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**Rushmoor Five-Year  
Housing Land Supply:  
2024-2029**

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December 2024

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## Executive Summary

- This paper sets out an assessment of whether there is a five-year supply of deliverable housing sites across Rushmoor, setting out the position as of 1st April 2024 for the five-year period from 2024-25 to 2028-29 inclusive.
- The Rushmoor Local Plan was adopted on 21st February 2019. It identifies an objectively assessed housing need (OAHN) of 436 net new dwellings per annum in Rushmoor for the period 2014-2032.
- As of 1st April 2024, the Rushmoor Local Plan is over five years old. The National Planning Policy Framework confirms that where strategic policies are more than five years old, the supply should be demonstrated against 'local housing need', which should be calculated using the standard method set out in national planning guidance.
- 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.
- Rushmoor has an overall supply of identifiable and deliverable housing land for 2,981 net new dwellings for the period 2024-2029 (1st April 2024 - 31st March 2029). This equates to a housing land supply of 11.2 years ( $2981 \div 265$ ).
- This paper concludes that Rushmoor can demonstrate a five-year supply of deliverable housing land as of 1st April 2024.

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# 1. Policy Background

## National Planning Policy

- 1.1 National planning policy on delivering new housing is contained within the [National Planning Policy Framework](#) (NPPF), which was revised in December 2023, and the [National Planning Practice Guidance](#) (NPPG). The NPPF (para. 77) states that where an adopted local plan is over five years old, local planning authorities ‘should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing or a minimum of four years’ worth of housing’ in certain circumstances. It sets out that the supply ‘should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old’.
- 1.2 To be considered deliverable, sites for housing ‘should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’. The NPPF (Annex 2) further states that:
- a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example, because they are no longer viable, there is no longer a demand for the type of units or sites have long-term phasing plans).
  - b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.<sup>1</sup>
- 1.3 The NPPG (Housing Supply and Delivery; para. 007, ref. ID: 68-007-20190722) highlights that such evidence may include:
- Current planning status – for example, on larger-scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
  - Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
  - Firm progress with site assessment work; or
  - Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful bids for large-scale infrastructure funding or other similar projects.
- 1.4 The NPPF (para. 77) requires that the supply of deliverable sites includes a buffer of 20% ‘where there has been significant under-delivery of housing over the previous three years’.

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<sup>1</sup> In a High Court Consent Order in May 2020 quashing an appeal decision which had approved outline plans for four new houses in East Northamptonshire, the Secretary of State confirmed that the NPPF’s definition of a deliverable housing site is not a ‘closed list’ but leaves room for decision-makers to exercise their ‘planning judgment’. As such, ‘the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition’ (Consent Order CO/917/2020; May 2020).

This is measured against the Housing Delivery Test, where housing delivery over the previous three years is below 85% of the housing requirement, as calculated according to the Ministry of Housing, Communities and Local Government's [Housing Delivery Test Measurement Rule Book \(July 2018\)](#).<sup>2</sup>

- 1.5 Local planning authorities may make an allowance for windfall sites within the five-year supply if there is 'compelling evidence that they will provide a reliable source of supply'. The NPPF (para. 72) states that any allowance 'should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends'.<sup>3</sup>

### **Rushmoor Local Plan**

- 1.6 The [Rushmoor Local Plan](#) was adopted on 21st February 2019 and replaces the Rushmoor Core Strategy (adopted in 2011) and saved policies from the Rushmoor Local Plan Review (adopted in 2000).<sup>4</sup> It will guide the location, scale and type of future development in Rushmoor up to 2032 and provides detailed development management policies which are used to determine planning applications.
- 1.7 Policy SS2 (Spatial Strategy) of the Local Plan states that between 2014 and 2032 'the Council will ensure that, subject to the availability of deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area, provision is made for the delivery of at least 7,850 new dwellings in the Borough'. This will be provided as follows:
- About 3,850 new homes at Wellesley, Aldershot; and
  - At least 4,000 new homes from the remainder of the urban area, with:
    - About 1,700 of these from within Aldershot (outside Wellesley); and
    - About 2,300 of these from within Farnborough.

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<sup>2</sup> Available to view at <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>.

