

Whitchurch Conservation Area and Management Plan Supplementary Planning Document

Consultation Statement

November 2019

1. Introduction

1.1 Background

1.1.1 Basingstoke and Deane Borough Council has prepared a Supplementary Planning Document (SPD) on the Whitchurch Conservation Area, comprising an appraisal, which describes the special interest of the Whitchurch Conservation Area and a Management Plan, which will assist with the positive management of change.

1.1.2 The SPD adds greater detail to the policies in the adopted Local Plan, and once adopted will be used as a material consideration for planning applications determined within the borough.

1.2 Purpose of the Consultation Statement

1.2.1 Part 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when adopting a Supplementary Planning Document, Local Planning Authorities should prepare a consultation statement. This should include the following information:

- (i) The persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) A summary of the main issues raised by those persons; and
- (iii) How those issues have been addressed in the supplementary planning document.

1.3 How much consultation do the Regulations require? What is good practice?

1.3.1 The Local Plan Regulations set out that LPAs should make the document 'available' for a minimum of four weeks. During such time, the document should be made available for inspection at the council offices and other appropriate locations, and should be published on the local planning authority website.

1.3.2 Basingstoke and Deane Borough Council has adopted a Statement of Community Involvement (SCI), which sets a commitment to go over and above the legal minimum. This states that the Council will undertake the following:

Table 2: Supplementary Planning Documents	
Key stages	Opportunities for engagement
<p>Evidence gathering/preparation of draft document Baseline information and evidence gathering. Undertake further technical work; identify reasonable options.</p>	<p>At the evidence gathering stage, statutory bodies are consulted about the Strategic Environmental Assessment (SEA) Screening and Habitat Regulations Assessment (if required). Consultation with councillors on the scope and content of the SPD will be undertaken. Targeted informal consultation will also be undertaken, with relevant agencies, stakeholders, service providers, parish/town councils, local groups and residents where relevant.</p>
<p>Consultation on draft SPD Formal publication for public consultation of the draft SPD along with associated evidence base documents and SEA report (minimum statutory period of 4 weeks).</p>	<p>The council will:</p> <ul style="list-style-type: none"> • Write to specific, general and all other consultees who the council consider may have an interest including those on the planning policy consultation database who wish to be informed of planning policy documents. • Make consultation documents available on the council's website, at the civic offices and other locations as considered appropriate such as libraries. • Discuss the document with stakeholders that are relevant to the topic involved, including statutory consultees, specialist bodies, planning agents and existing groups/forums as appropriate. • Use social media and local media to raise awareness • Depending on the content, consultation may also be supported by workshops/meetings. • If the matter is specific to a location, the council will aim to engage with local residents and groups through meetings/workshops or via community magazines and publications
<p>Finalise SPD Review representations received and make any changes to SPD where justified.</p>	<ul style="list-style-type: none"> • Comments received will be made available on the council's website along with a summary of their content. • The council will publish a schedule of its response to each of the points made. • Further consultation may be undertaken if responses lead to a significant change of direction.
<p>Adoption of the SPD SPD is adopted by the Council. It will include a statement explaining what consultation has been undertaken and how the council has dealt with representations.</p>	<ul style="list-style-type: none"> • Make the Supplementary Planning Document, consultation statement and adoption statement available on the council's website at the civic offices and other locations as considered appropriate such as libraries or parish offices. • Send a copy of the adoption statement to any person who has asked to be notified of the adoption. • Where appropriate, use social media and local media/press to publicise adoption.

1.3.3 The purpose of this document is to demonstrate that LPA has: met the regulatory requirements for a Supplementary Planning Document; complied with the best practice set out in the adopted SCI; and to provide the necessary information required under Part 12 of the Regulations (as set out above).

2. Evidence Gathering and Early Engagement

- 2.1.1 The draft consultation document was informed by an assessment of the Whitchurch Conservation Area, discussions with stakeholders including other departments in the council and representatives of the Town Council. A meeting was also held with representatives of the Town Council on 02 April 2019 and changes were then made to the emerging draft SPD. The draft document was discussed at the Whitchurch Town Council meeting on 08 April 2019 and a number of changes were subsequently made.
- 2.1.2 Prior to consulting on the SPD, the LPA screened the need for a Strategic Environmental Assessment (SEA) and/or a full Habitats Regulations Assessment to be produced. Following consultation with the three statutory consultees (the Environment Agency, Historic England and Natural England), it was concluded that a SEA was not required and the SPD would not need to be subject to a full Appropriate Assessment under the Habitats Regulations.

3. Formal consultation on the draft SPD: Who was consulted and how?

- 3.0.1 The LPA consulted on the draft SPD for eight weeks from 12 July to 6 September 2019. In accordance with the adopted SCI, the Council consulted a wide range of stakeholders. The engagement was tailored to ensure the consultees were engaged in the most effective and appropriate manner.
- 3.0.2 Where letters/emails were sent out they contained the following information (in accordance with the SCI):
- What is being consulted on;
 - Where documents could be viewed;
 - How and when comments could be made; and
 - What the next steps are in the process.

3.1 Statutory consultees

- 3.1.1 Emails and letters were sent to the relevant statutory consultees. The statutory consultees are listed in **Appendix A** and an example email/letter is contained in **Appendix B**.

3.2 Members of the public

- 3.2.1 The LPA posted a questionnaire, with a covering letter and Freepost return envelope, to addresses within the Whitchurch Conservation Area. Letters were sent to approximately 675 addresses. The letter/questionnaire is contained in **Appendix C**. The text of the questionnaire matched that of the online survey.
- 3.2.2 The LPA also consulted people registered on the Council's planning policy database who had expressed an interest in being notified about new planning

guidance. Members of the public were also engaged through a statutory notice which was placed in the Basingstoke Gazette and Andover Advertiser (as shown in **Appendix D**). Paper copies of the consultation version of the SPD was also available for viewing at the borough council's offices, Whitchurch Town Council office, Whitchurch Library and Basingstoke Discovery Centre.

3.2.3 Information about the consultation was posted through the council's social media platforms (**Appendix F**) and on the council's website (**Appendix E**).

3.3 Others consultees

3.3.1 In addition the council put up posters around the town advertising the consultation, a copy of which can be found in **Appendix G**.

3.3.2 The council also organised a public drop-in session between 6pm and 8pm on Thursday 18 July 2019, during the consultation period, held in the Whitchurch Town Council offices. There was limited interest in the session with only 2 attendees. Attendees were advised to make formal representations after the drop-in session.

3.4 Where was the information available to view?

3.4.1 The consultation was publicised on the council's conservation area appraisals web page <https://www.basingstoke.gov.uk/conservationappraisals> (<http://www.basingstoke.gov.uk/planning-policy-consultations>) and the council's public consultation webpage <https://www.basingstoke.gov.uk/yoursay> Each page linked to a dedicated webpage <https://www.basingstoke.gov.uk/Whitchurch-review> where consultees could find out more about the consultation, read the documents, view the .pdf map and complete the online survey (**Appendix E**).

3.4.2 The council's consultation web page included a PDF copy of the Appraisal, Management Plan and Appendices, the Conservation Area Appraisal map and the SEA and HRA screening opinions. The web page included an option to respond directly through the council's consultation software if the consultee wished (consultation portal page in **Appendix E**).

3.4.3 The web page gave contact details, explained where hard copies of the document could be viewed, explained how to make comments and set out the deadline for making representations. Paper copies of the consultation version of the SPD were available for viewing at the borough council's offices, Whitchurch Town Council office, Whitchurch Library and Basingstoke Discovery Centre.

4. What issues were raised and how were they taken into account in the final document?

4.1 What responses were received?

4.1.1 In response to the consultation, the LPA received responses from 47 individuals, groups or organisations. This included responses from:

- Local residents.
- A company acting on behalf of a local land owner.
- The Director of Whitchurch Silk Mill
- Statutory consultees – Historic England; Natural England; South East Water; Southern Water; Southern Gas Network
- Whitchurch Town Council
- A Ward Member

4.1.2 **Appendix H** sets out who said what and how the LPA responded to those issues raised.

4.1.3 There have also been a number of minor changes, typos, presentational amendments, improvements to sentence structure/grammar and factual amendments/updates however these minor changes are not material in terms of changes to content and are not detailed in the appendix.

4.1.4 Online and email respondents received an email acknowledging receipt of the representation. However the postal respondents did not receive an acknowledgement.

4.2 Issues raised

4.2.1 A summary of the responses received and the LPA responses are set out in full in **Appendix H**. The key issues raised in the representations, in no order or priority, included the following:

Boundary changes

The boundary change proposed in the Public Consultation draft:

- A number of representations support the proposed boundary change which results in the inclusion of the World War II pill box in the garden of 59 Lynch Hill Park.

Suggestions of further boundary extensions arising from the Public Consultation:

- The Town Council have suggested the following areas are included in the conservation area (and then identified as Important Open Spaces):
 - The Millennium Meadow.
 - Woodland south of Kings Walk, east of the Jerusalem Path and north of Chatter Lane.
 - The length of the old railway line and embankment.
- Other representations suggested the following areas should be included in the conservation area:

- The open green space behind Lynch Hill Park.
- Daniel Park.
- The Knowlings.
- The Hangings.
- The bank, trees and hedgerow opposite the Victorian houses on London Road.

Mapping:

- Address errors were reported as follows:
 - 1-6 The Green are described inaccurately as 1-6 Pound Meadow
 - 51 London Street is shown as 49. The flats next door are 53, 55, 57, 59 not as shown on the Appraisal Map.
 - The Winchester Road Car Park is referred to incorrectly as the Gill Nethercott Car Park

Condition:

- The condition of the Conservation Area should be described in more detail.
- Describe any pockets that could benefit from intervention and investment or enhancement schemes.
- Introduce new additional measures to mitigate the impact of high volumes of traffic and associated noise on the Conservation Area.
- Review the designation of buildings and/or areas within the conservation area.
- Introduce new pro-active measures to improve the conservation area.

General:

- Important Open Spaces
 - The Town Council requested that three more areas were identified as Important Open Spaces (after extending the conservation area boundary).
 - One respondent suggested an amendment to the boundary of an Important Open Space and queried why nearby land was not identified as an Important Open Space.
 - Other respondents requested that all or some of the Important Open Spaces in the draft Conservation Appraisal should be deleted.
- Management Plan
 - Principle 6 'Open Spaces', Principle 14 'Pre-application advice in the conservation area' and Principle 15 'Heritage Statements' should be omitted.
- New housing development should be prevented in the conservation area.
- New uPVC windows should be prevented in the conservation area.
- Vinyl signage in shop windows should be removed.
- Re-paint and restore bollards in the town centre to their original black painted finish.
- General appearance of commercial properties should be improved.
- Infrastructure in the town should be improved.

