
**Rushmoor Strategic
Housing and Economic
Land Availability
Assessment**

**Deliverable and Developable
Site Assessments**

December 2024

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	15
Address	Farnborough Civic Quarter (comprising Westmead House and car park, Farnborough Library, former Police Station, Elles Hall and Leisure Centre sites, and Sulzers Roundabout), Council Offices and Pinehurst Car Park Farnborough Hampshire
Site Area (ha)	12.09
How Site Was Identified	Outline planning application. The site is being taken forward for redevelopment by the Rushmoor Development Partnership as part of the Council's regeneration programme. The Farnborough Civic Quarter part of the site is a site allocation within the Rushmoor Local Plan (Policy SP2.3) and is also identified within the 'Farnborough Civic Quarter Masterplan' SPD (2015).
Use of Site	The site comprises a mix of uses, including a library, offices, public car parks, public open space and vacant community centre, police station and leisure centre sites.
Character of Surrounding Area	The site includes the Farnborough Civic Quarter site, as allocated within the Rushmoor Local Plan (adopted in February 2019), which comprises Farnborough Library, Westmead House (offices), the demolished Farnborough Leisure Centre, Elles Hall Community Centre and Farnborough Police Station, a skate park, surface car parks and public realm. The site also includes land to the east of the defined site allocation, currently a surface car park (Queensmead Car Park) and a demolished brick-built multi-storey car park located in the middle of the Pinehurst gyratory (Pinehurst Car Park), and land to the south of Meudon Avenue which is home to the Council Offices. The Council Offices offers a campus feel, and landscaping is a prominent feature. The Civic Quarter also includes a designated area of open space.

<u>Site Information</u>	
Planning History	<p>An outline planning application was submitted in May 2018 at the police station site for the erection of up to 174 dwellings across eight storeys, with associated car parking, open space and infrastructure (18/00367/OUTPP). The application was withdrawn in November 2020. The Council subsequently received an outline planning application in March 2022 for the erection of up to 1,006 dwellings and 45,072 square metres of non-residential floorspace comprising town centre uses (22/00193/OUTPP). The number of dwellings proposed was subsequently reduced to up to 960 dwellings. The application site incorporates the Civic Quarter Local Plan site allocation, the Council Offices and Pinehurst Car Park. The Council's Development Management Committee resolved to grant outline planning permission, subject to the completion of a satisfactory s106 legal agreement, in February 2023. The Planning Statement accompanying the application notes that the mix of dwellings would comprise 363 one-bedroom, 498 two-bedroom and 99 three-bedroom dwellings. The Council granted prior approval for the demolition of Pinehurst Car Park in July 2024 (24/00297/DEMOPP).</p>
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	<p>The site is located within the defined urban area. The Farnborough Civic Quarter part of the site includes an area of designated open space and community facilities, which would need to be retained or reprovided. The majority of the Civic Quarter site is located within the defined town centre boundary, with a small part located within the primary shopping area. Pinehurst Car Park is located within the defined town centre boundary; any proposal would need to justify the loss of the car park. The Council Offices is located to the south of the defined town centre boundary.</p>
Physical Constraints	<p>The Farnborough Civic Quarter site and the Council Offices are home to a number of established tree specimens, many of which are not subject to a Tree Preservation Order (TPO) because they are on Council-owned land. These specimens will need to be reviewed as part of any proposals. The Pinehurst Car Park sits within the middle of a busy gyratory, which is at an elevated level. A revised highways layout would be required and would need to leave a sufficiently proportioned developable site.</p>

<u>Suitability / Constraints to Development</u>	
Other Constraints (e.g., heritage, access, environmental)	<p>The Farnborough Civic Quarter site includes a pond and associated soft landscaping, which is natural in appearance. This will require consideration moving forward. Access to the Civic Quarter is currently from Westmead and Kingsmead, and vehicular movements will need careful consideration given the proposed scale of development. The Council Offices are in active use by Rushmoor Borough Council, and parts of the building have been let to other public sector bodies, which could affect the availability of the site. A number of TPO trees are situated along the site's southern boundary. The loss of revenue from the existing Pinehurst Car Park could also be a factor, particularly given the focus on income generation from local authorities.</p>

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	<p>The site is within the ownership of Rushmoor Borough Council and Hampshire County Council. The site is part of the Council's regeneration programme and is being taken forward for redevelopment by the Rushmoor Development Partnership (RDP). The Council acquired the vacant Police Station site in April 2019; an outline planning application for the erection of 174 dwellings at the Police Station site was submitted by the site's previous owners, Homes England, in May 2018 but was withdrawn in November 2020 (18/00367/OUTPP). Elles Hall Community Centre was demolished in 2021, and the Leisure Centre was demolished in 2023. An outline planning application for the erection of up to 1,006 dwellings at the Civic Quarter, the Council Offices and Pinehurst Car Park was received in March 2022, with the number of homes proposed subsequently reduced to a maximum of 960 dwellings (22/00193/OUTPP). The Council's Development Management Committee resolved to grant outline planning permission, subject to the completion of a satisfactory s106 legal agreement, in February 2023. Prior approval was granted in July 2024 for the demolition of Pinehurst Car Park (24/00279/DEMOPP).</p>

<u>Achievability</u>	
Market Factors	The site has good proximity to the town centre and the railway station.
Cost Factors	<p>Feasibility has been undertaken to support development. The government announced in January 2023 that the Council had been successful in its bid for £20 million from the Levelling Up Fund to support the delivery of a leisure and cultural hub. It subsequently announced in October 2023 that the Council will also receive £1.725 million from the One Public Estate Brownfield Land Release Fund to facilitate enabling works, including site preparation, utilities diversions and the demolition of Pinehurst Car Park. The Fund timescales dictate that land needs to be released for housing by 2027 (see Cabinet Report No. REG2402, February 2024).</p>

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The Council's Development Management Committee resolved to grant outline planning permission in February 2023, subject to the completion of an s106 legal agreement (22/00193/OUTPP).
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	960
Net Yield	960
Yield Justification	Yield is established from the outline planning application (22/00193/OUTPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	450	510

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	40
Address	Former TA Centre Redan Road Aldershot Hampshire
Site Area (ha)	0.29
How Site Was Identified	The site is with planning permission.
Use of Site	Vacant site.
Character of Surrounding Area	The site is bounded to the south by Redan Hill Gardens and to the north by Aldershot Town FC football ground. Whilst the surrounding area is primarily residential, the immediate surroundings are dominated by green space.
Planning History	Planning permission granted in March 2015 for the erection of 3 two-bedroom, 7 three-bedroom and 4 four-bedroom houses and a block of 8 two-bedroom flats (22 units in total) (14/00028/FULPP). A minor material amendment was approved in June 2020 for amendments to the design and the finished floor levels of the permitted dwellings (19/00838/MMA). As of April 2024, 14 units have been completed. The Council granted permission in September 2023 for an additional storey on the block of flats to create a revised block of 11 residential units (an additional 3 one-bedroom units) (21/00697/FULPP).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and is bounded to the south and east by designated open space. No constraints to the development of the site.
Physical Constraints	Relationship with established neighbouring residential development needs to be considered.
Other Constraints (e.g., heritage, access, environmental)	Group TPO designation to the south-east corner of the site.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Mr B. Randhawa. The site is with planning permission and is under construction.

<u>Achievability</u>	
Market Factors	The site is with consent for a mix of housing types and is close to the town centre.
Cost Factors	The site is with permission, and a viability assessment was considered as part of the proposal.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	11
Net Yield	11
Yield Justification	Yield is determined by the planning permissions (14/00028/FULPP and 21/00697/FULPP). Residual figure as of April 2024 (14 units completed, with 11 to be built out).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
11	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	78
Address	Interpower House Windsor Way Aldershot Hampshire GU11 1JG
Site Area (ha)	0.03
How Site Was Identified	The site is with planning permission.
Use of Site	Office use.
Character of Surrounding Area	The site is occupied by a detached three-storey 1970s office building and car park located on the west side of Windsor Way and is immediately adjacent to the Ordnance Roundabout. A car sales and maintenance dealership adjoins the site to the south, whilst Charters House, a block of 16 flats, closely adjoins the building to the west. A terrace of properties which fronts on to High Street and contains residential and office uses is also located immediately adjacent to the west of the car park. The scale of development is up to four or five storeys.

<u>Site Information</u>	
Planning History	<p>Prior approval granted in November 2022 under Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) for the change of use of the first and second floors of the building to provide 12 one-bedroom flats (22/00668/PRIORP). Prior approval was also granted in October 2023 under Class MA of the GPDO for the change of use of the ground floor to provide 2 one-bedroom flats and a bedsit (3 dwellings in total) (23/00690/PRIOR). Material minor amendments were granted in July 2024 for alterations to the internal layout and arrangement of the flats as approved by 22/00668/PRIORP (24/00279/REVPP) and 23/00690/PRIOR (24/00278/REVPP), and planning permission was granted in August 2024 for the installation of double-glazed windows, Juliet balconies and external cladding (24/00327/FULPP). As of December 2024, the permitted dwellings have yet to obtain consent under regulations 75-78 of the Conservation of Habitats and Species Regulations 2017 to address their impact on the Thames Basin Heaths Special Protection Area (SPA). Until such consent is obtained, the permitted development rights cannot be exercised, irrespective of the Council's approval of the prior approval applications. However, the Council received a Regulation 77 application in August 2024 to address the impact of 22/00668/PRIORP and 23/00690/PRIOR on the SPA, which is currently under consideration (24/00189/GENENQ). A full planning application was also received in August 2024 for the erection of an additional storey to provide 4 additional flats, comprising 3 one-bedroom and 1 two-bedroom flats (24/00490/FULPP), which is currently under consideration.</p>
With Permission for Residential Development on 1st April 2024?	Yes (22/00668/PRIOR and 23/00690/PRIOR).
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. The loss of office space to residential uses is permitted development. There are no Article 4 directions in force at the site.
Physical Constraints	No known physical constraints. The current proposals make use of an existing building and car park.
Other Constraints (e.g., heritage, access, environmental)	Vehicular access to the site is established via Sebastopol Road to the west.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Stoneharbour Developments Ltd. The site has received prior approval consent for the change of use of the building to residential use (22/00668/PRIORP and 23/00690/PRIOR). Whilst the proposals have yet to obtain consent under regulations 75-78 of the Conservation of Habitats and Species Regulations 2017 to address their impact on the Thames Basin Heaths Special Protection Area (SPA), the Council received a Regulation 77 application in August 2024 to address the impact of the schemes on the SPA and is currently under consideration (24/00189/GENENQ). The Council also received a full planning application in August 2024 for the erection of an additional storey to provide 4 additional flats, comprising 3 one-bedroom and 1 two-bedroom flats (24/00490/FULPP), which is currently under consideration.

<u>Achievability</u>	
Market Factors	The site would offer an opportunity to provide smaller dwellings, with good proximity to the town centre and the railway station.
Cost Factors	No known cost factors that would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. Prior approval has been granted for the change of use of the building to residential. Whilst the proposals have yet to obtain consent under regulations 75-78 of the Conservation of Habitats and Species Regulations 2017 to address their impact on the Thames Basin Heaths Special Protection Area (SPA), the applicants are seeking to obtain the appropriate SPA mitigation.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	Yes

<u>Deliverability Assessment</u>	
Gross Yield	19
Net Yield	19
Yield Justification	Yield is determined by the approved prior approvals (22/00668/PRIORP and 23/00690/PRIOR), and the planning application for 4 additional flats received in August 2024 (24/00490/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
15	4	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	102
Address	Willow House 23 Grosvenor Road Aldershot Hampshire GU11 1DL
Site Area (ha)	0.06
How Site Was Identified	Planning application. Also identified within the 'Aldershot Town Centre Prospectus' SPD (2016) and the subject of a previous planning application refusal and appeal dismissal.
Use of Site	Vacant NHS building.
Character of Surrounding Area	The site is located on a prominent junction within Aldershot Town Centre on the corner of Grosvenor Road and Victoria Road and comprises a two-storey flat-roofed building constructed in the 1970s which is of little architectural merit. The surrounding area is mixed use, with retail on the ground floor and residential above. There is a strong heritage character to the location, and part of the site falls within the Aldershot West conservation area. The site is surrounded by listed buildings to the west, south and south west. St Katherine Court, a five-storey flatted development, lies to the north.
Planning History	Planning permission refused in August 2018 for the demolition of the existing building and the erection of a part three-, part four- and part five-storey building containing 23 flats (18/00251/FULPP). Reasons for refusal included design, negative impact on the setting of a Grade II* listed building, impact upon neighbouring residential amenity, parking, open space provision, and failing to address the impact of the development on the Thames Basin Heaths Special Protection Area. Subsequent appeal dismissed in November 2019. A Certificate of Lawfulness for a Proposed Development was issued in May 2024 in respect of the conversion of the ground floor of the building to a shop (Use Class E) (24/00244/PDC). Advertisement consent was subsequently granted in September 2024 for the display of two non-illuminated fascia signs on the building (24/00247/ADVPP). Prior approval granted in October 2024 for the conversion of the first-floor commercial space to residential under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO) to provide 5 flats (24/00546/PRIORP).

Site Information	
With Permission for Residential Development on 1st April 2024?	No (prior approval granted in October 2024).
Implemented on 1st April 2024?	No

Suitability / Constraints to Development	
Policy Constraints	The site is located within the defined urban area and within Aldershot Town Centre. Part of the site also lies within the Aldershot West conservation area. It sits on a corner opposite listed and locally listed buildings. Design will therefore be a major factor in any proposal, as will the impact upon neighbouring residential amenity. Whilst the loss of the existing community use would need to be justified, the disposal of the site by the NHS suggests that there are appropriate re-provisions for it.
Physical Constraints	Parking provision on the site is likely to be a constraint.
Other Constraints (e.g., heritage, access, environmental)	The site is adjacent to listed buildings. Potential light issues with the adjacent residential building (St Katherine Court) on Grosvenor Road.

Availability	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Jepol Property Ltd. Prior approval was granted in October 2024 for the conversion of the first-floor commercial space to residential under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO) (24/00546/PRIORP).