<sup>3</sup> The latest Strategic Housing and Economic Land Availability Assessment (SHELAA) is available to view at [www.rushmoor.gov.uk/shlaa](http://www.rushmoor.gov.uk/shlaa).

<sup>4</sup> The Rushmoor Local Plan is available to view at [www.rushmoor.gov.uk/rushmoorlocalplan](http://www.rushmoor.gov.uk/rushmoorlocalplan).

## 2. Five-Year Requirement

- 2.1 The National Planning Policy Framework (NPPF; para. 76) states that local planning authorities ‘are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision-making purposes if the following conditions are met:
- a. Their adopted local plan is less than five years old; and
  - b. That adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded.’
- 2.2 The NPPF further states (para. 77) that ‘in all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing’ where a local planning authority has an emerging local plan that has been submitted for examination or which has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage.
- 2.3 Rushmoor’s Local Plan was adopted in February 2019 and is more than five years old. The Council does not have an emerging local plan. It is therefore required to demonstrate a five-year supply of deliverable housing sites.
- 2.4 The NPPF (para. 77, fn. 42) confirms that where strategic policies are more than five years old, the supply should be demonstrated against ‘local housing need’, which should be calculated using the standard method set out in national planning guidance.

### **Calculation of Local Housing Need**

- 2.5 The table below sets out Rushmoor’s minimum annual local housing need figure, as calculated using the government’s current [standard method](#).<sup>5</sup>

<b>Step 1: Setting the Baseline</b>	
Projected average annual household growth for 2024-2034	200.8
Projected number of households in 2024 = 39,885	
Projected number of households in 2034 = 41,893	
Total new households over ten-year period = 2,008	
Average household growth = 200.8 per year	
<b>Step 2: Affordability Adjustment</b>	
2023 Median Workplace-Based Affordability Ratio for Rushmoor (published in March 2024)	9.11

<sup>5</sup> Further detail on the standard method is available at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.

<p>Adjustment Factor (not applied where ratio is 4 or less)</p> $\left(\frac{\text{Local affordability ratio} - 4}{4}\right) \times 0.25 + 1$ $= \left(\frac{9.11-4}{4}\right) \times 0.25 + 1$ $= 1.319375$	1.319375
<p>Minimum Annual Local Housing Need Figure</p> <p>= projected household growth x adjustment factor</p> <p>= 200.8 x 1.319375</p> <p>= 264.9305</p>	265
<b>Step 3: Applying the Cap</b>	
<p>The Local Plan was adopted more than five years ago. A cap of 40% may therefore be applied to whichever is the higher of:</p> <p>Average household growth of 200.8 (Step 1); or Annual housing requirement figure in the Local Plan (436)</p>	
<p>Cap = 436 + (0.4 x 436)</p> <p>= 610</p>	610
<p>Housing Need Subject to Cap?</p>	<p>No</p> <p>The capped figure is greater than the minimum annual local housing need figure. The minimum figure remains at 265</p>
<b>Step 4: Cities and Urban Centres Uplift</b>	
<p>Rushmoor is not one of the urban local authorities in the top 20 cities and urban centres list, as set out within the National Planning Practice Guidance (NPPG; Housing and Economic Needs Assessment; para. 004, ref. ID: 2a-004-20201216).</p>	35% uplift is not applicable
<b>Minimum Annual Local Housing Need</b>	<b>265</b>

**Buffer Calculation**

- 2.6 The NPPF (para. 77) states that ‘where there has been a significant under-delivery of housing over the previous three years, the supply of deliverable sites should in addition include a buffer of 20%’. The under-delivery of housing is measured against the government’s Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.
- 2.7 In terms of addressing any shortfalls in housing completions, the NPPG states that ‘where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure’ (Housing Supply and Delivery; para. 031, ref. ID: 68-031-20190722). However, if a 20% buffer is added to the supply where delivery of housing over the past three years has fallen below 85% of the housing requirement figure, as set out in the last published Housing Delivery Test, any shortfall should be included (Housing Supply and Delivery; para. 022, ref. ID: 68-022-20240205).
- 2.8 As per the result of the government’s latest Housing Delivery Test, published in December 2023 as set out in the table below, there has been no significant under-delivery of housing in Rushmoor over the last three years, when measured against the standard method. A buffer of 20% is therefore not required.

