



AUTHORITY MONITORING REPORT

2021-2024

December 2024

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1. Introduction

- 1.1 Rushmoor Borough Council is required to produce regular Authority Monitoring Reports (AMRs) to assess progress on the delivery of the Development Plan and to review whether its policies are working.
- 1.2 This AMR covers the period 1 April 2021 to 31 March 2024. However, it takes the opportunity to present more up-to-date information where it is available to ensure that it is current and useful.
- 1.3 The AMR is prepared in accordance with Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012 which requires local authorities to publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the Duty to Cooperate as well as how the implementation of Local Plan policies is progressing. There are specific topics that the Council must report on, whilst others are discretionary.
- 1.4 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34) require that the AMR must identify any policies in a Local Plan that are not being implemented and explain the reasons why.
- 1.5 There are no policies in the Development Plan that are not being implemented. All policies remain part of the Development Plan and are accorded weight accordingly, in view of conformity with the National Planning Policy Framework (NPPF).
- 1.6 Local authorities are encouraged to report as frequently as possible on planning matters to communities. The AMR is one of the methods that the Council uses to keep people informed about planning matters. This report is important as it enables communities and interested parties to keep up to date with any changes. Further information is set out in the Statement of Community Involvement, which is available at www.rushmoor.gov.uk/sci.
- 1.7 The performance of the currently adopted Local Plan policies is reported in the same order as the policies are set out in the Rushmoor Local Plan, from Section 6 onwards. The AMR can only take account of circumstances and information available at the time of its completion and has been completed to the best of the Council's knowledge. The Council does not accept liability for any factual inaccuracies.

2. Local Development Scheme (LDS)

- 2.1 Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare and maintain a local development scheme (LDS). The LDS sets out the current planning policy framework for Rushmoor as well as the timeframe of the production of any new or replacement documents that the local authority is intending to produce within the next five years.
- 2.2 The current Rushmoor Local Plan was adopted in February 2019 and needs to be reviewed every five years. The Local Plan was reviewed in 2023 and it was decided that an update of the local plan policies is required, and a new local plan will need to be prepared for Rushmoor. The Council has published a timetable for the preparation of a new local plan. The [Local Development Scheme \(March 2024\)](#) sets out this timetable.
- 2.3 The Levelling Up and Regeneration Act 2023 has reforms to the plan-making process, including to the form and content of local plans. In 2023 the Government consulted on some of the detail of these reforms, but the full implications of these reforms will not be known until the secondary legislation is published. The Local Development Scheme is therefore subject to change and will be reviewed one further detail on these reforms in published by the Government.

3. Current Development Plan Documents and Other Supporting Documents

The Rushmoor Local Plan

- 3.1 The Rushmoor Local Plan was adopted by the Council on 21 February 2019 and will guide the future growth and development of Rushmoor up to 2032. The Rushmoor Local Plan (2019) replaced the Rushmoor Core Strategy (2011) and saved policies from the Rushmoor Local Plan Review 1996-2011 (2000). The Rushmoor Local Plan is available to view on the Council's website at www.rushmoor.gov.uk/rushmoorlocalplan.
- 3.2 The South East Plan was revoked in March 2013, except Policy NRM6 (Thames Basin Heaths Special Protection Area), which remains a material consideration as part of the development plan in Rushmoor.

The Rushmoor Local Plan Policies Map

- 3.3 The Local Plan Policies Map, showing the application of policies and key planning designations across the Borough, was adopted by the Council alongside the Local Plan on 21 February 2019.
- 3.4 The Policies Map is available to view as an interactive map or as a PDF document at www.rushmoor.gov.uk/localplanpoliciesmap.

Statement of Community Involvement

- 3.5 In September 2019, the Council adopted a new Statement of Community Involvement (SCI).
- 3.6 The SCI sets out the ways in which residents, businesses and other interested parties can become involved in planning for land use and development in Rushmoor. It also helps us, as a Council, to meet the requirements for consultation and engagement that are set out in national planning legislation. The Council will always meet these requirements and, where resources allow, will try to go beyond them to seek broader community involvement in plan-making.
- 3.7 Further details are available online at www.rushmoor.gov.uk/sci.

Supplementary Planning Documents

- 3.8 Following the adoption of the Rushmoor Local Plan, the Planning Policy Team started a review of the Council's adopted supplementary planning documents (SPDs) and published guidance notes.
- 3.9 As of December 2024, the following SPDs are in place:

- Farnborough Town Centre (2007)
- Planning Contributions for Transport (2008)
- Development Affecting Public Houses (2015)
- Farnborough Civic Quarter Masterplan (2015)
- Shop Front Design Guide (2015)
- Aldershot Town Centre Prospectus (2016)
- Car and Cycle Parking Standards (2024)
- Affordable Housing (2019)
- Home Improvements and Extensions (2020)
- Locally Listed Heritage Assets (2020)

- 3.10 In March 2024 a revised Car and Cycle Parking SPD was adopted and replaced the Car and Cycle Parking Standards SPD adopted in 2017. Further details are available at: [Car and cycle parking SPD - Rushmoor Borough Council](#).
- 3.11 Further information on all SPDs, as well as any new SPDs being prepared, is available at www.rushmoor.gov.uk/spds.

4. Article 4 Directions

- 4.1 Local planning authorities can remove permitted development rights from a defined area by drafting and implementing Article 4 directions. An Article 4 direction does not prevent the development to which it applies, but instead requires that planning permission is first obtained from the local planning authority for that development.
- 4.2 There are currently five Article 4 directions in force in Rushmoor:
- Cargate Conservation Area (Aldershot) (2021)
 - Church Circle (Farnborough) (2019)
 - Wellesley (Aldershot) (2020)
 - Employment Land (2023)
 - Town and District Centres (2023)
- 4.3 Following changes to the Town and County Planning (General Permitted Development) (England) Order 2015, an Article 4 direction which removed some permitted development rights from some of the Strategic Employment Sites and Locally Important Employment Sites identified within the Rushmoor Local Plan expired on 1st August 2022 and is no longer in force.
- 4.4 The Council made two new Article 4 directions during the monitoring period. To replace the expired Employment Land Article 4 Direction, it made a new direction in March 2022 to restart the process of removing permitted development rights that allow for the residential conversion of offices and light-industrial units at a number of Strategic Employment Sites and Locally Important Employment Sites. In March 2022, it also made a direction to begin removing permitted development rights that allow for the residential conversion of shops, restaurants, takeaways and other town centre uses within parts of Aldershot and Farnborough town centre and North Camp district centre. These Article 4 directions came into force on 6 March 2023 and were subsequently modified by the Secretary of State. The Secretary of State's modified directions came into force on 14 July 2023.
- 4.5 Further information on current and former Article 4 directions, and on the introduction of any new directions, is available to view on the Council's website at www.rushmoor.gov.uk/planning-and-building-control/planning-permission-and-applications/article-4-directions-and-planning-permission/.

5. Conservation Area Appraisals and Management Plans

- 5.1 As set out within the Rushmoor Local Plan, the Council has committed to review all eight of the conservation areas within Rushmoor. It will review the conservation areas periodically and seek to develop character appraisals and management plans for each conservation area. These will identify and assess the features which make a positive or negative contribution to the significance of the conservation areas so that opportunities for beneficial change or the need for additional protection and restraint, including the implementation of Article 4 directions, may be identified.
- 5.2 As of December 2024, Conservation Area Appraisal and Management Plans (CAAMPs) are in place for the following conservation areas:
- Cargate (2021)
 - Aldershot Military (2021)
 - Basingstoke Canal (2022)
 - Manor Park (2022)
 - St Michael's Abbey (2023)
- 5.3 The Council adopted Conservation Area Appraisal and Management Plans for the Basingstoke Canal and Manor Park conservation areas in March 2022 and St Michael's Abbey in July 2023. It also consulted on draft Conservation Area Appraisal and Management Plans for the Farnborough Hill and St Michael's Abbey conservation areas in late 2021 and for Aldershot West, South Farnborough and Farnborough Street (part of the split Farnborough Hill conservation area) conservation areas in late summer 2023. In October 2024, the Cabinet agreed to reconsult on the revised CAAMP for Aldershot West conservation area and to adopt the Farnborough Street and South Farnborough CAAMPs. These are expected to be adopted in early 2025.
- 5.4 Further information on the conservation areas in Rushmoor is available at www.rushmoor.gov.uk/conservationareas.

6. Spatial Strategy: What, Where and When?

- 6.1 The Rushmoor Local Plan will guide the location, scale and type of future development in Rushmoor up to 2032 and provide detailed development management policies to be used in determining planning applications. It sets out what type and level of development will take place, where it will take place and when it will take place. Policy SS2 (Spatial Strategy) of the Local Plan identifies the number of new homes that will be built over the Plan period (2014-2032), the locations where employment floorspace will be protected, and focuses town centre uses within Aldershot and Farnborough town centres.
- 6.2 Over the period 2014 to 2032, the Council will ensure, subject to the availability of deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area, that provision is made for the delivery of at least 7,850 new dwellings in the Borough, which equates to an average of 436 dwellings per annum. In the monitoring period, 1,229 net new dwellings were completed in Rushmoor. There was a net gain of 75 bed spaces for older people in C2 use, equivalent to 36 dwellings.
- 6.3 Policy SS2 sets out that Rushmoor's Strategic Employment Sites and Locally Important Employment Sites will be protected and supported for employment uses, as set out in policies PC1, PC2 and PC3, to ensure that the employment land needs of the Borough can be met. In the monitoring period, there was a net gain of 185 sq. m of employment floorspace.¹
- 6.4 The Local Plan identifies that town centre uses will be located in Aldershot and Farnborough town centres to support their vitality, viability and regeneration, in line with policies SP1 and SP2, and that North Camp will be protected and enhanced as a District Centre, providing for local needs and specialist retail uses, in line with Policy SP3. As of March 2024, unit vacancy rates within the designated shopping frontages of Aldershot and Farnborough town centres and North Camp District Centre are 8%, 12% and 9% respectively, compared to the average national vacancy rate of 14% in the last quarter of 2023, as reported by the Local Data Company.
- 6.5 The following sections provide further detail on the above, as well as an overview of the performance of individual Local Plan policies. Policy performance is reported in the same order as the policies are set out within the Local Plan.
- 6.6 The Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. The following sections refer to the use classes which were in effect prior to September 2020 and at the date of the adoption of the Local Plan but also update information in respect of the current use classes where appropriate.

¹ This document uses data on completions and outstanding planning permissions in relation to housing and commercial sites which is compiled by Hampshire County Council on behalf of all Hampshire local planning authorities. Data is derived from Building Control and NHBC reports and is verified by site visits.

