



*Basingstoke
and Deane*

Consultation Statement

Kingsclere Conservation Area Appraisal and Management Plan Supplementary Planning Document 2017

Consultation statement prepared in accordance with Regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2012.

1. Name of Supplementary Planning Document

Kingsclere Conservation Area Appraisal and Management Plan Supplementary Planning Document 2017

2. Subject matter of SPD and area covered

The Supplementary Planning Document (SPD) provides an appraisal of the character and special architectural and historic interest of Kingsclere Conservation Area. The management plan section of the SPD presents principles which sets out the approach towards preserving or enhancing the character or appearance of the Kingsclere Conservation Area.

The SPD has been prepared by the Local Planning Authority to add further detail to the policies in the Basingstoke and Deane Local Plan (2011-2029).

3. Persons/groups/bodies consulted in connection with preparation of SPD

Internal and external consultation was undertaken on the draft Conservation Area Appraisal and the Management Plan in June, July and August 2017, during the drafting of the SPD, including circulating the SPD to ward members, Kingsclere Parish Council and Kingsclere Neighbourhood Planning Team.

Internal consultation was undertaken during the drafting of the SPD, so that a variety of council service areas were involved.

4. The consultation drafts

The consultation draft of the updated Conservation Area Appraisal and the Management Plan was produced by the Conservation team. Both documents were prepared on the basis of information accrued from officer knowledge and experience and discussions with relevant officers of other teams within the Council and notably Development Management, Landscape, Biodiversity, Open Space, Highways and Planning Policy, information from the Archaeology team at Hampshire County Council was incorporated into this consultation draft.

5. Consultation on the Draft Documents

In accordance with regulations 17 and 18 of the Town and Country Planning (Local Development) (England) Regulations 2004 the draft Conservation Area Appraisal and Management Plan was subject to a six week period of public consultation between 7 July until 18 August 2017.

On completion of the consultation period, and in accordance with regulation 18 of the Town and Country Planning (Local Development) (England) Regulations 2004 the draft Consultation Statement (CS) has been amended and updated to include all representations received. A summary of the main issues and how those issues were addressed by the Conservation Area Appraisal and Management Plan are included within the consultation responses below.

The consultation programme comprised:

- 1) Postal survey, with a covering letter and questionnaire sent to households in the Kingsclere conservation area.
- 2) Public notice in the Basingstoke Gazette.
- 3) Copies of the draft Conservation Area Appraisal and Management Plan available at the Basingstoke Civic Offices, Kingsclere Parish Office, Newbury Library and on the internet at <http://www.basingstoke.gov.uk/conservationappraisals>
- 4) Public consultation event held 3 August 2017 in Basingstoke, Civic Offices.
- 5) Consultation on the draft Conservation Area Appraisal and Management Plan with statutory consultees (listed below).
- 6) Notifying all Ward Members representing the conservation area, the Parish Council and Kingsclere Neighbourhood Planning Team.
- 7) Posters were displayed around the village giving details of the public consultation.
- 8) The Kingsclere Parish web page carried details of the public consultation with a link to the online questionnaire.

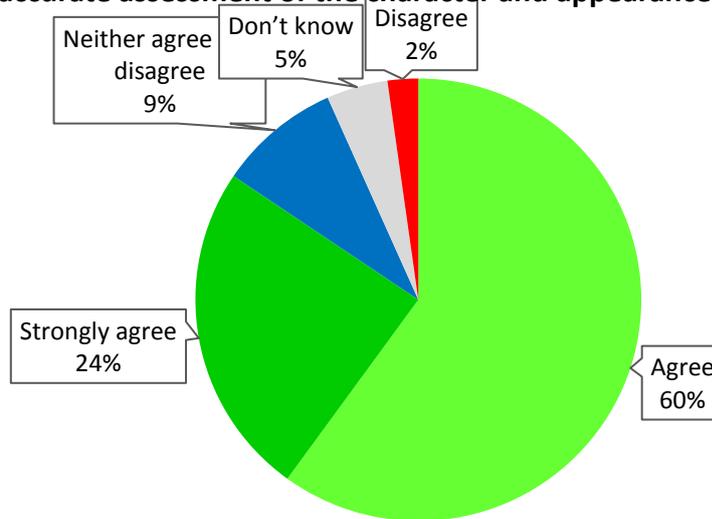
6. How have issues raised been addressed in the SPD?