Year	Housing Delivery Test Requirement	Number of Net Dwelling Completions (including communal accommodation)
2019-20	243	724
2020-21	172	226
2021-22	259	426
Total	676	1376 <sup>6</sup>
<b>Housing Delivery Test Measurement</b>		<b>204%</b>

- 2.9 For reference, housing delivery since the start of the Local Plan period is provided in the table below. It shows that there has been a cumulative under-delivery of 536 dwellings to date, when measured against the housing requirement in the Local Plan (436 dwellings per annum). However, as per the guidance within the NPPG, this shortfall need not be addressed where the standard method is used to assess housing need for the purposes of the five-year supply.

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<sup>6</sup> Note that MHCLG provides an incorrect total figure of 1,375 in their published output.



Year	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Completed dwellings (net, incl. communal accommodation) <sup>7</sup>	299	173	411	450	298	724	204	426	367	472
Aggregate Total	299	472	883	1333	1631	2355	2559	2985	3352	3824
Cumulative Requirement	436	872	1308	1744	2180	2616	3052	3488	3924	4360

**Housing Requirement**

2.10 The five-year housing requirement for the period 2024-2029 is set out below:

<b>Housing Requirement</b>	<b>Minimum Annual Local Housing Need: 265</b>
Requirement (2024-2029) = 265 x 5	1325
Buffer	Not applicable
<b>Requirement + Buffer</b>	<b>1325</b>

<sup>7</sup> For the purposes of calculating the five-year housing land supply, only student accommodation and C2 accommodation for older people can be counted under communal accommodation, as per NPPG guidance. The Housing Delivery Test includes a broader definition of communal accommodation, including barracks accommodation, hence why the completion figure for 2020-21 differs in this table compared to the Housing Delivery Test table.

### 3. Five-Year Housing Provision

#### Methodology

- 3.1 As noted above, the National Planning Policy Framework (NPPF; Annex 2) defines deliverable sites as those that are ‘available now, offer a suitable location for development now, and [are] achievable with a realistic prospect that housing will be delivered on the site within five years’. Sites ‘which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years’. Sites with outline planning permission for major development, allocated in a development plan, with a grant of permission in principle or identified on a brownfield register ‘should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’. The Secretary of State has confirmed that the examples given within the NPPF definition ‘are not exhaustive of all the categories of site which are capable of meeting that definition’ and that it ‘is a matter of planning judgment on the evidence available’ whether a site does or does not meet the definition (Consent Order CO/917/2020; May 2020).
- 3.2 Housing sites that have been incorporated within Rushmoor’s five-year housing land supply derive from the following sources:
- Sites with detailed planning permission on 1st April 2024 (net dwellings unimplemented or under construction);
  - Site allocations within the Rushmoor Local Plan;
    - Wellesley (Policy SP5)
    - Site allocations with detailed planning permission on 1st April 2024
  - Sites identified within the Strategic Housing and Economic Land Availability Assessment (SHELAA) without detailed planning permission on 1st April 2024;
  - Sites delivering accommodation for older people in Use Class C2;
  - Sites delivering purpose-built student accommodation; and
  - Windfall allowance.

#### Sites with Detailed Planning Permission on 1st April 2024

- 3.3 As of 1st April 2024, there are 1,421 net new dwellings with extant planning permission that are anticipated to come forward within the period 2024-2029. This includes 935 dwellings at sites allocated within the Rushmoor Local Plan, excluding Wellesley. This information is set out in Appendix 1.

#### Site Allocations within the Rushmoor Local Plan

##### Wellesley (Policy SP1.5)

- 3.4 The Council approved a hybrid planning application in March 2014 for the Aldershot Urban Extension, now known as Wellesley, which consisted of an outline application for the development of up to 3,850 new dwellings and a full application for the erection of 228 new dwellings at Maida Zone (Phase 1) (ref. 12/00958/OUT). Reserved matters have since been granted for a number of phases. Based upon the developer’s housing delivery trajectory, the Council anticipates that 1,329 dwellings will be delivered at Wellesley within the period 2024-2029, as set out below:

Year	2024-25	2025-26	2026-27	2027-28	2028-29
Number of Dwellings (net)	139	269	319	331	271

Site Allocations with Detailed Planning Permission on 1st April 2024

3.5 As of 1st April 2024, the following sites allocated for housing within the Rushmoor Local Plan are considered deliverable. The site allocations had detailed planning permission on 1st April 2024 and are therefore counted as part of the 'sites with planning permission' (see above and Appendix 1).