7. Shaping Places

Policy SP1: Aldershot Town Centre

- 7.1 A good mix of active uses is important to the vitality and viability of Aldershot Town Centre. The Local Plan Town Centre policies are therefore designed to allow for a range of uses, with shopping focused within their core. The changing function of town centres is recognised, with an increasing role for leisure and service uses in contributing to the overall success of the Town Centre.
- 7.2 The Council monitors the occupation of its town and district centres. The proportion of non-retail and vacant units provides an indication of the vitality of the centres. The data below is taken from our surveys undertaken in March 2024.
- 7.3 As noted above, the Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. This included the incorporation of A1 retail uses within the new Class E use class (commercial, business and service use). For consistency with the Local Plan town centre policies, the Council continues to monitor town centre uses according to the use classes which were in effect at the date of the adoption of Local Plan. However, uses are also monitored in accordance with the new use classes which came into effect from September 2020.
- 7.4 Table 1 summarises the proportion of retail uses (former A1 use) and non-retail uses (former non-A1 uses), as well as the proportion of uses that fall within and outside the new Class E use class (commercial, business and service use), within the primary and secondary shopping frontages of Aldershot Town Centre. It shows that some frontages have a high proportion of non-retail uses but that the majority of uses fall within the new Class E use class.
- 7.5 It should be noted that units which have been demolished as part of the Union Street East regeneration scheme (see Policy SP1.5) on Union Street and High Street are not included within the figures below. Vacant units on Wellington Street which will be demolished as part of the Galleries redevelopment (see Policy SP1.4) are also discounted.

Table 1: Aldershot Town Centre Mix of Uses and Vacancy Rates (March 2024)								
Frontage Policy	Shopping Frontage	Policy % (non-A1)	No. Units	% A1 Uses	% Non-A1 Uses	% E Uses	% Non-E Uses	% Vacant
SP1.1 Primary	Union St (29-51, 38-62)	30%	9	56%	44%	78%	22%	0%
	Wellington Centre		30	80%	20%	100%	0%	13%
	Wellington St (1-15, 2-18, units in Wellington Centre with street frontage onto Wellington St)		12	67%	33%	83%	17%	8%
SP1.2 Secondary	High St (1-57, 59-79)	50%	22	36%	64%	82%	18%	9%
	Union St (1-27, 2b-36), Grosvenor Rd (4-16) and Upper Union St (2a-10)		46	52%	48%	89%	11%	11%
	Wellington St (20-30, 27-37), Victoria Rd (101-163, 116-138), and The Arcade		48	56%	44%	81%	19%	4%
Total			167	57%	43%	87%	13%	8%

Policy SP1.3: Westgate

- 7.6 The Westgate site lies within Aldershot Town Centre but outside the primary shopping area. The cinema, hotel and restaurant uses make a valuable contribution towards the vitality and viability of the Town Centre and create a leisure hub within the town. The Council supports the retention of this leisure hub, will resist any development considered to detract from it and will support further development for leisure, entertainment, cultural, hotel and restaurant uses.
- 7.7 In September 2023, the Council granted permission for alterations to the mall frontage elevation of Units 1, 2 & 8 to facilitate the amalgamation of the existing three units (23/00657/FULPP) and for a variation of Condition 23 of planning permission 19/00470/REVPP to incorporate a 10-pin bowling alley in the amalgamated units (23/00658/REVPP). Superbowl UK opened in this unit in October 2024 and it also includes a soft play area, interactive darts, bar and diner and an arcade.

Policy SP1.4: The Galleries

- 7.8 The Galleries site allocation comprises The Galleries shopping centre, a purpose-built retail development which has experienced high levels of vacancy in recent years and is currently closed, the High Street Multi-Storey Car Park to the north and The Arcade to the south. It is considered that the site presents an excellent opportunity to provide a residential-led mixed-use regeneration scheme in a key Town Centre location.
- 7.9 The Council received a planning application in July 2020 for the redevelopment of the Galleries, the High Street Multi-Storey Car Park and The Arcade site to provide a phased development of 596 flats (330 one-bedroom and 266 two-bedroom), flexible commercial uses within Use Class E (commercial, business and service uses) and/or Use Class F.1 (learning and non-residential institutions, excluding schools and places of worship), public car parking and residents' car and cycle parking, and external amenity areas, including roof gardens and public realm (ref. 20/00508/FULPP).
- 7.10 The Council's Development Management Committee resolved to grant planning permission in November 2020, subject to the completion of a satisfactory s106 legal agreement. Permission was granted in September 2022 following the completion of the legal agreement.

Policy SP1.5: Union Street East

- 7.11 Now known as Union Yard, the Union Street East site is located within the heart of Aldershot Town Centre and has a footprint of approximately 5,000 square metres. It represents one of the largest regeneration opportunities within the Town Centre, with active frontages on to Union Street, Wellington Street and High Street.
- 7.12 The Council received a planning application in March 2020 for the redevelopment of Union Street East, comprising the demolition of the existing buildings and the construction of 100 residential units (Use Class C3) and 128 student units (sui generis), together with 2,237 sq. m (GEA) of flexible retail/commercial/business/community floorspace (Use Class A1-A5/B1/D1) (ref. 20/00171/FULPP).
- 7.13 The Council's Development Management Committee resolved to grant planning permission in June 2020, subject to the completion of a satisfactory s106 legal agreement, with permission subsequently granted in January 2021 following the completion of the legal agreement. The student accommodation, now called Polden Studios, was completed in summer 2024 and available for students to occupy from September 2024. The retail units and makers' yard units are now available for letting and the apartments are also now available to rent.

Policy SP1.6: Hippodrome House

- 7.14 Hippodrome House is allocated for a mixed-use scheme within the Rushmoor Local Plan. The site is located within the defined Aldershot Town Centre but does not form part of the primary shopping area. The site allocation comprises Hippodrome House and adjacent units in Birchett Road and is part of a key gateway to the town centre from the railway station. Ground-floor uses should continue to reflect the town centre designation, with an active mix of uses.
- 7.15 The Council received a planning application in January 2023 for the development of Hippodrome House, comprising the change of use of the building at ground floor (part), first floor (part) and second to fifth floors to provide 30 residential flats (Use Class C3). The Council's Development Management Committee resolved to grant planning permission in March 2023, subject to the completion of a satisfactory s106 legal agreement, with permission subsequently granted in March 2024 following the completion of the legal agreement.

Policy SP1.7: Westgate Phase II

- 7.16 The Westgate Phase II site allocation comprises the Princes Hall multi-purpose centre, which includes a 595-seat auditorium and function rooms, and the Police Station/Magistrates Court building. The site extends north to the boundary with Wellington Avenue and to Princes Way to the east and is bounded to the south and west by the Westgate development.
- 7.17 The site is considered an under-utilised gateway site into Aldershot Town Centre. Given the evening economy role of the established Westgate development, it is anticipated that redevelopment of the Westgate Phase II site may incorporate complementary uses. There is also scope for residential development, but no planning applications have been received to date.

Policy SP1.8: Aldershot Railway Station and Surrounds

- 7.18 The Aldershot Railway Station and Surrounds site allocation comprises the bus station, railway station forecourt car park and Penmark/Progress House.
- 7.19 Planning permission was granted in February 2019 for the demolition of the existing bus station and the redevelopment of the site, with the erection of a mixed-use building comprising three commercial units on the ground floor and upper-floor residential use comprising 32 residential flats (ref. 16/00981/FULPP). However, planning permission expired unimplemented in February 2022. The planning application was resubmitted in January 2022 (ref. 22/00029/FULPP), and the Council's Development Management Committee resolved to grant planning permission in August 2022, subject to the completion of a satisfactory s106 legal agreement. Permission was subsequently granted in January 2024 following the completion of the legal agreement.
- 7.20 Table 2 summarises the current planning status of the Local Plan site allocations within Aldershot Town Centre and at Aldershot Station.

Table 2: Status of Local Plan Site Allocations (Aldershot Town Centre and Station)							
Policy	Site Allocation	Planning Application Status	Planning Application Reference	Residential Units	Non-Residential Floorspace (sq. m)	Development Commenced	Development Complete
SP1.3	Westgate	Granted	10/00076/ FULPP	0	16,454	Yes	Yes
SP1.4	The Galleries	Granted	20/00508/ FULPP	596	4,105	No	No
SP1.5	Union Street East	Granted	20/00171/ FULPP	100 (+128 student units)	2,237	Yes	No
SP1.6	Hippodrome House	Granted	23/00019/F ULPP	30	0	No	No
SP1.7	Westgate Phase II	-	-	-	-	-	-
SP1.8	Aldershot Railway Station and Surrounds	Granted	22/00029/ FULPP	32	617	No	No

Policy SP2: Farnborough Town Centre

- 7.21 The key objective for Farnborough Town Centre is to encourage and improve its vitality and viability to deliver revitalisation of the Centre. Policy SP2 sets out criteria to guide future development in the Town Centre to help to deliver this revitalisation.
- 7.22 As noted above, the Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. This included the incorporation of A1 retail uses within the new Class E use class (commercial, business and service use). For consistency with the Local Plan town centre policies, the Council continues to monitor town centre uses according to the use classes which were in effect at the date of the adoption of Local Plan. However, uses are also monitored in accordance with the new use classes which came into effect from September 2020.
- 7.23 Table 3 summarises the proportion of retail uses (former A1 use) and non-retail uses (former non-A1 uses), as well as the proportion of uses that fall within and outside the new Class E use class (commercial, business and service use), within the primary and secondary shopping frontages of Farnborough Town Centre. It shows that the secondary frontages comprise a high proportion of non-retail uses but that the majority of uses fall within the new Class E use class. However, the overall unit vacancy rate for the frontages in March 2024 was below the national average.

Table 3: Farnborough Town Centre Mix of Uses and Vacancy Rates (March 2024)								
Frontage Policy	Shopping Frontage	Policy % (non-A1)	No. Units	% A1 Uses	% Non-A1 Uses	% E Uses	% Non-E Uses	% Vacant
SP2.1 Primary	Prince's Mead, incl. Asda	20%	33	88%	12%	100%	0%	9%
	Queensmead (61-71, 56-76) and The Meads, incl. Sainsbury's		30	73%	27%	100%	0%	7%
SP2.2 Secondary	Kingsmead	50%, unless A3	21	38%	62% ²	90%	10%	29%
	Queensmead (73-93, 78-98) and Briarcliff House (93-99)	50%	24	46%	54%	92%	8%	8%
	Victoria Road (14-48) and Firgrove Parade (1-5)	n/a	16	25%	75%	63% ³	38% ⁴	6%
Total			124	60%	40%	92%	8%	12%

² 33% units are in A3, A3/A4 or A3/A5 use.

