

Laverstoke and Freefolk Conservation Area and Management Plan Supplementary Planning Document

Consultation Statement

November 2021

1. Introduction

1.1 Background

- 1.1.1 Basingstoke and Deane Borough Council has prepared a Supplementary Planning Document (SPD) on the Laverstoke and Freefolk Conservation Area, comprising an appraisal, with a map, which describes the special interest of the Laverstoke and Freefolk 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, where is it safe and appropriate to do so, 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:

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. In line with government guidance on social distancing due to the Covid-19 pandemic restrictions, this will be done via an online platform such as Zoom or another appropriate platform or via telephone.</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. When the civic offices and other locations as considered appropriate such as libraries re-open, documents will be placed in these locations for inspection in person, where it is safe and appropriate to do so. • 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 via an online platform such as Zoom or another appropriate platform or via telephone. • Use social media and local media to raise awareness • Depending on the content, consultation may also be supported by workshops/meetings, due to the Covid-19 pandemic, these may be facilitated via an online platform such as Zoom another appropriate platform or via telephone. • If the matter is specific to a location, the council will aim to engage with local residents and groups through meetings/workshops through an online platform or via community magazines and publications
<p>Finalise SPD Review representations received and make any changes to SPD where justified.</p> <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"> • 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. • Make the Supplementary Planning Document, consultation statement and adoption statement available on the council's website. When the civic offices and other locations as considered appropriate are open, such as libraries or parish offices, documents will be placed for inspection in person, where it is safe and appropriate to do so. • 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 Temporary amendments to the Statement of Community Involvement in light of COVID-19 were adopted by the council in September 2020, following a public consultation. The amendments made to the SCI are temporary in nature, to take account of the ongoing issues associated with the COVID-19 pandemic and the implications this has for community engagement in light of the government restrictions in place. Whilst the SCI addendum is temporary in nature and some of the Government restrictions have eased in recent months, some restrictions remain, and the council continues to conduct consultation in line with the SCI addendum whilst ensuring it is as far reaching and accessible as possible.
- 1.3.4 The temporary changes made to the SCI in relation to planning policy matters are summarised below:

<p>Availability of documents</p>
<p>With suitable locations such as libraries and council offices being closed or operating reduced opening hours, there will not be a requirement for hard copy documents to be made available in these locations. Where it is possible to make hard copies of documents available, they need to be accessed in a manner which accords with the council and other relevant organisations wider policies and procedures for ensuring the safety of visitors to the council offices and other relevant premises. Hard copies of consultation documents for consultees who do not have access to the internet (free of charge) will also be available on request.</p>
<p>Responding to consultations</p>
<p>Paper response forms will not be made available in libraries whilst restrictions relating to the Covid-19 pandemic remain. The council's preference is that customers always respond online in the first instance, where they are able to. Paper submissions will still be processed, although in light of the impacts of the Covid-19 pandemic delays in processing paper submissions may be experienced.</p> <p>The council will continue to run consultations online, which anyone can respond to by either using the electronic forms supplied, via the council's consultation database or by email to the relevant team. If customers would like to receive a paper consultation form, they can request a paper consultation form is posted to them. Forms can then be returned to the council offices via post. Consultation periods may be extended to provide time for accessing documents and responding.</p>
<p>Meetings, workshops and focus groups</p>
<p>Due to the government restrictions associated with preventing the spread of COVID-19, the council is restricted in its ability to hold face-to-face meetings, workshops, focus groups or exhibitions. The council will seek to engage with communities and interested groups virtually using software platforms such as MS Teams and through online exhibitions where suitable, in addition to other relevant meetings. Where online platforms are not suitable or cannot be used by specific groups, the council will use other approaches including telephone calls to engage with stakeholders</p>

- 1.3.5 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 Laverstoke and Freefolk Conservation Area, discussions with stakeholders including other departments in the council and representatives of the Laverstoke and Freefolk Parish Council. The draft document was discussed at the Laverstoke and Freefolk Parish Council meeting on 13 July 2021 and a number of changes were subsequently made. Whitchurch Town Council and Overton Parish Council were also consulted on the draft document as small areas of the conservation area extend into Whitchurch and Overton Parishes. Whitchurch Town Council and Overton Parish Council had no comments on the draft document.
- 2.1.2 Prior to the public consultation 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 seven weeks from 25 September to 13 October 2021. In accordance with the adopted SCI, the council consulted a wide range of stakeholders. The consultation was tailored to ensure the consultees were engaged in the most effective and appropriate manner, whilst complying with Government COVID-19 restrictions.
- 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 Other consultees