Local Plan Site Allocation	Local Plan Policy	Number of Dwellings Allocated	Number of Dwellings with Detailed Permission	Likely Net Yield: 2024-2029
The Galleries, Aldershot	SP1.4	500	596	596
Union Street East, Aldershot <sup>8</sup>	SP1.5	140	100	100
Hippodrome House, Aldershot	SP1.6	70	30	30
Aldershot Railway Station and Surrounds, Aldershot	SP1.7	30	32	32
Meudon House, Farnborough	SP7	230	197	85
Blandford House and Malta Barracks, Aldershot	SP10	165	92	92

<sup>8</sup> Note that the site is now known as Union Yard.

**Sites Identified within the Strategic Housing and Economic Land Availability Assessment (SHELAA) without Planning Permission**

- 3.6 The Strategic Housing and Economic Land Availability Assessment (SHELAA) has identified 58 net new dwellings that did not have planning permission on 1st April 2024 which are considered deliverable. This information is set out in Appendix 2.

**C2 Uses for Older People**

- 3.7 The National Planning Practice Guidance (NPPG; Housing for Older and Disabled People; 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’ (Housing Supply and Delivery; para. 035, ref. ID: 68-035-20190722). C2 uses are comprised of residential institutions, such as residential care homes and nursing homes. The Council has therefore reviewed permissions and completions of accommodation for older people in C2 use.
- 3.8 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 (Housing for Older and Disabled People; 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’.
- 3.9 At the time of its completion, the 2021 Census estimated that there were 80,871 adults (aged 16 or over) within 39,300 households in Rushmoor.<sup>9</sup> This provides a ratio of 2.1 adults per household. The number of dwellings generated by accommodation in C2 use can therefore be derived by dividing the number of bed spaces by 2.1.<sup>10</sup>
- 3.10 The table below sets out sites that are expected to deliver accommodation in C2 use for older people and the equivalent number of dwellings which are likely to be generated within the period 2024-2029.

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<sup>9</sup> Source: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E07000092> and <https://www.ons.gov.uk/datasets/create/filter-outputs/7618fff1-6d8a-49d2-af0c-8589acd76a30#get-data>.

<sup>10</sup> The Housing Delivery Test uses a nationally derived ratio of 1.8 to determine the number of dwellings generated by bedrooms in communal accommodation (excluding student accommodation). A local ratio of 2.1 is used within this document, as per the National Planning Practice Guidance advice.

SHELAA ID	Site Name	Proposal	Outstanding Bed Spaces (net)	Equivalent Number of Outstanding C3 Dwellings (net)	Expected Delivery
624	Randell House, Fernhill Road, Blackwater	18/00614/FULPP: demolition of all buildings and the erection of a new building to provide a specialist nursing facility	58	28 <sup>11</sup>	2024-2029
<b>Total</b>			<b>58</b>	<b>28</b>	

### Student Accommodation

- 3.11 The NPPG (Housing Supply and Delivery; para. 034, ref. ID: 68-034-20190722) 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’. This is based on:
- The amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and/or
  - The extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.
- 3.12 The NPPG (Housing Supply and Delivery; para. 034, ref. ID: 68-034-20190722) advises that this should be ‘applied to both communal establishments and to multi-bedroom self-contained student flats’ and observes that ‘several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students’. It states that authorities should ‘base their calculations on the average number of students living in student-only accommodation, using the published census data’ but that studio flats designed for students, graduates or young professionals can be ‘counted on a one-for-one basis’. A studio flat is ‘a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling’.
- 3.13 As of December 2024, Census 2021 data in relation to the number of students within student-only households at a local-authority level does not appear to have been published by the Office for National Statistics (ONS). However, at the national level, the 2021 Census estimated

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<sup>11</sup> Note that this scheme also includes permission for a two-bedroom rehabilitation apartment. This additional dwelling is counted as part of the ‘sites with planning permission’ (see Appendix 1).

that there were 631,334 students aged 18 or over within 260,667 student-only households in England, which equates to an average of 2.4 students per household.<sup>12</sup>

- 3.14 The Council has reviewed recent permissions, completions and planning applications for student accommodation in Rushmoor. The table below sets out sites which are expected to deliver purpose-built student accommodation within the period 2024-2029.