³ These percentages do not add up to 100% due to rounding.

Policy SP2.3: Farnborough Civic Quarter

- 7.24 The Farnborough Civic Quarter site allocation is located to the south of Farnborough Town Centre between the retail core and the Council Offices. It presents a significant opportunity for development that integrates with the Town Centre and brings wider strategic benefits, whilst improving the existing green space.
- 7.25 Following public consultation undertaken by the developer (Rushmoor Development Partnership) in September 2021, the Council received an outline planning application in March 2022 for a mixed-use development at the Civic Quarter site (ref. 22/00193/OUTPP). The proposal includes the demolition of all existing structures and the erection of up to 1,006 residential units and non-residential floorspace comprising the following mix of uses: leisure centre (Use Class E); hotel (Use Class C1); office (Use Class E); retail, commercial, healthcare and entertainment (Use Class E/sui generis); and community uses, including a new library (Use Class F1/F2). The application also proposes the construction of two transport mobility hubs, associated infrastructure and highway works, and the creation of new publicly accessible open spaces, including a replacement skate park.

Table 4: Status of Local Plan Site Allocations (Farnborough Town Centre)							
Policy	Site Allocation	Planning Application Status	Planning Application Reference	Residential Units	Non-Residential Floorspace (sq. m)	Development Commenced	Development Complete
SP2.3	Farnborough Civic Quarter	The Council received an outline planning application in March 2022 (ref. 22/00193/OUTPP). The Council’s Development Management Committee resolved to grant planning permission in February 2023, subject to the completion of a satisfactory s106 legal agreement.					

Policy SP3: North Camp District Centre

- 7.26 North Camp District Centre serves the needs of the residents of south Farnborough by providing a range of small shops and services for local needs. The policy approach of the Local Plan is to protect the vitality and viability of the existing centre and to support the retention of retail units, restaurants, local community uses and car parking facilities.
- 7.27 Table 5 summarises the proportion of retail uses (former A1 use) and non-retail uses (former non-A1 uses), as well as the proportion of uses that fall within and outside the new Class E use class (commercial, business and service use), within the primary and secondary shopping frontages of North Camp District Centre. It shows that the frontages comprise a high proportion of retail uses and that most uses fall within the new Class E use class. The overall unit vacancy rate for the frontages in March 2024 was also below the national average.

Table 5: North Camp District Centre Mix of Uses and Vacancy Rates (March 2024)								
Frontage Policy	Shopping Frontage	Policy % (non-A1)	No. Units	% A1 Uses	% Non-A1 Uses	% E Uses	% Non-E Uses	% Vacant
SP3.1 Primary	Camp Road (1-79, 2-48) and Lynchford Road (81, 83)	40%	52	67%	33%	94%	6%	8%
SP3.2 Secondary	Lynchford Road (51-79, 85-107)	n/a	19	47%	53%	68%	32%	16%
	Queens Road (3-11)		3	67%	33%	100%	0%	0%
Total			74	62%	38%	88%	12%	9%

Policies SP4-SP4.4: Farnborough Airport

- 7.28 Policy SP4 restricts development within the Farnborough Airport Planning Policy Boundary (APPB) to that supporting business aviation and associated Airport-related uses. The APPB encompasses land deemed necessary for the continued operational use of the Airport for business aviation and land vital to the continued viability of the biennial Airshow, including access and storage provisions.
- 7.29 The erection of a building for office use together with business and hospitality accommodation to be used in connection with the biennial Farnborough International Airshow (524 sq. m) was completed within the monitoring period (ref. 19/00599/FULIA).
- 7.30 The Council received an application from Farnborough Airport in November 2020 to vary and remove some planning conditions attached to the planning permission granted on appeal by the Secretary of State in 2011 (ref. 09/00313/REVPP) which allows the Airport to handle up to 50,000 business aviation flight movements a year (ref. 20/00871/REVPP). Planning permission was granted in February 2022. Condition 5 has been varied to reflect changes in the operational area of airport and refers to an updated plan of the operational boundary which is compatible with the Airport Planning Policy Boundary set out in the Rushmoor Local Plan. Condition 22 has been amended to allow for the partial reinstatement of permitted development rights which will support business aviation and associated airport-related uses by allowing certain minor operational development to go ahead without the need for planning permission. Conditions 1, 2, 3, 4, 6, 21 and 24 have also been removed as they have been discharged or have been rendered unnecessary.
- 7.31 The Council received a planning application in March 2021 for temporary permission until August 2024 for the erection of two sound stages, the erection of workshops and the change of use of existing hospitality chalets to ancillary offices for the purposes of film-making at ETPS Road (ref. 21/00187/FULPP). Planning permission was granted in May 2021.
- 7.32 The Council received a planning application in November 2023 to vary some planning conditions attached to the planning permission granted in February 2022 (20/00871/REVPP) which allows the Airport to handle up to 50,000 business aviation flights a year. The application is to vary condition 2 to increase the maximum number of annual aircraft movements from 50,000 to 70,000 per annum including an increase in non-weekday aircraft movements from 8,900 to 18,900 per annum. It also proposes to amend condition 6 to amend the aircraft weight category of 50,000-80,000 kg to 55,000-80,000 kg and an increase from 1,500 to 2,100 annual aircraft movements within this category including an increase from 270 to 570 for non-weekdays. The final proposal is to replace conditions 7 and 8 which relate to the 1:10,00 and 1:100,000 risk contours with a new condition to produce Public Safety Zone maps in accordance with the CAA requirements. The application is still pending determination.
- 7.33 The Council also received a planning application in November 2023 to extend the previous temporary planning permission for the retention of two sound stages, workshops, and use of existing hospitality chalets as ancillary offices for the purposes of film making. Temporary permission was granted in March 2024 for a further 4 years until 31st August 2028.
- 7.34 The Farnborough Airport operator produces monitoring reports which provide information on aircraft noise, air quality and flight movements at the Airport. These reports can be viewed at www.rushmoor.gov.uk/planning-and-building-control/farnborough-airport/airport-monitoring/. <http://www.rushmoor.gov.uk/article/3287/Airport-monitoring>. The Airport is currently performing in line with the related planning permissions.

Policy SP5: Wellesley

- 7.35 The Wellesley development is a residential-led scheme on former military land to the north of Aldershot Town Centre. In addition to new homes, the development includes new community facilities, schools, a local centre, refurbishment of listed buildings, the creation of a heritage trail and 110 hectares of Suitable Alternative Natural Greenspace (SANG).
- 7.36 Outline planning permission was granted in March 2014 for 3,850 homes and associated infrastructure, and construction commenced on the first phase in 2015 (ref. 12/00958/OUT). As of 31 March 2024, 1,484 new dwellings have been completed, with 144 completed in 2021-22, 166 completed in 2022-23 and 202 dwellings completed in 2023-24.
- 7.37 Reserved matters for the construction of 430 dwellings, with associated landscape, access and parking, for part of Zone K (Stanhope Lines East) and part of Zone M (Buller) were approved in May 2021 (ref. 21/00108/REMPP). Reserved matters for the construction of 260 dwellings together with associated landscape, access and parking in Development Zone H (Stanhope Lines West) and Part of Development Zone I (School End) were submitted in April 2024 and approved in October 2024 (ref. 24/00235/REMPP) (outside of the monitoring period).

		Table 6: Wellesley Housing Delivery by Phase and Monitoring Year									
Wellesley Phases	Number of Units	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Completed
A. Maida	228	21	117	85	5	-	-	-	-	-	228
B. Corunna	731			21	123	285	105	105	86	6	731
C. CMH	161						9	18	45	56	128
D. McGrigor	116					40	54	21	-	-	115
E. Gunhill	107					107	-	-	-	-	107
F. Knollys Road	22	Awaiting reserved matters approval									
G. Pennefathers	123										
H. Stanhope Lines West I. School End	260										
J. Browning / Canalside	475	Awaiting reserved matters approval									
K. Stanhope Lines East M. Buller	430								35	140	175
L. Neighbourhood Centre	71	Awaiting reserved matters approval									
N. God's Acre	165										
O. Mandora	130										
P. Peaked Hill	60										
Q. Clayton	298										
R. ABRO	0										
S. REME	367										
T. Parsons	106										
Total	3,850	21	117	106	128	432	168	144	166	202	1,484

Policy SP6: The Crescent

- 7.39 The Crescent site allocation was comprised of mostly vacant office buildings adjacent to an occupied employment area (Southwood Business Park).
- 7.40 Planning permission was granted in March 2019 for the comprehensive redevelopment of the site, including the demolition of the existing buildings and the erection of 159 residential units (ref. 16/00837/FULPP). As of 31 March 2024, all 159 dwellings have been completed.

Policy SP7: Meudon House/117 Pinehurst

- 7.41 The Meudon House/117 Pinehurst site allocation is located on the edge of Farnborough Town Centre and was comprised of two bespoke office buildings that originated from the 1980s.
- 7.42 At Meudon House, planning permission was granted in January 2020 for the demolition of the existing building and the erection of 197 dwellings (86 one-bedroom flats, 77 two-bedroom flats and 34 three-bedroom houses). As of 31 March 2024, 112 dwellings have been completed.
- 7.43 At 117 Pinehurst, planning permission was granted on appeal in October 2019 for the erection of extensions and alterations to the existing building to facilitate conversion and change of use to provide 113 dwellings (ref. 18/00466/FULPP). Construction has commenced and as of 31 March 2024, 2 dwellings have been completed.

Policy SP8: Land at 68-70 Hawley Lane

- 7.44 The site is located within the defined urban area and has been allocated for residential or a mixed residential and community use within the Rushmoor Local Plan. The site comprises the former Camberley Rubber Mouldings site and the adjoining Methodist church, which has been vacant for a number of years. The use of the site for only residential purposes and the loss of the Methodist church for community uses would have to be assessed against the relevant Local Plan policies. The site has been promoted for residential development, but no planning application has been received to date.

Policy SP9: Aldershot Military Town

- 7.45 Aldershot Garrison lies to the north of Aldershot Town Centre and is known as 'the home of the British Army'. The area comprises personnel accommodation, training facilities and land, administration offices, workshops, stores and extensive sports facilities. Alongside the Army facilities, there is service family accommodation, community buildings and shared facilities, such as Aldershot Centre for Health.
- 7.46 Where planning permission is required for development on MoD land, the Council will expect the MoD to address the policy requirements of the Local Plan, with the specific exception of housing mix and affordable housing policies. Where this is not feasible due to specific operational defence requirements for the use of military buildings and land, this will be a material consideration in applying the Local Plan policies and in the determination of planning applications.