- 3.2.1 The LPA posted a questionnaire, with a covering letter and Freepost return envelope, to addresses within the Laverstoke and Freefolk Conservation Area. Letters were sent to approximately 180 addresses. The letter and questionnaire is contained in **Appendix C**. The text of the questionnaire matched that of the online survey form available via the website (see 3.4 below).
- 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. The email text can be found in **Appendix B**. Members of the public were also engaged through a statutory notice which was placed in the Andover Advertiser and Basingstoke Gazette (as shown in **Appendix D**). Paper copies of the consultation version of the SPD were also available for viewing at the Laverstoke Parish Council office, Whitchurch Library and Basingstoke Discovery Centre.
- 3.3.1 The council organised a public Zoom drop-in session, during the consultation period, on Thursday 9 September 2021 from 6pm to 8pm. There was limited interest in the session, however, the Parish Council held a public drop-in session at the Lady Rose Hall (located in the conservation area) on Saturday 11 September, which eight people attended. Attendees were advised to make formal representations after the drop-in session.
- 3.3.2 Laverstoke and Freefolk Parish Council discussed the draft SPD at its meetings on 17 August, 14 September and voted to approve the public consultation draft SPD at its meeting on 5 October 2021.

3.4 Where was the information available to view?

- 3.4.1 Information about the consultation was posted through the council's social media platforms (**Appendix F**) and on the council's website (**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 Laverstoke and Freefolk Parish Council office, Whitchurch Library and Basingstoke Discovery Centre. Paper copies were also available to view at the Basingstoke and Deane Borough council offices by appointment during the public consultation period.

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 Local Planning Authority received 20 responses. This included responses from:

- Local residents
- Whitchurch Tennis Club
- Statutory consultees – Historic England and Natural England
- Laverstoke and Freefolk Parish Council

4.1.2 **Appendix G** sets out who said what and how the LPA responded to issues raised. The full comments can be viewed on request.

4.1.3 There have also been a number of minor changes, correction of 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 Appendix G.

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 G**. The key issues raised in the representations, in no order or priority, included the following:

- Amend the Appraisal Map annotation
- Substitute the Appraisal photo of Home Farm Barns
- Encourage the creation of new quality residential dwellings
- Shorten the Summary of Significance
- Make Management Plan more specific

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, these are set out in full in **Appendix G**. The changes relate to specific comments made, are minor in nature, and strengthen the document rather than change the overall meaning.

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 parish councils within and adjoining the borough
East Hampshire District Council
English Heritage
Enterprise M3
Greater London Authority
Hampshire County Council
Hampshire Fire and Rescue
Hampshire Hospitals NHS Foundation Trust
Hart District Council
Highways Agency
Historic England
Homes England (previously The Home and Communities Agency)
Mayor of London
Mono consultants (represents mobile operators)
National Grid
Natural England
Network Strategy and Planning Network Rail South East
NHS England
NHS West Hampshire Clinical Commissioning Group
North Hampshire Clinical Commissioning Group
North Wessex Downs AONB
Office for Nuclear Regulation
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
Transport for London
West Berkshire Council
Winchester City Council
Wokingham 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 on the planning policy consultation database and listed below:

Access for All Working Group
Association of Parish Councils
Basingstoke Voluntary Action
Campaign for the Protection of Rural England
Church Commissioners for England
Cycle Basingstoke
Defence Infrastructure Organisation
Hampshire and Isle of Wight Local Nature Partnership
Hampshire and Isle of Wight Wildlife Trust
Hampshire County Council Children's Services
Hampshire County Council Strategic Transport
Hampshire Police Authority
Health and Safety Executive
Integra
Maria Miller MP
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

**BASINGSTOKE AND DEANE BOROUGH COUNCIL
Laverstoke and Freefolk Conservation Area Appraisal Consultation**

The Laverstoke and Freefolk Conservation Area, which is designed to protect the architecture and historic interest of the area, has been in place since 1990. Basingstoke and Deane Borough Council has a duty to periodically review conservation areas. The council is holding a public consultation on the Draft Laverstoke and Freefolk Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD).