A number of the comments received during informal consultation have led to changes being made to the SPD. A schedule (see Appendix 1) is attached to this statement identifying the representations and includes the council's response.

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| Title of Consultation: | Kingsclere Conservation Area Appraisal and Management Plan Consultation |
| Form of consultation: | Early engagement with ward members, the Parish Council and Kingsclere Neighbourhood Planning Team. A 6 weeks public consultation ran from 7 July to 18 August 2017 with a public meeting on 3 August, responses were invited via a postal survey of households within the conservation area, a public web page and an online questionnaire. |
| What did we consult about? | <ul style="list-style-type: none">• The content of the draft Kingsclere Conservation Area Appraisal and Management Plan including an appraisal map. |

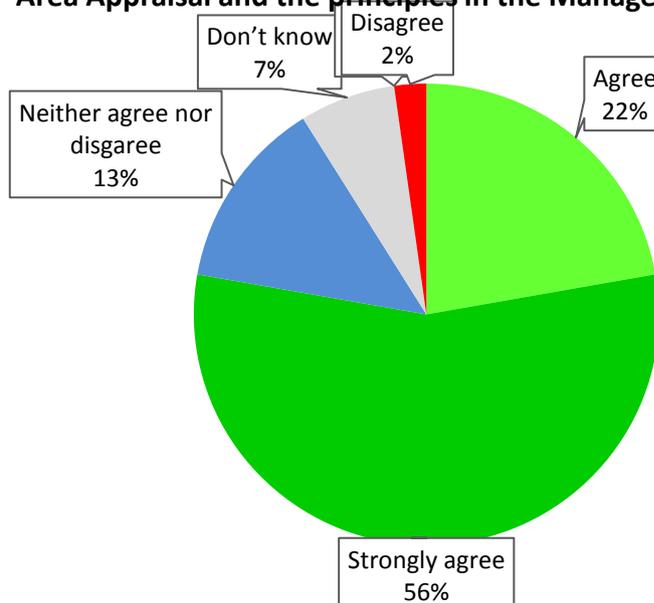
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| | <ul style="list-style-type: none"> Boundary alterations to include 13no. buildings on Newbury Road from No. 53 to No. 27 within the conservation area boundary. Also the small Notable Structure to the rear of 7 Newbury Road is included within the conservation area boundary. |
| <p>Feedback:</p> | <p>45no. responses were received by post and online. 283no. Kingsclere households received a postal questionnaire. Approximately 16% response rate can be estimated from the public consultation.</p> <p>82.4% of respondents strongly agreed or agreed that the draft Kingsclere Conservation Area Appraisal is an accurate assessment of the character and appearance of the area.</p> <p>77.8% of respondents strongly agreed or agreed with the conclusions of the Kingsclere Conservation Area Appraisal and the principles in the Management Plan.</p> <p>62.3% of respondents strongly agreed or agreed with the boundary alterations proposed.</p> <p>24% of respondents raised further issues about the conservation area in terms of its character and appearance, detailed below.</p> |
| <p>Recommendation:</p> | <p>On the basis of the public consultation results below, to agree the variation to the Kingsclere Conservation Area boundaries and to adopt the conservation area appraisal and management plan as a Supplementary Planning Document.</p> |

Q1. Do you agree that the draft Kingsclere Conservation Area Appraisal is an accurate assessment of the character and appearance of the area?