Policy SP10: Blandford House and Malta Barracks

- 7.47 The Blandford House and Malta Barracks site lies on land to the west of the A325, immediately to the north of the Basingstoke Canal. The site comprises Blandford House, a large detached former

military residence, which is locally listed and set within extensive grounds. Malta Barracks, a former army barracks, is located to the south of the site and comprises a number of low-level buildings and hard standing.

7.48 The Council received a hybrid application in October 2017 which sought outline permission for up to 180 dwellings, including the conversion of Blandford House and the retention of three existing dwellings, and full permission for the provision of 13.7 hectares of Suitable Alternative Natural Greenspace (SANG). The Council's Development Management Committee resolved to grant planning permission in March 2018 and November 2019, subject to the completion of a satisfactory s106 legal agreement (ref. 17/00914/OUTPP). Permission was granted in May 2020 following the completion of the legal agreement. A number of reserved matters applications have since been received:

- Reserved matters for the erection of 9 dwellings (Phase 1) (ref. 22/00068/REM) were received in January 2022 and granted in November 2022.
- Reserved matters for the erection of 76 dwellings (Phase 2) (ref. 22/00138/REMPP) were received in February 2022 and granted in January 2023.
- Reserved matters for the erection of 11 dwellings (Phase 3) (ref. 22/00277/REMPP) were received in April 2022 and granted in November 2022.
- Reserved matters for the erection of 71 dwellings (Phases 4, 5 & 6) (ref. 22/00340/REMPP) were received in May 2022 and an appeal was lodged against non-determination in February 2024. The appeal was dismissed and permission was refused in July 2024.
- Reserved matters for the erection of 9 dwellings (Phase 7) (ref. 23/00388/REMPP) were received in May 2023 and refused in May 2024.

7.49 Table 7 summarises the current status of the Local Plan site allocations located outside of the defined town centres.

Table 7: Status of Local Plan Site Allocations (outside of defined town centres)							
Policy	Site Allocation	Planning Application Status	Planning Application Reference	Residential Units	Non-Residential Floorspace (sq. m)	Development Commenced	Development Complete
SP6	The Crescent	Granted	16/00837/FULPP	159	0	Yes	Yes
SP7	Meudon House/117 Pinehurst	Granted	19/00337/FULPP	197	0	Yes	-
			18/00466/FULPP	113	0	Yes	-
SP8	Land at 68-70 Hawley Lane	-	-	-	-	-	-
SP9	Aldershot Military Town	-	-	-	-	-	-
SP10	Blandford House and Malta Barracks	Outline Permission Granted	17/00914/OUTPP	180	0	Yes	-

8. Delivering Infrastructure

Policy IN1: Infrastructure and Community Facilities

- 8.1 Development Plan policies require developers to make payments (in accordance with Section 106 of the Town and Country Planning Act) towards the provision of infrastructure in the Borough, including transport, open space, and Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring Measures (SAMM) to mitigate the effect of development on the Thames Basin Heaths Special Protection Area (SPA).
- 8.2 The Council is required to produce an Infrastructure Funding Statement (IFS) on an annual basis to provide further information on planning obligations secured via Section 106 agreements. The Infrastructure Funding Statement can be viewed at www.rushmoor.gov.uk/cil.

Policy IN2: Transport

- 8.3 The provision of a safe, convenient and efficient transport network in the Borough is key to supporting residents, employees and visitors to the Borough, as well as assisting the wider economy.
- 8.4 The Infrastructure Funding Statement provides further information on planning obligations secured via Section 106 agreements.

Policy IN3: Telecommunications

- 8.5 The Council granted prior approval for ten telecommunication developments (refs 21/00059/TELEPP, 21/00656/TELEPP, 22/00429/TELEPP, 22/00426/TELEPP, 22/00428/TELEPP, 22/00537/TELEPP, 22/00605/TELEPP, 23/00256/TELEPP, 23/00322/TELEPP and 23/00377/TELEPP) during the monitoring period. The proposals were permitted development under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The Council also refused prior approval for four developments (refs 21/00270/TELEPP, 21/00302/TELEPP, 21/00856/TELEPP and 21/00948/TELEPP).

9. Creating High-Quality and Distinctive Environments

Policies HE1-HE4: Heritage, Conservation Areas and Archaeology

9.1 There are eight conservation areas in Rushmoor, and the Council is currently reviewing the Borough's conservation areas. The Council adopted Conservation Area Appraisal and Management Plans (CAAMPs) for the Basingstoke Canal and Manor Park conservation areas in March 2022 and St Michael's Abbey in July 2023. It also consulted on draft CAAMPs for the Farnborough Hill and St Michael's Abbey conservation areas in late 2021 and for Aldershot West, South Farnborough and Farnborough Street (part of the split Farnborough Hill conservation area) conservation areas in late summer 2023. In October 2024, the Cabinet agreed to reconsult on the revised CAAMP for Aldershot West conservation area and to adopt the Farnborough Street and South Farnborough CAAMPs.

9.2 Rushmoor is home to 97 statutorily listed buildings or structures, three of which are classed as being at risk, three scheduled ancient monuments, and two registered parks and gardens. There are also 170 locally listed buildings and structures within the Borough.

Policy DE1: Design in the Built Environment

9.3 Of the 29 planning appeals decided within this monitoring period, twelve Planning Inspectors cited Policy DE1 in their decisions. Of these twelve appeals, seven were dismissed, and five were allowed.

Policy DE2: Residential Internal Space Standards

9.4 During the monitoring period, seventeen major applications and 47 minor applications for new dwellings were assessed against Policy DE2. One major application was refused for the conversion of Hockliffe House, 14 The Grove, Aldershot from 14 unit HMO into 12 self-contained flats including partial first and second floor rear extension and loft conversion (ref. 23/00362/FULPP) partly because it failed to comply with Policy DE2.

9.5 Another major application for the redevelopment of the High Street Car Park, The Galleries Shopping Centre and the Arcade Shopping Centre in Aldershot including the provision of 596 flats (ref. 20/00508/FULPP) was granted, although the proposal was not in full conformity with Policy DE2. The Planning Officer's report to the Development Management Committee stated that 'the proposed dwellings are one-bedroom, two-person; two-bedroom, three-person; and two bedroom, four-person units. However, whilst a small number of the proposed dwellings fall just below the required standard, they are all considered to fall within an acceptable tolerance'.

9.6 Six minor applications were refused because they failed to comply with Policy DE2:

- 21/00378/FULPP - Formation of new vehicular access to the highway and erection of two 4-bedroom detached houses in rear garden at Twelve Treets, 204 Sycamore Road, Farnborough
- 22/00280/FUL - Erection of an attached dwellinghouse on garden land to side of existing house at 35 Cheyne Way, Farnborough
- 22/00496/FULPP - Erection of 2no. attached 1-bed dwellings, following demolition of 3 garages at land to the rear of 105 Park Road, Farnborough
- 22/00554/FULPP - Erection of two storey side extension, single storey front and rear extensions, and sub-division to form a new end of terrace two bedroom dwelling house with associated means of access, parking, landscaping and amenity space at 65 Blackthorn Crescent, Farnborough

- 22/00789/FULPP - Erection of a 2 storey, 3 bedroom detached house, following demolition of existing detached garage at 10 Mole Close, Farnborough
- 23/00385/FULPP - Erection of one bedroom detached bungalow at St Wilfreds Cottage, 9 Church Path, Farnborough

Policy DE3: Residential Amenity Space Standards

- 9.7 During the monitoring period, seventeen major applications and 47 minor applications for new dwellings were assessed against Policy DE3. One major application was refused for the conversion of Hockliffe House, 14 The Grove, Aldershot from 14 unit HMO into 12 self-contained flats including partial first and second floor rear extension and loft conversion (ref. 23/00362/FULPP) partly because it failed to comply with Policy DE3.
- 9.8 Another major application for the redevelopment of the High Street Car Park, The Galleries Shopping Centre and the Arcade Shopping Centre in Aldershot including the provision of 596 flats (ref. 20/00508/FULPP) was granted, although the proposal was not in full conformity with Policy DE3. The Planning Officer's report to the Development Management Committee stated that '...the majority of the proposed dwellings are provided with private outdoor amenity space and that 155 dwellings are provided with additional living accommodation of 5 square metres or more in lieu of such space. An additional 142 flats have no private outdoor amenity space and are not provided with additional indoor space in compensation. However, all flats will benefit from access to a communal roof garden for each building.'
- 9.9 A major application for the addition of one storey to existing building and extension for conversion to 18 one bedroom flats at 34-36 Victoria Road, Farnborough was granted, although the proposal was not in full conformity with Policy DE3. The Planning Officer's report sets out "Due to the constraints of the conversion of the building and the location of the site along a busy road, it is considered that the exceptional circumstances could apply to this development. Only 5 of the units provide an addition 5 sqm on top of the Policy DE2 GIA requirement."
- 9.10 Three minor applications were refused because they failed to comply with Policy DE3:
- 21/00378/FULPP - Formation of new vehicular access to the highway and erection of two 4-bedroom detached houses in rear garden at Twelve Treets, 204 Sycamore Road, Farnborough
 - 22/00496/FULPP - Erection of 2no. attached 1-bed dwellings, following demolition of 3 garages at land to the rear of 105 Park Road, Farnborough
 - 22/00789/FULPP - Erection of a 2 storey, 3 bedroom detached house, following demolition of existing detached garage at 10 Mole Close, Farnborough
- 9.11 Six minor applications were approved although not all units fully complied with Policy DE3 but the application as a whole was found to comply with Policy DE3 on balance:
- 21/00017/FUL – Extension and external alterations and conversion of a 4-storey building containing 11 bedsits into a 4-storey building to hold 7 self-contained flats at 125-127 Alexandra Road, Farnborough
 - 21/00129/FULPP - Conversion of existing building to provide 4 x 1 bedroom units with retention of retail unit on ground floor at 121 Lynchford Road, Farnborough

- 21/00400/FULPP - Demolition of existing first floor extension and erection of three storey extension and change of use of upper floors from offices (Class E) to 2 two-bedroom flats and 1 studio flat at 32 Union Street, Aldershot
- 21/00570/FULPP - Alterations to roof to facilitate change of use of vehicle repair workshop with ancillary offices into 3no. one bed flats at 45 Upper Elms Road, Aldershot
- 21/00950/FULPP - Conversion of first floor office into a one-bedroom flat and existing ground floor shed into a storage and bike store at 74 Church Road, Aldershot
- 22/00617/FUL - Change of use from part commercial and part residential (sui generis) to five no. 1 bedroom flats at 14 St Josephs Road, Aldershot

Policy DE4: Sustainable Water Use

- 9.12 Achievement of the water efficiency standard of 110 litres/person/day is secured via planning condition and assessed through compliance with the Building Regulations. Three non-residential developments of over 1,000 square metres gross external area were completed during the monitoring year (122 Hawley Lane, Farnborough, ref. 17/00075/FULPP; ETPS Road, Farnborough, ref. 19/00599/FULIA; and 36 Invincible Road, ref. 20/00024/FULPP).