The Laverstoke and Freefolk Conservation Area Appraisal and Management Plan document and Map are available to view at the council's Parklands Offices (by appointment) and on the council's website at <https://www.basingstoke.gov.uk/laverstoke-review>.

The documents are also available for inspection at the following locations, subject to COVID restrictions. Please check opening hours and restrictions in advance of travelling:

Laverstoke and Freefolk Parish Council Parish Office Lady Rose Hall Laverstoke Lane Laverstoke RG28 7NY Phone: 01256 844844	Basingstoke Discovery Centre Festival Place Shopping Centre Basingstoke RG21 7LS Phone: 0300 555 1387
--	--

The period for submission of representations will run from **until 13th October 2020**. Representations should arrive no later than **4pm on 13th October 2020**. All representations received will be made available to view publicly.

Please provide representations through the online questionnaire on the council's website at <https://www.basingstoke.gov.uk/laverstoke-review>.

If you are unable to respond using the online questionnaire, please send responses via email or post to:

E-mail to: CorporateSupport@basingstoke.gov.uk
Post to: Corporate Support
Basingstoke and Deane Borough Council
Civic Offices
London Road
Basingstoke
Hampshire
RG21 4AH

If you have any queries please contact Elaine Walters, Conservation Appraisals
Officer
Phone: 01256 845 681

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



Basingstoke and Deane Borough Council
Civic Offices, London Road,
Basingstoke, Hampshire RG21 4AH
www.basingstoke.gov.uk | 01256 844844
customer.service@basingstoke.gov.uk
Follow us on [Twitter](#) [Facebook](#) @BasingstokeGov

IMPORTANT – THIS AFFECTS YOUR PROPERTY

St Marys Church
Church Road
Laverstoke
Whitchurch
RG28 7NW

Our ref: EW/mb

25 August 2021

Dear Resident

Updated Conservation Area Appraisal and Management Plan for Laverstoke and Freefolk

The Laverstoke and Freefolk Conservation Area, which is designated to protect the architectural and historic interest of the area, has been in place since 1990. 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. Please complete the questionnaire online: www.basingstoke.gov.uk/conservationappraisals. Alternatively return the questionnaire enclosed in the pre-paid envelope provided. You can also view the full appraisal, map and management plan on our website.

Due to COVID restrictions we are holding an online public drop-in session, on Zoom, between 18:00 and 20:00 on **Thursday 9 September 2021**. **Please contact the Laverstoke and Freefolk Parish Council** on 07725 368012 or email: laverstokeclerk@gmail.com

You can also register your details by emailing elaine.walters@basingstoke.gov.uk

All comments should be received by Wednesday 13 October 2021

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

Enc. Questionnaire and Freepost envelope

Chief Executive Russell O'Keefe
Executive Director of Borough Services Rebecca Emmett BSc (Hons) PIEMA

Conservation Area Appraisal for Laverstoke and Freefolk Public Consultation Questionnaire 2021

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 may be reported to the relevant council Committee and published on the council's website. 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 requested. Personal data will not be disclosed under FOIA or EIR.

- We will not disclose any information to other organisations unless we are required by law 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.

Today's Date

I am responding as:

- An individual
- A borough / county councillor
- On behalf of an organisation, local association, community or group
- On behalf of a town or parish council
- On behalf of a business in the borough
- Other

Please provide the name of the **organisation, local association, community or group** (this may appear in the final consultation report)

Please provide the name of the **town or parish council** (this may appear in the final consultation report)

Please provide the name of the **business** (this may appear in the final consultation report)

If **Other**, please specify

Please provide the first five digits of your post code
(first 5 digits allowed e.g. RG214)

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?

- | | |
|---|-------------------------------------|
| <input type="checkbox"/> Strongly agree | <input type="checkbox"/> Agree |
| <input type="checkbox"/> Neither agree nor disagree | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Strongly disagree | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> Other | |

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

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

- | | |
|---|-------------------------------------|
| <input type="checkbox"/> Strongly agree | <input type="checkbox"/> Agree |
| <input type="checkbox"/> Neither agree nor disagree | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Strongly disagree | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> Other | |

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

Q3

Do you agree with the Laverstoke and Freefolk Conservation Area boundary extensions?

Strongly agree

Strongly disagree

Agree

Don't know

Neither agree nor disagree

Other

Disagree

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:

Asian or Asian British

- Bangladeshi Chinese Indian
 Nepalese Pakistani Any other Asian background

Other ethnic group

- Arab Other ethnic group

If 'Other', please state if you wish

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 to 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 from the main survey responses.