- Heavy and speeding vehicles cause damaging vibrations and should be prevented.
- 71 – 109 London Road should become Locally Listed Buildings.
- The Silk Mill descriptions and photos need updating.
- Description of the footpath and shared driveway from Alliston Way to Winchester Street should be amended.
- References to indigenous trees, interspersed with specimen individual trees making a positive contribution to the character and appearance of the conservation area is inaccurate. The Appraisal should specify which individual specific trees require protection.
- Further protection of the River Test, immediate surrounding SSSI, water-meadows and spring-fed streams is needed.

4.3 How was the document changed?

4.3.1 A number of changes were made to the draft document to respond to the representations received. The changes relate to specific comments made, are minor in nature, and strengthen the document rather than change the overall meaning. The following changes were made:

Boundaries:

- No changes have been made to the public consultation Whitchurch Conservation Area boundary.

Mapping:

- Address errors were rectified as described above.

Condition:

- A new paragraph on condition has been added to the Appraisal Statement of Significance.
- A new paragraph on traffic has been added to the Appraisal.
- A new paragraph has been added under 'Uses' regarding the petrol filling station on Church Street.

General:

- The 'L' shaped area northeast and southeast of the allotments on Test Road has been identified as an Important Open Space following this public consultation.
- The Silk Mill descriptions and photos in the Appraisal have been updated.
- The description of the footpath and shared driveway from Alliston Way to Winchester Street has been amended.

Appendix A: List of statutory consultees (specific and general consultees) consulted

Specific consultees

Organisations who have been identified under the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 that may have an interest in the proposals within a Development Plan Document are set out below:

All Town Councils within and adjoining the borough
East Hampshire District Council
Hampshire County Council
Hampshire Hospitals NHS Foundation Trust
Hart District Council
Highways Agency
Historic England (previously English Heritage)
Homes England (previously The Home and Communities Agency)
Mono consultants (represents mobile operators)
National Grid
Natural England
Network Strategy and Planning Network Rail South East
NHS West Hampshire Clinical Commissioning Group
North Hampshire Clinical Commissioning Group
Office of Rail Regulation
Police and Crime Commissioner
Scottish and Southern Energy
South East Water
Southern Gas Networks
Southern Water
Test Valley Borough Council
Thames Water
The Coal Authority
The Environment Agency
The Marine Management Organisation
West Berkshire Council
Winchester City Council
Wokingham Borough Council

Other duty to co-operate bodies

Bracknell Forest
Enterprise M3
Greater London Authority
Hampshire and Isle of Wight Local Nature Partnership
NHS England
Reading Borough Council
Rushmoor Borough Council
Surrey Heath Borough Council

Transport for London
Waverley Borough Council

General consultation bodies

In addition to the specific consultation bodies listed above, the council will involve as many people and groups as possible in preparing supplementary planning documents. A number of whom are listed below:

Access for All Working Group
Association of Town Councils
Atomic Weapons Establishment
Basingstoke Voluntary Action
Campaign for the Protection of Rural England
Church Commissioners for England
Cycle Basingstoke
Defence Infrastructure Organisation
Hampshire and Isle of Wight Wildlife Trust
Hampshire Fire and Rescue

Hampshire Police Authority
Health and Safety Executive
Integra
Maria Miller MP
Mayor of London
Ministry of Defence
National Farmers Union
Natural Basingstoke
North Wessex Downs AONB
Office for Nuclear Regulation
Sport England
Thames Valley Police
The Whitchurch Association
Theatres Trust
Transition Basingstoke
Various land agents and planning consultants

Appendix B: Text of email sent to statutory consultees and consultees on the Local Plan Database

Dear Sir / Madam,

Basingstoke and Deane Borough Council is currently consulting on a new Supplementary Planning Document (SPD) relating to the draft Whitchurch Conservation Area Appraisal and Management Plan.

What does the document cover?

The Whitchurch Conservation Area, which is designated to protect the architectural and historic interest of the village, has been in place since 1978. From time to time it is important to review appraisals of conservation areas and to produce Management Plans, Basingstoke and Deane Borough Council has a duty to do so.

The document has been prepared by the Local Planning Authority to add detail to the policies in the Basingstoke and Deane Borough Local Plan 2011-2029. The updated appraisal and management plan, will replace the existing appraisal and once made will be a material consideration for relevant planning applications.

The consultation runs for eight weeks from **Friday 12 July to Friday 6 September 2019.**

Viewing the documents

The draft SPD and supporting documents can be viewed on the council's website at www.basingstoke.gov.uk/whitchurch-review .

Paper copies of all the documents are available for public viewing at the Borough Council's offices, London Road, Basingstoke, Hampshire, RG21 4AH between the hours of 8.30 – 17.00 Mon to Thurs and 8.30 to 16.30 on Fridays. The documents are also available to view in Whitchurch and Basingstoke library during their normal opening hours, and at Whitchurch Town Council.

How to comment

If you would like to comment on the draft document, please complete a representation form and return it to the council **by Friday 6th September**. Representation forms can be completed online an online form (www.basingstoke.gov.uk/whitchurch-review). Paper copies of the form are also available on request. Comments can be submitted in the following ways:

- By completing the online form at: www.basingstoke.gov.uk/whitchurch-review;
- By post to Corporate Support Team, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, Hampshire, RG21 4AH

A drop-in session will be held in Whitchurch Town Hall between 18:00 and 20:00 on Thursday 18 July 2019, for you to view the documents, conservation area map and to fill in a questionnaire.

Next steps

Following this consultation, all comments for the SPD will be taken into consideration in compiling a final version of the document.

Consultation database

The council is contacting you because you have asked to receive updates on planning policy or supplementary planning documents or are a statutory consultee.

If you would like to be removed from the planning policy consultation database or would like your details amended, please email local.plan@basingstoke.gov.uk or contact the Planning Policy team on 01256 844844.

Further information

If you require further information about the draft SPD, please email development.control@basingstoke.gov.uk or contact the Historic Environment team on 01256 844844.

Appendix C: Covering letter and questionnaire sent to addresses in the Whitchurch Conservation Area

IMPORTANT – THIS AFFECTS YOUR PROPERTY

Our ref: EW/ck 11 July 2019

Dear Resident

Updated Conservation Area Appraisal and Management Plan for Whitchurch

The Whitchurch Conservation Area, which is designated to protect the architectural and historic interest of the village, has been in place since 1978. From time to time it is important to review appraisals of conservation areas, and Basingstoke and Deane Borough Council has a duty to do so.

We want to hear your views on the draft appraisal and management plan, which is to replace the existing appraisal.

You can view the full appraisal and management plan, including the map, here: www.basingstoke.gov.uk/whitchurch-review . The questionnaire is also available to complete on our webpage alternatively you can return the questionnaire enclosed in the pre-paid envelope provided.

The report and map are available for inspection at:

- Whitchurch Town Council, The Town Hall, Newbury Street, Whitchurch, RG28 7DW Tel: 01256 892107
- Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, RG21 4AH - Tel: 01256 844844
- Whitchurch Library, Gill Nethercott Centre, Winchester Street, Whitchurch, RG28 7HP Tel: 0300 555 1387
- Basingstoke Discovery Centre, Festival Place Shopping Centre, Basingstoke, RG21 7LS Tel: 0300 555 1387

A drop-in session will be held between 6pm and 8pm on Thursday 18 July 2019 at Whitchurch Town Council for you to view the documents, conservation area map and to fill in a questionnaire.

You can also [book an appointment with a duty planning officer](#)

All comments should be received by Friday 6 September 2019.

What happens next?

All comments will be carefully considered and taken into account, a recommendation can then be made to finalise and adopt the appraisal as planning guidance.

Yours faithfully
Elaine Walters

Conservation Area Appraisal Officer
Planning and Infrastructure
Enc. Questionnaire and Freepost envelope



**Basingstoke
and Deane**

Conservation Area Appraisal for Whitchurch Public Consultation Questionnaire 2019

Basingstoke and Deane Borough Council is the data controller for the personal information you provide on this form. You can contact the council by phone on 01256 844844, via email to customer.service@basingstoke.gov.uk or by writing to us at Civic Offices, London Road, Basingstoke, RG21 4AH. The council's Data Protection Officer can be contacted at dpo@basingstoke.gov.uk.

We will process personal data provided on this form only for the purposes relating to this consultation. A summary of consultation responses will be reported to the relevant council Committee and published on the council's website, including names of respondents and a summary of comments made.

As a public authority the council is subject to the provisions of the Freedom of Information Act (FOIA) and Environmental Information Regulations (EIR). This means we may be required to disclose information provided as part of this consultation if it is required. Personal data will not be disclosed under FOIA or EIR.

- We will not disclose any information to other organisations unless we are required to do so
- Your personal details will only be held as long as is needed for this consultation and in accordance with our retention policy

For further details on how your information is used; how we maintain the security of your information and your rights, including how to access information we hold on you and how to complain if you have any concerns about how your personal details are processed, please visit www.basingstoke.gov.uk or email dpo@basingstoke.gov.uk

Declaration:

- I give my permission for Basingstoke and Deane Borough Council to hold my details for the purpose stated above. I understand that I can withdraw my permission at any time.

Date:

(DD/MM/YY)

In order to make a comment on the Whitchurch Conservation Area Appraisal and Management Plan, please provide your name and postal address.

Name of respondent

Address of respondent

Postcode

If you would like to receive an update when the Council make their final decision on the Whitchurch Conservation Area Appraisal and Management Plan please tick the box and provide your email address if possible.

- I would like to receive an update

Email

Please select a single answer to each question.

You may use the boxes below each question to explain any related points.

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

- Strongly agree Disagree Other
 Agree Strongly disagree
 Neither agree nor disagree Don't know

If Other, or you have any further comments relating to this point, please specify below.

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

- Strongly agree Neither agree nor disagree Strongly disagree
 Agree Disagree Don't know
 Other

If Other, or you have any further comments relating to this point, please specify below.

Q3 Do you support the boundary alterations that have been proposed?

- Strongly agree Neither agree nor disagree Strongly disagree
 Agree Disagree Don't know
 Other

If Other, or you have any further comments relating to this point, please specify below.