Policy DE5: Proposals Affecting Existing Residential (C3) Uses

- 9.13 No planning applications were granted permission during the monitoring period which involved the net loss of residential dwellings.

Policy DE6: Open Space, Sport and Recreation

- 9.14 The Council is currently preparing a new Open Space, Sport and Recreation Study and Playing Pitch Strategy which will audit all facilities across the borough and then assess what facilities will be needed looking forward. It is anticipated that both evidence documents will be published in 2025.

Policy DE7: Playing Fields and Ancillary Facilities

- 9.15 The Council is currently preparing a new Open Space, Sport and Recreation Study and Playing Pitch Strategy which will audit all facilities across the borough and then assess what facilities will be needed looking forward. It is anticipated that both evidence documents will be published in 2025.

Policy DE8: Indoor and Built Sport and Recreation Facilities

- 9.16 The Council is currently preparing a new Open Space, Sport and Recreation Study and Playing Pitch Strategy which will audit all facilities across the borough and then assess what facilities will be needed looking forward. It is anticipated that both evidence documents will be published in 2025.

Policy DE9: Advertisements

- 9.17 Seventy five advertisement applications received advertisement consent during the monitoring period.

Policy DE10: Pollution

- 9.18 The Council carries out regular reviews of local air quality and publishes annual status reports which detail the results of monitoring undertaken across the Borough. These demonstrate that air quality

in Rushmoor is good and meets the National Air Quality Standard for Nitrogen Dioxide (NO₂). The Council is also working with Guildford Borough Council, Surrey Heath Borough Council, Hampshire County Council and Surrey County Council to improve air quality on the A331. Further information can be found at www.rushmoor.gov.uk/recycling-rubbish-and-environment/noise-and-air-pollution/air-quality/ and at www.a331airquality.co.uk.

- 9.19 To support the Local Plan, the Council prepared a Habitats Regulation Assessment to assess whether the Local Plan would have significant adverse effects on the integrity of internationally designated sites of nature conservation importance, including Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and a RAMSAR site. It concluded that the Local Plan will not result in an adverse effect on the integrity of these sites due to air quality. However, it is recognised that background nitrogen deposition rates are high, and avoidance and mitigation measures should therefore be considered. The Habitat Regulations Assessment (2017) is available to view on the Council's website at www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-thames-basin-heaths/.

Policy DE11: Development on Residential Gardens

- 9.20 The National Planning Policy Framework (NPPF; December 2023, para. 72 and Annex 2) excludes private residential gardens from the definition of previously developed land and states that local plans 'should consider the case for setting out policies to resist inappropriate development of residential gardens'. Policy DE11 seeks to prevent the inappropriate development of garden land but does not preclude the development of residential gardens. Proposals for development on residential gardens in Rushmoor tend to be on sites which are located within the defined urban area where residential development is considered acceptable, provided that it is appropriate to the character of the area and satisfies the relevant policies of the Local Plan.
- 9.21 During the monitoring period, eleven planning applications were refused because they failed to comply with Policy DE11:
- 21/00276/FULPP – Erection of a one bed dwelling with associated parking at 81 Blackthorn Crescent, Farnborough
 - 21/00331/FULPP – Construction of an attached dwelling to the existing semi-detached property to create a terrace of 3 following the demolition of existing detached garage at 71 Tongham Road, Aldershot
 - 21/00378/FULPP - Formation of new vehicular access to the highway and erection of two 4-bedroom detached houses in rear garden at Twelve Trees, 204 Sycamore Road, Farnborough
 - 21/00483/FULPP - First floor side extension and a single storey rear extension with creation of parking area to frontage of 183 Ash Road at 183 Ash Road, Aldershot
 - 21/00487/FULPP - Retrospective change of use of part of land to rear of no.185 Ash Road from residential amenity space (C3) to tyre storage (B2) in connection with No. 183 Ash Road, and the proposed erection of single storey building for the storage of tyres and provision of staff facilities (kitchen with w/c) at 185 Ash Road, Aldershot
 - 22/00280/FUL - Erection of an attached dwellinghouse on garden land to side of existing house at 35 Cheyne Way, Farnborough
 - 22/00513/FULPP - Erection of 3-bedroom dwelling house with access from Cherrywood Road at 35 Meadow Road, Farnborough
 - 22/00554/FULPP - Erection of two storey side extension, single storey front and rear extensions, and sub-division to form a new end of terrace two bedroom dwelling house with associated means of access, parking, landscaping and amenity space at 65 Blackthorn Crescent, Farnborough

- 22/00817/FULPP - Change of use of garage to dwelling (Use Class C3) at 1 Southern Way, Farnborough
- 23/00296/FULPP - Demolition of existing garage and erection of new detached three-storey 3-bedrooms 6-persons dwelling house with associated parking, bin and cycle stores at 6 East Station Road, Aldershot
- 22/00746/FULPP - Demolition of existing outbuildings and erection of single storey ancillary accommodation annex at 14 Fleet Road, Farnborough

10. Meeting Local Needs

Policy LN1: Housing Mix

Housing Completions

- 10.1 The National Planning Practice Guidance (NPPG, para. 016a, ref. ID: 63-016a-20190626) states that plan-making authorities 'need to count housing provided for older people against their housing requirement'. In its guidance on how to calculate a five-year housing land supply, it further highlights that local planning authorities 'need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply' (para. 035, ref. ID: 68-035-20190722). C2 uses are comprised of residential institutions, such as residential care homes and nursing homes.
- 10.2 The NPPG (para. 034, ref. ID: 68-034-20190722) also states that 'all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply'.
- 10.3 In line with the NPPG guidance on counting housing for older people in C2 use and student housing within the housing land supply, the Council has reviewed completions of such accommodation since the start of the Local Plan period and updated Rushmoor's dwelling completions data accordingly. Because no purpose-built student accommodation has been completed in Rushmoor as of 31st March 2024, Table 8 adjusts the data according to completions of housing for older people in C2 use.

Table 8: Housing Completions in Rushmoor (adjusted to include housing for older people in C2 use)				
Year	Dwelling Completions (net)	Bed Space Completions (net)	Equivalent Number of C3 Dwellings (net)	Total Housing Completions
2014-2015	299	0	0	299
2015-2016	173	0	0	173
2016-2017	364	90	47	411
2017-2018	450	0	0	450
2018-2019	303	-9	-5	298
2019-2020	730	-11	-6	724
2020-2021	225	-40	-21	204
2021-2022	426	0	0	426
2022-2023	367	0	0	367
2023-2024	436	75	36	478
Total	2,544	30	15	2,559

- 10.4 In determining the level of housing contribution that C2 uses make to housing land supply, the Council recognises that an individual bed space may not necessarily replace an individual unit of C3 accommodation. For residential institutions, the NPPG (para. 016a, ref. ID: 63-016a-20190626) states that 'to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data'. The 2011 Census estimated that there were 70,091 adults (aged 16 or over) within 36,340 households in Rushmoor. This provides a ratio of 1.9 adults per household. The 2021 Census estimated that there were 80,871 adults (aged 16 or over) within 39,300 households in Rushmoor.

This provides a ratio of 2.1 adults per household. For the monitoring years 2014-2021 the number of dwellings generated by accommodation in C2 use can be derived by dividing the number of bed spaces by 1.9 and for the 2021-2024 monitoring years it can be derived by dividing the number of bed spaces by 2.1.

- 10.5 During the 2021-22 monitoring year there were 432 dwelling completions and 6 dwelling losses, resulting in a net gain of 426 dwellings. During the 2022-23 year there were 382 dwelling completions and 15 dwelling losses, resulting in a net gain of 367 dwellings. There were no C2 bedspace completions during the 2021-22 or 2022-23 monitoring years. During the most recent 2023-24 monitoring year there were 469 dwelling completions and 33 dwelling losses, resulting in a net gain of 436 dwellings. There were also 75 C2 bedspace completions which are equivalent to 36 C3 dwellings, bringing the final housing completion figure for 2023-24 to 478 dwellings.
- 10.6 The minimum annual local housing need figure is calculated using the standard methodology for assessing housing need, which was introduced in July 2018. The figure forms the basis of the government's Housing Delivery Test, which is a percentage measurement of the number of net new homes delivered against the number of homes required within an area over a rolling three-year period and undertaken annually by the Department for Levelling Up, Housing and Communities (DLUHC)⁴. The results of the Housing Delivery Test for the period 2019-2022 were published in December 2023⁵. The Test found that Rushmoor had delivered 204% of the homes required for the period April 2019-March 2022.

Housing Mix (market dwellings)

- 10.7 The majority of market dwellings delivered during the monitoring years were two- and three-bed properties. Whilst the proportion of two-, three- and four-bed homes delivered is less than that 'recommended' within the Local Plan, it should be noted that the recommended mix relates to housing delivered across the Local Plan period rather than for each monitoring year.

⁴ Since renamed the Ministry of Housing, Communities and Local Government (MHCLG)

⁵ Due to the national lockdown announced on 23 March 2020 which was an unprecedented event that saw temporary disruption to local authority planning services and the construction sector, MHCLG has reduced the 'homes required' within the 2019 to 2020 year by a month and the 2020 to 2021 year by 4 months in the Housing Delivery Test. This is reflected in the 2022 Housing Delivery Test measurement.