What is your sex?

- Male Female Prefer not to say

What is your age group?

- Under 12 12 to 18
 19 to 25 26 to 35
 36 to 40 41 to 55
 55+ 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 explain if you wish

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

- Prefer not to say

White

- White British White Irish
 White Gypsy / Traveller Other White background

Black or Black British

- African Caribbean
 Other Black background

Mixed / Multiple Ethnic Groups

- White and Black Caribbean White and Black African
 White and Asian Other Mixed background

Do you want to be updated on the progress of the Supplementary Planning Document?

Yes

No

If Yes, please provide your email address or your name and your postal address below:

Name:

Address:

Postcode:

Email address:

If you would like to receive an update when the Council make their final decision on the Laverstoke and Freefolk Conservation Area Appraisal and Management Plan please provide your name, email and postal address below:

Name:

Address:

Postcode:

Email address:

Thank you for taking the time to complete this questionnaire

Appendix D: Statutory Notices

Andover Advertiser – 27 August

54 Andover Advertiser 27 August, 2021

Planning Notices

BASINGSTOKE AND DEANE BOROUGH COUNCIL

Laverstoke and Freefolk Conservation Area Appraisal Consultation

The Laverstoke and Freefolk Conservation Area, which is designed to protect the architecture and historic interest of the area, has been in place since 1990. Basingstoke and Deane Borough Council has a duty to periodically review conservation areas. The council is holding a public consultation on the Draft Laverstoke and Freefolk Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD).

The Laverstoke and Freefolk Conservation Area Appraisal and Management Plan document and Map are available to view on the council's website at <https://www.basingstoke.gov.uk/Laverstoke-review>.

The documents are also available for inspection at the following locations, subject to COVID restrictions. Please check opening hours and restrictions in advance of travelling:

Laverstoke and Freefolk Parish Council Lady Rose Hall, Laverstoke Lane, Laverstoke, RG28 7N. Tel: 07725 368012	Whitchurch Library Gill Nethercott Centre, Winchester Street, Whitchurch, RG28 7HP. Tel: 0300 555 1387
---	--

The period for submission of representations will run from **25 August and 13 October 2021**. Representations should arrive no later than **4pm on 13 October 2021**. All representations received will be made available to view publicly.

Please provide representations through the online questionnaire on the council's website at <https://www.basingstoke.gov.uk/Laverstoke-review>.

If you are unable to respond using the online questionnaire, please send responses via email or post to:

E-mail to: CorporateSupport@basingstoke.gov.uk
Post to: Corporate Support
Basingstoke and Deane Borough Council
Civic Offices, London Road, Basingstoke
Hampshire RG21 4AH

An online Zoom drop-in session will be held on **Thursday 9 September 2021** from 18:00 to 20:00

To register please contact Basingstoke and Deane Borough Council on 01256 844844 or the Laverstoke and Freefolk Parish Council on 07725 368012. Once registered you will be sent a meeting ID and registration code.

Planning Notices

BASINGSTOKE AND DEANE BOROUGH COUNCIL

Laverstoke and Freefolk Conservation Area Appraisal Consultation

The Laverstoke and Freefolk Conservation Area, which is designed to protect the architecture and historic interest of the area, has been in place since 1990. Basingstoke and Deane Borough Council has a duty to periodically review conservation areas. The council is holding a public consultation on the Draft Laverstoke and Freefolk Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD).

The Laverstoke and Freefolk Conservation Area Appraisal and Management Plan document and Map are available to view on the council's website at <https://www.basingstoke.gov.uk/Laverstoke-review>.

The documents are also available for inspection at the following locations, subject to COVID restrictions. Please check opening hours and restrictions in advance of travelling:

Laverstoke and Freefolk Parish Council Lady Rose Hall, Laverstoke Lane, Laverstoke, RG28 7N. Tel: 07725 368012	Whitchurch Library Gill Nethercott Centre, Winchester Street, Whitchurch, RG28 7HP. Tel: 0300 555 1387
---	--

The period for submission of representations will run from **25 August and 13 October 2021**. Representations should arrive no later than **4pm on 13 October 2021**. All representations received will be made available to view publicly.

Please provide representations through the online questionnaire on the council's website at <https://www.basingstoke.gov.uk/Laverstoke-review>.