<u>Achievability</u>	
Market Factors	The site is likely to offer scope for a mix of one- and two-bedroom flats. Town centre location and good access to public transport.
Cost Factors	Any scheme needs to take into account a number of constraints which may affect the yield.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. Prior approval has been granted for the change of use to residential.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	5
Net Yield	5
Yield Justification	Yield is determined by the prior approval (24/00546/PRIORP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
5	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	108
Address	Former Co-Op Car Park Birchett Road Aldershot Hampshire GU11 1LD
Site Area (ha)	0.24
How Site Was Identified	Desktop survey. Also identified within the 'Aldershot Town Centre Prospectus' SPD (2016).
Use of Site	Public car park.
Character of Surrounding Area	The site is occupied by a car park which serves the former Co-Op supermarket and other commercial properties in Victoria Road. The former Co-Op unit fronts Victoria Road but can also be accessed through the car park at the rear.
Planning History	No relevant planning history.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and the defined town centre. The loss of the car park would need to be justified, and the impact on the vitality and viability of the town centre would need to be assessed.

<u>Suitability / Constraints to Development</u>	
Physical Constraints	The site has an existing access on to Birchett Road. No known physical constraints. Undercroft parking may be required.
Other Constraints (e.g., heritage, access, environmental)	The site provides access to the rear of properties on Victoria Road and Station Road, which would need to be retained.

<u>Availability</u>	
Is the Site Available?	Unknown
Site Ownership and Owner's Intentions	Rushmoor Borough Council previously operated the car park on behalf of the owner of the site but this has now ceased. The owner's intentions and the availability of the site for redevelopment are unclear at this stage.

<u>Achievability</u>	
Market Factors	The site could accommodate development to the Birchett Road frontage, most likely in the form of flats/maisonettes, with undercroft parking or parking accommodated to the rear of the site.
Cost Factors	No known cost factors that would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	If the site were to be redeveloped, the Council would need to be satisfied that there would be no detrimental impact on the vitality and viability of the town centre through the loss of public parking.
Is the Site Developable? (6-15 years)	Yes

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	50
Net Yield	50
Yield Justification	Yield is an estimate based upon the size of the site and development within the vicinity.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	50

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	110
Address	Progress House and Penmark House Albert Road, Aldershot Hampshire GU11 1SZ
Site Area (ha)	0.15
How Site Was Identified	The site forms part of a Local Plan site allocation (Policy SP1.8) and is identified within the 'Aldershot Town Centre Prospectus' SPD (2016).
Use of Site	Vacant office building and private car park.
Character of Surrounding Area	The site comprises a vacant locally listed four-storey office building, which is attached to a small workshop (15 Albert Road), which is also locally listed, and a car parking area on the opposite side of Albert Road. The car park is informally surfaced. The office building backs on to the railway station car park, whilst industrial units are located to the east. To the east of the car park lie two-storey terraced and semi-detached dwellings. Holy Trinity Church, a Grade II listed building, lies in close proximity to the north west of the office building and to the west of the car park.
Planning History	The Council received a planning application in September 2005 for 65 flats, comprising 50 flats in a single block on the Progress House and Penmark House site, following demolition of the existing buildings, and 15 flats on the adjacent car parking area across two blocks (05/00599/FUL). The application was withdrawn in December 2005. There were concerns about design/scale, landscaping, railway noise and insufficient parking. A prior approval application for a change of use from offices to residential comprising 40 dwellings (16 one-bedroom and 24 two-bedroom flats) was subsequently submitted in July 2016 but was found to be invalid upon receipt (16/00590/PRIOR).
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and forms part of the Aldershot Station and Surrounds site designation within the Rushmoor Local Plan (Policy SP1.8). Penmark/Progress House has been vacant for a number of years, and Policy SP1.8 supports the redevelopment of the site for residential use. The site is within the vicinity of Holy Trinity Church, which is Grade II listed. The building itself was locally listed in 2023, whilst the attached building at 15 Albert Road is also locally listed. The car park is in informal use as a car parking area but does not appear to be associated with any existing use. There would therefore be no resistance against the loss of the existing car parking to support the development of Progress House and Penmark House.
Physical Constraints	Access is already established off Albert Road.
Other Constraints (e.g., heritage, access, environmental)	The site is in close proximity to the Grade II listed Holy Trinity Church. The building was locally listed in 2023 and is attached to another locally listed building. Rather than a 1960s redevelopment, the building retains substantial parts of the structure of the late-nineteenth century Simmonds Steam Mill. Any development should look to reveal the original structure and enhance the heritage asset. A foul water sewer crosses part of the car park.

<u>Availability</u>	
Is the Site Available?	Unknown
Site Ownership and Owner's Intentions	A prior approval application for a change of use from offices to residential, not including the car park area, was submitted in July 2016 but was found to be invalid upon receipt (16/00590/PRIOR). It is understood that the office building and car park are within the same ownership. The availability of the site is unknown at this stage.

<u>Achievability</u>	
Market Factors	The site's proximity to the mainline railway station and access to local amenities are likely to generate interest.
Cost Factors	Any scheme needs to take account of a number of constraints which may affect the yield.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	20
Net Yield	20
Yield Justification	Yield is a conservative estimate having regard to the existing constraints.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	20

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	113
Address	52 Victoria Road Aldershot Hampshire GU11 1SS
Site Area (ha)	0.20
How Site Was Identified	The site is with planning permission.
Use of Site	Commercial premises.
Character of Surrounding Area	The site comprises a large single-storey steel-framed shed located to the east of Aldershot Town Centre. The site fronts on to Victoria Road and is surrounded by a mix of commercial uses and residential development. The area is urban in appearance, with very little soft landscaping.
Planning History	Planning permission granted in March 2017 for a residential scheme of 56 flats (18 one-bedroom, 31 two-bedroom and 7 three-bedroom units) following demolition of the existing commercial building (16/00878/FULPP). A non-material amendment was subsequently approved in July 2019 to allow for internal and external alterations (19/00305/NMAPP). A subsequent non-material amendment was approved in September 2020 which comprised a reduction in the number of dwelling units from 56 to 54 units (20/00528/NMAPP).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes (16/00878/FULPP)

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. No policy constraints to development.
Physical Constraints	The site is immediately adjacent to an established car dealership. An appropriate set back will be required in order to allow for future redevelopment.
Other Constraints (e.g., heritage, access, environmental)	A listed building (Holy Trinity Church) is located to the south but is unlikely to have a bearing on the redevelopment of the site.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Castilo UK Development Ltd. The site is with planning permission and is under construction.

<u>Achievability</u>	
Market Factors	Proximity to the mainline railway station and access to local amenities are likely to generate interest in the site.
Cost Factors	Demolition of the existing building on the site will be required but is unlikely to be a restriction on development viability.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	56
Net Yield	56
Yield Justification	Yield is determined by the planning permission (16/00878/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
56	0	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	119
Address	Wellesley Aldershot Hampshire
Site Area (ha)	137.01
How Site Was Identified	The site is with outline planning permission, and various reserved matters have been approved. Also a site allocation within the Rushmoor Local Plan (Policy SP5).
Use of Site	Former MoD site.
Character of Surrounding Area	Former MoD land situated to the north of Aldershot Town Centre, the site is bordered to the west by the A325 and to the north by the Basingstoke Canal.
Planning History	Outline permission granted in July 2013 for up to 3,850 dwellings alongside the first phase (Maida, Zone A) (12/00958/OUT). Subsequent phases have been approved for Corunna (Zone B) (16/00757/REMPP, 18/00117/REMPP); Cambridge Military Hospital (15/00897/REMPP, 15/00930/LBC2PP; 19/00423/NMAPP, 19/00527/LBC2; 21/00071/NMAPP, 21/00070/REV), Louise Margaret (15/00898/REMPP, 15/00931/LBC2PP) and Gunhill and Water Tower (15/00069/REMPP, 15/00068/LBC2PP) (Zone C); McGrigor (Zone D) (17/00494/REMPP); Gunhill (Zone E) (16/00133/REMPP); Stanhope Lines East (Zone K) and Buller (Zone M) (21/00108/REMPP); and Stanhope Lines West (Zone H) and part of the School End development zone (Zone I) (24/00236/REMPP). A non-material amendment and applications to vary the conditions of the 15/00897/REMPP reserved matters and 15/00930/LBC2PP listed building consent at the Cambridge Military Hospital were also approved in November 2024 to allow for the creation of an additional two residential units (24/00248/NMAPP, 24/00251/REVPP and 24/00256/REVPP). The Council also received applications in August 2024 for the part approval of reserved matters and listed building consent for the redevelopment of the Fourth Division Headquarters buildings which comprise part of the Neighbourhood Centre zone (Zone L) (24/00517/REMPP and 24/00504/LBCPP).
With Permission for Residential Development on 1st April 2024?	Outline permission granted, and various reserved matters approved or forthcoming.

Site Information	
Implemented on 1st April 2024?	Yes

Suitability / Constraints to Development	
Policy Constraints	The site is located within the defined urban area and is a Local Plan site allocation (Policy SP5). Part of the site is covered by the Aldershot Military conservation area, areas of designated countryside and playing pitches.
Physical Constraints	Given the scale of the site and the nature of the previous use, there are few physical constraints to the delivery of the site.
Other Constraints (e.g., heritage, access, environmental)	The site contains a number of listed buildings that require careful management. As part of the permission, a new slip road on to the A331 (northbound) has been delivered by Grainger. A small portion of the site lies within 400 metres of the Thames Basin Heaths Special Protection Area (SPA).

Availability	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is managed by Grainger on behalf of the Ministry of Defence (MoD). The intention is to complete delivery of the overall site within 15 years, in accordance with the indicative phasing. As of April 2024, Maida (Zone A), Corunna (Zone B), Cambridge Military Hospital and Gunhill and Water Tower (Zone C), McGrigor (Zone D) and Gunhill (Zone E) are complete, with the Louise Margaret (Zone C) and Stanhope Lines East (Zone K) and Buller (Zone M) under construction. Developers include Weston Homes (Louise Margaret) and Taylor Wimpey (Stanhope Lines East and Buller). Reserved matters have been approved for the construction of 260 dwellings at Stanhope Lines West (Zone H) and part of the School End development zone (Zone I) (24/00236/REMPP), and applications have been granted to vary some of the conditions of the reserved matters permission and listed building consent at the Cambridge Military Hospital to allow for the creation of an additional two residential units (24/00248/NMAPP, 24/00251/REVPP and 24/00256/REVPP). Applications have also been received for the part approval of reserved matters and listed building consent for the redevelopment of the Fourth Division Headquarters buildings which comprise part of the Neighbourhood Centre zone (Zone L) (24/00517/REMPP and 24/00504/LBCPP).

<u>Achievability</u>	
Market Factors	The site offers a mix of housing types and tenures. Early phases have sold extremely well, and there is strong demand.
Cost Factors	The scheme is with permission, and a number of phases are being implemented. Infrastructure costs are fully funded.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The constraints identified have been taken into account through the detailed design of phases.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	2366
Net Yield	2366
Yield Justification	Yield is determined by the outline planning permission (12/00958/OUT). Residual figure as of April 2024 (21 units completed in 2015-16, 117 completed in 2016-17, 106 completed in 2017-18, 128 completed in 2018-19, 432 completed in 2019-20, 168 completed in 2020-21, 144 completed in 2021-22, 166 completed in 2022-23 and 202 completed in 2023-24).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
1329	938	99

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	287
Address	Devereux House 69 Albert Road Farnborough Hampshire GU14 6SL
Site Area (ha)	0.34
How Site Was Identified	Review of Council assets.
Use of Site	Vacant residential care home.
Character of Surrounding Area	The site comprises Devereux House (69 Albert Road), a former hospital and vacant residential care home. The surrounding area is predominantly residential in nature and characterised by two-storey detached dwellings with large plots. Albert Road is characterised by soft landscaping, with a number of mature tree specimens fronting the street scene.
Planning History	No relevant planning history.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. The current use of the site as a residential care home would give rise to the need to justify its loss to alternative uses.

<u>Suitability / Constraints to Development</u>	
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	There are individual TPO trees and TPO groups to the front of the site. The site is adjacent to the South Farnborough conservation area. Devereux House is locally listed and therefore retains architectural merit. Any redevelopment should seek to retain/re-use the building.

<u>Availability</u>	
Is the Site Available?	Yes (for C2 care home use)
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council. The residential care home at Devereux House (69 Albert Road) closed in December 2020. The Council's Cabinet has approved the disposal of the site through the granting of a new long ground-lease for up to 399 years to facilitate the redevelopment of the property into a replacement care home (see Cabinet Report PG2330, September 2023).

<u>Achievability</u>	
Market Factors	The site is not considered to be available for residential development but could support the need for care accommodation.
Cost Factors	The site is not considered to be available for residential development. No known cost factors which would preclude development for a C2 care home.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. Any development at the site for a replacement C2 care home should sustain and enhance the existing locally listed heritage asset.
Is the Site Developable? (6-15 years)	Yes

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	29
Net Yield	21
Yield Justification	Yield is the equivalent number of dwellings generated by a 60-bedspace care home (29), taking into account the existing number of bedspaces (16).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	21	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	290
Address	209-211 Lynchford Road Farnborough Hampshire GU14 6HF
Site Area (ha)	0.29
How Site Was Identified	The site is with planning permission.
Use of Site	Commercial/gym/light industrial.
Character of Surrounding Area	The site is occupied by a two-storey building that fronts on to Lynchford Road and which previously housed a fitness centre on the ground floor, with offices and storage above. There is a small parking area at the front of the building and light-industrial units to the rear, with access via Lynchford Road and Morris Road. Development on Lynchford Road within the vicinity is primarily residential in nature and characterised by a mix of dwelling types, from two-storey terraced properties to flatted development of 3.5 storeys. The site is surrounded by residential properties on all sides.
Planning History	Planning permission refused in October 2021 for the erection of an apartment building and ten terraced houses comprising a total of 17 dwellings (3 one-bedroom, 4 two-bedroom and 10 three-bedroom) following the demolition of all buildings on site (21/00231/FULPP). Reasons for refusal were failure to provide adequate details of suitable surface water drainage measures, failure to demonstrate that there would be no adverse impact on protected wildlife species and biodiversity, impact upon the Thames Basin Heaths Special Protection Area, and lack of provision for public open space. The application was resubmitted in July 2022 and was granted planning permission in January 2023 (22/00480/FULPP).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and provides small-scale employment opportunities, but is not a designated employment site. Justification would be required for the loss of the gym use. Given the proximity to neighbouring residential uses, neighbour amenity is likely to be a key consideration.
Physical Constraints	There is a gentle slope downwards along Lynchford Road from west to east, and the site is at an elevated position from the highway.
Other Constraints (e.g., heritage, access, environmental)	There are two TPO trees along the northern boundary, and a significant number of trees border the site. Lynchford Road is designated as a green corridor, and land remediation may be required. A foul water sewer also crosses part of the site.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Farnborough Assets Ltd. The site is with planning permission, which has been implemented.

