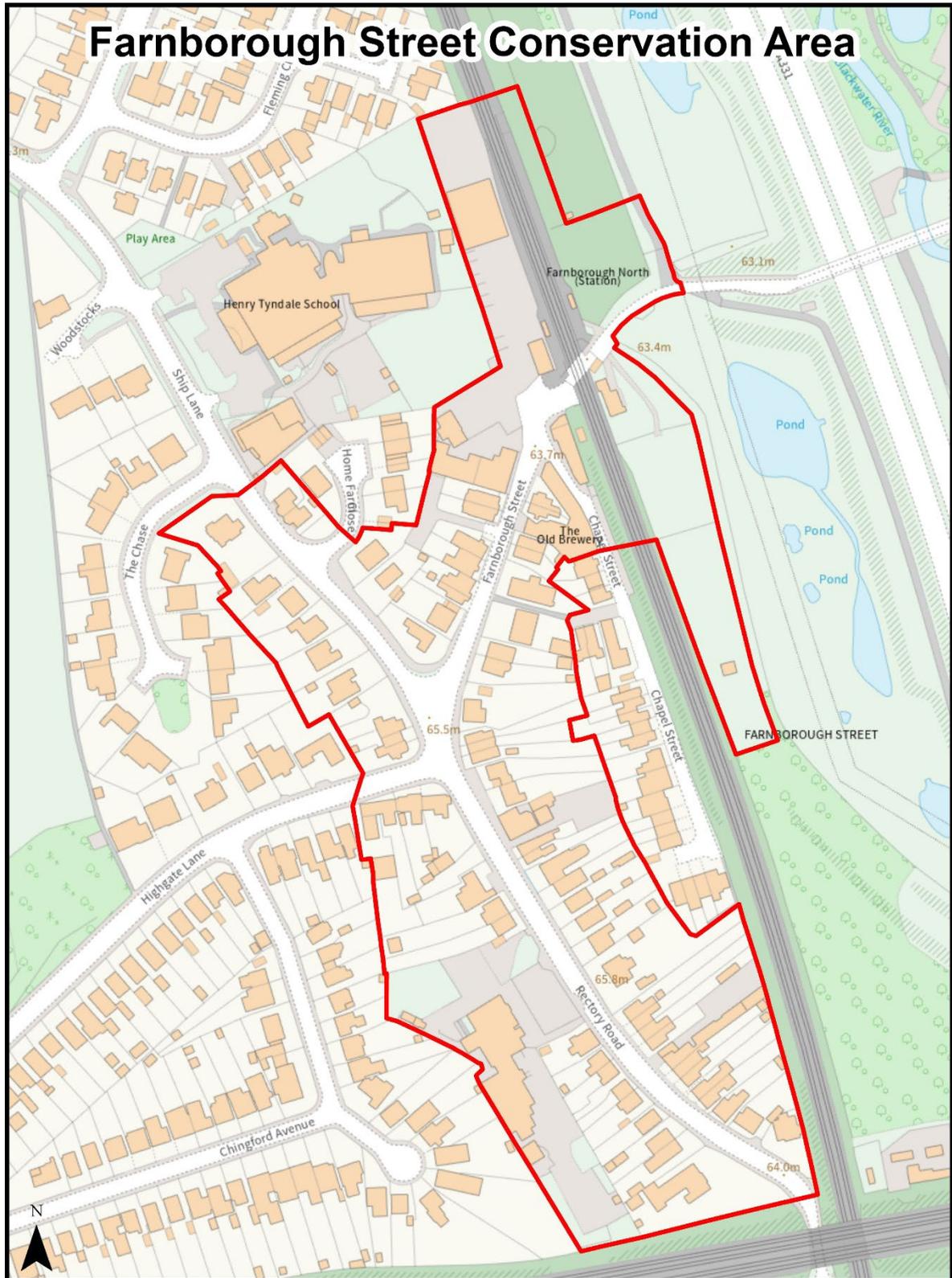
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 Conservation Area Boundary