Table 9: Housing Mix (market dwellings)				
Year	Unit Size	Number of Units (gross)	Proportion*	Local Plan Recommended Mix of Market Homes
2021-2022	1-bed	55	24%	7%
	2-bed	74	32%	28%
	3-bed	74	32%	44%
	4-bed +	29	13%	21%
2022-2023	1-bed	52	19%	7%
	2-bed	87	32%	28%
	3-bed	106	39%	44%
	4-bed +	29	11%	21%
2023-2024	1-bed	130	37%	7%
	2-bed	140	40%	28%
	3-bed	52	15%	44%
	4-bed +	30	9%	21%

* May not sum to 100% because of rounding to the nearest whole percent

Self-Build and Custom Housebuilding

- 10.8 The Self-Build and Custom Housebuilding Act 2015 places a duty on local authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects. The Act also imposes a duty upon local authorities to grant suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area, as evidenced by an authority's self-build and custom housebuilding register. The Council maintains a self-build and custom housebuilding register.
- 10.9 The period for monitoring demand for self-build and custom housebuilding is the period from 31 October to 30 October, and local authorities must grant a sufficient number of development permissions within the subsequent three-year period. Local authorities are also required to carry over any unmet demand on a cumulative basis.
- 10.10 As of 30 October 2023, the Council had received 271 eligible applications from individuals for entry to the Self-Build and Custom Housebuilding Register. An additional 4 eligible individual applications were received up to 31 March 2024. There are currently no associations of individuals registered. In terms of previous years, the Council had received 241 eligible individual applications as of 30 October 2021 and 261 eligible individual applications as of 30 October 2022.
- 10.11 Between the establishment of the Council's Self-Build and Custom Housebuilding Register in August 2015 and 30 October 2020, the Council had received 199 eligible applications and was required to have granted an equivalent number of permissions for self-build and/or custom-build plots/dwellings between 31 October 2015 and 30 October 2023. Planning records indicate that 72 planning applications for single dwellings were granted permission within this period and that 14 were likely to be self-build or custom-build projects. In addition, outline planning permission was granted in May 2020 at Blandford House and Malta Barracks in Aldershot for up to 180 dwellings, including eight plots for self-build and/or custom-build dwellings (ref. 17/00914/OUTPP, see Policy SP10).

Policy LN2: Affordable Housing

Affordable Dwelling Completions

10.12 There were 200 affordable dwellings completed in 2021-22, 108 in 2022-23 and 117 in 2023-24 comprising 47%, 29% and 27% of all dwellings delivered during the monitoring year respectively. In 2023-24 24 affordable dwellings were demolished as part of the North Town redevelopment and development is in progress to replace these with 30 affordable dwellings under planning permission 22/00282/FULPP.

Table 10: Affordable Dwelling Completions			
Monitoring Year	Affordable Dwellings Completed (gross)	Affordable Dwellings Demolished	Affordable Dwellings Completed (net)
2021-2022	200	0	200
2022-2023	108	0	108
2023-2024	117	24	93

Housing Mix (affordable dwellings)

10.13 The majority of affordable dwellings delivered during the monitoring years were two-bed properties. Whilst the proportion of one-bed dwellings delivered is less than that ‘recommended’ within the Local Plan, it should be noted that the recommended mix relates to affordable housing delivered across the Local Plan period rather than for each monitoring year.

Table 11: Housing Mix (affordable dwellings)				
	Unit Size	Number of Units (gross)	Proportion	Local Plan Recommended Mix of Affordable Homes
2021-2022	1-bed	28	14%	30%
	2-bed	105	53%	30-40%
	3-bed	67 (7)	34% (4% as 4-bed)	30% (10% sought as 4-bed units)
2022-2023	1-bed	11	10%	30%
	2-bed	63	58%	30-40%
	3-bed	34 (3)	31% (3% as 4-bed)	30% (10% sought as 4-bed units)
2023-2024	1-bed	31	26%	30%
	2-bed	48	41%	30-40%
	3-bed	38 (11)	32% (9% as 4-bed)	30% (10% sought as 4-bed units)

Policy LN3: Gypsies, Travellers and Travelling Showpeople

- 10.14 There was no change in the number of yards for Travelling Showpeople during the monitoring period, with long-established yards in Peabody Road and Queen’s Road in North Camp, and Farnborough Road in Farnborough.
- 10.15 Following discussions with the Travelling Showpeople community as part of the development of the Local Plan, two further plots (at Peabody Road in North Camp and at Hawley Lane South in Farnborough) were allocated for Travelling Showpeople in the Local Plan. Table 12 summarises the status of these allocations and confirms that the Peabody Road site has received planning consent and is now complete.

Table 12: Status of Travelling Showpeople Site Allocations					
Policy	Site	Planning Application Reference	Number of Plots	Development Commenced	Development Complete
LN3.1	Peabody Road Car Park	18/00142/FULPP	1	Yes	Yes
LN3.2	Land at Hawley Lane South, Farnborough	--	-	-	-

- 10.16 There are no permanent authorised Gypsy and Traveller sites in Rushmoor, and historically there have been few visits by Travellers to the Borough. The Department for Levelling Up, Housing and Communities (DLUHC) publishes twice-yearly counts of caravans on Traveller sites, and the Council refers to the DLUHC snapshot count only for information and context purposes. However, some figures are imputed, and there may be discrepancies with the Rushmoor entries in the published table. The latest available data derives from January 2024, when 4 caravans were recorded on land owned by Travellers (unauthorised developments).
- 10.17 If there are short-term unauthorised encampments and the Council is notified or directly involved, a record is kept. For the 2021-22 monitoring year seven encampments were recorded on Council, private or MoD land, for 2022-23 there were three encampments and for 2023-24 there were five.

Policy LN4: Specialist and Supported Accommodation

- 10.18 In July 2021, planning permission was granted at Parsons Barracks Car Park in Aldershot for the erection of a 3-storey, 66-bed care home for elderly people and elderly people with dementia (ref. 21/00333/FULPP). The permission was implemented during the monitoring period, resulting in a net gain of 66 care home bedrooms for elderly people.
- 10.19 In February 2022, planning permission was granted at Park View Residential Home in Farnborough for the demolition of a garage, erection of extensions and a two-storey link building to increase the care home occupants from 32 to 33 (ref. 21/00542/FULPP). During the monitoring period, the planning permission lapsed without being implemented.
- 10.20 Planning permission was granted in April 2023 for the erection of a rear dormer and change of use from guest house (Use Class C1) to supported accommodation comprising nine bedrooms (Use Class C2) at Airport Lodge in Farnborough (ref. 22/00683/FULPP). The development commenced but had not yet completed as of 31 March 2024.

- 10.21 In November 2023, planning permission was granted at 69 Marrowbrook Lane in Farnborough for the change of use from a dwellinghouse (Use Class C3) to flexible use either as a dwellinghouse (Use Class C3) or as a childrens residential home (Use Class C2) (ref. 23/00668/FULPP).
- 10.22 Planning permission was granted in July 2023 for the change of use of a 10 bedroom guesthouse into five supporting living units (Use Class C2) for persons with learning disabilities at 54 Netley Street in Farnborough (ref. 23/00361/FULPP). As of 31 March 2024, the permission had not been implemented and the property was still operating as a guesthouse.

Policy LN5: Neighbourhood Deprivation Strategy

- 10.23 The 2019 English Indices of Deprivation were published in September 2019. The 2019 Index of Multiple Deprivation (IMD) combines a number of indicators chosen to cover a range of economic, social and housing issues into a single deprivation score for each small area in England. The Indices of Deprivation have been produced at Lower-Layer Super Output Area (LSOA) level. There are 32,844 LSOAs in England, with 58 in Rushmoor.
- 10.24 According to the latest data, Rushmoor has three small areas of multiple deprivation, whereby three LSOAs are in the 20% most deprived in the country. These LSOAs are located within Cherrywood, Aldershot Park and Wellington wards.
- 10.25 In terms of other areas, 11 LSOAs are in the 40% most deprived, 12 LSOAs are in the middle 20%, 14 LSOAs are in the 40% least deprived and 18 LSOAs are in the 20% least deprived areas in the country. Part of Cove and Southwood ward (LSOA 93) is the eighth least deprived area in England (ranked 32,837).
- 10.26 The Council is involved in projects to improve quality of life within the Borough's communities through targeted improvement interventions. For example, the redevelopment of the North Town Estate in Aldershot, formerly one of the Borough's most deprived areas, is a joint project between VIVID (formerly First Wessex Housing Association) and the Council and involves the replacement of 471 dwellings with 471 up-to-date homes of various types (ref. 09/00431/FULPP) and a further 226 dwellings being delivered in a further phase (ref. 13/00081/FULPP). In January 2024 permission was granted under ref. 22/00282/FULPP to amend Phase 5 of the development permitted under ref. 09/00431/FULPP to increase the number of residential dwellings from 24 to 30, bringing to total to 477. As of 31 March 2024, 671 dwellings have been completed, with the remaining dwellings under construction.

Policy LN6: Local Neighbourhood Facilities

- 10.27 In addition to the retail facilities provided within Aldershot and Farnborough town centres and North Camp District Centre, there are a range of smaller shopping parades and individual retail units that provide access to a valuable range of day-to-day facilities for residents in the Borough, from individual convenience units to larger shopping parades.
- 10.28 The Council monitors the occupation of Local Neighbourhood Facilities and the proportion of retail and non-retail uses to monitor how they are functioning.
- 10.29 As noted above, the Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. This included the incorporation of A1

retail uses within the new Class E (commercial, business and service use). For consistency with Policy LN6 of the Local Plan, the Council continues to monitor uses according to the use classes which were in effect at the date of the adoption of the Local Plan. However, uses are also monitored in accordance with the new use classes which came into effect from September 2020. Whilst Local Neighbourhood Facilities will be expected to retail about 50% of uses within retail use to ensure that there is not an over-concentration of non-retail uses, Policy LN6 will be applied flexibly to take account of the scale and mix of uses in individual Local Neighbourhood Facilities and to ensure that they provide for a range of goods and services. The table below summarises the proportion of retail uses (former A1 use) and non-retail uses (former non-A1 uses), as well as the proportion of uses that fall within and outside the new Class E use class within the Local Neighbourhood Facilities in November and December 2024.⁶

⁶ The latest available data is presented, as a survey of the Local Neighbourhood Facilities did not take place during the monitoring year.

Table 13: Profile of Local Neighbourhood Facilities (August 2021)							
Town	Local Centre	Number of Units	% A1 Use	% Non-A1 Use	% E Uses	% Non-E Uses	% Vacant
Aldershot	Andover Way	2	50%	50%	50%	50%	0%
	Ash Road	6	33%	67%	67%	33%	0%
	Church Road	4	100%	0%	100%	0%	0%
	Lower Farnham Road	4	75%	25%	75%	25%	0%
	North Lane	14	50%	50%	71%	29%	0%
Aldershot Total		30	57%	43%	73%	27%	0%
Farnborough	Chapel Lane	5	80%	20%	80%	20%	0%
	Churchill Crescent	4	75%	25%	75%	25%	0%
	Cove Road	17	59%	41%	94%	6%	0%
	Farnborough Road	7	43%	57%	43%	57%	0%
	Farnborough Road (opposite The Swan)	5	40%	60%	100%	0%	0%
	Fernhill Road	10	60%	40%	70%	30%	0%
	Giffard Drive	6	50%	50%	67%	33%	0%
	Medway Drive	5	60%	40%	100%	0%	40%
	Southwood	1	100%	0%	100%	0%	0%
	St John's Road	1	100%	0%	100%	0%	0%
	Whetstone Road	4	25%	75%	50%	50%	0%
Woburn Avenue	1	100%	0%	100%	0%	0%	
Farnborough Total		66	58%	42%	79%	21%	3%
Rushmoor Total		96	57%	43%	77%	23%	2%

Policy LN7: Retail Impact Assessments

10.30 The Council received two planning applications that required a retail impact assessment to be submitted during the monitoring period.