Q4 Do you have any other issues you would like to raise about the conservation area in terms of its character and appearance? If so please give details:

About you

We are committed to improving our services and promoting equality for everyone. The answers you give to the questions below will be used to help us achieve this. It is not compulsory, and for each question there is an option to tick 'Prefer not to say' or you can leave it blank. Responses to these questions will be completely anonymous, will not be linked to any other data you provide and will be stored separately to the main survey responses.

What is your gender?

- Male Female Other Prefer not to say

What is your age group?

- 17 or under 35 to 44 65 to 74
 18 to 24 45 to 54 75+
 25 to 34 55 to 64 Prefer not to say

Do you consider yourself to be disabled or as having a long-term physical or mental health condition?

The Equality Act 2010 describes a person as disabled if s/he has a physical or mental impairment (including some illnesses), which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

- Yes No Prefer not to say

If you answered 'Yes', please describe if you wish

Which of these ethnic groups do you feel you belong to?

White

- White British White Irish White Gypsy / Traveller Any other White background

Black or Black British

- African Caribbean Any other Black/African/Caribbean background

Mixed / Multiple Ethnic Groups

- White and Black Caribbean White and Black African White and Asian Any other mixed/multiple ethnic background

Asian or Asian British

- Bangladeshi Indian Pakistani
 Chinese Nepalese Any other Asian background

Other ethnic group

- Arab Other ethnic group

If 'Other', please state if you wish

- Prefer not to say

Please could you provide the first 5 digits of your postcode

Are you responding as:

- An individual An organisation / group

If an organisation / group, please state which

Thank you for taking the time to complete this survey

Appendix D: Statutory Notices

Andover Advertiser:

19 Jul 2019

19 July, 2019 Andover Advertiser 47

STINGS

mail: olivia.rowell@localiq.co.uk

Public Notices

Basingstoke and Deane Borough Council
PLANNING AND COMPULSORY PURCHASE ACT 2004
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)
(ENGLAND) REGULATIONS 2012

Whitchurch Conservation Area Appraisal and Management Plan
Supplementary Planning Document (SPD)
Statement of the Representations Procedure

Notice of Public Consultation on the draft Whitchurch Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD).

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the council is inviting representations on the draft Whitchurch Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD) between **12 July and 6 September 2019**.

The Whitchurch Conservation Area, which is designated to protect the architectural and historic interest of the town, has been in place since 1978. From time to time it is important to review appraisals of conservation areas and to produce Management Plans, Basingstoke and Deane Borough Council has a duty to do so.

The updated appraisal and management plan, will replace the existing appraisal.

In accordance with the regulations, the council has a made a copy of the SPD and this statement available:

- on the council's website at www.basingstoke.gov.uk/whitchurch-review; and
- at Whitchurch Town Council, The Town Hall, Newbury Street, Whitchurch, RG28 7DW, Tel: 01256 892107
- Whitchurch Library, Gill Nethercott Centre, Winchester Street, Whitchurch, RG28 7HP, Tel: 0300 555 1387
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- Basingstoke Discovery Centre, Festival Place Shopping Centre, Basingstoke, RG21 7LS, Tel: 0300 555 1387

A drop-in session will be held in the Whitchurch Town Hall between 18:00 and 20:00 on **Thursday 18 July 2019**, for you to view the documents, conservation area map and to fill in a questionnaire.

All representations must be received by the council in writing during the period **12 July and 6 September 2019**. Representations can be submitted using the council's online consultation portal or by post.

Online at: www.basingstoke.gov.uk/Whitchurch-review

Or by post to: Corporate Support Team
Basingstoke and Deane Borough Council
Civic Offices
London Road
Basingstoke
Hampshire
RG21 4AH

Representations made will be considered for incorporation into the final version of the document.

Any person who has made representations about the Whitchurch Conservation Area Appraisal and Management Plan SPD may withdraw those representations at any time by giving notice in writing to the Council either by e-mail or by post at the addresses given above.

TO
FEATURE

PLEASE
CALL

01256
337
408

Basingstoke Gazette:

19 Jul 2019

19 July, 2019 Andover Advertiser 47

STINGS

mail: olivia.rowell@localiq.co.uk

Public Notices

Basingstoke and Deane Borough Council
PLANNING AND COMPULSORY PURCHASE ACT 2004
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)
(ENGLAND) REGULATIONS 2012
Whitchurch Conservation Area Appraisal and Management Plan
Supplementary Planning Document (SPD)
Statement of the Representations Procedure
Notice of Public Consultation on the draft Whitchurch Conservation
Area Appraisal and Management Plan Supplementary Planning
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- at Whitchurch Town Council, The Town Hall, Newbury Street, Whitchurch, RG26 7DW. Tel: 01256 892107
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TO
FEATURE
PLEASE
CALL
01256
337
408

- Home
- Planning and environment
- Historic Environment
- Listed buildings
- Buildings at risk
- Conservation areas
- Conservation area maps and appraisals
- Basingstoke Town Conservation Area
- > Whitchurch Review
- The Local List
- The historic environment of Basingstoke and Deane
- Energy efficiency and the historic environment
- Protected species and historic buildings

Whitchurch Review

The Whitchurch conservation area, which is designed to protect the beauty of the town, has been in place since 1978. From time to time it's important to look again at conservation areas, and Basingstoke and Deane Borough Council has a duty to do so.

We have updated the Whitchurch Conservation Area Appraisal to detail what is special about the conservation area.

The public consultation on the Whitchurch Conservation Area Appraisal will run from Friday 12 July to Friday 6 September 2019.

The questionnaire is available by clicking on the button below:

[Complete the questionnaire](#)

The appraisal, management plan and map are available for inspection at:

- Whitchurch Town Council, The Town Hall, Whitchurch, on Thursday 18 July 2019 from 6pm to 8pm
- Basingstoke and Deane Borough Council Civic Offices, Parklands Reception, London Road, Basingstoke, RG21 4AH, which is open Monday to Thursday 8.30am to 5pm, Fridays 8.30am to 4.30pm. Tel [01256 844844](tel:01256 844844).
- Whitchurch Library, Gill Nethercott Centre, Whitchurch, RG28 7HP, which is open Monday and Wednesday 1pm to 5pm, Friday 10am to 5pm and Saturday 10am to 1pm. Tel 0300 555 1387
- Basingstoke Discovery Centre, Festival Place Shopping Centre, Basingstoke, which is open Monday to Friday 8.30am to 6.30pm, Saturday 8.30am to 4.30pm

Documents

- [Whitchurch Conservation Area Appraisal and Management Plan SPD - Public Consultation Draft \(PDF\) \[5 Mb\]](#)
- [Whitchurch Conservation Area Appraisal Map - Public Consultation Draft \(PDF\) \[9 Mb\]](#)
- [Whitchurch Conservation Area Appraisal and Management Plan SPA SEA and HRA Screening \(PDF\) \[1013 kb\]](#)
- [2003 Whitchurch Conservation Area Appraisal \(To be superseded\) \(PDF\) \[461 kb\]](#)
- [2003 Conservation Area Map for Whitchurch \(To be superseded\) \(PDF\) \[995 kb\]](#)



Contact us

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Whitchurch



The Whitchurch Conservation Area, which is designated to protect the architectural and historic interest of the village, has been in place since 1978. From time to time it is important to review appraisals of conservation areas, and Basingstoke and Deane Borough Council has a duty to do so.

We want to hear your views on the draft appraisal and management plan, which is to replace the existing appraisal.

You can view the full appraisal and management plan, including the map, here: www.basingstoke.gov.uk/whitchurch-review.

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- The historic environment of Basingstoke and Deane
- Energy efficiency and the historic environment
- Protected species and historic buildings

Conservation area maps and appraisals

Basingstoke Town

The Whitchurch Conservation Area Appraisal is now under review, for more details please visit - [Whitchurch Review](#).

During 2019 we will be consulting with communities to review and update the Old Basing Conservation Area Appraisal which clearly define what it is about the conservation area which needs to be preserved or enhanced.

Basingstoke Town



Article 4 advice

The Basingstoke Town Conservation Area Appraisal and Management Plan Supplementary Planning Document was adopted by Cabinet on 29 September 2015.

Article 4 Directions cover particular areas and remove some or all permitted development rights. This means you need planning permission for works that do not normally need permission.

Please note: The Article 4 Direction served on 15 October 2015 has been superseded by a new Article 4 Direction which came into force on 11 February 2016. Please see the [Basingstoke Town Conservation Area webpage](#) for further information.

Basingstoke Town was first designated as a conservation area, in recognition of its special architectural and historic interest in 1977. The former Conservation Area Appraisal was adopted as Supplementary Planning Guidance on 17 July 2003.

- [Basingstoke Conservation Area Appraisal \(PDF\) \[10 Mb\]](#)
- [Basingstoke Town Conservation Area Management Plan \(PDF\) \[2 Mb\]](#)
- [Basingstoke Town Conservation Area Review Character Area 1 Top of the Town \(PDF\) \[6 Mb\]](#)
- [Basingstoke Town Conservation Area Review Character Area 2 Church Square \(PDF\) \[8 Mb\]](#)
- [Basingstoke Town Conservation Area Review Character Area 3 Civic Area \(PDF\) \[8 Mb\]](#)
- [Basingstoke Town Conservation Area Review Character Area 4 Chequers Road \(PDF\) \[6 Mb\]](#)