<u>Achievability</u>	
Market Factors	The site has good proximity to North Camp District Centre and good access to services and transport connections.
Cost Factors	Costs associated with demolition and land remediation.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	17
Net Yield	17
Yield Justification	Yield is determined by the planning permission (22/00480/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
17	0	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	305
Address	Woodcot Court 2a Woodcot Gardens Farnborough Hampshire GU14 9RD
Site Area (ha)	0.25
How Site Was Identified	The site is with planning permission.
Use of Site	General industrial (B2).
Character of Surrounding Area	The site is in use as a commercial yard and is accessed via Woodcot Gardens, a residential cul-de-sac. The site is surrounded by mature trees, and the South Western Main Line runs to the south. The site abuts the rear gardens of 57-63 Fleet Road to the north east and adjoins further residential properties at Chiltern Avenue to the west; the rear gardens of 2-4 Woodcot Gardens lie to the north.
Planning History	Permission for the existing yard use was granted in January 2000 (99/00838/FUL). The Council received a planning application in March 2020 for the change of use of the site to residential, including the demolition of the existing buildings and the erection of 7 two-storey houses (comprising 5 three-bedroom and 2 four-bedroom dwellings) (20/00229/FULPP). The application site comprises the rear half of the residential curtilage of 2 Woodcot Gardens. The Council's Development Management Committee resolved to grant planning permission in May 2020, subject to the completion of a satisfactory s106 legal agreement. An agreement was subsequently completed, and permission was granted in July 2020.
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. It provides a local employment opportunity but is not a designated employment site. Given the proximity of neighbouring residential properties, careful consideration of design will be required, but this is not considered to be a constraint to development.
Physical Constraints	Development would need to be designed to respect the surrounding trees. A group TPO abuts the site's eastern perimeter. Access between the existing properties is also quite constrained, although the existing use suggests that it is acceptable.
Other Constraints (e.g., heritage, access, environmental)	Railway noise. Land remediation may also be required.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Downton Homes Ltd. The site is with planning permission and is under construction.

<u>Achievability</u>	
Market Factors	The site provides the opportunity for smaller family homes in a suburban location.
Cost Factors	Potential costs associated with land remediation.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	7
Net Yield	7
Yield Justification	Yield is determined by the planning permission (20/00229/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
7	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	515
Address	Telephone Exchange Ordnance Road Aldershot Hampshire GU11 2AH
Site Area (ha)	1.27
How Site Was Identified	Promoted by landowner.
Use of Site	Telephone exchange.
Character of Surrounding Area	The site is located off Ordnance Road and is occupied by a large multi-storey office and telephone exchange building, with associated parking and a service yard. Aldershot Town Football Club Stadium lies to the south east, whilst a care home (Harlow Hall) and a Buddhist temple and community centre adjoin the site to the south west. A flatted development borders the site to the north, and Parsons Barracks lies to the east.
Planning History	No relevant planning history.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and is not a designated employment site. No known policy constraints to development.

<u>Suitability / Constraints to Development</u>	
Physical Constraints	Access is already established off Ordnance Road. The site also has a slight gradient.
Other Constraints (e.g., heritage, access, environmental)	Significant demolition will be required on site. The site is bounded by Aldershot Town Football Club to the south east, a care home to the west, and residential uses to the north and east. Some consideration may need to be given in terms of the impact on neighbours, but this is unlikely to be a significant issue given the scale of the existing development.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Telereal Securitised Property GP Ltd and that the current use is expected to cease between December 2027 and December 2030. The site has been promoted for residential development.

<u>Achievability</u>	
Market Factors	The site is large enough to facilitate a comprehensive development. Neighbouring residential uses are primarily smaller dwellings (one- and two-bed flats). There could be scope for a mix of unit types on the site, with good access to the town centre and public transport.
Cost Factors	Costs associated with the decommissioning and demolition of the Exchange. Land remediation and investment in infrastructure may also be necessary.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	100
Net Yield	100
Yield Justification	Yield is a conservative estimate based upon the size of the site and existing development within the vicinity.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	100

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	518
Address	Meudon House Meudon Avenue Farnborough Hampshire GU14 7NB
Site Area (ha)	2.04
How Site Was Identified	The site is with planning permission. Also a site allocation within the Rushmoor Local Plan (Policy SP7).
Use of Site	Office use.
Character of Surrounding Area	The site comprises a two-storey office building which contains approximately 7,500 square metres of office floorspace. The building was previously part of Pinehurst Park, which included offices at The Convent and 117 Farnborough Road. The Convent and 117 Farnborough Road have both been subject to change of use to residential. The site has been separated from The Convent and 117 Farnborough Road.
Planning History	Planning permission granted in March 2019 for the demolition of the existing building and the erection of 205 dwellings, comprising 93 one-bed flats, 80 two-bed flats and 32 three-bed houses (18/00140/FULPP). The ownership of the site subsequently changed, and the Council received an alternative planning application comprising 197 dwellings (86 one-bedroom flats, 77 two-bedroom flats and 34 three-bedroom houses) in May 2019, which was granted permission in January 2020 (19/00337/FULPP).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and is allocated for housing within the Rushmoor Local Plan (Policy SP7).
Physical Constraints	Proposals will need to take account of adjacent residential developments, which are only two storeys in height.
Other Constraints (e.g., heritage, access, environmental)	The site is previously developed with office use and will require substantial demolition.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Bellway Homes. The site is with planning permission and is under construction.

<u>Achievability</u>	
Market Factors	The site offers the opportunity for a mix of unit types, with good proximity to the town centre and mainline railway station.
Cost Factors	Costs associated with demolition.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	85
Net Yield	85
Yield Justification	Yield is determined by the planning permission (19/00337/FULPP). Residual net figure as of April 2024 (112 units completed).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
85	0	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	527
Address	57 Alexandra Road Farnborough Hampshire GU14 6BS
Site Area (ha)	0.11
How Site Was Identified	Planning application.
Use of Site	Residential (HMO).
Character of Surrounding Area	Located on Alexandra Road, which is a principal route through North Camp, the site is situated within the South Farnborough conservation area and occupied by a large detached dwelling which is currently in use as an HMO. Surrounding development is primarily suburban in nature. To the southern end of Alexandra Road are established active ground-floor uses fronting on to the street, with residential uses above, whilst the northern end is more residential in appearance. The site is bounded to the north by serviced apartments, whilst a relatively modern flatted development for the elderly (Shaftesbury Court) lies to the south. Residential gardens of properties on Somerset Road adjoin to the east. A former coach house to the rear of the site is occupied as an independent dwelling.
Planning History	Planning permission granted in January 2011 for the erection of a rear extension to provide five flats (10/00677/FULPP). Conditions were subsequently approved in February 2014 (13/00809/CONDPP), but the permission lapsed unimplemented. A Certificate of Lawfulness was issued in January 2024 for the use of the building as a larger house in multiple occupation, with 10 single-occupancy rooms (23/00829/EDCPP). The Council subsequently received a planning application in May 2024 for the erection of a rear extension and the change of use of the property from an HMO to 10 apartments, comprising 6 one-bedroom and 4 two-bedroom units (24/00270/FULPP), which is currently under consideration.
With Permission for Residential Development on 1st April 2024?	No

Site Information	
Implemented on 1st April 2024?	No

Suitability / Constraints to Development	
Policy Constraints	The site is located within the defined urban area and within the South Farnborough conservation area.
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	The site is located within the South Farnborough conservation area and is in close proximity to a locally listed building (63 Alexandra Road).

Availability	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Andrew and Judith Lundie. The site is currently in use as an HMO. An HMO licence was granted in April 2024 and expires on 6th May 2029 (licence no. 24/00163/HMOM). The Council received a planning application in May 2024 for the erection of a rear extension and the change of use of the property from an HMO to 10 apartments (24/00270/FULPP), which is currently under consideration.

Achievability	
Market Factors	The site offers good proximity to North Camp District Centre and transport connections.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	10
Net Yield	9
Yield Justification	Yield is determined by the planning application (24/00270/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	9	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	542
Address	1-5 Firgrove Parade Farnborough Hampshire GU14 7RE
Site Area (ha)	0.22
How Site Was Identified	The site is with planning permission.
Use of Site	Vacant site (previously retail and residential).
Character of Surrounding Area	The site is located off Victoria Road within the primary shopping area of Farnborough Town Centre. The A325 is located in close proximity to the east. Higher-density development surrounds the site, with a Premier Inn hotel and Beefeater restaurant adjacent, and an established apart-hotel use to the east.
Planning History	<p>Planning permission granted in October 2013 for the demolition and redevelopment of properties at 1-5 Firgrove Parade to provide 14 residential units (net 9 dwellings), with 490 sq. m of ground-floor retail space (use classes A1-A3), and the development of an 80-bed hotel (Use Class C1), with 726 sq. m ground-floor restaurant/bar (Use Class A3/A4), associated car parking and landscaping works (13/00024/FULPP); the permission was implemented, and the hotel/restaurant has been completed.</p> <p>Planning permission subsequently granted in August 2019 for the demolition of the existing building at 1-5 Firgrove Parade and the erection of a new building comprising retail use on the ground floor and 19 dwellings above (comprising 8 one-bedroom and 11 two-bedroom flats) (net 14 dwellings) (18/00506/FULPP). The planning permission was implemented, and the building was subsequently demolished in 2020. The Council received a revised planning application in March 2021 for the erection of a six-storey building comprising ground-floor flexible retail uses (use classes E, F.2 and sui generis) and 31 residential apartments above (comprising 12 one-bed and 19 two-bed dwellings), which was granted planning permission in July 2022 (21/00170/FULPP).</p>
With Permission for Residential Development on 1st April 2024?	Yes

<u>Site Information</u>	
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and the primary shopping area of Farnborough Town Centre and forms part of the defined secondary shopping frontage (Policy SP2.2).
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Mera Real Estate Ltd. The site is with planning permission and is under construction.

<u>Achievability</u>	
Market Factors	The site provides the opportunity for town centre living, with good proximity to the mainline railway station. The intended mix is likely to appeal to first-time buyers.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	31
Net Yield	31
Yield Justification	Yield is determined by the planning permission (21/00170/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
31	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	551
Address	Ham and Blackbird 281 Farnborough Road Farnborough Hampshire GU14 7LZ
Site Area (ha)	0.27
How Site Was Identified	The site is with planning permission.
Use of Site	Public house/restaurant.
Character of Surrounding Area	A former public house/restaurant situated within a gyratory along Farnborough Road. An access/egress point to and from the car park is available off the gyratory. The surrounding uses are a mix of residential and office developments of higher density.
Planning History	A planning application for the demolition of the public house and erection of 62 dwellings/community facility was withdrawn in August 2014 (14/00427/FULPP). Planning permission for the demolition of the public house/restaurant building and the erection of a five-storey and a six-storey building to provide 25 one-bedroom and 37 two-bedroom flats (62 dwelling units in total, a net of 61), community/arts/food and drink facility, public plazas, parking at lower ground-floor level, with revised access arrangements and associated highways and improved pedestrian access works was refused in January 2015 but allowed on appeal in April 2016 (14/00706/FULPP). A non-material amendment application in relation to external materials was approved in January 2023 (23/00021/NMA).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. A green corridor runs down the A325 to the east of the site but is not considered to be a constraint to development.
Physical Constraints	The site offers difficulties because of its location in the middle of a gyratory.
Other Constraints (e.g., heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Savoy Projects LLP. The site is with planning permission and is under construction.

<u>Achievability</u>	
Market Factors	The site offers good proximity to the mainline railway station and is within a five- to ten-minute walk of the town centre.
Cost Factors	No known factors that would preclude development. The site is with permission.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	62
Net Yield	62
Yield Justification	Yield is determined by the planning permission (14/00706/FULPP). Residual net figure as of April 2024 (1 unit lost).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
62	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	554
Address	The Galleries Shopping Centre, High Street Multi-Storey Car Park and The Arcade Aldershot Hampshire
Site Area (ha)	1.85
How Site Was Identified	The site is with planning permission. Also a site allocation within the Rushmoor Local Plan (Policy SP1.4).
Use of Site	Vacant shopping centre, car park and shopping arcade.
Character of Surrounding Area	The Galleries is a vacant purpose-built shopping centre constructed in the late 1980s and early 1990s. It is located within the primary shopping area of Aldershot Town Centre and is surrounded by a number of town centre uses. Access is from High Street, Little Wellington Street and Wellington Street (pedestrian only). The Arcade and High Street Multi-Storey Car Park are in active use. Constructed in the early 1990s, the Arcade is a two-storey brick-built shopping arcade located within the primary shopping area, whilst the High Street Multi-Storey Car Park lies outside this area and provides car parking for town centre users over several floors.
Planning History	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 to provide a phased development of 596 flats (330 one-bedroom and 266 two-bedroom), 4,105 square metres (a net loss of 10,629 square metres) of 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 (20/00508/FULPP). The Council's Development Management Committee resolved to grant planning permission in November 2020, subject to the completion of a satisfactory s106 legal agreement. The legal agreement was completed, and planning permission was granted in September 2022. Minor material amendments were subsequently approved in February 2023 (22/00779/REVPP). Planning permission was also granted in July 2023 for the erection of a multi-storey car park at the former Conservative Club site on Little Wellington Street (which is immediately adjacent to the Galleries and the Arcade), following demolition of the existing building, to enable continued public parking provision despite the loss of the High Street Multi-Storey car park as part of the redevelopment (23/00169/FULPP). The Council also granted prior approval for the demolition of the link bridge connecting the Galleries to the Wellington Centre in October 2021 (21/00787/DEMOPP).