- 22/00193/OUTPP: Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough

Outline Planning Application (with scale, layout, appearance and landscaping reserved for future consideration) for a mixed-use development, including demolition of all existing structures and erection of up to 960 residential units [Use Class C3] and non-residential floorspace comprising of the following mix of uses: leisure centre [Use Class E], hotel [Use Class C1], office floorspace [Use Class E], retail, commercial, healthcare, entertainment floorspace [Use Class E/Sui Generis] and community floorspace (including new library) [Use Class F1/F2]. Construction of two transport mobility hubs, associated infrastructure and highway works. Creation of new publicly-accessible open spaces including replacement skate park and associated access, servicing, landscaping and works.
- 23/00695/FULPP: Unit 14, Ivy Road, Aldershot

Change of use of existing car park area to the north of the existing store to provide external garden centre and storage yard totalling 731 sq.m- installation of double doors and mobility ramp to provide customer access- construction of delivery ramp into the store- erection of 3 metre high fence topped by 2 metre security netting to proposed garden centre and storage yard- and provision of external lighting.

Policy LN8: Public Houses

- 10.31 The Council received six planning applications relating to the change of use of public houses during the monitoring period. Two applications were withdrawn and four were refused.

11. Creating Prosperous Communities

Policy PC1: Economic Growth and Investment

- 11.1 The Council monitors the completion and loss of employment floorspace and the amount of available employment land. These measures provide an indication of how well the local economy is functioning. Table 14 shows the amount of floorspace completed and lost during the monitoring years to provide a snapshot of the floorspace changes. It is important to note that when sites are redeveloped, a floorspace gain may be reported in a different monitoring year from the initial loss.
- 11.2 As noted above, the Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. This included the incorporation of B1 employment uses within the new Class E use class (commercial, business and service use). However, for consistency with the Local Plan employment policies, the Council continues to monitor the completion and loss of employment floorspace in accordance with the use classes which were in effect at the date of the adoption of the Local Plan.

Monitoring Year	New Employment Floorspace Completed (sq. m)	Employment Floorspace Lost (sq. m)	Net Gain or Loss of Employment Floorspace (sq. m)
2021-2022	17,395	14,392	3,003
2022-2023	0	0	0
2023-2024	704	3522	-2,818

- 11.3 During the monitoring period, 18,099 square metres of B1-B8 employment floorspace was completed (Redevelopment of 122 Hawley Lane (17/00075/FULPP), Building for office and hospitality use at Farnborough International Exhibition Centre (19/00599/FULIA), Redevelopment of rear of 26-40 Cove Road (20/00856/FULPP), and Refrigerated storage extension at 2 Eelmoor Road (22/00601/FULPP)) , whilst 17, 914 square metres of comparable floorspace was lost. There was therefore a net gain of 185 square metres of floorspace.
- 11.4 The majority of lost floorspace (13,442 sq. m) was as a result of the redevelopment at 122 Hawley Lane (17/00075/FULPP), however there was also 15,833 sq. m new employment floorspace to replace it, which results in an overall increase in floorspace at this site. The biggest net losses were therefore at The Galleries in Aldershot High Street (20/00508/FULPP) where 2578 sq. m of floorspace was lost.

Policy PC2: Strategic Employment Sites

- 11.5 In 2021-24, three planning applications to provide additional B-class employment floorspace were granted permission within the designated Strategic Employment Sites.
- 11.6 Planning permission was granted in April 2021 at Invincible Road Industrial Estate (at 14 Invincible Road) for the erection of 20 self access storage units in association with existing self storage use (Use Class B8) (ref. 21/00125/FULPP). Construction has yet to commence as of 31 March 2024.

11.7 Permission was granted in September 2021 at Park Centre, 3 Gladiator Way, Farnborough (in Farnborough Aerospace Park) for the erection of infill extensions to existing buildings in B1(a) use (21/00569/FULPP). Construction has yet to commence as of 31 March 2024.

11.8 Permission was granted in July 2022 at East Aldershot Industrial Cluster (at World Wide Carpets Ltd, Eastern Road, Aldershot) for alterations to the existing retail unit (Use Class A1) to form two commercial units in retail (Use Class A1) and office (Use Class B1(a)) use classes, including enlargement of the first floor (22/00333/FULPP). An alternative application (23/00206/FULPP) was granted in November 2023. Construction has yet to commence as of 31 March 2024.

Policy PC3: Locally Important Employment Sites

11.9 In 2021-24, one planning application to provide additional B-class employment floorspace was granted permission within the designated Locally Important Employment Sites.

11.10 Planning permission was granted in November 2022 at 2 Eelmoor Road in Farnborough for the erection of an extension to provide refrigerated storage to facilitate use of the premises as a cash and carry warehouse (Use Class B8) (ref. 22/00601/FULPP). The permission has been implemented as of 31 March 2024.

Policy PC4: Farnborough Business Park

11.11 The Council received no planning applications relating to this policy during the monitoring period.

Policy PC5: Cody Technology Park

11.12 The Council received no planning applications relating to this policy during the monitoring period.

Policy PC6: Aldershot Industrial Cluster

11.13 The Council received three planning applications relating to this policy during the monitoring period:

- 21/00817/FULPP – Alterations to the existing building and change of use to builders' merchant (storage, distribution, trade counter, offices and ancillary retail). The site was found to be in existing use as sui generis (Classes E(g) and B2) and the proposed use would also be sui generis (Classes E(a) and B8). Permission was granted in January 2022.
- 23/00208/FULPP - Change of Use from B2/B8 to a funeral director's storage, distribution and treatment facility, with ancillary training and office facilities (sui generis). Permission was granted in May 2023.
- 23/00759/PDCPP - Lawful Development Certificate for Proposed Development: Use of building as a Nursery (Use Class E(f) Commercial). Development was deemed lawful as the existing use of the site was found to be B1, which is now within Use Class E following the changes to the Use Classes Order in 2020.

Policy PC7: Hawley Lane South

11.14 The Council received no planning applications relating to this policy during the monitoring period.

Policy PC8: Skills, Training and Employment

11.15 The Council agreed skills and employment plans related to the following developments during the monitoring year.

- 21/00108/REMPP: Zone K - Stanhope Lines East And Zone M Buller, Wellesley, Aldershot Urban Extension
Part Approval of Reserved Matters for the construction of 430 residential dwellings together with associated landscape, access and parking in Part of Development Zone K (Stanhope Lines East) and Part of Development Zone M (Buller) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014
- 18/00481/FULPP: Upper Union Terrace And 182 To 192 Victoria Road, Aldershot (Union Yard)
Retention of 6 retail units on the ground floor and conversion of the upper floors and a two-storey extension range to the rear into a total of 7 flats (comprising 4 X 1-bedroom and 3 X 2-bedroom units) at 182-192 Victoria Road; conversion of existing warehouse building into 4 X 1-bedroom flats on upper floors and provision of a parking and bin-store area on the ground floor with vehicular access opened up to Union Terrace at the Old Warehouse; demolition of the single-storey garage block adjoining the Old Warehouse backing onto Union Terrace and erection of a new-build 4-storey extension attached to the side of the Old Warehouse building to provide a further 3 X 2-bedroom flats, one each on the upper floors (14 flats in total); and provision of parking spaces, bin stores and landscape planting in Star Yard
- 15/00897/REMPP: Zone C - Cambridge Military Hospital, Aldershot Urban Extension
PART APPROVAL OF RESERVED MATTERS: for the conversion of the Cambridge Military Hospital (including part demolition, extensions and external alterations) to provide 74 dwellings (Use Class C3) and 943m² of mixed commercial and community uses (Use Classes A3, B1 and D1); with associated landscaping, access and parking, in Development Zone C (Cambridge Military Hospital), pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.

12. Managing the Natural Environment

Policy NE1: Thames Basin Heaths Special Protection Area

- 12.1 Part of the Thames Basin Heaths Special Protection Area (SPA) lies within Rushmoor. The SPA is designated and protected from adverse impact under UK and European law to conserve the natural habitats of certain rare and vulnerable birds, and areas used regularly by migrating birds.
- 12.2 There were no changes to statutory sites during the monitoring period.

Table 15: SPA Designations in Rushmoor			
Designation	Name of Site	Reason for Designation	Area
SPA	Thames Basin Heaths	Internationally important populations of Nightjar, Woodlark and Dartford Warbler	450.68 ha

Policy NE2: Green Infrastructure

- 12.3 The Local Plan aims to improve and enhance the green infrastructure within Rushmoor. The Council adopted a [Green Infrastructure Strategy](#) in July 2022 which sets out how it will work with others to project and enhance the borough's green infrastructure and identifies 12 projects that the Council will work on up to 2032.

Policy NE3: Trees and Landscaping

- 12.4 The Council approved 279 applications for works to trees protected by Tree Preservation Orders during the monitoring year. In addition, fifteen applications were part allowed and part refused (a split decision), and eight applications were refused.
- 12.5 The Council also approved 150 applications for works to trees located within conservation areas; no applications were refused (three additional applications were received but withdrawn).
- 12.6 The Council served and/or confirmed nine Tree Preservation Orders (TPOs) during the monitoring period:
- TPO 476 (Trees within 6 and 10 Ayling Lane, Aldershot) was served in January 2021 and confirmed in July 2021. The TPO protects trees that were previously located within the Cargate conservation area but which would otherwise no longer be protected after the conservation area boundary change.
 - TPO 477A (Tree within 33 Ashley Road, Hampshire) was served in January 2022 and confirmed in May 2022.
 - TPO 478 (Tree within 83 Ayling Lane, Hampshire) was served in January 2022
 - TPO 479 (Trees within land between Abbey Way and Rectory Road, Farnborough, Hampshire) was served in January 2023 and confirmed in April 2023.
 - TPO 480 (Trees within land at Chingford Avenue and Highgate Lane, Farnborough, Hampshire) was served in January 2023 and confirmed in April 2023.
 - TPO 481 (Trees within land at 6 to 11 Woodland Crescent, Farnborough, Hampshire) was served in January 2023 and confirmed in April 2023.
 - TPO 482 (Trees within land at Fair Oak, 121 Sycamore Road, Farnborough) was served in January 2023 and confirmed in April 2023.