Home	Basingstoke and Deane Borough Council is the data controller for any personal information you provide. View the council's full privacy statement .
Planning and environment	To view past planning policy consultations, please visit the council's Planning Consultation Portal .
Planning Policy and Local Plan	Current Planning Policy Consultations
Adopted Local Plan	Wootton St Lawrence Neighbourhood Plan
Local Plan Update	The council is currently consulting on the submission Wootton St Lawrence Neighbourhood Plan until Wednesday 31 July 2019. The Wootton St Lawrence Neighbourhood Plan sets out a vision for the parish and planning policies which will be used to determine planning applications locally and guide development in the parish up until 2029.
Article 4 Directions	
Local Plan 1996-2011	
Self-build and Custom Build Register	There has been a previous public consultation on the draft Wootton St Lawrence Neighbourhood Plan organised by Wootton St Lawrence Parish Council during January and February 2018. Now that the Plan has been submitted to Basingstoke and Deane Borough Council it is the final opportunity to have your say on this document before it is considered at an independent examination.
> Planning Policy consultations	More information and details of how to comment can be found by visiting https://www.basingstoke.gov.uk/WSLNP .
Brownfield Land Register	Call for Sites
Developers Forum	The council recently undertook a Call for Sites consultation which closed on Wednesday 3 July 2019. This consultation asked for developers, landowners or other interested parties to let us know about sites that could be suitable for residential, employment or other development.
Housing Delivery Test Action Plan	Whilst the formal 'Call for Sites' consultation has now closed, the council welcomes all site submissions and details of all sites submitted will be placed on file for a future review of the SHELAA. The submission form and corresponding guidance note remains available by clicking on the link below. More information on the call for sites consultation
	Draft Basingstoke Golf Course Development Brief Supplementary Planning Document (SPD)
	The council is currently undertaking consultation on the draft Basingstoke Golf Course Development Brief Supplementary Planning Document. This draft Basingstoke Golf Course Development Brief Supplementary Planning Document has been prepared by Basingstoke and Deane Borough Council in its role as Local Planning Authority to support the delivery of the Basingstoke and Deane Local Plan 2011-2029. The SPD addresses how the Basingstoke Golf Course housing allocation site should be developed in accordance with the relevant Local Plan policies. Once adopted by the council, the SPD will be a material consideration in the determination of relevant planning applications. The consultation is now open and responses must be received by 4pm on 5 August 2019 . View the Basingstoke Golf Course SPD and make representations on the document
	Draft Whitchurch Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)
	The council is currently undertaking consultation on the draft Whitchurch Conservation Area Appraisal and Management Plan Supplementary Planning Document. The document has been prepared by the Local Planning Authority to add detail to the policies in the Basingstoke and Deane Borough Local Plan 2011-2029. The updated appraisal and management plan, will replace the existing appraisal and once made will be a material consideration for relevant planning applications. The consultation is now open and responses must be received by 4pm on 6 September 2019 . View the Whitchurch Conservation Area Appraisal and Management Plan and make representations on the document

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<ul style="list-style-type: none"> Home News and media Social media Press releases Basingstoke & Deane Today News Media enquiries Future of the borough Have your say Consultations and engagement > Current and past consultations Other ways to get involved Petitions My Basingstoke feedback Love Basingstoke 	<h2 style="margin: 0;">Consultations</h2> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">Consultation</th> <th style="text-align: left;">Closing date of consultation</th> </tr> </thead> <tbody> <tr> <td>Draft Whitchurch Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)</td> <td>06-Sep-2019 16:00</td> </tr> <tr> <td>Draft Basingstoke Golf Course Development Brief Supplementary Planning Document (SPD)</td> <td>05-Aug-2019 16:00</td> </tr> <tr> <td>Wootton St Lawrence Neighbourhood Plan</td> <td>31-Jul-2019</td> </tr> </tbody> </table> <p style="margin-top: 10px;">Please also refer to our Current Community Plans webpage for more information on local consultations.</p> <p>For current Planning Policy consultations, please visit our planning policy consultations page.</p> <h3 style="margin-top: 10px;">Past consultations</h3> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">Consultation title</th> <th style="text-align: left;">Consultation ended</th> <th style="text-align: left;">Results</th> </tr> </thead> <tbody> <tr> <td>Licensing Act Policy review</td> <td>30-Jun-2019</td> <td>Results pending</td> </tr> <tr> <td>Local Plan Update - Call for Sites</td> <td>03-Jul-2019</td> <td>Results pending</td> </tr> </tbody> </table>	Consultation	Closing date of consultation	Draft Whitchurch Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)	06-Sep-2019 16:00	Draft Basingstoke Golf Course Development Brief Supplementary Planning Document (SPD)	05-Aug-2019 16:00	Wootton St Lawrence Neighbourhood Plan	31-Jul-2019	Consultation title	Consultation ended	Results	Licensing Act Policy review	30-Jun-2019	Results pending	Local Plan Update - Call for Sites	03-Jul-2019	Results pending
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Local Plan Update - Call for Sites	03-Jul-2019	Results pending																

Appendix F: Social media platforms – Twitter and Facebook

Twitter:

twitter.com/BasingstokeGov/status/1151436858771103744

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Want to have your say on how to preserve or enhance the architectural and historic interest of Whitchurch? A drop-in session is being held tomorrow from 6pm to 8pm in the Town Hall. [socsi.in/MDMnC](https://www.socsi.in/MDMnC)



The Whitchurch Conservation Area, which is designated to protect the architectural and historic interest of the town, has been in place since 1978. From time to time it is important to review appraisals of conservation areas and to prepare Management Plans, and Basingstoke and Deane Borough Council has a duty to do so.

Find out more, and give your views on the draft Appraisal and Management Plan report (which will replace the existing appraisal), by visiting www.basingstoke.gov.uk/conservationappraisals. You can view or download the full report and map and give your views in a survey.

The report and map are available for inspection at:


- Whitchurch Town Council, The Town Hall, Whitchurch
- Basingstoke and Deane Borough Council Civic Offices, Parklands Reception, London Road Basingstoke
- Whitchurch Library, Gill Nethercott Centre, Whitchurch

A drop-in session will be held on

3:21 am - 17 Jul 2019

On our Facebook page there's a video with our Community Development officer Charlie about our #LoveParks Week Bat Walk on Fri at 9pm. Booking is

Facebook:




Basingstoke and Deane Borough Council
@BasingstokeGov

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Basingstoke and Deane Borough Council
21 hrs · 🌐

We want to hear your views on how to preserve or enhance the architectural and historic interest of Whitchurch. Have your say on the Whitchurch Conservation Area Appraisal and Management Plan via <http://socs.in/m7Mn4....> The public consultation is open until Friday 6 September. A drop-in session will be held in the town hall on Thursday from 6pm to 8pm.

Have your say on the Whitchurch Conservation Area Appraisal and Management Plan

We want to hear your views on how to preserve or enhance the architectural and historic interest of Whitchurch.




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 • Whitchurch Library, Gill Nethercott Centre, Whitchurch


A drop-in session will be held on Thursday 18 July from 6pm to 8pm in the Town Hall, Whitchurch.



1
1 comment
1 share


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New ▾



Tracey Carolyn Powell Tim Goddard

19h



Basingstoke and Deane Borough Council
23 hrs · 🌐

Some of our officers are sharing their favourite green spaces in the borough as part of #LoveParks Week. Senior Landscape Architect Catherine Daly is a fan of Glebe Gardens in the town centre. She explained: 'I love the fact that it is so close to the shops in the Top of the Town and Festival Place, yet it feels so peaceful and tranquil. It has a really natural feel, with lots of

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Appendix G: Poster advertising SPD consultation and drop-in sessions

Have your say on the Whitchurch Conservation Area Appraisal and Management Plan

We want to hear your views on how to preserve or enhance the architectural and historic interest of Whitchurch.



The Whitchurch Conservation Area, which is designated to protect the architectural and historic interest of the town, has been in place since 1978. From time to time it is important to review appraisals of conservation areas and to prepare Management Plans, and Basingstoke and Deane Borough Council has a duty to do so.

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**A drop-in session will be held on
Thursday 18 July from 6pm to 8pm
in the Town Hall, Whitchurch.**



**Basingstoke
and Deane**

2008_0630

Poster on display



Appendix H: Full schedule of comments and proposed changes

Appendix H

The following tables provide a summary of each of the representations received, an officer response to the representation and also outline any changes proposed.

The tables do not note changes that relate to typos' presentational amendments, improvements to sentence structure/grammar and factual amendments/updates, these minor changes are not material in terms of changes to content.

Table i. records respondents comments received via post, email and the online survey. Responses are grouped in line with the three questions which were asked in the survey and 'other issues' invited under question four.

Table ii. records responses received from the Whitchurch Town Council from a meeting held on Monday 9th September 2019 and from a local Ward Member.

Text added to the SPD is shown in the tables below in bold italics i.e. *included*. Text to be omitted has been shown struck through i.e. ~~omitted~~.

Table i. Respondents comments received via post, email and the online survey.

	Name	Company/Organisation	Survey question	Summary of comments	Possible modifications	BDBC response (new text shown in italics, removed text shown as strikethrough)
1.	E. Bayliss		Question 1. Other issues.	Protect the open green space, behind Lynch Hill Park, Knowlings Field and The Hangings. Whit006 and Whit11 Skate Park/Knowlings Field are also AONB open green space and possibly SSSI as close to river, diverse wildlife.	Extend the conservation area boundary.	Not accepted. No change proposed. The conservation area boundary has been carefully reviewed. Conservation areas can only contain areas which have special architectural or historic interest. The NPPF states it is not generally appropriate to extend conservation areas to protect open spaces. The Hangings (Coombedown Hanger) lies within the Laverstoke and Freefolk Conservation Area, east of Whitchurch. Whit006 and Whit11 refer to the Basingstoke SHELLA, Dec 2018 https://www.basingstoke.gov.uk/SHELAA
2.	M. Spain		Question 1.	We have lost our rural identity. Our infrastructure is not up to this explosion of housing. Our	Amend Principles in the	Not accepted. No change proposed.