Site Information	
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

Suitability / Constraints to Development	
Policy Constraints	The site is an allocation within the Rushmoor Local Plan (Policy SP1.4). The Galleries and Arcade are located within the primary shopping area of Aldershot Town Centre, and both form part of the secondary shopping frontage (Policy SP1.2). Active ground-floor and town centre uses will be required at the Galleries and the Arcade as part of any redevelopment proposals.
Physical Constraints	The site will require demolition and a number of party-wall agreements.
Other Constraints (e.g., heritage, access, environmental)	The redevelopment of the Arcade will need to give careful consideration to the relationship with the corner building on Wellington Street/Victoria Road (30 Wellington Street), which is locally listed. Access via Station Road into the site will also require some careful consideration. Re-provision of public car parking will also be required in order to bring forward the High Street Multi-Storey Car Park for development.

Availability	
Is the Site Available?	Yes

<u>Availability</u>	
Site Ownership and Owner's Intentions	The site is with planning permission, which has been implemented. The Galleries and the Arcade are within the ownership of Shaviram Aldershot Ltd, whilst the High Street Multi-Storey Car Park is within the ownership of Rushmoor Borough Council. The Council has agreed to relinquish its land interest in the High Street Multi-Storey Car Park to Shaviram in exchange for the freehold interest of the former Conservative Club site at Little Wellington Street, subject to necessary terms being agreed and on the basis that Shaviram will construct a replacement purpose-built public car park of at least 250 spaces at the site prior to handover (as per the resolution of the Cabinet meeting of February 2024). Planning permission was granted in July 2023 for the erection of a multi-storey car park at the former Conservative Club site following demolition of the existing building (23/00169/FULPP).

<u>Achievability</u>	
Market Factors	The site is located within the heart of Aldershot Town Centre and offers the opportunity for town centre living, with good access to services and the mainline railway station.
Cost Factors	Costs associated with demolition, provision of car parking and other mitigation. Known issues with sewerage pipeline to the north of the site. £3.4 million of government funding from the Housing Infrastructure Fund (HIF) has been secured to help meet the costs of the surface water sewer diversion and Suitable Alternative Natural Greenspace (SANG) contributions.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission, which has been implemented.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	596

<u>Deliverability Assessment</u>	
Net Yield	596
Yield Justification	Yield is determined by the planning permission (20/00508/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
596	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	557
Address	Briarwood Sorrel Close Farnborough Hampshire GU14 9XW
Site Area (ha)	0.32
How Site Was Identified	The site is with planning permission.
Use of Site	Former NHS rehabilitation centre; destroyed by fire and site cleared.
Character of Surrounding Area	The site is located within an established residential area which is suburban in nature and has a strong emphasis on natural landscaping. Typical scale of development is two storeys. The site was previously occupied by a substantial two-storey former NHS building which was destroyed by fire in September 2019. The damaged building was subsequently demolished, and the site was cleared in 2020.
Planning History	The Council received a planning application in February 2021 for the erection of 10 three-bedroom, three-storey detached houses with vehicular access from Sorrel Close (21/00066/FULPP). Permission was granted in May 2021 but lapsed unimplemented in May 2022. The planning application was resubmitted in June 2022 and granted planning permission in November 2022 (22/00394/FULPP).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. The loss of the existing community use would need to be justified to allow for residential development. However, the disposal of the site by the NHS suggests that there are appropriate re-provisions for it.
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	Vehicular access to the site will be required from Sorrel Close, as there is a covenant affecting the ability to form access from Herbs End. Group TPOs run to the north and south of the site. Land remediation may also be required.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of BPC Building Development Ltd. The site is with planning permission and is under construction.

<u>Achievability</u>	
Market Factors	The site is located within a suburban location which offers an opportunity for family housing.
Cost Factors	Potential costs associated with land remediation.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	10
Net Yield	10
Yield Justification	Yield is determined by the planning permission (22/00394/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
10	0	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	572
Address	Blandford House and Malta Barracks Shoe Lane Aldershot Hampshire
Site Area (ha)	10.62
How Site Was Identified	The site is with outline planning permission, and various reserved matters have been approved. Also a site allocation within the Rushmoor Local Plan (Policy SP10).
Use of Site	MoD office use and former barracks.
Character of Surrounding Area	The site is located off the A325 (Farnborough Road), immediately to the north of the Basingstoke Canal. The site comprises Blandford House, a large detached military residence which is a locally listed building, and Malta Barracks. There are several locally listed buildings within the grounds of Blandford House. 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. Access is off Shoe Lane via the north-bound A325.

Site Information	
Planning History	<p>The Council's Development Management Committee resolved to grant outline planning permission in March 2018 and November 2019 for the development of up to 180 dwellings, including the conversion of Blandford House and the retention of three existing dwellings, subject to the completion of a satisfactory s106 legal agreement (17/00914/OUTPP). Outline permission was granted in May 2020, following the completion of the legal agreement, alongside full permission for the provision of 13.7 hectares of Suitable Alternative Natural Greenspace (SANG). A pre-commencement condition relating to the provision of SANG was discharged in July 2021 (21/00845/CONDPP). Reserved matters for the erection of 9 dwellings (Phase 1) (22/00068/REM) and 11 dwellings (Phase 3) (22/00277/REMPP) were approved in November 2022, whilst reserved matters for 76 dwellings (Phase 2) (22/00138/REMPP) were approved in January 2023. A number of non-material amendments have also been approved. Reserved matters for the erection of 9 dwellings and the retention of 2 dwellings (RMA 5 - Phase 7) were refused in May 2024 (23/00388/REMPP). Reasons for refusal included design, unsatisfactory layout and distribution of affordable housing, the application not being in accordance with the approved site layout and phasing strategy of the outline permission, and the quantum of development likely exceeding the maximum of 180 dwellings in the absence of proposals for Blandford House when considering the approved phases and submitted proposals for the other phases. Reserved matters for the erection of 71 dwellings (Phase 4) (22/00340/REMPP) were received in May 2022, and the applicant submitted an appeal to the Planning Inspectorate in February 2024 on the basis of non-determination. The Council indicated in May 2024 that it would have refused the application for the provision of an unsatisfactory layout and distribution of affordable housing. The appeal was dismissed in July 2024, with planning permission being refused for the same reason. Reserved matters were subsequently received in October 2024 for the development of 83 dwellings, in respect of the final phase RMA, including the conversion of Blandford House into 5 apartments and the retention of 2 existing dwellings (24/00661/REMPP).</p>
With Permission for Residential Development on 1st April 2024?	Outline permission granted, and various reserved matters approved or forthcoming.
Implemented on 1st April 2024?	Yes

Suitability / Constraints to Development	
Policy Constraints	Blandford House is located within the designated countryside. The site is allocated for residential development within the Rushmoor Local Plan (Policy SP10), with a focus on redeveloping previously developed land.
Physical Constraints	The site is within the designated countryside, with poor access from the A325.

<u>Suitability / Constraints to Development</u>	
Other Constraints (e.g., heritage, access, environmental)	The site contains locally listed buildings and established tree belts.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is managed by Grainger on behalf of the Ministry of Defence (MoD), and the dwellings are to be delivered by Redrow Homes. The site is with outline planning permission, and various reserved matters applications have been received. As of December 2024, reserved matters for three phases have been approved, comprising 96 dwellings (Phase 1, 2 and 3), and construction has commenced.

<u>Achievability</u>	
Market Factors	The site provides the opportunity for family housing within a sylvan location.
Cost Factors	Likely costs associated with improvements to access and infrastructure upgrades.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with outline planning permission, and various reserved matters applications have been received. As of December 2024, reserved matters for three phases have been approved, comprising 96 dwellings (Phase 1, 2 and 3), and construction has commenced.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	Yes

<u>Deliverability Assessment</u>	
Gross Yield	176
Net Yield	176
Yield Justification	Yield is determined by the outline planning permission (17/00914/OUTPP). Residual figure as of April 2024 (4 units completed).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
92	84	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	575
Address	Former Site of Meadowcroft Whitchurch Close Aldershot Hampshire GU11 3RU
Site Area (ha)	0.29
How Site Was Identified	Promoted in Call for Sites (2016).
Use of Site	Vacant site. Previously C2 use (demolished care home and close-care elderly accommodation).
Character of Surrounding Area	The site is accessible from Selborne Avenue and was occupied by a vacant adult respite home, which has been demolished. The area is primarily residential in nature, with a suburban character of mid- to late twentieth-century terraced and semi-detached properties, typically two-storey. The River Blackwater and a nature reserve are located to the south of the site.
Planning History	No relevant planning history.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. No known policy constraints to development.

<u>Suitability / Constraints to Development</u>	
Physical Constraints	The site's proximity to Ticehurst, a residential home to the south, may have a bearing on capacity. Issues relating to access for refuse collection may need to be addressed.
Other Constraints (e.g., heritage, access, environmental)	An area of designated open space lies to the east of the site. Flood risk may require consideration, as the site is in close proximity to Flood Zone 3.

<u>Availability</u>	
Is the Site Available?	Unknown
Site Ownership and Owner's Intentions	The site is within the ownership of Hampshire County Council and was promoted in the Call for Sites (2016). The previous care home building has been demolished, but the availability of the site is unknown at this stage.

<u>Achievability</u>	
Market Factors	The site offers an attractive setting close to major areas of recreational space and a nature reserve to the south.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	9
Net Yield	9
Yield Justification	Yield is based on the submitted response to the Call for Sites (2016).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	9

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	578
Address	Land at Foulkes Terrace Aldershot Hampshire GU11 1PL
Site Area (ha)	0.59
How Site Was Identified	Promoted in Call for Sites (2016).
Use of Site	Grassed open space and vegetation.
Character of Surrounding Area	Located to the north of Aldershot Town Centre, the site is an area of grassed open space and contains a number of mature tree specimens and a children's playground. It also includes a terrace of three residential properties which have been damaged by fire. The site falls within an area of army housing and is accessed via Middle Hill and Campbell Road, which are unadopted highways. The Aldershot Centre for Health lies to the north, Hospital Hill lies to the west, and a pre-school lies to the east.
Planning History	No relevant planning history.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area to the north of Aldershot Town Centre. Although not formally identified as an open space designation, the loss of the green space would need to be justified or equivalent space would need to be provided elsewhere. The site also includes a children's playground; its loss would need to be justified or a replacement facility would need to be provided elsewhere.

<u>Suitability / Constraints to Development</u>	
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	The site has a number of established tree specimens and is in close proximity to the Grade II listed Union Buildings.

<u>Availability</u>	
Is the Site Available?	Unknown
Site Ownership and Owner's Intentions	The site was promoted for residential development in the Call for Sites (2016) by Wilky Group.

<u>Achievability</u>	
Market Factors	The site offers good proximity to Aldershot Town Centre.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	The site may require easements for access over MoD land and public services to be connected.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No

<u>Deliverability Assessment</u>	
Gross Yield	20
Net Yield	20
Yield Justification	Yield is a conservative estimate based upon the size of the site and existing development within the vicinity.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	20

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	580
Address	Aldershot Bus Station 3 Station Road Aldershot Hampshire GU11 1HN
Site Area (ha)	0.24
How Site Was Identified	The site is with planning permission. Also forms part of a site allocation within the Rushmoor Local Plan (Policy SP1.8) and identified within the 'Aldershot Town Centre Prospectus' SPD (2016).
Use of Site	Bus station.
Character of Surrounding Area	Aldershot Bus Station is situated adjacent to Aldershot railway station, to the south east of the town centre. It is surrounded by residential uses to the east and by the forecourt of the train station to the west. Access is off Station Road.
Planning History	Planning permission 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 (617 square metres within use classes A1-A5 or laundrette) and upper-floor residential use comprising 32 residential flats (18 one-bedroom, 12 two-bedroom and 2 three-bedroom dwellings) (16/00981/FULPP). Permission lapsed unimplemented in February 2022. The application was resubmitted in January 2022 and granted planning permission in January 2024 (22/00029/FULPP).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located to the south east of Aldershot Town Centre and is within the defined urban area. It also forms part of the Aldershot Station and Surrounds site allocation within the Rushmoor Local Plan (Policy SP1.8). No policy constraints to development.
Physical Constraints	No known physical constraints to development.
Other Constraints (e.g., heritage, access, environmental)	Re-provision of the bus station bays will be required to allow for the loss of the existing bus station.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Mr S. Gill. The site is with planning permission.

<u>Achievability</u>	
Market Factors	The site offers excellent public transport connections and good proximity to local services and facilities.
Cost Factors	Costs associated with demolition.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	32
Net Yield	32
Yield Justification	Yield is determined by the planning permission (22/00029/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
32	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	582
Address	Hippodrome House Birchett Road Aldershot, Hampshire GU11 1LZ
Site Area (ha)	0.18
How Site Was Identified	The site is with planning permission. Also a site allocation within the Rushmoor Local Plan (Policy SP1.6).
Use of Site	Mix of uses, including retail, office and leisure uses.
Character of Surrounding Area	Hippodrome House is a six-storey flat-roofed L-shaped building which was likely constructed in the 1960s. The ground floor of the building is in use for retail, food and drink, and leisure purposes, whilst the upper floors are in office, recreation and educational use. A courtyard to the rear provides limited on-site car parking and takes vehicular access from Birchett Road. The site is located within the defined Aldershot Town Centre boundary and is a short walk from Aldershot railway station. The surrounding area is a mix of town-centre-related uses at ground-floor level, with a number of residential uses above. Hippodrome House is a large building in the context of the wider townscape.
Planning History	Planning permission granted in March 2024 for the change of use of part of the ground floor, part of the first floor and the second to fifth floors of the building to 30 flats, comprising 12 one-bedroom, 12 two-bedroom and 6 three-bedroom units (23/00019/FULPP).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined Aldershot Town Centre but does not form part of the primary shopping area. It is part of a key gateway to the town centre from the railway station. The site is allocated for a mixed-use scheme within the Rushmoor Local Plan (Policy SP1.6). Ground-floor uses should continue to reflect the town centre designation, with an active mix of uses.
Physical Constraints	Car parking could be a constraint to development.
Other Constraints (e.g., heritage, access, environmental)	Conversion of the existing building is most likely because of the lack of viability relating to comprehensive redevelopment.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Starlow Charities Ltd. The site is with planning permission.