SHELAA ID	Site Name	Proposal	Outstanding Student Units (net)	Equivalent Number of Outstanding C3 Dwellings (net)	Expected Delivery
591	Union Yard, Aldershot	20/00171/FULPP: construction of 100 residential units (Use Class C3) and 128 student units (sui generis), with 2,237 sq. m (GEA) of flexible floorspace (use classes A1-A5 / B1 / D1)	128	53	2024-2029
<b>Total</b>			<b>128</b>	<b>53</b>	

### Windfall Allowance

- 3.15 The term ‘windfall’ refers to sites which have not previously been identified. Whilst windfalls are generally small or involve the conversion of existing buildings, larger sites can also be classed as windfalls.
- 3.16 The NPPF (para. 72) advises that windfall sites can contribute towards anticipated housing supply where there is ‘compelling evidence that they will provide a reliable source of supply’. It states that any allowance ‘should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends’. It further advises that local plans ‘should consider the case for setting out policies to resist inappropriate development of residential gardens’. In this regard, the Rushmoor Local Plan includes a dedicated policy which seeks to prevent the inappropriate development of garden land (Policy DE11: Development on Residential Gardens).
- 3.17 The SHELAA focuses on identifying sites that will deliver five or more net dwelling units. Any site which will deliver fewer than five net units is therefore not included in the SHELAA and would not have been identified in the development plan. Because the NPPF (Annex 2) defines

<sup>12</sup> Source:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/adhocs/2187ct210306census2021>

windfall sites as ‘sites not specifically identified in the development plan’, a windfall allowance has been made for small sites which fall below the SHELAA threshold (1-4 net dwellings). Such sites have historically contributed to new housing in Rushmoor.

- 3.18 The windfall allowance does not exclude units on residential gardens. Although the Rushmoor Local Plan includes a policy which aims to prevent the inappropriate development of garden land, the policy does not preclude the development of residential gardens.
- 3.19 Past windfall rates have been obtained from internally collected housing completions data, and figures have been analysed for trends which are likely to continue in the years ahead. Large windfall developments, which are more ‘one-off’ in nature, have been omitted from the trend calculations to avoid distorting the projections. Unexpected net losses are classed as windfalls and have been deducted from the windfall total.
- 3.20 All schemes that have delivered fewer than five net units since the start of the Local Plan period have been considered as potential windfalls. The latest SHELAA identifies an average delivery rate of 27 net new dwellings per year on such sites.
- 3.21 In line with the NPPF (para. 72), the Council considers that there is ‘compelling evidence’ to include a windfall allowance within the five-year housing land supply. Small windfall sites (sites comprising 1-4 net dwellings) have delivered 7% of all completions in Rushmoor between 2014 and 2024, and such sites are expected to provide a reliable source of supply going forward.
- 3.22 A large ‘one-off’ windfall development which has planning permission for accommodation for older people in C2 use has been identified which will result in the net loss of the equivalent of 16 dwellings, as summarised below. Because this scheme is anticipated to be complete within the period 2024-2029, this net loss of dwellings has been deducted from the windfall total.

Site Name	Proposal	Consented Bed Spaces (net)	Equivalent Number of Dwellings (net)	Additional Dwellings Consented (net)	Expected Delivery
Abercorn House, Fernhill Road, Blackwater	18/00887/FULPP: retention, refurbishment and alterations of existing care home building (Use Class C2), an alternative to the demolition and redevelopment of the building, as approved with 13/00343/FULPP	-40	-19	3	2024-2029
<b>Total</b>		<b>-40</b>		<b>-16</b>	

- 3.23 The windfall allowance will only be applied to years two to five to avoid double-counting sites with existing planning permissions for developments which comprise between one and four net new dwellings. This provides a windfall allowance of 92 dwellings for the period 2025-2029 ( $[4 \times 27] - 16$ ).