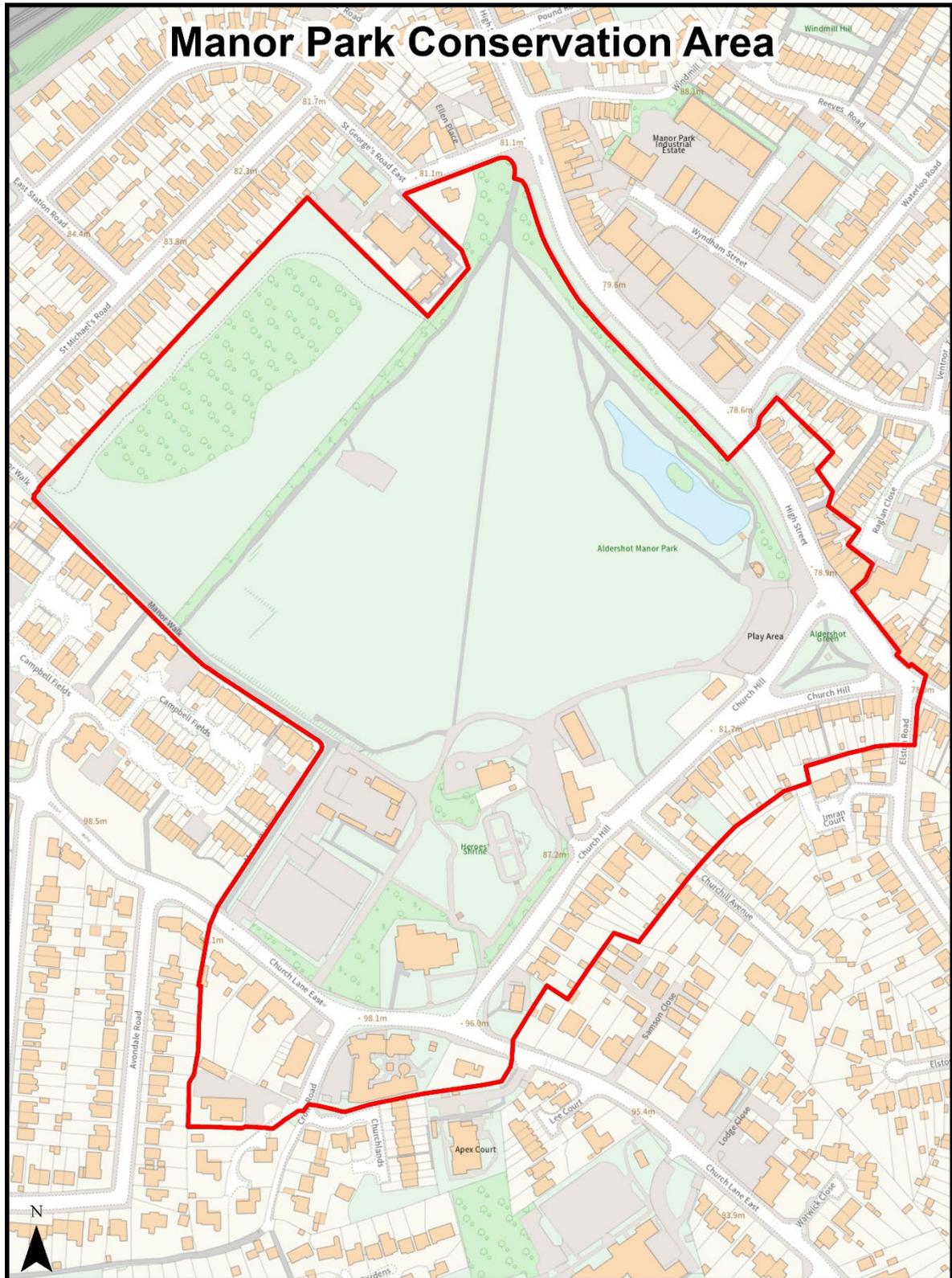
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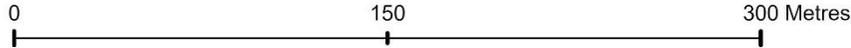
 Conservation Area Boundary