<u>Achievability</u>	
Market Factors	The site provides the opportunity for town centre living, with good proximity to Aldershot railway station.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	30
Net Yield	30
Yield Justification	Yield is determined by the planning permission (23/00019/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
30	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	590
Address	124 Victoria Road Farnborough Hampshire GU14 7PW
Site Area (ha)	1.69
How Site Was Identified	Identified within the Employment Land Review (2016) and promoted in Call for Sites (2017).
Use of Site	Office/light-industrial/storage and distribution use.
Character of Surrounding Area	The site is occupied by a two-storey building in office/light-industrial/storage and distribution use. It is located to the south of Victoria Road and to the immediate east of B&Q. Access to the site is from Victoria Road.
Planning History	No relevant planning history.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located to the immediate north of the defined Farnborough Town Centre within the defined urban area. It provides a local employment opportunity but is not a designated employment site. No known policy constraints to development.
Physical Constraints	The site is of a large enough scale to be able to deliver a mix of housing. Proposals will need to take account of adjacent residential developments.

<u>Suitability / Constraints to Development</u>	
Other Constraints (e.g., heritage, access, environmental)	Access is established via the existing use of the site off Victoria Road. Potential noise and other impacts of the adjacent commercial properties (e.g. large warehouse retail units to the south and west) would need to be assessed in any application.

<u>Availability</u>	
Is the Site Available?	It is understood from the response to the Call for Sites (2017) that a tenancy agreement with Esterline is in place until 2025. However, the availability of the site is currently unknown.
Site Ownership and Owner's Intentions	It is understood from the response to the Call for Sites (2017) that the site is within the freehold ownership of Legal and General Assurance (Pensions Management) Ltd and that the lease for the current use expires in 2025. The site has been promoted for residential development.

<u>Achievability</u>	
Market Factors	The site is close to Farnborough Town Centre, with good access to services and transport links. The site could offer a mix of unit types because of its scale.
Cost Factors	The site would require substantial demolition and could require remediation. Investment in infrastructure may also be necessary.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No

<u>Deliverability Assessment</u>	
Gross Yield	125
Net Yield	125
Yield Justification	Yield is an estimate established from the size of the site and the density of residential development within the vicinity.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	125

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	591
Address	Union Yard Aldershot Hampshire
Site Area (ha)	0.53
How Site Was Identified	Planning application. Also a site allocation within the Rushmoor Local Plan (Policy SP1.5) and identified within the 'Aldershot Town Centre Prospectus' SPD (2016). It is being taken forward for redevelopment by the Rushmoor Development Partnership as part of the Council's regeneration programme.
Use of Site	Mix of retail uses and upper-floor storage. Some vacant units.
Character of Surrounding Area	The site is situated within the primary shopping area of Aldershot Town Centre and offers active ground-floor uses, with storage on the upper floors. The Wellington Centre is located to the south, with the Empire and Gala Bingo site to the north. It is an urban location, where the scale of development is a mix of three-, four- and five-storey buildings.
Planning History	The Council received a planning application in March 2020 for 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) (20/00171/FULPP). The Council's Development Management Committee resolved to grant planning permission in June 2020, subject to the completion of a satisfactory s106 legal agreement. Permission was granted in January 2021, following the completion of the legal agreement. A number of non-material amendments have also been approved.
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and primary shopping area of Aldershot Town Centre. It forms part of the primary and secondary shopping frontage on Wellington Street, Union Street and High Street and is identified as a site allocation for a mixed-use development within the Rushmoor Local Plan (Policy SP1.5). Active ground-floor and town centre uses will be required as part of any development proposal.
Physical Constraints	The site has substantial floorplates that do not lend themselves favourably to residential use.
Other Constraints (e.g., heritage, access, environmental)	Part of the site comprises a locally listed building (48-48a Union Street), and a number of the properties retain architectural merit. This may impact on development capacity.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council and is part of the Council's regeneration programme. It is with planning permission and is under construction.

<u>Achievability</u>	
Market Factors	The site offers the potential for town centre living, with good access to transport links and services.
Cost Factors	Costs associated with partial demolition and rebuild. It is a complex site because of the number of properties included. £5 million of government funding from the Housing Infrastructure Fund (HIF) has been secured to support the development, with £1.2 million of additional funding from the Enterprise M3 LEP.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	153
Net Yield	153
Yield Justification	Yield is determined by the planning permission (20/00171/FULPP) and includes the residential element and the equivalent number of dwellings generated by the student accommodation.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
153	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	597
Address	DIO Accommodation Offices Ordnance Road Aldershot Hampshire GU11 2AA
Site Area (ha)	0.51
How Site Was Identified	Promoted in Call for Sites (2017).
Use of Site	Office/military use (vacant).
Character of Surrounding Area	Located close to the roundabout between Ordnance Road and North Lane, the site is occupied by a number of one- and two-storey buildings and is immediately adjacent to the Aldershot Military conservation area. To the north of the site is the Grade II* listed Military Cemetery. Uses to the east and north east of the site are industrial in nature, whilst residential uses are located to the south west. The Abro Industrial Estate to the north and east of the site is a designated development zone of the Wellesley development. Goose Green Park is located to the south of the site and forms the Reme Zone of the Wellesley development.
Planning History	No relevant planning history.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. No known policy constraints to development.
Physical Constraints	The site already has access, which is established from the existing use. No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	The site is immediately adjacent to the Aldershot Military conservation area and south of the Military Cemetery, which is Grade II* listed. Access is established by the existing use.

<u>Availability</u>	
Is the Site Available?	Unknown
Site Ownership and Owner's Intentions	The site is within the ownership of the Ministry of Defence (MoD) and was promoted for residential development in the Call for Sites (2017). From the Call for Sites submission, it is understood that the Defence Infrastructure Organisation (DIO) is in discussion with Grainger for the inclusion of the site within the Wellesley development.

<u>Achievability</u>	
Market Factors	The site has the capacity to deliver smaller units and offers the opportunity for suburban living.
Cost Factors	Costs associated with demolition.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome. However, the availability of the site is unknown at this stage.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	15
Net Yield	15
Yield Justification	Yield is based on the submitted response to the Call for Sites (2017).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	15

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	598
Address	Aldershot Distribution Outlet Ordnance Road Aldershot Hampshire GU11 2AQ
Site Area (ha)	2.64
How Site Was Identified	Promoted in Call for Sites (2017).
Use of Site	Storage and distribution (military uses).
Character of Surrounding Area	The site is situated adjacent to the junction between Ordnance Road and Government Road in Aldershot and is immediately adjacent to the Aldershot Military conservation area. Military barracks are located to the north, and a green corridor is situated to the south west. The Abro Industrial Estate to the south of the site is a designated development zone of the Wellesley development.
Planning History	No relevant planning history.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area, and part of the site is covered by the Wellesley site designation (Policy SP5). No known policy constraints to development.

<u>Suitability / Constraints to Development</u>	
Physical Constraints	The site already has access, which is established from the existing use. No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	The site is immediately adjacent to the Aldershot Military conservation area.

<u>Availability</u>	
Is the Site Available?	It is understood that the site has an estimated date of disposal of 2025.
Site Ownership and Owner's Intentions	The site is within the ownership of the Ministry of Defence (MoD). The MoD announced the disposal of the site in November 2016 as part of the Better Defence Estate publication. The site was promoted for residential development in the Call for Sites (2017). Military uses on the site would need to be relocated prior to disposal.

<u>Achievability</u>	
Market Factors	The site offers the opportunity for a mix of unit types within a suburban setting.
Cost Factors	Costs associated with demolition and the potential costs of land remediation.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	80
Net Yield	80
Yield Justification	Yield is based on the submitted response to the Call for Sites (2017).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	80

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	607
Address	Land at 68-70 Hawley Lane Farnborough Hampshire GU14 8EH
Site Area (ha)	0.35
How Site Was Identified	Identified for residential or a mixed residential and community use within the Rushmoor Local Plan (Policy SP8).
Use of Site	Derelict Methodist church and former site of Camberley Rubber Mouldings.
Character of Surrounding Area	The site has been derelict for a number of years. The former Camberley Rubber Mouldings building suffered a fire some years ago and was subsequently demolished. The adjoining former Methodist church to the east has also been derelict for a number of years and remains in a precarious state. Hawley Lane East, a designated Locally Important Employment Site, lies to the north and west of the site.
Planning History	Planning permission refused in January 2006 for the redevelopment of 70 Hawley Lane for residential use (05/00696/FUL). The reasons for refusal related to the loss of employment land and the potential impact of neighbouring employment uses on the residential living environment. A prior approval application was granted in May 2016 for the demolition of the Methodist church (16/00355/PRIOR).
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	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 (Policy SP8). 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 policies.
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	The site already has access. There are a small number of trees within or directly adjoining the site. Potential noise and other impacts of the adjacent commercial properties would need to be assessed in any application, with measures incorporated into the design and specification of the development to minimise any impacts. Part of the site is located within Flood Zone 2. Land remediation may also be required.

<u>Availability</u>	
Is the Site Available?	Unknown
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Camberley Group PLC. The site has been promoted for residential development in the past, but the availability of the site is currently unknown.

<u>Achievability</u>	
Market Factors	The site offers the opportunity for residential or a mixed residential and community use within a suburban setting. The site could potentially support a mix of unit types and has good access to transport links, particularly the motorway network.
Cost Factors	Costs associated with the demolition of the Methodist church and the remediation of the land.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	10
Net Yield	10
Yield Justification	Yield is a conservative estimate based upon the size of the site and residential uses within the vicinity.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	10	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	610
Address	Upper Union Terrace and 182-192 Victoria Road Aldershot Hampshire
Site Area (ha)	0.10
How Site Was Identified	The site is with planning permission.
Use of Site	Retail/town centre uses on the ground floor, with office/storage above, and warehouse use.
Character of Surrounding Area	The site is located off Victoria Road within the defined Aldershot Town Centre. The character of the surrounding area is urban in nature, with the pedestrianised shopping area to the north. The site is immediately adjacent to Willow House (see SHELAA ID: 102), which lies to the west, whilst the Wellington Centre Multi-Storey Car Park is situated to the east.
Planning History	Planning permission granted in November 2018 for the conversion of the Old Warehouse into 4 one-bedroom flats, for the demolition of an adjoining garage block and the erection of a new-build four-storey extension to provide a further 3 two-bedroom flats, and for the change of use of the upper floors of 182-192 Victoria Road to residential and for a two-storey rear extension to provide 7 flats (14 flats in total) (18/00481/FULPP). Permission was subsequently granted in March 2019 for the removal of Condition 15 (energy performance details for new-build flats) of this permission (19/00035/REVPP). The site is currently the subject of enforcement action for breach of condition (failure to provide parking in accordance with approved plans before the occupation of the building) (21/00194/CONDS). The Old Warehouse was also previously subject to enforcement action for the unauthorised change of use of the building to a house in multiple occupation (15/00030/COUGEN).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined Aldershot Town Centre but outside the primary shopping area, immediately adjacent to the Aldershot West conservation area. There are existing active uses at ground-floor level at 182-192 Victoria Road.
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	No known additional constraints. Access is established via Victoria Road.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Jepsam Properties Ltd and Ayyaz Homes Ltd. The site is with planning permission. The site is currently the subject of enforcement action for breach of condition (failure to provide parking in accordance with approved plans before the occupation of the building) (21/00194/CONDS).

<u>Achievability</u>	
Market Factors	The site has the potential to offer town centre living, with good access to services and transport connections.
Cost Factors	The Old Warehouse lends itself to conversion. Costs associated with the demolition of 3 Cross Street, but these are unlikely to preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	7
Net Yield	7
Yield Justification	Yield is determined by the planning permission (18/00481/FULPP). Residual figure as of April 2024 (7 units completed).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
7	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	618
Address	Block 3 Queensmead Farnborough Hampshire
Site Area (ha)	0.65
How Site Was Identified	The site is with planning permission.
Use of Site	Vacant site.
Character of Surrounding Area	Block 3 is located within the primary shopping area of Farnborough Town Centre. Immediately adjacent to the west is Phase 1 and 2 of the Farnborough Town Centre redevelopment (04/00080/FUL), which are commercially let, and the residential elements are occupied. To the south of the site is Kingsmead Shopping Centre, and to the east is a multi-storey car park. The area is characterised by higher densities.
Planning History	Planning permission granted in June 2018 for the partial demolition of Kingsmead Shopping Centre (the existing Debenhams store) and the erection of an extension (Block 3) comprising 68 apartments over 8 floors (with 3,710 sq. m of retail use on the ground floor and 2,414 sq. m of leisure use on the first floor) (18/00025/FULPP). A material minor amendment application was subsequently granted permission in January 2019 to allow for a number of changes to the permitted scheme (18/00695/MMA). Permission was subsequently granted for a slightly amended scheme in July 2019 which included increasing the number of residential units to 99 over nine floors (as well as reducing the retail floorspace to 3,108 sq. m, and with no leisure floorspace proposed) (19/00103/FUL). This permission has been implemented. The Council received a planning application for an amended scheme in April 2021 which included 3,088 sq. m of commercial, business and service uses on the ground floor, with 104 apartments over nine floors above (21/00271/FULPP).
With Permission for Residential Development on 1st April 2024?	Yes (19/00103/FUL)
Implemented on 1st April 2024?	Yes (19/00103/FUL)

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the primary shopping area of Farnborough Town Centre and is designated as additional primary shopping frontage (Policy SP2.1). Development will be required to maintain or enhance the Centre's vitality and viability and to retain active ground-floor and town centre uses.
Physical Constraints	Relationship with established neighbouring development needs to be considered.
Other Constraints (e.g., heritage, access, environmental)	Height restriction may come into play, given the proximity to Farnborough Airport.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is with planning permission. A planning application for a revised scheme was received in April 2021 (21/00271/FULPP). The site has recently changed ownership and is now within the ownership of Rushmoor Borough Council. The regeneration of Farnborough Town Centre is a key priority for the Council.