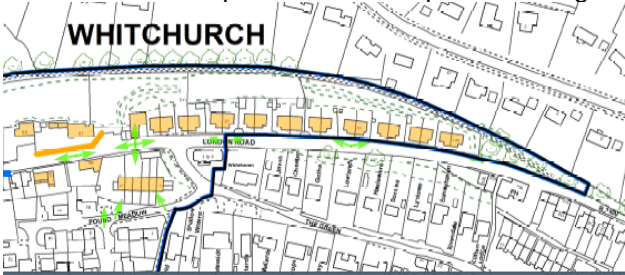
			Other issues.	footpaths are jammed with parked cars and waste bins and no room to walk.	Management Plan.	The Conservation Area Management Plan sets out principles to assist in determining planning applications in order that new development preserves or enhances the special interest of the conservation area.
3.	M. Weare		Question 1.	On the Appraisal Map 51 London Street is shown as 49. The flats next door are 53, 55, 57, 59 not as on your map.	Amend the Appraisal Map	Accepted. Change proposed. This was an error on the Ordnance Survey base map, they have been informed and have updated their mapping. The Appraisal Map is amended accordingly.
4.	M. Archer		Question 1.	Inaccuracies - 1-6 The Green has been described as 1-6 Pound Meadow. It is possible that Nos 3-6 are over 200 years old. Nos 1 and 2 in painted brick are later additions to the row. No 4 is painted brick and flint, Nos 3, 5 and 6 are unpainted brick and flint.	Rectify addresses and description.	Address clarification. Appraisal text changed to state 1-6 The Green. Page 61 of the Appraisal now states: "1-6 Pound Meadow The Green is a 19th century terrace which dates to at least the 19th century, south of London Road. 3 to 6 are constructed in brick and flint, unpainted on the south elevation facing Pound Meadow, (Figure 89).
5.	J. McCann		Question 1.	Feedback. Whitchurch is not the thriving community it once was. It is unclean and unkempt. The demise of the Red House & The building project non taking place is deplorable as is the rebuilding of brushwood in the lynch. The town now has little to offer.	Amend the text in the Appraisal and the Principles in the Management Plan.	Partially accepted. Change proposed. This is a Borough wide issue addressed in the Heritage SPD 2019 under Heritage at Risk, page 54. The Council has a 'Buildings at Risk' register. We work with owners of historic buildings to encourage proper repair and maintenance. The Council will assess whether The Red House (a grade II listed building) should be added to the Council's Buildings at Risk register. Additionally, Page 28 of the Appraisal now states: " Public houses and the White Hart Hotel in this character area provide a focus for activity and vitality as well as being of architectural and historic interest. "
6.	J. McCann		Question 2.	The word conservation does not relate to any of the towns proposals. To [sic] many	Amend Principles in the	Not accepted. No change proposed.

				building project more traffic and to many people. We do not have the infrastructure to support all that is taking place.	Management Plan.	This concern cannot be addressed via the Conservation Area Management Plan.
7.	M. Weare		Question 2.	The public consultation draft plan, appraisal and management plan are a bit wordy and difficult to understand. Agree with summary 4.1 and 4.2	Redraft the SPD.	Not accepted. No change proposed. The draft SPD is a detailed document to assist in determining planning applications in and around the Whitchurch Conservation Area in the future. It is based on a model developed for use across the Borough in line with Historic England best practice.
8.	B. Mason-Davies		Question 2.	It is much safer to park cars on driveways rather than on the narrow London Road, especially with the amount of buses, farming vehicles, and lorries that use the road. It is already difficult to walk down the road and cross safely between parked cars. Creating driveways and parking off-road preserves the important view of the gradual incline of houses.	Amend the boundary treatments section in Character Area 4 – Lynch Hill and London Road Gateway	Not accepted. No change proposed. Page 60 of the appraisal states: “Many front boundary walls and hedges have been removed on London Road to create vehicle parking. This has eroded the character of the streetscape and the integrity of the original housing design.” This statement is accurate.
9.	L. Maitland		Question 3. Other issues.	The revised conservation map must protect the green spaces by All Hallows’ Church and the cricket pitch, from housing development. Housing here will destroy the unique character of the town, and will place undue stress upon the remaining green space. The footpath along the Test SSSI is one of the very few places to allow public access to the river.	Add a new Principle to the Management Plan.	Not accepted. No change proposed. This area is shown as an Important Open Space on the Conservation Area Appraisal consultation draft Map. This concern cannot be addressed via the Conservation Area Management Plan. The respondent refers to sites identified in the Basingstoke SHELLA (Dec 2018) https://www.basingstoke.gov.uk/SHELAA These comments have been passed on to the BDBC Local Plan team.

				<p>Increased housing will severely impact on the SSSI land in Whitchurch and threaten the precarious wildlife environment which we are working hard to improve. It will also increase flood risk. The riverbanks are in a fragile state, as per the flooding of 2014 into the watermeadows that lie next to the footpath. A major riverbank refurbishment along the River Test riverbank SSSI and improvements to the public footpath here which forms part of the 'Mill Trail', was carried out in November 2018 and the landowners expense. Increased housing will increase footfall here.</p>		
10.	R. Maitland		<p>Question 3. Other issues.</p>	<p>The River and its surrounds are Whitchurch's key differentiator. They must be protected at all costs; additional housing and footfall could lead to degradation of paths, banks and the river. Studies have shown a steady degradation of water quality, even in these upper stretches of the River Test. 85% of the world's chalkstreams are in the U.K. and most are in Hampshire. We must protect our unique environment for future generations.</p>	<p>Extend the conservation area boundary.</p>	<p>Not accepted. No change proposed.</p> <p>As above at Row 1. Additionally, no specific details of the boundary changes referred to have been submitted.</p>

				There appears to be a slight increase in the conservation area, but there appear to be a few areas that need to be formally included in this protected area. Further protection of River Test, immediate surrounding SSSI, water-meadows and spring-fed streams.		
11.	M. Weare		Question 3. Other issues.	The character of Whitchurch should be preserved as a priority. Currently being spoilt by heavy lorries and speedy light vehicles. The vibrations sometimes shake the house. Road and pavement damage by above vehicles is both unsightly and dangerous.	Amend the Appraisal text.	Partially accepted. Change proposed. A new paragraph has been added to the Statement of Significance, page 12: <i>“high volumes of traffic and associated noise detract from the special interest of the conservation area.”</i> This concern regarding traffic routing and speed limits in Whitchurch is reflected in the Public Consultation Conservation Area Appraisal, under the Historic Core Character Area, page 25 which states: “The character of this part of the conservation area is affected by the volume of traffic on these thoroughfares and by traffic noise.”
12.	S. and P. Woodgates		Other issues.	Co-op and Tesco have covered their windows with blinds or pictures stuck to the glass. This is not covered by the Signage Principle 8 or Shopfronts 9. Would it be possible to add a reference to keeping the shop window glass relatively unobstructed and used for letting in light as was originally intended?	Amend Principles 8 and 9 in the Management Plan.	Not accepted. No change proposed. This issue of vinyl adverts covering the shop windows cited, has been passed to the Enforcement team to investigate. This is a Borough wide issue which is covered in the Heritage SPD Principle SF01.

13.	S. and P. Woodgates		Other issues.	The decay of The Red House building is of concern. General appearance of commercial properties should be improved - not just signage but windows/shop fronts.	Amend the text in the Appraisal and the Principles in the Management Plan.	Partially accepted. Change proposed. As above at Row 5. Additionally, the Conservation Area Management Plan sets out principles to assist in determining planning application in order that new development preserves or enhances the special interest of the conservation area.
14.	S. Allen		Other issues.	Houses within the conservation areas should use replacement windows that are more in keeping with the area wherever possible. Too many houses with unattractive UPVC replacement windows that detract from the character.	Add a new Principle to the Management Plan.	Not accepted. No change proposed. Management Plan, Principle 4, Built Environment states: "Structures and features which contribute positively to the character and appearance of the conservation area, should normally be retained, and new development carefully designed, to preserve or enhance the special character and appearance of the conservation area. Where structures and features of particular interest or value are lost or altered, development proposals should make a positive contribution to the conservation area to make up for the loss. The Heritage SPD 2019 includes at appendix B: "Windows and doors in historic buildings and places."
15.	G. Hinder		Other issues.	New materials can be made to look as existing materials do, but offer greater sound and thermal insulation or lower maintenance costs.	Amend the Principles in the Management Plan.	Not accepted. No change. The supporting text for Management Plan, Principle 3, Materials and finishes states: "New works, repair and maintenance should utilize the traditional common palette of materials and finishes used in the town, which includes white or off-white painted timber for sash and casement windows, timber doors, clay tiles to roofs and red brickwork. If original materials are now unavailable, materials should be used which are sympathetic in character and appearance. The use of inappropriate materials will be resisted."
16.	C. Maryon		Other issues.	The new Conservation Area Boundary should extend along the bank of the main River Test from Town Mill to Test	Extend the conservation area boundary.	Not accepted. No change proposed. This area lies within the conservation area already.

				Road to include the meadow south of London Street.		
17.	C. Penny		Other issues.	The trees and hedgerow opposite the Victorian semis (quarry workers houses) on London Road are at risk of being lost because they sit outside the conservation area. This verdant edge is a key characteristic when you arrive into Whitchurch from Basingstoke and Overton. Extend the boundary to include the bank upon which the trees sit.	Extend the conservation area boundary.	<p>Not accepted. No change proposed.</p> <p>As above at Rows 1 & 10.</p> <p>Additionally, Historic England state that conservation area boundaries should be easily defined i.e. discernible on the ground. An extended conservation area boundary in this location would cut through private rear gardens. Historic England advise against this and state: "this can in itself cause problems when applying conservation area policies in development management decisions."</p> 
18.	C. Penny		Other issues.	It is welcomed that the Victorian Semis on London Road have been recognised as historic structures but a local listing would make more sense as they are buildings not structures. Can this be reviewed when the local list is updated?	-	<p>Not accepted. No change proposed.</p> <p>This suggestion to make 71 – 109 London Road into Locally Listed Buildings has been passed to the relevant Historic Environment Officer for review.</p> <p>'Notable Structures' is a term used in the draft SPD to indicate buildings and structures which make a positive contribution to the character and appearance of the conservation area.</p>
19.	C. Barber		Other issues.	The continued subsistence of large private green spaces (gardens) is vital. Even though there is no public right of way over them, the sense of space and greenness and the	Add additional wording to the Conservation	<p>Partially accepted. Change proposed.</p> <p>Whilst the contribution of large private green spaces including gardens is noted at various points within the Public Consultation Conservation Area Appraisal, a further description of the Important Open Spaces around the church have been added at Page 39</p>

				provision of trees all contribute to the unique and attractive character of the area. Any application by landowners to build on these spaces should therefore be resisted.	Area Appraisal.	<p>which states: “The churchyard is an Important Open Space (IOS), bounded by a brick and flint retaining wall (Notable Structure), which allows an appreciation of the Church of All Hallows and occupies an elevated, prominent position on the bend in Church Street. The churchyard makes a positive contribution to the character and appearance of the conservation area.</p> <p>The entrance to the conservation area, from the road under the dismantled railway line, is characterised by undeveloped Important Open Spaces (IOSs) on either side of the road. The churchyard lies to the north and the cricket ground lies to the south (Figure 73). The cricket ground lies in Character Area 3 – River Test Environs and is discussed in the appropriate section of this Appraisal.”</p>
20.	M. Andrews		Other issues.	Traffic management in Whitchurch is appalling. I find it hard to believe there are no school crossings or restrictions to HGV's. Wheelchair users find negotiating the pavements impossible with very few dropped kerbs.	Add a new Principle to the Management Plan.	<p>Not accepted. No change proposed.</p> <p>This concern cannot be addressed via the Conservation Area Management Plan. NB New dropped kerbs require consent from the Highways Authority, Hampshire County Council.</p>
21.	G. Jones		Other issues.	The fenced boundaries of my property include 'conservation but unadopted' land. For the purposes of maintenance will I be able to include these areas, legally as part of my property and Land Registry?	-	<p>Not accepted. No change proposed.</p> <p>We cannot advise the respondent on land ownership. This is a civil law matter.</p>
22.	J. Bailey		Other issues.	Increased housing in Whitchurch has led to a sharp increase in traffic - both cars and HGVs. This is inconsistent with peace and tranquillity supposedly the aim of a conservation area.	Add additional wording to the Conservation Area Appraisal.	<p>Accepted. Change proposed.</p> <p>As above at Row 11.</p>