## 4. Conclusion

- 4.1 Rushmoor has an overall supply of identifiable and deliverable housing land for 2,981 net new dwellings for the period 2024-2029 (1st April 2024 - 31st March 2029). This is derived from the following sources:
- Sites with detailed planning permission on 1st April 2024 (net dwellings unimplemented or under construction; including site allocations, excluding Wellesley): 1,421
  - Wellesley: 1,329
  - Sites identified within the Strategic Housing and Economic Land Availability Assessment (SHELAA) without planning permission on 1st April 2024: 58
  - Sites delivering accommodation for older people in Use Class C2: 28
  - Sites delivering purpose-built student accommodation: 53
  - Windfall allowance: 92
- 4.2 The five-year housing requirement for the period 2024-2029, based on the standard method, is 1,325 net new dwellings (5 x 265 dwellings per annum). The latest Housing Delivery Test (published in December 2023) indicated that Rushmoor had delivered 204% of required dwellings for the period 2019-2022, as measured using the standard method. As per current NPPF and NPPG guidance, no additional buffer is required to be added to the housing supply.
- 4.3 This equates to a housing land supply of 11.2 years ( $2981 \div 265$ ).

**Appendix 1 Sites with Detailed Planning Permission on 1st April 2024 (excluding Wellesley)**

Planning Reference	Address	Proposal	Net Outstanding Dwellings
<b>08/00680/FUL</b>	71 Holly Road, Aldershot	Erection of a detached dwelling	1
<b>13/00382/FULPP</b>	22 Cargate Hill, Aldershot	Erection of 3 houses	3
<b>14/00028/FULPP</b>	Former TA Centre, Redan Road, Aldershot	Erection of 14 houses and a block of 8 flats	8
<b>14/00706/FULPP</b>	Ham and Blackbird, 281 Farnborough Road, Farnborough	Demolish pub and erect a five-storey building and a six-storey building to provide 62 flats and a community/arts/food and drink facility	62
<b>15/00734/FULPP</b>	16 Lower Newport Road, Aldershot	Erection of an attached dwelling	1
<b>16/00878/FULPP</b>	52 Victoria Road, Aldershot	Erection of a five-storey building comprising 56 flats, and demolition of commercial build	56

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Planning Reference	Address	Proposal	Net Outstanding Dwellings
<b>18/00481/FULPP</b>	Upper Union Terrace and 182-192 Victoria Road, Aldershot	Retention of 6 retail units on the ground floor and conversion of the upper floors and a two-storey extension at 182-192 Victoria Road to provide 7 flats; and conversion of existing warehouse building into 4 flats, and demolition of single-storey garage block and erection of a four-storey extension to provide a further 3 flats (14 flats in total)	7
<b>18/00614/FULPP</b>	Randell House, Fernhill Road, Blackwater	Demolition of all buildings and the erection of a new building to accommodate a specialist nursing facility comprising 58 bedrooms and a two-bedroom rehabilitation apartment	1
<b>19/00103/FUL</b>	Block 3, Queensmead, Farnborough	Partial demolition of Kingsmead Shopping Centre and the erection of an extension (Block 3), comprising retail use on the ground floor (3,108 sq. m) and 99 apartments over nine floors	99
<b>19/00337/FULPP</b>	Meudon House, Meudon Avenue, Farnborough	Demolition of existing structures and erection of 197 dwellings, comprising 86 one-bedroom flats, 77 two-bedroom flats and 34 three-bedroom houses	85
<b>19/00870/COU</b>	37 Union Street, Aldershot	Change of use of the first floor to form 3 two-bedroom dwelling units	3
<b>19/00873/FULPP</b>	2-4 Mount Pleasant Road, Aldershot	Erection of 17 dwellings following demolition of industrial buildings	13