<u>Achievability</u>	
Market Factors	The site offers town centre living opportunities.
Cost Factors	Costs associated with demolition and infrastructure provision.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	104
Net Yield	104
Yield Justification	Yield is determined by the planning permission (19/00103/FUL) and the additional units sought by the subsequent planning application (21/00271/FULPP), which is currently under consideration.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
99	5	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	620
Address	2-4 Mount Pleasant Road Aldershot Hampshire GU12 4NL
Site Area (ha)	0.27
How Site Was Identified	The site is with planning permission.
Use of Site	Light-industrial use.
Character of Surrounding Area	Occupied by a number of industrial buildings, the site fronts on to Mount Pleasant Road and Eddy Road, which are predominantly residential in nature and characterised by a mix of Victorian and more modern housing, typically of one and two storeys. A garage block which serves residential properties on Eddy Road lies to the south west, whilst the former East End School site, which has been redeveloped for residential use, lies to the west.
Planning History	The Council received a planning application in December 2019 for the erection of 17 dwellings (comprising 11 three-bed terraced houses and a three-storey apartment block containing 2 one-bed and 4 two-bed flats), following the demolition of the existing industrial buildings (19/00873/FULPP). The Council's Development Management Committee resolved to grant planning permission in May 2020, subject to the completion of a satisfactory s106 legal agreement. An agreement was subsequently completed, and permission was granted in June 2020.
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. No known policy constraints to development.
Physical Constraints	The ground levels fall across the site from north to south by approximately 2.5 metres. There is another drop at the south-western rear boundary of 2.5 metres which is supported by a retaining wall.
Other Constraints (e.g., heritage, access, environmental)	Access is already established. Land remediation may also be required.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of P. Davey Developments Ltd. The site is with planning permission and is under construction.

<u>Achievability</u>	
Market Factors	The site offers the opportunity for a mix of unit types within a suburban setting.
Cost Factors	Costs associated with demolition and potential land remediation.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	13
Net Yield	13
Yield Justification	Yield is determined by the planning permission (19/00873/FULPP). Residual figure as of April 2024 (4 units completed).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
13	0	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	621
Address	Land adjacent to 1 Pickford Street Aldershot Hampshire
Site Area (ha)	0.07
How Site Was Identified	Lapsed planning permission.
Use of Site	Car park.
Character of Surrounding Area	Located on Crimea Road to the east of Aldershot Town Centre, the site is currently used for car parking by neighbouring residential and commercial uses. Surrounding development is characterised by four to five storeys. Immediately adjacent to the west lies 1 Pickford Street, a four-storey period red-brick building which contains 14 flats, and London House, a similar structure in residential and commercial use which returns to front Victoria Road. The rear elevations of Enterprise House (88-90 Victoria Road), a four-storey building with 12 flats, and 84-86 Victoria Road (SHELAA ID: 622), a four-storey office building, adjoin the southern boundary.
Planning History	Planning permission refused in April 2020 for the erection of a five-storey building to comprise 14 two-bedroom flats, with associated parking for 1 Pickford Street, Enterprise House, 84-86 Victoria Road and the proposed development (19/00759/FULPP). Reasons for refusal included design in terms of the relationship with neighbouring residential properties, the impact upon neighbouring residential amenities, and bin storage and collection arrangements, inadequate parking, and lack of provision for public open space, affordable housing and SPA mitigation. Subsequent appeal dismissed in April 2021. Planning permission was subsequently granted in April 2022 for a revised scheme involving the erection of a five-storey building to comprise 10 flats, with associated parking, and to vary conditions associated with planning permission 12/00019/COU to rearrange parking and refuse storage for flats at 1 Pickford Street (21/00551/FULPP). Planning permission lapsed unimplemented in April 2023.
With Permission for Residential Development on 1st April 2024?	No

<u>Site Information</u>	
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. Careful consideration of design will be required on the basis of the site's proximity to neighbouring residential uses. The existing car parking would also need to be reprovided.
Physical Constraints	Car parking may be a constraint to development.
Other Constraints (e.g., heritage, access, environmental)	The site is in close proximity to two Grade II listed buildings (Former Masonic Hall, Station Road; and General Post Office, Victoria Road, which includes 4 Pickford Street [SHELAA ID: 570]).

<u>Availability</u>	
Is the Site Available?	Unknown
Site Ownership and Owner's Intentions	Planning permission was granted in April 2022 for the erection of a five-storey building to comprise 10 flats, with associated parking, and to vary conditions associated with planning permission 12/00019/COU to rearrange parking and refuse storage for flats at 1 Pickford Street (21/00551/FULPP). Planning permission lapsed unimplemented in April 2023, and the current intentions of the owner are unknown.

<u>Achievability</u>	
Market Factors	The site has good access to the town centre, transport links and services.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome. The site was previously with planning permission.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	10
Net Yield	10
Yield Justification	Yield is determined by the recently lapsed planning permission (21/00551/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	10	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	622
Address	84-86 and Land to the Rear of 88-90 Victoria Road Aldershot Hampshire GU11 1SS
Site Area (ha)	0.09
How Site Was Identified	The site is with planning permission.
Use of Site	Office use.
Character of Surrounding Area	Located on Victoria Road to the east of Aldershot Town Centre, the site is occupied by a four-storey red-brick office building. Surrounding development is a mix of residential and commercial uses and characterised by two to four storeys. Enterprise House, a four-storey flatted development, adjoins the site to the west, whilst 78-82 Victoria Road adjoins to the east. A car park lies to the rear of the site and is accessed via Crimea Road.
Planning History	Planning permission granted in April 2022 for change of use from office to residential, comprising 6 one-bedroom, 3 two-bedroom and 1 three-bedroom flats (10 units in total), with associated parking, and to vary conditions associated with planning permission 16/00068/FULPP to amend vehicular access, parking layout and the location of the refuse storage area at Trafalgar House, 88-90 Victoria Road (21/00713/FULPP).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. Although in commercial use, the site is not a designated employment site. It is in office use and would qualify for permitted development through the prior approval process.
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	The site is in close proximity to listed and locally listed buildings on Victoria Road, but this is not considered preclusive to development.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Enterprise Home Developments Ltd. The site is with planning permission.

<u>Achievability</u>	
Market Factors	The site has good access to the town centre, transport links and services.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.
Is the Site Developable? (6-15 years)	No

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	10
Net Yield	10
Yield Justification	Yield is determined by the planning permission (21/00713/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
10	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	624
Address	Randell House Fernhill Road Blackwater Hampshire GU17 9HR
Site Area (ha)	0.53
How Site Was Identified	The site is with planning permission for a C2 use which will provide accommodation for older people.
Use of Site	C2 use (care home and close-care elderly accommodation).
Character of Surrounding Area	Located on the northern edge of the defined urban area on the southern side of Fernhill Lane at the junction with Fernhill Road, the site is occupied by a vacant Victorian former convent building which was last in use as a care home for the elderly. To the rear and attached to the building is a former chapel building. The rear garden boundaries of residential dwellings on Randell Close (Nos 5-11) adjoin the site to the east, whilst a residential dwelling at 359 Fernhill Road lies to the immediate south. A care home for the elderly is situated on the opposite side of Fernhill Road to the west.
Planning History	Planning permission was granted in February 2013 for the demolition of all buildings at Abercorn House, Hamilton Court and Randell House, except the former chapel, and the erection of two elderly care homes (total 135 bedrooms) and two blocks of close-care apartments (total 49 apartments) (12/00615/FULPP). A revised scheme was granted permission in August 2013 (13/00343/FULPP). A non-material amendment was approved in August 2018 to amend the approved phasing plan pursuant to Condition No. 2 of permission 13/00343/FULPP (18/00530/NMA). Whilst Phase 1 was constructed and completed (comprising 12 close-care apartments and a 90-bedroom care home for the elderly), the owners decided not to proceed with the subsequent phases, which was to involve the demolition of Randell House and the erection of a new building comprising 37 new close-care apartments (C2 use), and sold Randell House into new ownership. Planning permission was subsequently granted in April 2019 for the demolition of all buildings at Randell House, including the former chapel, and the erection of a new building to accommodate a specialist nursing facility comprising 58 bedrooms (a net gain of 18 bedrooms; the equivalent of 9 dwellings) (C2 use) and a 2-bedroom rehabilitation apartment to provide care for people with a range of complex care needs, including dementia (net 10 dwellings in total) (18/00614/FULPP). Non-material amendment applications were approved in May 2022 (22/00274/NMAPP) and February 2024 (23/00894/NMAPP).

Site Information	
With Permission for Residential Development on 1st April 2024?	Yes (includes accommodation in C2 use for older people).
Implemented on 1st April 2024?	Yes

Suitability / Constraints to Development	
Policy Constraints	The site is located within the defined urban area and is with permission for a C2 care home use.
Physical Constraints	Ground levels fall noticeably from the rear of the site towards Fernhill Road.
Other Constraints (e.g., heritage, access, environmental)	No known additional constraints.

Availability	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Hamberley Development Ltd. The site is with planning permission for C2 care home use and is under construction.

Achievability	
Market Factors	The site is with permission for C2 use.
Cost Factors	No known factors that would preclude development. The site is with permission.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with permission for C2 care home use, which will deliver accommodation for people with a range of care needs, including dementia, and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	29
Net Yield	29
Yield Justification	Yield is determined by the planning permission (18/00614/FULPP) and includes the equivalent number of dwellings generated by the permitted bed spaces (58) and the rehabilitation apartment. Residual net figure as of April 2024 (40 bedspaces, equivalent of 19 dwellings, lost).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
29	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	625
Address	Land at Churchill Crescent Farnborough Hampshire
Site Area (ha)	0.24
How Site Was Identified	Identified within the business plan for Rushmoor Homes Ltd (2023-2028).
Use of Site	Amenity/recreational green space.
Character of Surrounding Area	The site is an area of grassed open space. Surrounding development is predominantly residential in nature and comprised of two-storey semi-detached properties. The site adjoins the rear garden boundaries of 60 and 61 Churchill Crescent, whilst a designated local neighbourhood facility is situated on the opposite side of Churchill Crescent to the west.
Planning History	No relevant planning history.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and comprises part of an area of open green space. Although the site is not designated as an area of open space, any proposal would need to be considered against Policy DE6 of the Rushmoor Local Plan. The open area would appear to make a significant visual contribution to the area. It is likely that character and scale would be areas of concern.

<u>Suitability / Constraints to Development</u>	
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council and has been identified within the business plan of Rushmoor Homes Ltd (the Council's housing company) as a potential site for housing delivery (see Cabinet Report No. CEX2303, April 2023).

<u>Achievability</u>	
Market Factors	The site offers the potential for suburban living, with good proximity to local facilities and services.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	The loss of amenity/recreational green space would need to be justified.
Is the Site Developable? (6-15 years)	Yes

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	13
Net Yield	13
Yield Justification	Yield is determined by the Rushmoor Homes Ltd business plan.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	13	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	626
Address	235-237 High Street Aldershot Hampshire GU11 1TJ
Site Area (ha)	0.06
How Site Was Identified	Planning application. Also identified within the business plan for Rushmoor Homes Ltd (2023-2028).
Use of Site	Vacant site. Former youth centre and café on the ground floor, with offices above.
Character of Surrounding Area	Located at the junction between High Street and Boulders Road, and part of a small retail parade which faces on to High Street, the site is occupied by a three-storey building, with a single-storey rear extension and car park to the rear. In a poor state of repair, the building is vacant and was formerly in use as a youth centre and café on the ground floor, with offices above. Surrounding development is predominantly two-storey in nature and a mix of residential and commercial uses. St Michael's Gardens, a designated open space within the Rushmoor Local Plan, is situated on the opposite side of High Street to the east.
Planning History	The Council received a planning application in April 2024 for the demolition of the existing buildings and the construction of 8 flats and maisonettes (24/00237/FUL). The application is currently under consideration.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. In line with Policy IN1 of the Rushmoor Local Plan, any application for residential development would need to demonstrate that the site is no longer required for community use, although the site appears to have been vacant for some time. The site does not form part of a designated local neighbourhood facility.
Physical Constraints	Parking provision may be a constraint. Neighbouring commercial and residential properties may require access to the rear for parking and servicing. The site may require demolition and a party-wall agreement.
Other Constraints (e.g., heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council and has been identified within the business plan of Rushmoor Homes Ltd (the Council's housing company) (see Cabinet Report No. CEX2303, April 2023). The Council received a planning application in April 2024 for the demolition of the existing buildings and the construction of 8 flats and maisonettes (24/00237/FUL), which is currently under consideration.