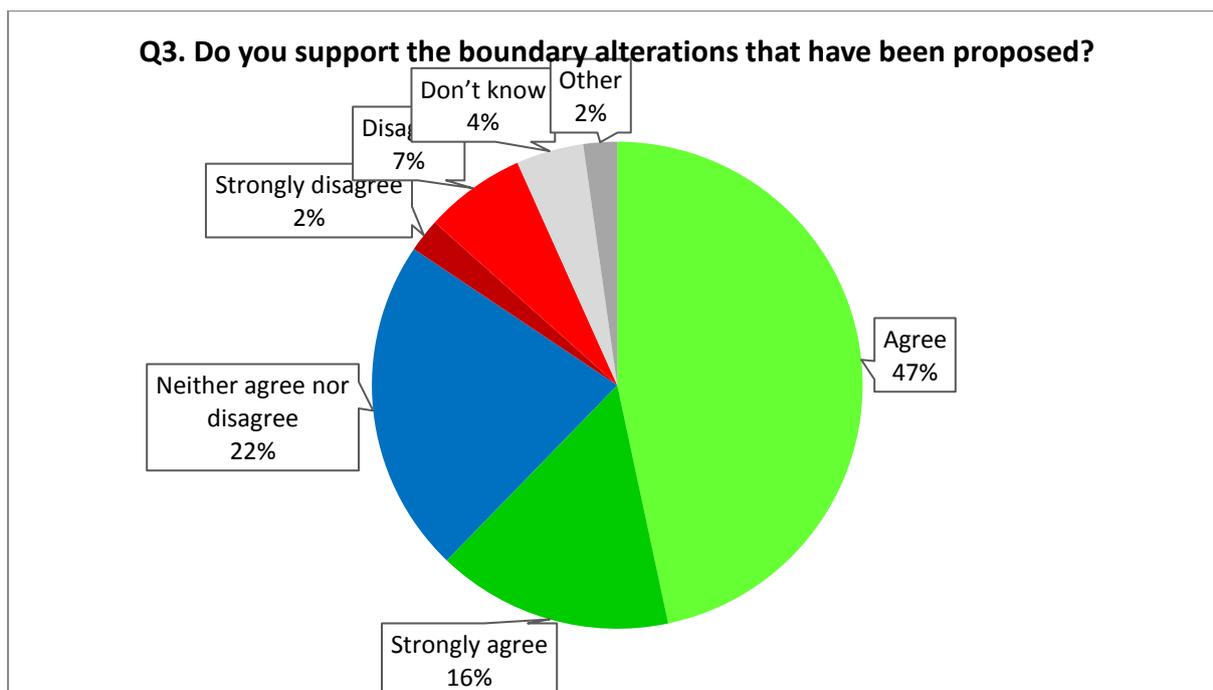


Q1. Of the 45no. consultees who responded to the online questionnaire, 82% considered that the Appraisal provides an accurate assessment of the area. 2% disagreed that the Appraisal was accurate. 9% neither agreed or disagreed and 5% didn't know. The responses to the questionnaire are summarised and addressed in table 1.1.

Q2. Do you agree with the conclusions of the Kingsclere Conservation Area Appraisal and the principles in the Management Plan?



Q2. 77.8% of respondents strongly agreed or agreed with the conclusions of the Kingsclere Conservation Area Appraisal and the principles in the Management Plan. 2% disagreed. 13% neither agreed or disagreed and 7% didn't know. The responses to the questionnaire are summarised and addressed in table 1.1.



Q3. 62.3% of respondents strongly agreed or agreed with the boundary alterations proposed.

28.8% (13 respondents) were unsure and 8.9% (4 respondents) disagreed with the proposed boundary of the conservation area, however, of these one respondent wanted the conservation area to be enlarged, two respondents gave no reason for objecting and one respondent wanted no change to the current conservation area but did not refer to proposed extension per se. Further details at table 1.1.

Q4. 24% (17 respondents) raised further issues about the conservation area in terms of its character and appearance, detailed below in table 1.1.

Table 1.1 Summary of responses to questionnaire and from internal consultees

| Issue | Respondents comments summarized | B&DBC Response |
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| Boundary alterations | One respondent strongly disagreed with the proposed boundary alterations, stating: 'No one wants changes to the current conservation area'. | The conservation area extension includes 13no. buildings on Newbury Road, from the grade II listed No. 53 Newbury Road (known as Goldfinch Cottage) in the north, the Buildings of Local Interest (BOLIs) at 39-49 Newbury Road to the semi-detached houses at 27-37 Newbury Road which adjoin the existing conservation area boundary. The Planning (Listed Buildings and Conservation Areas) Act 1990 identifies conservation areas as being 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' [s.69(1)(a)]. This area to be included in the conservation area is of architectural importance, with listed and locally listed buildings (BOLIs). Historically the Police Station (built 1855 demolished 1977) stood just to the north, with the Union Workhouse 200 yards north on Newbury Road. |