23.	L. Wowk		Other issues.	The Weir itself is not maintained. The lane is becoming dangerous due to it being overgrown.	Amend Principles in the Management Plan.	Not accepted. No change proposed. The Conservation Area Management Plan Principle 7 addresses this issue and states: "The landscape features and boundary treatments, which make a positive contribution to the conservation area, should be preserved or enhanced."
24.	C. Wilson		Other issues.	I think it is extremely important to maintain the green areas in the centre of the town and to resist attempts to develop these areas for the purpose of building, car parks, etc.	Add new Principles to the Management Plan.	Not accepted. No change proposed. This issue is addressed in the Conservation Area Management Plan at Principles 6 & 7. Principle 6 states: "Open spaces which contribute positively to the character, appearance, historic and/or the architectural interest of the conservation areas should be preserved or enhanced." Principle 7 is quoted at Row 23. above
25.	S. Tapliss	Director of Whitchurch Silk Mill	Other issues.	The revision of the 'Conservation Area Appraisal and Management Plan' is welcome and will become an important Supplementary Planning Document.	-	Noted. No change required.
26.	S. Tapliss	Director of Whitchurch Silk Mill	Other issues.	The Silk Mill is one the most significant buildings in Whitchurch. A modest growth in visitor numbers is necessary to maintain the future sustainability of the Silk Mill, which as the principal visitor attraction in the Town, is an important element in the growth of the future prosperity of the Town as set out in the policies of our Neighbourhood Plan. We welcome the introduction of the concept	Delete Important Open Space south of the Winchester Street car park.	Not accepted. No change proposed. In line with Historic England advice, BDBC have identified 'Important Open Spaces' in the conservation area, this assists character analysis and forms a material planning consideration. Identifying 'Important Open Spaces' does not introduce a new strategic planning designation or prevent appropriate development. In accordance with the NPPF change will be managed to preserve and enhance the special interest of the conservation area. 'Important Open Spaces' are identified and defined in the Whitchurch Conservation Area Appraisal as: "Spaces identified as part of the conservation area appraisal process which are open, largely undeveloped spaces, which make a positive contribution to

			<p>'Important Open Spaces' but feel these have been applied with a broad brush and could be better focussed. Many of the areas now designated 'Important Open Spaces' are not open. They are non-public spaces, they do not add to vistas and may constrain development opportunities for infrastructure improvements and future prosperity. There is a shortage of parking in the town, for both residents and visitors. This is a risk to our sustainability as one of the main heritage tourism attractions in the Borough. A lack of parking has been identified in our recent VisitEngland Visitor Attraction Quality Scheme Report as an area for improvement. We had hoped that the Winchester Road car park might be extended in due course. We are therefore concerned by the proposal to include the land to the south of the car park in the revised Conservation Area, as this is one of the only areas with the potential for more parking</p>	<p>the character and appearance of the conservation area, form the setting of designated and non-designated heritage assets and/or are of historic interest. IOSs are detailed further under each character area. In Whitchurch the IOSs are areas where the historic core of the town can be appreciated within its wider rural and riverside setting. The IOSs form part of the green infrastructure in Whitchurch."</p> <p>NB A clarification sentence has been added to the Appraisal Glossary to state: "The identification of IOSs was based on a similar rationale to the identification of notable structures."</p> <p>Historic England Advice Note 1, (2019), advises that an Appraisal: "describes open spaces within or immediately outside the conservation area, their enclosure, and their visual, and/or other sensory contribution to the character of the place. The relationship between public spaces (such as a market place, street, square, public garden or car park) and private space (gardens, courtyards or playing fields), the qualities they offer, such as their long and winding or wide and open character and the ways in which the spaces were and are used, and the identification of key settlement edges, are all part of this analysis...Illustrating these important character features on a map will help decision-makers to identify them when making decisions and direct them to the analysis within the appraisal."</p> <p>The NPPF, February 2019, defines as follows: "Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity."</p> <p>The NPPG states: "Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure (see National Planning Policy Framework</p>
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						paragraph 171, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development.”
27.	S. Tapliss	Director of Whitchurch Silk Mill	Other issues.	The car park by the Silk Mill is now officially known as the Winchester Road Car Park, and not the Gill Nethercott Centre car park as mentioned in several places in the document. The car park is much older than the Gill Nethercott Centre, and was officially known as the Silk Mill car park until the GN Centre was built. We would like the text reworded to reflect the car park's official name.	Update car park name.	Address clarification. Update text to state Winchester Road Car Park throughout.
28.	S. Tapliss	Director of Whitchurch Silk Mill	Other issues.	We welcome the inclusion of the Mill's grounds as Open Area of Townscape Significance and their significance as an OATS is described as “a visual reminder of the historic function of the area.” However, the open grounds are a comparatively recent development. The grounds were occupied by outbuildings and workshops for much of the Mill's working life, as shown on the 1910-1911 OS map at Appendix 5. We believe that the relevant paragraph should be reworded to reflect this.	Update text page 50.	Accepted. Change proposed. Page 48 now states: “The Silk Mill grounds are an Open Area of Townscape Significance, (OATS). The grounds are now open but were once occupied by outbuildings and workshops relating to the Mill a visual reminder of the historic function of the area and . The grounds make a positive contribution to the character and appearance of the conservation area.”
29.	S. Tapliss	Director of Whitchurch	Other issues.	The Mill's origin is described “was initially used for the production of woollen cloth,	Update text and photos.	Accepted. Change proposed.

		rch Silk Mill		then silk.” This is based on an earlier history now debunked. Our Listed Building Overview (English Heritage) states “Water-powered sawmill and furniture factory, built in 1813-15 by William Hayter, converted to a silk mill in 1817-19 by William Maddick.” The Silk Mill recently underwent an extensive refurbishment to improve access and restore the fabric of the Mill. The photographs of the Silk Mill on the front cover and on pages 19 and 49 are out of date and we believe they should be replaced by current views, which we can supply.		Page 17 now states: “The present Silk Mill, Grade II* listed (Figure 7) was built in 1813-15 by William Hayter as a water-powered sawmill and furniture factory, it was converted to a silk mill in 1817-19 by William Maddick.” Pages 18 and 47 have been updated with the current images supplied.
30.	P. Sartin		Other issues.	The areas designated 'Important Open Spaces' should be included in the Conservation Area.	-	Noted. No change required. Important Open Spaces are included within the conservation area boundary.
31.	J. Mercer		Other issues.	Given the strength of feeling within the community surrounding The Knowlings field as evidenced during the Town Plan development process and the reaction to the relocation of a nursery into the field and its proximity to Daniel Park and the River Test I feel that this too should be designated as an Important Open Space for all the community to continue enjoying without the threat of development of any kind.	Extend the conservation area boundary.	Not accepted. No change proposed. As above at Rows 1, 10 & 17.

32.	C. Hawrylak		Other issues.	Under principle 6 Green Infrastructure and Open Spaces, I would like to propose an extension to the Conservation Area to encompass Daniel Park and The Knowlings field since they are both "open spaces which positively contribute to the appearance of the conservation areas", (leading down to the River Test and looking across with outstanding views to an area of SSSI) so both "should be preserved and enhanced."	Extend the conservation area boundary.	Not accepted. No change proposed. As above at Rows 1, 10, 17 & 31.
33.	V. Lee		Other issues.	Re. street furniture – the bollards around the Square were painted with decorative patterns, and are now very worn. Re-paint and restore to their original black painted finish.	Amend Principles in the Management Plan.	Noted. No change proposed. This issue is addressed in the Conservation Area Management Plan under Principle 10, which states: "Street furniture New and replacement street furniture should be in keeping with the character and appearance of the conservation area."
34.	P. Woodgates		Other issues.	The document is an excellent piece of work and a thorough assessment of the important characteristics of the conservation area. Well done!	-	Noted. No change proposed.
35.	J. Bailey		Other issues.	Technical issues. Read document dated July 2019 and agree accurate assessment - not entitled 'draft'. Found the principles but not conclusions. Couldn't find proposed boundary alterations on plan.	-	Noted. No change proposed.

36.	A. Klemz		Other issues.	Proposed open space designation of land off Church street is not supported by sufficient evidence as to why this protection is required - given the protection offered by the ALP and WNDP - this is private land with no public access. Sensitive development which respects the setting of Heritage assets should be supported. Use of the Conservation Area SPD to make such strategic planning decisions is not appropriate.	Delete the Important Open Space at Church Street from the Appraisal.	Not accepted. No change proposed. As above at Row 26.
37.	M. Clancy		General	Broadly agree with much of the appraisal and management plan principles.	-	Noted. No change proposed.
38.	M. Clancy		General	Strongly object to comments and conclusions relating to Red Leaf Cottage, east of Red Leaf House, Winchester Road accessed via a private shared driveway from Alliston Way. Page 51/Figure 66 - The Appraisal incorrectly portrays our shared access drive from Alliston Way as an 'intimate' footpath, instead of a long established private drive serving 4 separate dwellings and accommodating all associated car, visitor and delivery traffic whilst still being subject to a public footpath. Most pedestrians prefer the non-vehicular parallel path	Update text and photo.	Partially accepted. Change proposed. Page 49 now states: "There are narrow intimate routes in this character area at The Weir, Town Mill Lane and the footpath leading to McFauld Way between Winchester Street and Alliston Way , (Figure 66). Roadside walls, historic metal railings, fences, trees and hedging make an important contribution to a sense of visual enclosure in part, combined with open spaces and long-range views the character and appearance of the conservation area providing enclosure. Contrast is provided by open spaces and long-range views. " The photograph caption has been changed: "Figure 66. Footpath 26a and shared driveway from McFauld Way Alliston Way to Winchester Street." Footpath 26a is shown on the HCC Definitive map of Public Rights of Way here: https://www.hants.gov.uk/rh/row/maps/1120.pdf