<u>Achievability</u>	
Market Factors	The site offers good proximity to the town centre and the railway station.
Cost Factors	Potential costs associated with demolition.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	8
Net Yield	8
Yield Justification	Yield is determined by the planning application (24/00237/FUL).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	8	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	627
Address	Redan Road Depot Redan Road Aldershot Hampshire GU12 4ST
Site Area (ha)	0.06
How Site Was Identified	Planning application. Also identified within the business plan for Rushmoor Homes Ltd (2023-2028).
Use of Site	Storage depot.
Character of Surrounding Area	Located at the junction between Redan Road and High Street, the site is currently in use as an open-air storage depot and contains an advertising billboard. Surrounding development is predominantly two storeys in nature and a mix of residential and commercial uses. The Alton Line (railway line) is immediately adjacent to the north, whilst St Michael's Gardens, a designated open space within the Local Plan, is situated on the opposite side of Redan Road to the south.
Planning History	The Council received a planning application in September 2023 for the erection of 2 one-bedroom flats and 3 two-bedroom flats, with associated parking and landscaping (23/00688/FUL). The Council's Development Management Committee resolved to grant planning permission in November 2023, subject to the completion of a satisfactory s106 legal agreement.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. No known policy constraints to development.
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	Railway noise owing to the site's close proximity to the railway line. Land remediation may also be required. A green corridor runs along the northern boundary of the site. A Habitat of Principal Importance also lies immediately adjacent to the north.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council and has been identified within the business plan of Rushmoor Homes Ltd (the Council's housing company) (see Cabinet Report No. CEX2303, April 2023). The Council received a planning application in September 2023 for the erection of 2 one-bedroom flats and 3 two-bedroom flats, with associated parking and landscaping (23/00688/FUL). The Council's Development Management Committee resolved to grant planning permission in November 2023, subject to the completion of a satisfactory s106 legal agreement.

<u>Achievability</u>	
Market Factors	The site offers good proximity to the town centre and the railway station, but its proximity to the railway line may affect marketability.
Cost Factors	Potential costs associated with land remediation.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome. The Council's Development Management Committee resolved to grant planning permission in November 2023, subject to the completion of a satisfactory s106 legal agreement (23/00688/FUL).

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	5
Net Yield	5
Yield Justification	Yield is determined by the planning application (23/00688/FUL). The Council's Development Management Committee resolved to grant planning permission in November 2023, subject to the completion of a satisfactory s106 legal agreement.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
5	0	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	629
Address	68 Alexandra Road Farnborough Hampshire GU14 6DD
Site Area (ha)	0.06
How Site Was Identified	The site is with planning permission.
Use of Site	Guest house.
Character of Surrounding Area	Located within the South Farnborough conservation area on the western side of Alexandra Road close to the junction with Queens Road, the site is occupied by a two-storey Victorian detached building which is in use as a guest house. A terrace of three houses (68a-68c Alexandra Road) lies to the rear and has shared access. Surrounding development is predominantly of two to three storeys and a mix of residential and commercial uses.
Planning History	Planning permission granted in July 2021 for the conversion and extension of an existing guest house, following partial demolition works, to create 7 one-bedroom apartments (20/00928/FUL).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and within the South Farnborough conservation area.
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Ms J. Drew and Ms M. Muir. The site is with planning permission and is under construction.

<u>Achievability</u>	
Market Factors	The site offers good proximity to North Camp District Centre and has good access to transport links and services.
Cost Factors	No known cost factors that would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	7
Net Yield	7
Yield Justification	Yield is determined by the planning permission (20/00928/FUL).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
7	0	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	630
Address	125-127 Alexandra Road Farnborough Hampshire GU14 6RR
Site Area (ha)	0.07
How Site Was Identified	Planning permission
Use of Site	House in Multiple Occupation (HMO).
Character of Surrounding Area	The site is situated on Alexandra Road and is occupied by a four-storey semi-detached property which is currently in use as an HMO. Surrounding development is predominantly suburban and residential in nature.
Planning History	Planning permission granted in April 1990 for the use of the upper part of the building as 7 bedsits (RSH06897). A Certificate of Lawfulness for an Existing Use or Development was also issued in January 2019 for the use of the basement as a three-bedroom HMO (18/00635/EDCPP). Planning permission subsequently granted in September 2021 for an extension, external alterations and conversion of a four-storey building containing 11 bedsits into a four-storey building to hold 7 self-contained flats (21/00017/FUL).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. No known policy constraints to development.
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	A TPO tree is situated to the rear of the site. A group TPO designation also lies on the southern boundary at the front.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Mr A. Ladani. Planning permission was granted in September 2021 for an extension, external alterations and conversion of a four-storey building containing 11 bedsits into a four-storey building to hold 7 self-contained flats (21/00017/FUL). An HMO licence was issued for the property in October 2021 and expires on 17 November 2026 (21/00472/HMOM).

<u>Achievability</u>	
Market Factors	The site offers good proximity to the town centre and North Camp District Centre and has good access to transport links and services.
Cost Factors	No known cost factors that would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	7
Net Yield	6
Yield Justification	Yield is determined by the planning permission (21/00017/FUL).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
6	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	631
Address	2 Alexandra Road Farnborough Hampshire GU14 6BZ
Site Area (ha)	0.03
How Site Was Identified	The site is with planning permission.
Use of Site	Bank with ancillary offices.
Character of Surrounding Area	Located to the west of North Camp District Centre, the site is occupied by a late-nineteenth century bank building which occupies a prominent position at the junction of Alexandra Road and Lynchford Road. The building is locally listed and situated within the South Farnborough conservation area. Surrounding development is a mix of residential and commercial uses.
Planning History	Planning permission granted in December 2021 for the erection of a first-floor side extension and roof extension to facilitate change of use of the bank building with ancillary offices into a mixed-use building comprising commercial use (Use Class E) on the ground floor and 5 flats (comprising 2 one-bedroom and 3 two-bedroom flats) on the first and second floors (21/00577/FULPP).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and within the South Farnborough conservation area.
Physical Constraints	On-site parking is likely to be a constraint.
Other Constraints (e.g., heritage, access, environmental)	The site is occupied by a locally listed building.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of 52 Wightman Road Management Ltd. The site is with planning permission.

<u>Achievability</u>	
Market Factors	The site offers good proximity to North Camp District Centre and has good access to transport links and services.
Cost Factors	No known cost factors that would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	5
Net Yield	5
Yield Justification	Yield is determined by the planning permission (21/00577/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
5	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	633
Address	103-105 High Street Aldershot Hampshire GU11 1BY
Site Area (ha)	0.04
How Site Was Identified	The site is with planning permission.
Use of Site	Retail and financial services use.
Character of Surrounding Area	The site is occupied by a four-storey building (103 High Street) and an adjoining three-storey building (105 High Street) and is situated within the defined town centre boundary, but outside the primary shopping area. The Galleries redevelopment site (SHELAA ID: 554) adjoins the site to the east. Surrounding development is predominantly characterised by ground-floor town-centre uses, with residential or ancillary office/storage use above. Formerly in use as a bank, 103 High Street is of late-nineteenth- and early-twentieth-century construction and retains architectural merit but is neither statutory nor locally listed.
Planning History	Planning permission granted in February 2022 for the conversion and change of use of the upper floors at 103 High Street from financial services use (Use Class E) to provide 6 flats (3 one-bedroom, 3 two-bedroom) and for the conversion and change of use of the ground-floor retail unit at 105 High Street to provide 1 one-bedroom flat (7 flats in total) (21/00870/FULPP). Minor material amendments were approved in January 2023 (22/00767/REVPP). Planning permission subsequently granted in December 2023 for the erection of rear and loft extensions to 105 High Street to convert the property into 3 two-bedroom flats (with one dwelling to be lost) and to maintain the commercial use on the ground floor (to provide a net increase of one additional dwelling over 21/00870/FULPP) (23/00592/FULPP). Non-material amendments were then approved in July 2024 (24/00329/NMAPP).
With Permission for Residential Development on 1st April 2024?	Yes

Site Information	
Implemented on 1st April 2024?	Yes

Suitability / Constraints to Development	
Policy Constraints	The site is located within the defined urban area and within the defined town centre boundary. It is adjacent to the Galleries site allocation but lies outside the primary shopping area and the defined shopping frontages.
Physical Constraints	On-site parking is likely to be a constraint.
Other Constraints (e.g., heritage, access, environmental)	103 High Street is of architectural interest but is neither statutory nor locally listed.

Availability	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Manorview Estates Ltd. The site is with planning permission and is under construction.

Achievability	
Market Factors	The site has the potential to offer town centre living, with good access to services and transport connections.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	9
Net Yield	9
Yield Justification	Yield is determined by the planning permissions (21/00870/FULPP and 23/00592/FULPP). Residual figure as of April 2024 (1 unit lost).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
9	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	637
Address	30 Camp Road Farnborough Hampshire GU14 6EW
Site Area (ha)	0.03
How Site Was Identified	The site is with planning permission.
Use of Site	Office use.
Character of Surrounding Area	Located within the defined North Camp District Centre, the site is occupied by a three-storey building, comprising two ground-floor shop units in Class E use, with offices above. Surrounding development is predominantly characterised by ground-floor town-centre uses, with residential or ancillary office/storage use above.
Planning History	Planning permission granted in January 2024 for the conversion of existing offices on the first and second floors and the erection of an additional floor to provide 4 two-bed and 4 one-bed flats (8 flats in total) (23/00330/FULPP). Non-material amendments were subsequently approved in August 2024 (24/00319/NMAPP).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and the defined district centre boundary and forms part of the defined primary shopping frontage (Policy SP3.1). Active ground-floor and town centre uses will be required as part of any development proposal. An Article 4 Direction removes permitted development rights granted by Class M, Class MA and Class N of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Redwood Real Estate Investments Ltd. The site is with planning permission.

<u>Achievability</u>	
Market Factors	The site provides an opportunity for living within the district centre, with good access to services and transport connections. The intended mix is likely to appeal to first-time buyers.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	8
Net Yield	8
Yield Justification	Yield is determined by the planning permission (23/00330/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
8	0	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	638
Address	Phase 5, North Town Redevelopment Site Bounded by North Lane, Deadbrook Lane and Eastern Road Aldershot Hampshire
Site Area (ha)	0.47
How Site Was Identified	The site is with planning permission.
Use of Site	Residential, retail and community use.
Character of Surrounding Area	The site forms part of the wider North Town redevelopment site and comprises two vacant three-storey L-shaped blocks, which front on to North Lane and Denmark Street, with a community centre and retail units on the ground floor and 24 flats above. Surrounding development is a mix of residential and commercial uses and between two and three storeys.
Planning History	Stage 1 of the North Town redevelopment scheme, comprising the phased development of 471 replacement dwellings, was granted planning permission in October 2009 (09/00431/FULPP). Planning permission was subsequently granted in January 2024 for a revised proposal at the site forming Phase 5 of the redevelopment, for the development of 30 residential dwellings (comprising 9 one-bedroom flats, 10 two-bedroom flats, 6 two-bedroom houses and 5 three-bedroom houses), including community space (145 sq. m), following the demolition of the existing buildings (including 24 existing dwellings) (22/00282/FULPP).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and forms part of a designated local neighbourhood facility. Community facilities would need to be retained or reprovided, or their loss justified.
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Vivid Housing Ltd. The site is with planning permission and is under construction.

<u>Achievability</u>	
Market Factors	The site provides an opportunity for the delivery of affordable homes. All consented dwellings will be affordable.
Cost Factors	Costs associated with demolition and land remediation.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	30
Net Yield	30
Yield Justification	Yield is determined by the planning permission (22/00282/FULPP). Residual figure as of April 2024 (24 units lost).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
30	0	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	639
Address	34-36 Victoria Road Farnborough Hampshire GU14 7PQ
Site Area (ha)	0.06
How Site Was Identified	The site is with planning permission.
Use of Site	Bank with ancillary offices.
Character of Surrounding Area	Located at the junction of Victoria Road and Westmead, the site is occupied by a vacant three-storey building which was previously in use as a bank on the ground floor, with ancillary offices above. To the rear of the building lies a small surface car park. Trident House, a four-storey building comprising retail units on the ground floor and flats on the upper floors, adjoins the building to the west. Surrounding development is predominantly of three or four storeys and a mix of commercial uses and residential.
Planning History	Planning permission granted in January 2024 for the extension and addition of one storey to the existing building to facilitate its conversion to 18 one-bedroom flats, with part retention of a ground-floor retail unit (23/00742/FULPP).
With Permission for Residential Development on 1st April 2024?	Yes
Implemented on 1st April 2024?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and the primary shopping area of Farnborough Town Centre and forms part of the defined secondary shopping frontage (Policy SP2.2). Active ground-floor and town centre uses will be required as part of any development proposal. An Article 4 Direction removes permitted development rights granted by Class M, Class MA and Class N of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Physical Constraints	No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of 34-36 Victoria Road (Farnborough) Ltd. The site is with planning permission and is under construction.

<u>Achievability</u>	
Market Factors	The site has the potential to offer town centre living, with good access to services and transport connections. The intended mix is likely to appeal to first-time buyers.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	18
Net Yield	18
Yield Justification	Yield is determined by the planning permission (23/00742/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
18	0	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	640
Address	31-37 Victoria Road Farnborough Hampshire GU14 7NR
Site Area (ha)	0.18
How Site Was Identified	The site is with planning permission.
Use of Site	Ancillary offices above former bank.
Character of Surrounding Area	The site is located on the northern side of Victoria Road and is occupied by a four-storey building which was formerly in use as a bank on the ground floor, with ancillary offices above. Surrounding development is between two and four storeys and predominantly commercial in nature, with residential uses on upper floors. Solstice House, a four-storey building constructed in 2017/18 and comprising retail units on the ground floor, with residential above, is situated to the east, whilst a two-storey building in residential and commercial use lies to the immediate west. On the opposite side of Victoria Road lies a four-storey public house/hotel building.
Planning History	Planning permission granted in January 2024 for the change of use of the upper floors of the existing building from Class E to residential to create 12 dwellings, comprising 6 studio, 3 one-bedroom and 3 two-bedroom flats (23/00644/FUL). The Council subsequently received a planning application in October 2024 for the erection of an additional (fifth-storey) extension above the existing building, the erection of a five-storey rear extension with glazed link and elevational alterations to facilitate the conversion and change of use of the extended/altered building into 42 flats (comprising 19 studio, 16 one-bed and 7 two-bed flats) above and behind the retained ground-floor bank (24/00662/FULPP).
With Permission for Residential Development on 1st April 2024?	Yes (23/00644/FUL)
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and lies just outside the defined town centre boundary to the north. Although in commercial use, the site is not a designated employment site. It is in Class E use and would qualify for permitted development through the prior approval process.
Physical Constraints	The site already has access, which is established from the existing use. No known physical constraints.
Other Constraints (e.g., heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Fishron Securities Ltd. The site is with planning permission for 12 dwellings (23/00644/FUL). The Council received a planning application in October 2024 for a revised scheme involving the erection of an additional (fifth-storey) extension above the existing building, the erection of a five-storey rear extension with glazed link and elevational alterations to facilitate the conversion and change of use of the extended/alterd building into 42 flats (comprising 19 studio, 16 one-bed and 7 two-bed flats) above and behind the retained ground-floor bank (24/00662/FULPP).