If you are unable to respond using the online questionnaire, please send responses via email or post to:

E-mail to: CorporateSupport@basingstoke.gov.uk
Post to: Corporate Support
Basingstoke and Deane Borough Council
Civic Offices, London Road, Basingstoke
Hampshire RG21 4AH

An online Zoom drop-in session will be held on **Thursday 9 September 2021** from 18:00 to 20:00

To register please contact Basingstoke and Deane Borough Council on 01256 844844 or the Laverstoke and Freefolk Parish Council on 07725 368012. Once registered you will be sent a meeting ID and registration code.

Goods Vehicle

Appendix E: Screenshots of BDBC Website

Weblink: <https://www.basingstoke.gov.uk/laverstoke-review>

The screenshot shows the Basingstoke and Deane website. The header includes the council logo, a search bar, and buttons for Register, Log in, and A-Z. The breadcrumb trail reads: Home > Planning and environment > Historic Environment > Conservation areas > Conservation area maps and appraisals > Laverstoke and Freefolk Review.

Home
Planning and environment
Historic Environment
Listed buildings
Buildings at risk
Conservation areas
Conservation area maps and appraisals
> **Laverstoke and Freefolk Review**
Article 4 advice
The Local List
The historic environment of Basingstoke and Deane
Energy efficiency and the historic environment
Protected species and historic buildings

Laverstoke and Freefolk Review

We are currently consulting on the Laverstoke and Freefolk Conservation Area Appraisal and Management Plan SPD.

Public consultation will run from **25 August 2021 to 13 October 2021**.

An online Zoom drop-in session will be held on Thursday 9 September 2021, between 6pm and 8pm. To register please contact Basingstoke and Deane Borough Council on 01256 844844 or the Laverstoke and Freefolk Parish Council by emailing: laverstokeclerk@gmail.com.

Complete survey


The report and map are available for inspection at the following locations, subject to COVID restrictions, please check in advance:

- Laverstoke and Freefolk Parish Council, Parish Office, Lady Rose Hall, Laverstoke Lane, Laverstoke, Whitchurch, Hants RG28 7NY
Email: laverstokeclerk@gmail.com
- Basingstoke and Deane Borough Council Civic Offices, Parklands Reception, London Road, Basingstoke, RG21 4AH. Phone: 01256 844844
- Basingstoke Discovery Centre, Festival Place Shopping Centre, Basingstoke, RG21 7LS. Phone: 0300 555 1387

To find out more by taking a look at the documents below:

- [Laverstoke and Freefolk Conservation Area Appraisal and Management Plan SPD Public Consultation Draft\(PDF\) \[8 Mb\]](#)
- [Laverstoke and Freefolk Conservation Area Appraisal Map Public Consultation Draft\(PDF\) \[4 Mb\]](#)
- [Laverstoke and Freefolk Conservation Area Review SEA-HRA Screening\(PDF\) \[877 kb\]](#)

Weblink: <https://www.basingstoke.gov.uk/conservationappraisals>



Basingstoke and Deane

Home > Planning and environment > Historic Environment > Conservation areas > Conservation area maps and appraisals

- Home
- Planning and environment
- Historic Environment
- Listed buildings
- Buildings at risk
- Conservation areas
- > Conservation area maps and appraisals

Conservation area maps and appraisals

Jump to:

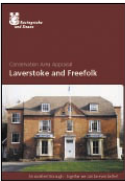
We are currently consulting on the Laverstoke and Freefolk Conservation Area Appraisal and Management Plan SPD. You can [view or download the full report and map](#) and give your views in a [Conservation Area Appraisal for Laverstoke and Freefolk Public Consultation Questionnaire](#).

- Home
- Planning and environment
- Historic Environment
- Listed buildings
- Buildings at risk
- Conservation areas
- > Conservation area maps and appraisals
- Laverstoke and Freefolk Review
- Article 4 advice
- The Local List
- The historic environment of Basingstoke and Deane
- Energy efficiency and the historic environment
- Protected species and historic buildings

- [Statutory Notice Letter Designation\(PDF\) \[190 kb\]](#)
- [Sealed Kingsclere Conservation Designation Order\(PDF\) \[2 Mb\]](#)
- [Superceded 2003 Kingsclere Conservation Area Appraisal\(PDF\) \[2 Mb\]](#)
- [Superceded 2003 Kingsclere Conservation Area Appraisal Map\(PDF\) \[3 Mb\]](#)

[Back to top](#)

Laverstoke and Freefolk



The Laverstoke and Freefolk Conservation Area was designated in 1990 by Basingstoke and Deane Borough Council, in recognition of the special architectural and historic interest of the area.