				within the adjoining recreation ground.		
39.	M. Clancy		General	<p>Important Open Spaces - I note the definition of IOS as set out on page 76, and endorse the principle of protecting open spaces within the conservation area visible from the public realm. However the proposed IOS designation relating to Red Leaf House, includes the private lawned garden of Red Leaf Cottage, my property, which is not, and has never been, visible from the public realm. I fully accept that the river bank and adjoining tree belt areas of our garden warrant consideration to be included with an IOS designation and in line with the SSSI designation, but not the remainder of our garden, which is primarily lawn with borders, rose garden and vegetable garden, which have all been maintained privately as such for the last 60 years. I attach a plan with my suggestion of a possible IOS area within our garden, although I am unclear as to why our property has been singled out for IOS designation as compared to the land and properties on the north bank</p>	<p>Divide the IOS at Red Leaf Cottage to omit part of the private garden. Identify as Important Open Spaces (IOSs) land to properties on the north bank of the River Test and to the north east of Red Leaf Cottage.</p>	<p>Partially accepted. Partial change proposed.</p> <p>As above at Rows 26 & 36.</p> <p>Additionally, the respondent is concerned Important Open Spaces (IOSs) have been designated. This is incorrect. IOSs are identified in the Conservation Area Appraisal, but IOSs are not designated heritage assets.</p> <p>It is considered best practice to identify an area of IOS that is easily defined, e.g. taking in a discrete part of a garden such that the IOS boundary relates clearly to features which are readily discernible. The amended IOS boundary suggested by the respondents at Red Leaf Cottage would not be readily discernible and the IOS remains as shown on the public consultation Appraisal Map.</p> <p>The respondent also queries why land to the north and northeast of Red Leaf Cottage have not been identified as IOSs. The riverside strip of land north of the footpath along the Whitchurch Primary School boundary does not meet the IOS definition set out in the Appraisal and therefore has not been identified as IOS. The riverside land southeast of Kingfisher Lodge does not relate clearly to features which are readily discernible and therefore has not been identified as IOS.</p> <p>However, the 'L' shaped area northeast and southeast of the allotments on Test Road has been carefully considered following this public consultation. This land meets the IOS definition and its boundaries can be clearly defined, therefore it has now been identified as an IOS in the Appraisal.</p> <p>Page 24 and 48 states: "Land including the allotment gardens at Test Road."</p>

				and to the north east being excluded? I note that the NPPF definition of open space refers to 'all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity'. There are no opportunities for sport or recreation within our private garden and there is no visual amenity beyond the river bank and adjoining trees. Page 69 - Principle 6 - I cannot agree that Principle 6 (Open Spaces) applies to the majority of our private garden that is not visible from the public realm. Page 73.		
40.	M. Clancy		General	Principles 14 and 15 - I object to the proposals that all applications within the Conservation Area should be subject to a Pre-App and Heritage Statement. This will significantly and disproportionately increase costs for Applicants, particularly in relation to minor development.	Omit Principles 14 and 15 from the Conservation Area Management Plan.	<p>Not accepted. No change proposed.</p> <p>Pre-application submissions can save time and may improve scheme quality.</p> <p>The NPPF section 16 requires the submission of a Heritage Statement where historical features may be affected. Paragraph 189 states that: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".</p>

41.	J. Clancy	Bell Cornwall Chartered Town Planners	General	<p>A majority of our client's garden and land has been designated as an Important Open Space. It is our view that this designation is unreasonable in that it is contrary to paragraphs 186 and 200 of the NPPF by allocating land that is not of 'special interest' and preventing opportunities for new development within the Conservation Area. We are not against the protection of important views and vistas through the site which were a feature on the current adopted Conservation Appraisal Plan ... as this is not as restrictive as the Important Open Space designation.</p> <p>The Important Open Spaces in the draft Conservation Appraisal are not consistent with those designated in the adopted Neighbourhood Plan. For consistency we recommend that the Important Open Space designations are the same in both documents as they are allocated to preserve the visual amenity and 'country character' of Whitchurch.</p>	<p>Change the Important Open Spaces in the Conservation Area Appraisal to match those in the Whitchurch Neighbourhood Plan.</p>	<p>Not accepted. No change proposed.</p> <p>As above at Rows 26, 36 & 39.</p> <p>Additionally, the identification of Important Open Spaces (IOSs) in the Whitchurch Conservation Area Appraisal does not conflict with NPPF paragraph 186 which states: "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". This paragraph is relevant when designating a new conservation area or reviewing conservation area boundaries. It has not been suggested this IOS should be excluded from the Whitchurch Conservation Area.</p> <p>NPPF paragraph 200 states: "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably". The identification of Important Open Spaces in the Whitchurch Conservation Appraisal complies with this paragraph in the NPPF.</p> <p>The identification of Important Open Spaces in the Whitchurch Conservation Area Appraisal and in the made Whitchurch Neighbourhood Development Plan (W NDP) follow different criteria and therefore, do not necessarily coincide. W NDP paragraph 7.28 describes Important Open Space as follows: "Providing valuable area for outdoor recreation... They provide many cultural, social, economic and environmental benefits and contribute positively to physical and mental health and a better quality of life."</p>
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42.	J. Clancy	Bell Cornwall Chartered Town Planners	General	<p>We are supportive of the principle of protecting open spaces within the conservation area which are visible from the public realm however we deem it unreasonable for the Important Open Spaces to be designated in their current form on the draft Conservation Area Appraisal Plan.</p> <p>The Important Open Space designation should be limited to areas which are visible from public land in order to be compliant with the NPPF definition of Open Space.</p> <p>In addition, it seems unreasonable that land should be given this protected status that does not have a visual amenity from outside of the site. The Appraisal outlines on pages 50 and 54 that Important Open Spaces within our client's ownership are visible from Great Town Bridge, Little Town Bridge and from the Gill Nethercroft Centre car park. We do not agree with this statement as the Lawn and grounds are enclosed with limited public viewpoints into the area defined as an Important Open Space.</p> <p>The photographs below taken from the locations mentioned in the Appraisal illustrate that there are very limited and</p>	<p>Revise Important Open Spaces in the Appraisal to only include areas of land which are visible from the public realm.</p>	<p>Not accepted. No change proposed.</p> <p>As above at Rows 26, 36, 39 & 41.</p> <p>Additionally, the Whitchurch Conservation Area Appraisal definition of Important Open Space (IOS) complies with the NPPF. The NPPF has a general definition of open space, which includes: "All open space of public value" which "can act as a visual amenity." Some of the larger Whitchurch Conservation Area IOSs cannot be viewed in their entirety from the public realm, however, the IOS have public value based on historic interest and/or by forming the setting of designated and/or non-designated heritage assets.</p>
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				restricted views into the Important Open Spaces.		
43.				The Conservation Area designation provides a high level of protection with strict control over development and therefore this additional designation [of IOS] is unnecessary.	Delete IOS from the SPD.	Not accepted. No change proposed. As above at Rows 26, 36, 39, 41 & 42.
44.	J. Clancy	Bell Cornwall Chartered Town Planners	General	References to indigenous trees, interspersed with specimen trees making a positive contribution to the semi-rural character and appearance of this character area at The Lawn on Church Street is inaccurate. The Appraisal should specify which individual specific trees require protection as many of the trees in this location are overgrown and dangerous some could fall into the road, others require branch removal.	The Appraisal should specify which individual specific trees require protection.	Not accepted. No change proposed. All trees with a trunk diameter clearly measuring over 7.5cm are protected within a conservation area.
45.	Louise Forsyth - Inspector of Historic Buildings and Areas	Historic England	General	There is little to no mention of the condition of the Conservation Area.	Amend the wording in the Conservation Area Appraisal and Management Plan and amend the Appraisal Map.	Partially accepted. Change proposed. Whilst the condition of the conservation area is analysed in each character area, a new paragraph on condition has been added to the Appraisal Statement of Significance on page 12, as follows: <ul style="list-style-type: none"> <i>Condition of the conservation area</i> <i>Whitchurch is a well-presented, vibrant small town. The retail, cultural and social facilities within the Historic Core Character Area contribute positively to the vitality of the town.</i> <i>As with most conservation areas there are issues which impact adversely on the character and appearance of the</i>

						<p>conservation area. In general, however, property owners have carried out timely repair and maintenance.</p> <p>However, high volumes of traffic and associated noise detract from the special interest of the conservation area.</p> <p>Key elements which detract from the special character of the area and offer potential for beneficial change have been described and analysed under each character area and issues have been addressed within the Management Plan and/or in the Council's Heritage SPD."</p> <p>Heritage at risk is addressed in the Heritage SPD as a wider issue.</p>
46.	Louise Forsyth - Inspector of Historic Buildings and Areas	Historic England	General	Are there any pockets that could benefit from intervention and investment or enhancement schemes?	Amend the wording in the Conservation Area Appraisal and Management Plan and amend the Appraisal Map.	<p>Partially accepted. Change proposed.</p> <p>The potential for intervention was carefully considered in drafting the Whitchurch Conservation Area Appraisal. However, respondents to the public consultation cited concerns about the fragile state of the River Test river banks, the surrounding water-meadows and spring-fed streams. The Council will assess whether there is scope for heritage intervention, investment or enhancement schemes.</p> <p>Additionally, a new paragraph has been added under 'Uses' on page 28, as follows: "The petrol filling station on Church Street in this character area, whilst not of historic or architectural interest, is an important facility and service in the town."</p>
47.	Louise Forsyth - Inspector of Historic Buildings and Areas	Historic England	General	You touch on areas where there is a high volume of traffic and associated noise. Are there measures that could be introduced to mitigate this impact on the Conservation Area?	Amend the wording in the Conservation Area Appraisal and Management Plan and amend the	<p>Not accepted. No change proposed.</p> <p>This issue is addressed in the Management Plan, Page 69 states: "Signage, traffic calming measures, parking issues and highway maintenance can all have an impact on the character of the conservation area... The Borough Council will seek improvements in line with context-led best practice advice."</p>

					Appraisal Map.	
48.	Louise Forsyth - Inspector of Historic Buildings and Areas	Historic England	General	Having undertaken a review of the Conservation Area are there any buildings or areas that you think require their designation reviewed?	Amend the wording in the Conservation Area Appraisal and amend the Appraisal Map.	Not accepted. No change proposed. The Whitchurch Conservation Area has been reviewed. Listed building location errors have been reported to Historic England. The status of other designated heritage assets (Listed Buildings) has not been reviewed: this is outside the scope of the Conservation Area Appraisal. The Conservation Area Appraisal has included a review of notable structures, resulting in omissions and additions but these are not designated heritage assets.
49.	Louise Forsyth - Inspector of Historic Buildings and Areas	Historic England	General	Are there any pro-active measures that you are seeking to improve the Conservation Area?	Amend the Conservation Area Management Plan.	Not accepted. No change proposed. The Conservation Area Management Plan seeks to manage change positively in the conservation area, by setting out a number of guiding objectives and principles.
50.		Natural England	General	No specific comments to make.	-	Noted. No change required.
51.		South East Water	General	No specific comments to make.	-	Noted. No change required.
52.		Southern Water	General	No specific comments to make.	-	Noted. No change required.
53.		Southern Gas Network	General	No specific comments to make.	-	Noted. No change required.