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| | | <p>Goldfinch Cottage (No.53) is grade II listed and dating from the mid 19th-century acts as a visual reminder of the past function of this area.</p> <p>Views into and out of the conservation area are important, and the inclusion of these buildings forms a positive new entrance to the conservation area approaching from the north.</p> <p>A second conservation area extension includes the small notable structure which was once within the curtilage to the rear of the grade II listed building at 7 Newbury Road, but is now separated from the listed building and from the contemporaneous outbuilding. The notable structure is constructed in the same materials with matching architectural detailing. This inclusion within the conservation area boundary rectifies a previous map drafting error.</p> |
| | <p>One respondent disagreed with the proposed boundary alterations, stating: 'Does not extend far enough therefore open to development'.</p> | <p>Legislation and Government policy is clear, a conservation area can only be designated for areas of 'special architectural or historic interest' nor is it the function of conservation area designation to prevent future development.</p> <p>Paragraph 127 of the National Planning Policy Framework states that 'when considering the designation of conservation areas, local planning authorities should ensure that the concept of conservation is not devalued through the designation of areas that lack special interest'.</p> |
| | <p>Two respondents disagreed with the proposed boundary alterations but did not comment further.</p> | |
| | <p>One respondent agreed with the boundary alterations but commented at Q.4 that the end gardens on Fox's Lane should be excluded from the conservation area.</p> | <p>These rear gardens off Fox's Lane are important historically, marking a former driveway from the grade II listed Kingsclere House south to Bear Hill. Further information is given in the Conservation Area Appraisal under Character Area 1.</p> |
| | <p>One respondent stated 'other' for Q.3 boundary alterations but on reading the Appraisal and map did not find any proposed changes.</p> | <p>In terms of the Kingsclere conservation area boundary alterations this comment is noted.</p> <p>This is a useful observation informing the future conservation area review programme. Boundary alterations will be made more obvious on the Appraisal map particularly the online web map which users found difficult to zoom in, read labels, differentiate layers etc.</p> |
| <p>Status of Malthouse open ground</p> | <p>One respondent stated 'neither agree nor disagree' for Q.3 on boundary alterations but suggested the Malthouse open ground, west of the churchyard is designated an 'area of importance for nature'.</p> | <p>The Malthouse open ground is an Important Open Space (IOS) and this will be added to the Appraisal and the Appraisal map.</p> <p>Biodiversity and protected habitats regulations operate separately from conservation area legislation. The conservation area Appraisal cannot designate nature conservation sites.</p> <p>This ground is not included in the churchyard Site of Importance for Nature Conservation (SINC) adjacent, which was designated by the Hampshire Biodiversity Information Centre.</p> |

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| Additional notable structure | One respondent agreed that the Appraisal is accurate (Q.1) but commented (Q.4) that the historic wall at the top of Pope's Hill leading east from the junction at Newbury Road is a notable structure. | Agreed. This is an historic structure, marking the former boundary to grade II listed Kingsclere House and Lake House, formerly this may have been a curtilage listed structure but is now separate from the listed buildings. It makes a positive contribution to the conservation area and has been marked as a notable structure on the Appraisal map. |
| Concern relating to potential imposition of an Article 4 direction proposed | One respondent commented at Q.4 that an Article 4 direction to control painting front doors was inappropriate. | No Article 4 direction is proposed for Kingsclere at this time. The local press reported that an Article 4 direction could in theory be introduced in Kingsclere, however, it noted the public consultation was open and comments were invited. An Article 4 direction restricts permitted development rights, meaning planning permission would be required for some home improvements. The press article inaccurately stated that permission would be required to paint a front door in the conservation area, this is not the case and an Article 4 direction is not considered appropriate in the Kingsclere conservation area. |
| Unightly advertisements in local businesses | Four respondents commented at Q.4 that the local convenience stores and Howe & Son funeral directors off Bear Hill have advertisements which detract from the conservation area. | Noted. Enforcement team can investigate whether the stores need advertisement consent for the signage displayed inside the windows. Also, the Management Plan part of the SPD will give updated guidance to ensure new signs are more in keeping with the character and appearance of the conservation area. Howe & Son recently received advertisement consent for the advertisements on display and amendments were negotiated on the basis of advice in the 2003 Conservation Area Appraisal and the 2008 signage SPD. |
| More emphasis in the Management Plan is needed on hedges and trees | One respondent commented at Q.4 that more emphasis is needed in the Management Plan on the protection of hedges and trees. | Noted. Whilst work to trees within the conservation area requires consent, work to hedges may not. The Management Plan cannot introduce additional protection. Article 4 Directions, which can control residential permitted development rights, would not cover works to hedges. It is important that the Management Plan integrates with existing Council policy on urban design, landscape, trees and highways. |
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| Positive comments were received relating to the calibre of the Appraisal | One respondent commented at Q.4 that the Appraisal was detailed and interesting. | Noted. |
| Positive comments were received on the benefits of conservation area status in the village | One respondent commented at Q.4 that conservation area status has preserved that character of the village whilst permitting sensible developments. | Noted. |
| Signage | | Updated shop front planning guidance is proposed for adoption in the management plan. |