- TPO 483 (Trees within land to the east of ASDA, Westmead, Farnborough, Hampshire) was served in June 2023 and confirmed in September 2023.
- TPO 484A (Trees within land at Fernhill Road, Lockwood Close and Linstead Road, Farnborough, Hampshire) was served in September 2023 and confirmed in February 2024.

12.7 The Council also varied a number of Tree Preservation Orders (TPOs) during the monitoring period.

12.8 Further information on the Tree Preservation Orders in force in Rushmoor is available at www.rushmoor.gov.uk/tpo.

Policy NE4: Biodiversity

12.9 Policy NE4 was referenced within one planning appeal decision during the monitoring period:

- 22/00591/FULPP: 32 Alexandra Road, Farnborough
Extensions comprising first-floor side extension, first-floor rear extension, two-storey side extension, and roof extension to provide loft accommodation to facilitate change of use of first-floor ancillary staff accommodation associated with ground-floor restaurant (Use Class E commercial) to 8 one-bedroom short-stay serviced apartments at first and second level and retention of restaurant at ground level; and formation of a dropped kerb
The appeal against the Council's refusal was dismissed, with the Planning Inspector stating that the proposal was in conflict with policy NE4 of the Local Plan.

Policy NE5: Countryside

12.10 The following planning applications for major development within the designated countryside were approved during the monitoring period:

- 23/00848/FULPP: Proposed South East Water Pipeline, Between Sunny Hill Road And Farnborough Road, Aldershot
Construction and operation of an approximately 3.9km below ground potable water pipeline, with markers and chamber covers, and temporary plant, construction and laydown areas and associated development (cross-borough planning application from Sandy Hill Road (Waverley Borough) to Farnborough Road and Pennefathers Road junction (Rushmoor Borough). This application is for Environmental Impact Assessment development and is accompanied by an Environmental Statement.
- 23/00764/FULPP: Proposed Highway Works, Phase 3, Alisons Road, Aldershot
Alterations to existing carriageway and footway.
- 23/00670/FULPP: Farnborough Airport, Farnborough Road, Farnborough
Development of 14,480 sqm of hardstanding on SINC designated land and alterations to Cove Brook.
- 23/00292/FULPP: Farnborough Airport, Farnborough Road, Farnborough
Erection of a detached two storey building for use as a private terminal and lounge with associated offices, screening room, and flights observations, along with associated parking.
- 22/00277/REMPP: Blandford House And Malta Barracks Development Site, Shoe Lane, Aldershot
PART APPROVAL OF RESERVED MATTERS: for the erection of 11 dwellings (Phase 3),

including internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing building and hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020.

- 22/00138/REMPP: Blandford House And Malta Barracks Development Site, Shoe Lane, Aldershot
PART APPROVAL OF RESERVED MATTERS: for the erection of 76 dwellings (RMA 2), including internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing buildings and hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020.
- 21/00902/FULPP: Farnborough Airport, Farnborough Road, Farnborough
Erection of 4 bay aircraft hangar, with associated apron, access, parking, extension of balancing pond, and biodiversity enhancement.
- 21/00825/FULPP: Flight Safety Building, Farnborough Airport, Ively Road, Farnborough
Erection of building with first floor link and parking in association with existing Training use.
- 21/00447/FULPP: Temporary Compound, Government Road, Aldershot
Realignment of gas main and erection of temporary construction compound and working area together with associated tree removal and replacement woodland planting scheme.
- 21/00448/FULPP: Blandford Ditch, Forge Lane, Aldershot
Improvement works to the water channel at Blandford Ditch, including clearance of existing structures, regrading of channel, installation of new stone bed and boulders, and associated tree removal and new tree planting.
- 20/00400/FULPP: Land At Former Lafarge Site, Hollybush Lane, Aldershot
Development of site to create a leisure facility comprising aquatic sports centre including restaurant, indoor childrens play area, equestrian centre and associated stabling- 9 floating holiday lodges (comprising 7 X 3-bedroom and 2 X 4-bedroom units) with associated car parking, landscaping and bund.

Policy NE6: Managing Fluvial Flood Risk

12.11 Whilst there were no new dwellings permitted within Flood Zone 3 during the monitoring, three planning applications for a net of five dwellings were permitted within Flood Zone 2:

- 22/00147/FULPP: 132 Cove Road, Farnborough
Demolition of existing building and erection of 4 houses with associated private amenity, refuse, bicycle storage and car parking with creation of new dropped kerb access.
- 22/00614/FUL: 18 Glebe Road, Farnborough
Erection of replacement dwelling of 4-bedroom size.
- 23/00220/FULPP: 5 Highfield Path, Farnborough
Erection of single storey rear and side extension, roof extensions, and alterations to the front elevation to facilitate the subdivision of existing 2-bed bungalow into 2x 1-bed dwellings, with associated parking and landscaping.

Policy NE7: Areas at Risk of Surface Water Flooding

12.12 No planning applications for major development in areas at risk of surface water flooding were consented during the monitoring period. However, five planning applications for minor development and four applications for change of use were consented. None of these involved additional built development or additional areas of hardstanding. Furthermore, 33 applications for householder development were approved.

Policy NE8: Sustainable Drainage Systems

12.13 The implementation of integrated and maintainable Sustainable Drainage Systems (SuDs) is required for development in all flood zones for both brownfield and greenfield sites. During the monitoring period, 50 applications were assessed against Policy NE8, and failure to comply with the policy was a reason for refusal for eight minor and two major applications. Policy NE8 was not referenced within any planning appeal decisions as a main issue of the appeal. In three cases, failure to comply with Policy NE8 was listed as a reason for refusal on the decision notice, but the Council confirmed it would be happy for a condition to be imposed which would overcome this reason for refusal, in the event that the appeal was allowed and the Inspector did not take a contrary view.

Policy NE9: Surface Water Flooding at Farnborough Airport

12.14 The following planning applications for development within the Farnborough Airport Planning Policy Boundary were approved during the monitoring period.

- 21/00187/FULPP: Farnborough International Exhibition And Conference Centre, ETPS Road, Farnborough
Temporary permission until August 2024 for the erection of two sound stages, erection of workshops, and to change the use of existing hospitality chalets to ancillary offices for the purposes of film making until August 2024, together with ancillary works including installation of a permanent substation.
- 21/00825/FULPP: Flight Safety Building, Farnborough Airport, Ively Road, Farnborough
Erection of building with first floor link and parking in association with existing Training use.
- 21/00902/FULPP: Farnborough Airport, Farnborough Road, Farnborough
Erection of 4 bay aircraft hangar, with associated apron, access, parking, extension of balancing pond, and biodiversity enhancement.
- 22/00044/FULPP: Farnborough Airport, Farnborough Road, Farnborough
Erection of an acoustic barrier for use for an engine run-up pen.
- 23/00292/FULPP: Farnborough Airport, Farnborough Road, Farnborough
Erection of a detached two storey building for use as a private terminal and lounge with associated offices, screening room, and flights observations, along with associated parking.
- 23/00601/FULPP: Flight Safety Building, Farnborough Airport, Ively Road, Farnborough
Erection of A/C units to the rear of the building.
- 23/00670/FULPP: Farnborough Airport, Farnborough Road, Farnborough
Development of 14,480 sqm of hardstanding on SINC designated land and alterations to Cove Brook

13. Five-Year Housing Land Supply

- 13.1 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of supply against housing requirements.
- 13.2 Rushmoor's five-year housing land supply position for the period 2024-2029 is set out within a separate paper. Using evidence from the Strategic Housing and Economic Land Availability Assessment (SHELAA) (March 2022), it concludes that Rushmoor has a housing land supply of **11.2 years** for the period. This is derived from the following:
- Deliverable housing land identified to support 2,981 net new dwellings
 - As of 1st April 2024, the minimum annual local housing need figure for Rushmoor, as calculated using the standard method, is 265 dwellings per annum
- 13.3 The Five-Year Housing Land Supply paper for the period 2024-2029 is available to view at www.rushmoor.gov.uk/article/11452/Monitoring-evidence, whilst the SHELAA (March 2022) is available at www.rushmoor.gov.uk/shlaa.

14. Neighbourhood Planning

- 14.1 The Localism Act 2011 introduced a new right for local communities to draw up neighbourhood plans. Neighbourhood planning allows parish or town councils or communities (residents, employees and businesses) to come together through neighbourhood forums and say where they think new houses, businesses and shops should go in their local areas, and what they should look like.
- 14.2 As there are no parish or town councils in Rushmoor, groups would need to establish neighbourhood forums to bring forward neighbourhood plans. At present, there are no neighbourhood development plans or neighbourhood development orders being progressed in Rushmoor.
- 14.3 The Council will support communities who wish to establish a neighbourhood forum to prepare a neighbourhood plan.

15. Duty to Cooperate

- 15.1 The Duty to Cooperate places a legal duty on local planning authorities and county councils in England and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross-boundary matters.
- 15.2 It is a requirement of the AMR to report on what actions have been taken when a local planning authority has co-operated with another local planning authority, county council or a prescribed body. In addition, the NPPF requires strategic policy-making authorities to prepare and maintain a Statement of Common Ground, documenting the cross-boundary matters being addressed and progress in co-operating to address these.
- 15.3 Rushmoor Borough Council undertakes a process of continuous co-operation and engagement with neighbouring authorities on strategic planning work in relation to cross-boundary issues.
- 15.4 The key strategic cross-boundary issues that have been identified with other relevant bodies are:
- Housing (including traveller site provision);
 - Employment and economic development;
 - The natural environment (including the Thames Basin Heaths Special Protection Area);
 - Climate change, water supply and waste;
 - Flooding;
 - Transport; and
 - Healthcare provision.
- 15.5 Since the adoption of the Rushmoor Local Plan (February 2019), the Council has continued to engage with neighbouring authorities on any issues which arise whilst they prepare their local plans. The Council has continued to engage actively with neighbouring authorities on cross-boundary issues, as demonstrated below:
- Duty to Cooperate meeting with Hart and Surrey Heath Officers in July 2021
 - Response to letter from Surrey Heath regarding unmet housing need in December 2021
 - Meeting with Bracknell Forest regarding local plan transport modelling in March 2022
 - Meeting with Hart and Surrey Heath to exploring existing and potential SANG capacity, identify future SANG needs and opportunities to share SANG capacity to support the delivery of existing and emerging local plans in July 2022
 - Letter sent to all Duty to Cooperate bodies regarding review of Rushmoor Local Plan in September 2023
 - Meeting with Waverley regarding review of Rushmoor Local Plan in September 2023
 - Meeting with National Highways regarding review of Rushmoor Local Plan in October 2023
 - Meeting with Hart and Surrey Heath on various strategic matters in December 2023
- 15.6 In addition, the Council has responded to a number of consultations from neighbouring authorities on their local plans.