From time to time it is important to review appraisals of conservation area and to prepare Management Plans, and Basingstoke and Deane Borough Council has a duty to do so.

From 25 August 2021 to 13 October 2021, we will be consulting with the communities to review and update Laverstoke and Freefolk Conservation Area Appraisal, which clearly defines what it is about the area that needs to be preserved or enhanced. This document will then be adopted as a Supplementary Planning Document by the Council.

You can [view or download the full report and map](#) and give your views in a [Conservation Area Appraisal for Laverstoke and Freefolk Public Consultation Questionnaire](#).

- [2003 Conservation Area Appraisal for Laverstoke and Freefolk\(PDF\) \[761 kb\]](#)
- [2003 Conservation Area Map for Laverstoke\(PDF\) \[2 Mb\]](#)

[Back to top](#)

Weblink: <http://www.basingstoke.gov.uk/planning-policy-consultations>

Skip to content | Translate | Accessibility statement | Privacy

 Basingstoke and Deane

Search...

Register Log in A-Z

Home > Planning and environment > Planning Policy and Local Plan > Planning Policy consultations

- Home
- Planning and environment
- Planning Policy and Local Plan
- Adopted Local Plan
- Local Plan Update
- Article 4 Directions
- Local Plan 1996-2011
- Self-build and Custom Build Register
- > **Planning Policy consultations**
- Brownfield Land Register
- Developers Forum
- Housing Delivery Test Action Plan

Planning Policy Consultations

The Council agreed on 16 May 2019 to launch the preparation of an updated Local Plan. More information on the Local Development Scheme (LDS) which sets out which planning documents will be produced and when can be found here. [Visit the LDS and Local Plan update for more information.](#)

We are keen to engage with our local residents and a range of stakeholders in the development of planning policy documents. If you would like to get involved and comment on an open consultation, register or amend your details for future consultations, [please visit the Basingstoke and Deane Consultation Portal.](#)

The easiest way to respond to one of the consultations is through the Consultation Portal. Alternatively, you can download a comments form from the consultation web pages and send your comments to us by email or post.

To view past planning policy consultations, please visit the council's [Planning Consultation Portal.](#)

Current Planning Policy Consultations

Laverstoke and Freefolk Conservation Area Appraisal and Management Plan SPD

The Laverstoke and Freefolk Conservation Area was designated in 1990 by Basingstoke and Deane Borough Council, in recognition of the special architectural and historic interest of the area.

From time to time it is important to review appraisals of conservation area and to prepare Management Plans, and Basingstoke and Deane Borough Council has a duty to do so.

From 25 August 2021 to 13 October 2021, the council will be consulting with the communities to review and update Laverstoke and Freefolk Conservation Area Appraisal, which clearly defines what it is about the area that needs to be preserved or enhanced. This document will then be adopted as a Supplementary Planning Document by the Council.

To view or download the draft SPD and to find out how to respond go to [Laverstoke and Freefolk Review page.](#)

Weblink: <https://www.basingstoke.gov.uk/yoursay>

[Home](#) > [News and media](#) > [Have your say](#) > [Current and past consultations](#)

- Home
- News and media**
- Our news
- News releases
- Basingstoke & Deane Today
- News
- Media enquiries
- Have your say

Consultations

Consultation	Closing date of consultation
Conservation Area Appraisal for Laverstoke and Freefolk Public Consultation Questionnaire	13-Oct-2021

Please also refer to our [Current Community Plans](#) webpage for more information on local consultations.

For current Planning Policy consultations, please visit our [planning.policy.consultations.page](#).

Appendix F: Social media platforms – Twitter and Facebook

Twitter:

← **Tweet**

 **Basingstoke Council** ✓
@BasingstokeGov

We want to hear your views on how to preserve or enhance the architectural and historic interest of the Laverstoke and Freefolk Conservation Area. The public consultation will run until 13 October. Find out more and complete the survey:
[basingstoke.gov.uk/laverstoke-rev...](https://www.basingstoke.gov.uk/laverstoke-rev...)

Have your say on the Laverstoke and Freefolk Conservation Area Appraisal and Management Plan

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



The Laverstoke and Freefolk Conservation Area, which is designated to protect the architectural and historic interest of the area, has been in place since 1990. 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 is to 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.