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| Signage | To let signs should be removed. | Rather than removing deemed consent for signage in the conservation area, we will serve discontinuance notices on large, unsightly signage, were resources allow. |
| Traffic | Improvements to Winton Square/Winchester Road/Sarum Hill welcomed. | The Management Plan proposes working with HCC on this. |
| | Traffic management around Bounty Road, Southern Road and Victoria Street should be redesigned. | This comment will be passed on to HCC. |
| Management Plan clarifications | | The Management Plan has been rewritten following internal consultees comments. The existing town centre policies and initiatives are listed and these are cross referenced throughout the document. |
| | Clarify the terms used on the map, the appraisal and the management plan. What is an 'Important Space of Townscape Significance'? | A glossary has been included to define all the terms used in the management plan, the appraisal review and the conservation area map. |
| | Clarify what is a policy to be adopted as Supplementary Planning document (SPD) and what is an action. | The management plan definitions have been clarified, policies will be adopted as part of the SPD. Actions are issues which require further cross agency work. |
| Other comments | The report should reference public art works. | Conservation Area legislation does not protect public art works which are catalogued in 'Art in the Open'. Public art can be included in future reviews if the initial public surveys indicate. |
| | The terrace of houses on Victoria Street are not conservation status. | This terrace is included within the Fairfield's Conservation Area. |
| Statutory consultees comments received: | | |
| Historic England | No comments on the Appraisal and Management Plan. On receipt of the Strategic Environmental Assessment (SEA) screening report suggested that that the Conservation Area Appraisal Review is considered part of the monitoring of Policies EM10 and EM11, which is another role of SEA. | The Conservation Area Appraisal Review is now considered as part of the monitoring of Policies EM10 and EM11. This monitoring will be incorporated into our Authority Monitoring Report (AMR). |
| Southern Water | Commented that the Water Works on Bear Hill, included in the appraisal as a Building of Local Interest (BOLI), is an operational site owned and operated by Southern Water, and known as the 'Kingsclere Water Supply Works' (WSW). Sought assurance that an Article 4 Direction in relation to any essential maintenance or upgrade works at the Kingsclere WSW would not be overly restrictive. | No Article 4 direction is proposed for Kingsclere at this time. |

Conclusion

Following the completion of the amendments in response to comments received, the appraisal and management plan now represents a widely supported assessment of the conservation area's special historic or architectural interest, which identifies the character and appearance that is desirable to preserve or enhance.

Statutory consultees notified and sent copies of the public consultation Kingsclere Conservation Area Appraisal and Management Plan SPD

Kingsclere Parish Council.

Bracknell Forest Council; Coal.gov.uk; East Hants Council; Hants County Council; Hart Council; Homes and Communities Agency; Rushmoor Council; Surrey Heath council; Test Valley Council; Waverley Council; West Berks Council; Winchester Council; Wokingham Council

Environment Agency

Natural England

Historic England

South East Network Rail

Highways England

Roads at Hants County Council

Office of Rail and Road

Marine Management Organization

Cornerstone Telecommunications Infrastructure

EE

Talk Talk

Thames Water

Southern Water

Virgin Media

BT Open Reach

National Grid

South Gas Network

NHS

Southern and Scottish Electricity

Southern Gas Network

National Grid

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Enterprise M3 enterprise zone

Basingstoke Transition

Natural Basingstoke

Cycle Basingstoke

Basingstoke Voluntary Action

Sports England

Theatres Trust