Rushmoor Five-Year Housing Land Supply: 2024-2029 (December 2024)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
20/00171/FULPP	Union Yard (Union Street East), Aldershot	Demolition of existing buildings and construction of 100 residential units	100
20/00177/FULPP	49 Cambridge Road, Aldershot	Conversion of existing residential property into 2 flats	2
20/00229/FULPP	Woodcot Court, 2a Woodcot Gardens, Farnborough	Change of use from general industrial to residential use and the erection of 7 houses	7
20/00248/FULPP	29 Whites Road, Farnborough	Erection of an attached three-bedroom dwelling following the demolition of the existing garage	1
20/00508/FULPP	The Galleries Shopping Centre, High Street Multi-Storey Car Park and The Arcade, Aldershot	Redevelopment of the Galleries, the High Street Multi-Storey Car Park and the Arcade to provide a phased development of 596 flats	596
20/00928/FUL	68 Alexandra Road, Farnborough	Conversion and extension of existing guest house to create 7 apartments	7
21/00017/FUL	125-127 Alexandra Road, Farnborough	Extension and conversion of building containing 11 bedsits to provide 7 flats	6
21/00132/FULPP	39a Queen's Road, Farnborough	Change of use from builders' office/store/workshop to a two-bedroom house	1
21/00170/FULPP	Land at Former 1-5 Firgrove Parade, Farnborough	Erection of six-storey building to provide 31 residential apartments	31

Rushmoor Five-Year Housing Land Supply: 2024-2029 (December 2024)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
<b>21/00570/FULPP</b>	45 Upper Elms Road, Aldershot	Change of use from vehicle repair workshop with ancillary offices into 3 flats	3
<b>21/00577/FULPP</b>	2 Alexandra Road, Farnborough	Change of use of bank building with ancillary offices into mixed-use building (commercial) and 5 flats	5
<b>21/00645/FULPP</b>	Land to the Rear of 162-170 Holly Road, Aldershot	Erection of 3 houses	3
<b>21/00697/FULPP</b>	Former TA Centre, Redan Road, Aldershot	Additional storey on top of partially completed block of flats to provide 3 additional flats	3
<b>21/00713/FULPP</b>	84-86 and Land to the Rear of 88-90 Victoria Road, Aldershot	Change of use from offices to 10 flats	10
<b>21/00870/FULPP</b>	103-105 High Street, Aldershot	Conversion and change of use to provide 6 flats	6
<b>21/00981/FULPP</b>	89-91 Lynchford Road, Farnborough	Demolition of outbuilding and erection of two-storey rear extension to provide 7 flats	4
<b>22/00026/FULPP</b>	Development Site, 19 York Crescent, Aldershot	Erection of 3 dwellings	3
<b>22/00029/FULPP</b>	Aldershot Bus Station, 3 Station Road, Aldershot	Demolition of bus station and erection of commercial units and 32 flats	32

Rushmoor Five-Year Housing Land Supply: 2024-2029 (December 2024)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
<b>22/00042/FULPP</b>	13 Grosvenor Road, Aldershot	Conversion of existing property (comprising shop and two-bedroom flat) into a single 4-bedroom dwellinghouse	1
<b>22/00068/REM</b>	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	Part approval of reserved matters for the erection of 9 dwellings, pursuant to Condition 3 (1-24) of hybrid outline planning permission 17/00914/OUTPP (dated 15th May 2020)	5
<b>22/00138/REMPP</b>	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	Part approval of reserved matters for the erection of 76 dwellings, pursuant to Condition 3 (1-24) of hybrid outline planning permission 17/00914/OUTPP (dated 15th May 2020)	76
<b>22/00262/FULPP</b>	35 Cross Street, Farnborough	Erection of two pairs of three-bedroom semi-detached dwellings	4
<b>22/00277/REMPP</b>	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	Part approval of reserved matters for the erection of 11 dwellings, pursuant to Condition 3 (1-24) of hybrid outline planning permission 17/00914/OUTPP (dated 15th May 2020)	11
<b>22/00282/FULPP</b>	Phase 5, North Town Redevelopment Site Land, Bounded by North Lane, Deadbrook Lane and Eastern Road, Aldershot	Development of 30 residential units, including community space	30
<b>22/00292/FULPP</b>	Ground Floor, Pyramid House, 43 Queen's Road, Farnborough	External alterations to rear elevation and change of use of ground-floor office to a one-bedroom flat	1