1:01 PM · Oct 4, 2021 · Orlo

Facebook:

 **Basingstoke and Deane Borough Council**
October 4 at 1:01 PM · 🌐

We want to hear your views on how to preserve or enhance the architectural and historic interest of the Laverstoke and Freefolk Conservation Area. The public consultation will run until 13 October. Find out more and complete the survey:
<https://www.basingstoke.gov.uk/laverstoke-review>

Have your say on the Laverstoke and Freefolk Conservation Area Appraisal and Management Plan

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



The Laverstoke and Freefolk Conservation Area, which is designated to protect the architectural and historic interest of the area, has been in place since 1990. 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 is to 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.

👍 Like 💬 Comment ➦ Share

 **Basingstoke and Deane Borough Council**

Appendix G: Full schedule of comments and proposed changes

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 1 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 2 records response received from the Parish Council

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 1. Respondent's comments received via post, email and the online survey

	Initials of respondent	Company/ Organisation	Survey question	Summary of comments	Possible modifications	BDBC response (new text shown in italics, removed text shown as strikethrough)
1	C.A.		Q.4 Boundary	Strongly agree with boundary extensions. Our woodland is precious, native and in keeping with the area, it should be protected against development and desecration.	Noted.	Noted. No change required.
2	P.N.		General.	Recent 'permitted development' have been erected which conflict with the Conservation Areas character and appearance. Any future proposed 'permitted development' should be referred to the planning development department as a matter of course.	Noted.	Not accepted. No change proposed. In some cases 'permitted development' is outside the control of the local planning authority. In cases where an application is required the appraisal will help to inform the response of the local planning authority.

3	J.M.		General.	The map at Appendix 2 does not include the Laverstoke & Freefolk Conservation Area.	Add new headings to the Appraisal Map to assist with interpretation.	Partially accepted. Change proposed. Additional headings added to the Appraisal Map insets.
4	J.P.		General.	Only about half of the area is actually accessible to the public - a large section is privately owned. This makes the conservation area and inclusion of additional areas even more important as these special areas must be protected for now and for the future.	Noted.	Noted. No change required.
5	K.D.		General.	The trees on council land or private land in the area need to be maintained. Residents are worried that trees will come down causing harm.	Noted.	Noted. No change required. This comment has been passed on to the BDBC Natural Environment Team.
6	M. W.		General.	The Home Farm Barns photo should be taken from the road to show their state of disrepair and dilapidation. The council has a statutory duty to consider the service of a disrepair notice and acquisition by the council if the owner fails to respond.	Substitute the Appraisal photo of Home Farm barns.	Partially accepted. Changes proposed. Photo changed. Council to review and determine appropriate course of action.
7	-		General.	Too much emphasis on retaining low quality buildings. Too much emphasis on creating pastiche new buildings as 'pretend old' replacements. Not enough attention given to creating new quality residential dwellings of architectural merit. The landscape needs to evolve to meet modern requirements not be preserved in aspic, especially as	Amend the Appraisal and Management Plan.	Not accepted. No change proposed. Historic England advise: "Conservation areas can only be created where a local planning authority identifies an area of special architectural and historic interest which deserves careful management to protect that character." The Appraisal identifies, describes and illustrates features and characteristics of the historic environment which justify its designation

				here, where large volumes of land are kept apart through inheritance as the preserve only of the super rich.		as a conservation area. The Appraisal also facilitates contextual analysis for new quality residential developments of architectural merit. However, the Appraisal and Management Plan as a Supplementary Planning Document cannot introduce new planning policy.
8	Rachel Fletcher-Inspector of Historic Environment	Historic England	General	The summary of special interest section should be as concise as possible, so that anyone can read it and understand what it is that makes the area different and special. Some appraisals also include bullet points of key points of interest in the summary section, which you may find useful.	Amend the Appraisal text.	Not accepted. No change proposed. Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management states: "The statement (or summary) of special interest. This section of the document presents the most pertinent information to inform decision-makers and should, as far as possible, encapsulate what is different when considering proposals affecting the conservation area compared with anywhere else. It is the most important element of the document." The summary of special interest section in the Appraisal covers 3 pages and is concise yet comprehensive.
9	Rachel Fletcher-Inspector of Historic Environment	Historic England	General	Defining character areas within the conservation area is welcomed, however the mapping could show the areas more clearly. Often, character areas are shaded in different colours to one another and labelled in a key so that it is clear where each character area extends to. We recommend amending the mapping, or creating a separate map, to show the character areas clearly.	Amend the Appraisal Map.	Partially accepted. Changes proposed. Additional headings added to the Appraisal Map insets. The character areas are numbered 1 to 4 on the Appraisal Map. In the past separate maps were created for each character area, with a main map showing the character areas differentiated by colour. This led to confusion and the current numbering system was devised. Resources