Table ii. Responses received from Ward Members, Whitchurch Town Council and their representatives.

Row	Name if given	Company/Organisation	Survey question	Summary of comments	Respondents suggested modifications	BDBC response (new text shown in italics, removed text shown as strikethrough)
1.		Whitchurch Town Council	General	<p>There was a fair bit of discussion about the IOS designation, and whether it affords any more protection than is already there by virtue of the Conservation Area status. The resolution (to go in the Minutes) was: "The Town Council supports the designation of Important Open Spaces but wishes to see specific reasons for each area designated."</p>	Amend the wording in the Conservation Area Appraisal.	<p>Partially accepted. Change proposed.</p> <p>As above at Row 19.</p> <p>REPEATED HERE FOR EASE OF REFERENCE</p> <p>The reasons for identifying each Important Open Space are set out in the Conservation Area Appraisal, however, a further description of the Important Open Spaces around the church have been added at Page 39 which states: "The churchyard is an Important Open Space (IOS), bounded by a brick and flint retaining wall (Notable Structure), which allows an appreciation of the Church of All Hallows and occupies an elevated, prominent position on the bend in Church Street. The churchyard makes a positive contribution to the character and appearance of the conservation area.</p> <p>The entrance to the conservation area, from the road under the dismantled railway line, is characterised by undeveloped Important Open Spaces (IOSs) on either side of the road. The churchyard lies to the north and the cricket ground lies to the south (Figure 73). The cricket ground lies in Character Area 3 – River Test Environs and is discussed in the appropriate section of this Appraisal."</p>

2.		Whitchurch Town Council	General	<p>Whitchurch Town Council reported on their meeting held on 09/09/19, stating: Councillors also wish to see the three areas below included as IOS:</p> <p>1. The Millennium Meadow on the southern boundary of the CA and alongside Winchester Road... this softens the harshness of the approach into the more urban street nature of the buildings along Winchester Street as well as protecting the setting of The Weir.</p> <p>2. The small area of woodland to the east of Jerusalem Path and north of Chatter Alley, adjacent to the CA boundary on both west and south boundaries. This is a hidden gem of Whitchurch – a haven of tranquillity (the area currently with the bench and informal tree swing). The similar woodland the other side of the Jerusalem Path is already included.</p> <p>3. The length of the old railway line and embankment – a popular walk and affording wide views over the surrounding area.”</p>	Extend the conservation area boundary and identify three new Important Open Spaces.	<p>Not accepted. No change proposed.</p> <p>As above at Rows 1, 10 & 17 in Table i..</p> <p>The three suggested additional Important Open Spaces lie outside the current boundary of the conservation area. Therefore, three extensions to the conservation area boundary would be required.</p> <p>No further information on the extent of these areas or justification for the inclusion of these three areas has been provided.</p>
3.	Cllr D. George	Local Ward Member	General	I must congratulate the Conservation Team on a very comprehensive and informative document which will be a great source of information for the Town.	-	Noted. No change required.

4.	Cllr D. George	Local Ward Member	General	<p>I am largely supportive of the Objectives and Principles which underlie the Management Plan but do have some concerns regarding the introduction of the new land classification of Important Open Space and how its blanket imposition and management will interact with the Development Plan which includes the Whitchurch Neighbourhood Development Plan (WNDP).</p> <p>This is particularly important in the context of rapidly expanding Town and the need for Town Centre development and infrastructure to support the growing population and the future prosperity of the Town. The blanket imposition and relatively restrictive nature of the management principles it not something that would likely be allowed to be imposed through a Neighbourhood Plan (it would likely be rejected by an assessor) and given the protection of open spaces contained within the Local Plan and the WNDP this would seem overly restrictive given the context.</p>	Omit Important Open Spaces from the Appraisal the Appraisal Map and the principle from the Management Plan.	<p>Not accepted. No change proposed.</p> <p>As above at Rows 26, 36, 39, 41 & 42 in Table i.</p> <p>Additionally, the identification of Important Open Space (IOS) in the Whitchurch Conservation Area Appraisal is not a blanket imposition. Each IOS has been carefully identified and described in the Appraisal. The Appraisal and the Principles in the Management Plan add detail to the Development Plan policies, the Management Plan Principles do not restrict development which accords with the Development Plan and the NPPF.</p>
5.	Cllr D. George	Local Ward Member	General	I would welcome dialogue with regard to the criteria used to identify and impose the classification as from my own	Review the criteria used to identify	<p>Not accepted. No change proposed.</p> <p>As above at Rows 26, 36, 39, 41 & 42 in Table i and Row 4, Table ii.</p>

				detailed knowledge some areas or sub divisions of areas do not in my opinion meet these criteria.	Important Open Spaces in the Appraisal.	Additionally, Conservation Officers met with Cllr George to discuss the Important Open Spaces (IOSs) identified in the Whitchurch Conservation Area Appraisal.
6.	Cllr D. George	Local Ward Member	General	The document introduces a new classification of Important Open Space. This classification is not recognised in the Local Plan or in the Whitchurch Neighbourhood Development Plan (WNDP) and there are no policies in the Development Plan which define how such a classification would be material in planning terms.	Omit Important Open Spaces from the Appraisal.	Not accepted. No change proposed. As above at Rows 26, 36, 39, 41 & 42 in Table i and Rows 4 & 5, Table ii. Additionally, the identification of Important Open Spaces (IOSs) in the Whitchurch Conservation Area Appraisal is not a new classification of land.
7.	Cllr D. George	Local Ward Member	General	In the Glossary Important Open Spaces, (IOS) is defined as “ Spaces identified as part of the conservation area appraisal process which are open, largely undeveloped spaces, which make a positive contribution to the character and appearance of the conservation area, form the setting of designated and non-designated heritage assets and/or are of historic interest.” In Chapter 4 the summary of objectives the 7th bullet point suggests that changes to open spaces will be managed positively. However in Chapter 5[Management Plan], principle 6 states that “open spaces which contribute positively to the character, appearance, historic	Omit Principle 6 from the Management Plan.	Not accepted. No change proposed. Management Plan, Principle 6 is based on Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out the general duty for Local Planning Authorities as respects conservation areas in exercise of planning functions. Section 72 states: “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”. Principle 6 of the Management Plan also accords and adds detail to the Development Plan and the NPPF.

				and/or architectural interest of the conservation area should be preserved or enhanced.		
8.	Cllr D. George	Local Ward Member	General	It is noted from the Map which accompanies the plan that nearly the entirety of every significant undeveloped area within the conservation area is designated as IOS. On planning grounds I am concerned that this "blanket" designation has been applied without any detailed consideration of each area and part of area to which it has been applied.	Review the criteria used to identify Important Open Spaces in the Appraisal.	Not accepted. No change proposed. As above at Rows 26, 36, 39, 41 & 42 in Table i. Rows 4, 5 & 6, Table ii.
9.	Cllr D. George	Local Ward Member	General	Whitchurch is a fast growing Town with poor infrastructure particularly traffic and parking and no significant focal point in the Town Centre for the rapidly increasing population. These issues are recognised in the WNDP and policies have been developed to address these issues and increase the future prosperity of the town and attract visitors. In the context of the above the "blanket" IOS designation will be a significant constraint to necessary infrastructure development in the town and in meeting the aspirations of the community for a new focal point in the Town Centre. It will also constrain the ability to meet the need for additional off street	Omit Important Open Spaces from the Appraisal the Appraisal Map and the principle from the Management Plan.	Not accepted. No change proposed. As above at Rows 26, 36, 39, 41 & 42 in Table i. Rows 4, 5, 6 & 8, Table ii.

				parking in able to attract visitors to the Town and is major tourist attraction the Silk Mill.		
10.	Cllr D. George	Local Ward Member	General	From personal knowledge there are areas which have been designated as IOS which are not accessible or visible to the community and therefore do not meet the definition of IOS as set out in the Draft Plan. The WNDP has carefully considered which Open Spaces should be protected and established policy LD1 and Figure 7.2 which set these out clearly following community consultation. Similarly open spaces are protected through the Local Plan.	Omit Important Open Spaces from the Appraisal the Appraisal Map and the principle from the Management Plan.	Not accepted. No change proposed. As above at Rows 26, 36, 39, 41 & 42 in Table i. Rows 4, 5, 6, 8 & 9, Table ii.
11.	Cllr D. George	Local Ward Member	General	The Whitchurch Design Statement which is re-enforced by Policy GD1 also clearly sets out the important views and conservation aspects of the Town which should be protected but does encourage appropriate transport infrastructure. In term of the WNDP I find the blanket IOS designation as potentially contrary to the following objectives and policies. <ul style="list-style-type: none"> • GD2 in particular in relation to improved access to the River Test • GD4 in terms of restriction of potential sites for Car Parking in the Town Centre. 	Omit Important Open Spaces from the Appraisal the Appraisal Map and the principle from the Management Plan.	Not accepted. No change proposed. As above at Rows 26, 36, 39, 41 & 42 in Table i. Rows 4, 5, 6, 8 & 9, Table ii.

			<ul style="list-style-type: none"> • GD8 Improving prosperity and again in terms of locations for parking and drop-off points. • ES1 encouragement of new employment sites within the settlement boundary <p>The ambitions for improvements to the Town Centre are set out in Paragraphs 7.40 to 7.62 of the WNDP in particular 7.47,7.48, 7.49, 7.51, 7.52 these will be restricted by such designation.</p> <p>The blanket IOS designation will also make the delivery of Objectives O8,O9 and O13 more difficult.</p>		
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