Rushmoor Five-Year Housing Land Supply: 2024-2029 (December 2024)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
<b>22/00394/FULPP</b>	Briarwood, Sorrel Close, Farnborough	Erection of 10 detached houses	10
<b>22/00480/FULPP</b>	209-211 Lynchford Road, Farnborough	Erection of an apartment building and 10 terraced houses	17
<b>22/00668/PRIORP</b>	Interpower House, Windsor Way, Aldershot	Change of use of first and second floors to provide 12 one-bedroom flats	12
<b>23/00019/FULPP</b>	Hippodrome House, Birchett Road, Aldershot	Change of use of the building to provide 30 flats	30
<b>23/00045/FULPP</b>	246 High Street, Aldershot	Change of use from shop to a two-bedroom flat	1
<b>23/00068/FULPP</b>	27 Wood Lane, Farnborough	Erection of a two-storey, two-bedroom dwelling	1
<b>23/00189/FULPP</b>	147 Queen's Road, Farnborough	Demolition of existing annexe to side (formerly a double garage) and erection of a one-bed dwelling	1
<b>23/00220/FULPP</b>	5 Highfield Path, Farnborough	Subdivision of 1 two-bed bungalow into 2 one-bed dwellings	2
<b>23/00227/FULPP</b>	Unit 6 – North Barn Studio, 4 Hillside Road, Aldershot	Change of use of detached office studio building to a three-bedroom dwelling	1

Rushmoor Five-Year Housing Land Supply: 2024-2029 (December 2024)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
<b>23/00330/FULPP</b>	First and Second Floors, 30 Camp Road, Farnborough	Conversion of existing offices and erection of additional floor to provide 8 flats	8
<b>23/00354/FULPP</b>	St Swithins, Upper St Michael's Road, Aldershot	Erection of 2 four-bed detached dwellings following demolition of existing dwelling and garage	2
<b>23/00361/FULPP</b>	54 Netley Street, Farnborough	Change of use of detached 10-bed guesthouse to 5 supported living units (C2)	1
<b>23/00382/FULPP</b>	Park Road Garage, 107 Park Road, Farnborough	Change of use of vehicle sales and repair garage, and erection of 4 three-bed dwellings	4
<b>23/00453/FUL</b>	123 Park Road, Farnborough	Erection of a two-bedroom semi-detached dwelling	1
<b>23/00516/FUL</b>	136 Austen Road, Farnborough	Demolition of garage and erection of a two-storey, one-bedroom dwelling	1
<b>23/00532/FULPP</b>	30 Blackthorn Crescent, Farnborough	Erection of a pair of semi-detached two-bedroom dwellings	2
<b>23/00580/FULPP</b>	Land at Pool Road, Aldershot	Erection of 3 two-bedroom houses	3
<b>23/00592/FULPP</b>	105 High Street, Aldershot	Conversion of property into 3 two-bedroom residential units, with the retention of the commercial use on the ground floor	3



Rushmoor Five-Year Housing Land Supply: 2024-2029 (December 2024)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
<b>23/00644/FUL</b>	31-37 Victoria Road, Farnborough	Change of use from Class E to create 12 flats	12
<b>23/00676/FULPP</b>	179 North Lane, Aldershot	Change of use of part of a retail unit to form a one-bed residential unit	1
<b>23/00690/PRIOR</b>	Interpower House, Windsor Way, Aldershot	Change of use of the ground floor to provide 3 flats	3
<b>23/00742/FULPP</b>	34-36 Victoria Road, Farnborough	Addition of one storey to existing building and extension to facilitate conversion to 18 one-bed flats	18
<b>Total</b>			<b>1,421</b>

**Appendix 2      SHELAA Sites without Permission on 1st April 2024 (anticipated delivery 2024-2029)**

SHELAA ID	Address	Estimated Housing Potential (net units)	Likely Net Yield: 2024-2029
102	Willow House, 23 Grosvenor Road, Aldershot	5	5
627	Redan Road Depot, Redan Road, Aldershot	5	5
641	3-5 Pickford Street, Aldershot	7	7
642	15 Wellington Street, Aldershot	5	5
643	Briarcliff House, Kingsmead, Farnborough	36	36
<b>Total</b>			<b>58</b>