0 100 200 Metres

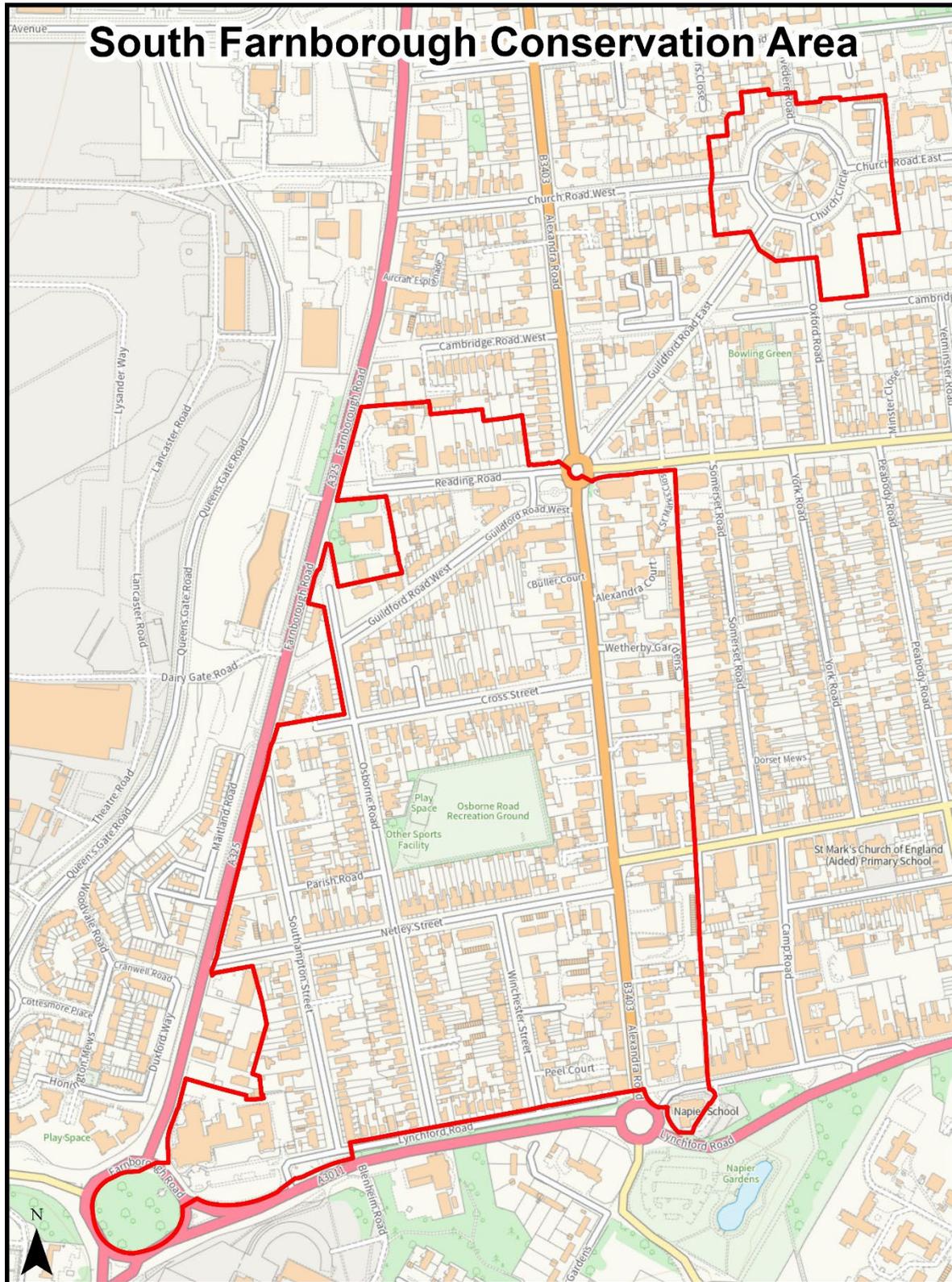
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 Conservation Area Boundary



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 Conservation Area Boundary

0 170 340 Metres

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Appendix 2. Rushmoor Local Plan Policy HE3

Policy HE3 - Development within or adjoining a Conservation Area

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

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

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

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

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

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

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 [Rushmoor Borough Council](#)
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