						<p>relating to mapping are presently extremely limited.</p> <p>The Council's GIS viewer will allow viewers to choose layers on the Conservation Area map once relevant upgrades to the software have been made, it is not possible to use this technology at this time.</p>
10	Rachel Fletcher-Inspector of Historic Environment	Historic England	General	<p>We welcome the inclusion of a management plan in the document. We encourage making the aims of the management more specific than generic aims to conserve the area as much of this is covered by existing planning policy (both local and national, as well as in legislation). Where necessary, specific design guides could be created in response to, for example, replacement windows, shopfronts or hardstanding in the public realm. The management plan should seek to address specific issues identified in the appraisal process and may include working across council departments to solve (such as littering or cut-through traffic route).</p>	Amend the Management Plan.	<p>Not accepted. No change proposed.</p> <p>The Management Plan was prepared to accord with the advice contained in the Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management, which states: "The management plan is a vehicle for reinforcing the positive character of a historic area as well as for avoiding, minimising and mitigating negative impacts identified as affecting the area."</p> <p>The approach taken to the Management Plan for Laverstoke and Freefolk is consistent to that used within other conservation areas in the programme which have been adopted in recent years and it is considered that the scope of the Management Plan is appropriate given the availability of resources and the overall conservation area programme for the borough.</p>
11		Natural England	General	No specific comments to make.	Noted.	Noted. No change required.

Table 2. Responses received from Laverstoke and Freefolk Parish Council and their representatives.

	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		Laverstoke and Freefolk Parish Council	General	Laverstoke & Freefolk PC supports the draft Conservation Area Appraisal and the proposed boundary extensions and changes detailed within it.	Noted.	Noted. No change required.
2		Laverstoke and Freefolk Parish Council	General	<p>Suggested amendments to Appraisal text:</p> <p>P5. 'The Portal family commissioned many buildings in the conservation area here including houses for the millworkers and estate works which met the philanthropic ideals of the time.'</p> <p>P9. copyright owner error</p> <p>P10. 'Pairs of semis and terraces were built every few years starting in 1890 from about 1870 onwards.'</p> <p>P15. Figure 17 looks west</p> <p>P16. Typo Cowleaze not Cowlease</p> <p>P16. 'In 2021 a nationally significant example of Water meadow structures was renovated at Bere Mill along the drive/footpath.'</p> <p>P17. 3rd paragraph remove reference to the Weirs</p> <p>P21. Amend copyright</p> <p>P23. Para 2: '...the Millennium Pavilion and play areas lie within the grade II registered</p>	Amend Appraisal text.	<p>Partially accepted. Changes proposed.</p> <p>Typos, relevant omissions and errors to be amended in Appraisal text.</p> <p>P5. Retain brief text in this Summary of special interest: "The Portal family commissioned many buildings in the conservation area".</p> <p>P10. "starting in 1870 90".</p> <p>P16. <i>"Water meadow structures were renovated at Bere Mill in 2021"</i>.</p> <p>P17. Reference to the Weirs removed.</p> <p>P23. "the Millennium Pavilion and play areas lie within the grade II registered Laverstoke Park".</p>

				<p>Laverstoke Park. They...' Para 4: properties typo P28 & 30 Character area error P31. Fig 53 copyright owner is J. Burchett P32. Cowleaze spelling. Fig 55. remove reference to copyright owner P34. Cowleaze P36. spacing at top of page</p>		
3		Laverstoke and Freefolk Parish Council	General	<p>Views have been missed at the following: The B3400 white railing bridge just inside area 2 you look north east along river Test into Laverstoke Park and south west too. River views on the bridge at Manor farm. Views north east and north west at Manor Cottages from B3400, or amend vista.</p>	Amend Appraisal Map.	<p>Accepted. Changes proposed. Amend Appraisal Map. It is agreed that such views are worthy of being marked as important views.</p>