<u>Achievability</u>	
Market Factors	The site offers good proximity to the town centre and has good access to transport links and services. The intended mix is likely to appeal to first-time buyers.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	42
Net Yield	42
Yield Justification	Yield is determined by the planning permission (23/00644/FUL) and the revised planning application received in October 2024 (24/00662/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
12	30	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	641
Address	3-5 Pickford Street Aldershot Hampshire
Site Area (ha)	0.04
How Site Was Identified	The site is with planning permission.
Use of Site	Residential/commercial use.
Character of Surrounding Area	Located to the east of Aldershot Town Centre on the eastern side of Pickford Street between Sebastopol Road and Artillery Road, the site is occupied by 3 Pickford Street, a part-three-storey, part-single-storey building in office/warehouse use on the ground floor, with residential flats above. 5 Pickford Street, a two-storey dwellinghouse, is attached. The area is urban in character, with a number of properties constructed during the Victorian era. The dominant material is red brick, and the scale of development/density is higher and reflective of an urban location. Building heights are generally between three and six storeys.
Planning History	Planning permission granted in December 2006 for the demolition of 3-5 Pickford Street and the erection of a new building comprising 15 flats with associated parking (06/00011/FUL). The permission lapsed unimplemented. Planning permission subsequently granted in March 2014 and implemented at 3 Pickford Street for the change of use of the first and second floors from office to residential to provide 6 one-bedroom and 2 two-bedroom flats (13/00965/COU). Planning permission granted in June 2024 for the demolition of an attached warehouse building and the erection of extensions to facilitate the change of use of a mixed-use commercial/residential building to residential to provide a total of 15 dwellings (a net gain of 7 dwellings), comprising 9 one-bedroom and 6 two-bedroom flats (23/00519/FULPP).
With Permission for Residential Development on 1st April 2024?	No. Permission granted in June 2024.

Site Information	
Implemented on 1st April 2024?	No

Suitability / Constraints to Development	
Policy Constraints	The site is located within the defined urban area. No known policy constraints to development.
Physical Constraints	On-site parking could be a constraint.
Other Constraints (e.g., heritage, access, environmental)	The site is in proximity to the Grade II listed Former Masonic Hall (Station Road) and the Grade II listed General Post Office (Victoria Road), but this is unlikely to have a bearing on the redevelopment of the site. 5 Pickford Street retains some heritage value but is neither statutory nor locally listed.

Availability	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Group Properties Ltd. The site is with planning permission.

Achievability	
Market Factors	The site offers the opportunity for smaller units, with good proximity to the town centre and mainline railway station.
Cost Factors	Costs associated with demolition and land remediation.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	15
Net Yield	7
Yield Justification	Yield is determined by the planning application (23/00519/FUL), which was granted permission beyond the SHELAA base date.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
7	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	642
Address	15 Wellington Street Aldershot Hampshire GU11 1DY
Site Area (ha)	0.02
How Site Was Identified	The site is with planning permission.
Use of Site	Ancillary offices above former bank.
Character of Surrounding Area	Located on the west side of the pedestrianised Wellington Street within Aldershot Town Centre, the site is occupied by a three-storey, mid-to-late-nineteenth century building which was formerly in use as a bank on the ground floor, with ancillary offices above. To the rear is a small service yard which can only be accessed on foot to the north via alleyways on Union Street. A locally listed heritage asset (3-11 Wellington Street and 49-51 Union Street) lies to the immediate north, whilst the Wellington Centre is immediately adjacent to the south. Retail units which form part of the Galleries shopping centre sit opposite the site on Wellington Street. Surrounding development is typically two to three storeys in height and comprises town-centre commercial uses on the ground floor, with residential, ancillary offices or storage above.
Planning History	Planning permission granted in August 2024 for change of use of much of the building from Class E to Class C3 to create 5 residential dwellings comprising 5 one-bedroom flats, with the retention of the Class E unit on part of the ground floor and basement (24/00155/FULPP).
With Permission for Residential Development on 1st April 2024?	No. Permission granted in August 2024.
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and the primary shopping area of Aldershot Town Centre and forms part of the defined primary shopping frontage (Policy SP1.1). Active ground-floor and town centre uses will be required as part of any development proposal. An Article 4 Direction removes permitted development rights granted by Class M, Class MA and Class N of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Physical Constraints	Access to the front is via the pedestrianised Wellington Street and to the rear is via a small service area accessed on foot from an alleyway off Union Street. Off-site car parking would be required.
Other Constraints (e.g., heritage, access, environmental)	The site is adjacent to a locally listed heritage asset.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of HPS Properties Ltd. The site is with planning permission.

<u>Achievability</u>	
Market Factors	The site has the potential to offer town centre living, with good access to services and transport connections.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	5
Net Yield	5
Yield Justification	Yield is determined by the planning application (24/00155/FULPP), which was granted permission beyond the SHELAA base date.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
5	0	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	643
Address	Briarcliff House Kingsmead Farnborough Hampshire GU14 7TE
Site Area (ha)	0.46
How Site Was Identified	The site is with planning permission.
Use of Site	Offices
Character of Surrounding Area	The site is located within Farnborough Town Centre at the south end of Kingsmead Shopping Centre and is occupied by a five-storey modern-style office building with a semi-circular footprint and a glazed façade to the front which was built in the early 1980s. Totally enclosed within the building is a landscape-planted courtyard garden area at first-floor level, with a further separate smaller garden area forming the roof of an element of the building at second-floor level. The ground-floor provides an extension and entrance to Kingsmead Shopping Centre, with the western part of the building comprised of commercial units which front on to the internal shopping centre and on to the external street frontage at Eastmead. The Farnborough Civic Quarter site adjoins to the south and west, with the Queensmead surface car park located on the opposite side of the road to the south (Kingsmead).

<u>Site Information</u>	
Planning History	<p>The Council received an application for prior approval in June 2024 for the change of use of the first and second floors of the building from Use Class E to Class C3 to create 61 flats (comprising 49 one-bedroom and 12 two-bedroom units) under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO) (24/00379/PRIORP). The Council also received an application for prior approval for the change of use of the third and fourth floors of the building from Use Class E to C3 to create 36 flats (comprising 29 one-bedroom and 7 two-bedroom units) under Class MA of Part 3, Schedule 2 of the GPDO (24/00380/PRIORP). Prior approval was refused in respect of both applications in August 2024. The applications did not comply with and/or were accompanied by inadequate information to enable the Council to establish whether the proposals were acceptable having regard to the requirements, specifications and relevant planning considerations applicable to proposals for residential conversion under Class MA of the GPDO, namely in terms of (i) impacts of noise from commercial premises on the intended occupiers of the development; (ii) the provision of natural light in all habitable rooms of the proposed dwellings; (iii) non-compliance with the Nationally Described Minimum Internal Floorspace Standards; and (iv) failure to address the issue of fire safety. Amended prior approval applications were resubmitted in October 2024 (24/00628/PRIORP and 24/00632/PRIORP), with 36 dwellings granted prior approval as of 10 December 2024 (24/00628/PRIORP).</p>
With Permission for Residential Development on 1st April 2024?	No (24/00628/PRIORP granted prior approval in December 2024).
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and the primary shopping area of Farnborough Town Centre. The loss of office space to residential uses is permitted development. There are no Article 4 directions in force at the site.
Physical Constraints	Access is already established via Kingsmead. On-site parking is likely to be a constraint.
Other Constraints (e.g., heritage, access, environmental)	Adequate natural light would be required in all habitable rooms. The impact of noise from the adjoining commercial premises on the amenity of potential residents would also need to be assessed.

Availability	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Mountley Ltd. Prior approval has been granted for the change of use of the building to residential. However, the proposals have yet to obtain consent under regulations 75-78 of the Conservation of Habitats and Species Regulations 2017 to address their impact on the Thames Basin Heaths Special Protection Area (SPA).

Achievability	
Market Factors	The site has the potential to offer town centre living, with good access to services and transport connections.
Cost Factors	Costs associated with the conversion of the building.

Deliverability Assessment	
Can the Constraints Be Overcome?	Yes. Prior approval has been granted for the change of use of the building to residential. However, the proposals have yet to obtain consent under regulations 75-78 of the Conservation of Habitats and Species Regulations 2017 to address their impact on the Thames Basin Heaths Special Protection Area (SPA).
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	Yes
Gross Yield	97
Net Yield	97
Yield Justification	Yield is determined by the prior approval applications (24/00628/PRIORP and 24/00632/PRIORP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
36	61	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	644
Address	Land at Orchard Rise 127 and La Fosse House, 129 Ship Lane and Farnborough Hill School 312 Farnborough Road Farnborough
Site Area (ha)	0.90
How Site Was Identified	Planning application.
Use of Site	Care home, dwelling and private open space.
Character of Surrounding Area	Located within the Farnborough Hill conservation area to the north of the Grade I listed Farnborough Hill school, the site is occupied by La Fosse House, a part-single-storey and part-two-storey building which was most recently used as a care home for elderly nuns, and Orchard Rise, a two-storey detached dwelling, both of which were constructed in the 1970s. La Fosse House is enclosed within the walls of the curtilage-listed former Kitchen Garden. The character of the surrounding area is residential in nature. Woodland Crescent lies to the north and west of the site and is comprised of detached and semi-detached two-storey houses. Residential dwellings on Ship Lane lie to the east of the site and are generally comprised of pairs of semi-detached two-storey houses.

<u>Site Information</u>	
Planning History	<p>A Certificate of Lawfulness for an Existing Development was issued in December 2016 for the use of La Fosse House as a 17-bedroom residential care home falling within Class C2 (16/00578/EDCPP). A planning application for the demolition of a former care home and dwelling and the formation of an extra-care retirement community (Class C2) comprising 87 units to be provided in 7 one- two- and three-storey buildings was withdrawn in February 2018 (17/00616/FULPP). Planning permission was subsequently refused in November 2023 for the demolition of the former care home and dwelling and the erection of 30 residential units (23/00597/FULPP). Permission was refused because the proposed development would result in harm to the significance of the nearby Grade I listed Farnborough Hill school building, curtilage listed kitchen garden wall and Farnborough Hill conservation area. The proposal also failed to make satisfactory provision for public open space, affordable housing and to address the impact of the development on the Thames Basin Heaths Special Protection Area. A revised planning application was subsequently received in December 2024 for the demolition of the existing care home and dwelling, repairs and works to the Kitchen Garden Wall and the erection of 20 residential dwellings, associated access works, drainage works, tree works, car parking, and hard and soft landscaping (24/00748/FUL). The application was accompanied by a listed building consent application for repairs, works to and the minor removal of a section of the Kitchen Garden Wall which forms part of the curtilage of the Grade I listed Farnborough Hill School (24/00746/LBCPP). Both applications are currently under consideration.</p>
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and within the Farnborough Hill conservation area.
Physical Constraints	There is already access to the site from Ship Lane, but there is no access from Farnborough Road. There is a difference in levels across the site; the Farnborough Road boundary is some 4-5 metres higher than the Ship Lane boundary.
Other Constraints (e.g., heritage, access, environmental)	Part of the site is located within a defined Important Open Area. The site is also in close proximity to the Grade I listed Farnborough Hill school building and the curtilage-listed Kitchen Garden Wall. Careful and sensitive design will therefore be required.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of the Sisters of Christian Education CIO. The refused planning application was submitted by Wooldridge Developments Ltd and Synergy Housing. The current planning application has been submitted by Ship Lane Farnborough Ltd.

<u>Achievability</u>	
Market Factors	The site offers the potential for suburban living.
Cost Factors	Costs associated with demolition.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome with careful and sensitive design.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	20
Net Yield	11
Yield Justification	Yield is determined by the planning application. Net yield takes into account the existing dwelling and care home use (24/00748/FUL).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	11	0

Site Survey and Assessment Pro Forma

Site Information	
SHELAA ID	649
Address	77-79 Victoria Road Farnborough Hampshire GU14 7PL
Site Area (ha)	0.10
How Site Was Identified	Planning application.
Use of Site	Residential/commercial use.
Character of Surrounding Area	Located to the north-west of Farnborough Town Centre, the site lies on the northern side of Victoria Road and comprises three buildings which form part of a small retail parade. A car park lies to the rear and is accessed between numbers 77 and 79/79a. Immediately adjacent to the west of the site lies the Victoria Road Cemetery and locally listed Victoria Road Chapel. The locally listed Alexandra public house is also located on the opposite side of Victoria Road. Surrounding development is between one and three storeys and predominantly commercial in nature, with residential, office or storage uses on upper floors.
Planning History	The Council received a planning application in December 2024 for the demolition of three existing buildings and the erection of an apartment building containing 10 flats (a net gain of 9 dwellings) (24/00732/FULPP), which is currently under consideration.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and lies just outside the defined town centre boundary to the north west. It does not form part of a designated local neighbourhood facility.
Physical Constraints	There is already access to the site from Victoria Road.
Other Constraints (e.g., heritage, access, environmental)	The site is immediately adjacent to the Victoria Road Cemetery, which is a designated Site of Importance for Nature Conservation (SINC). The site is also in close proximity to a number of locally listed heritage assets, including the Victoria Road Chapel, Queen Victoria Monument and the Alexandra public house. Careful and sensitive design will therefore be required.

<u>Availability</u>	
Is the Site Available?	Unknown
Site Ownership and Owner's Intentions	It appears that the site is within multiple ownership. The current planning application (24/00732/FULPP) has been submitted by Holts Hampshire Ltd.

<u>Achievability</u>	
Market Factors	The site offers good proximity to the town centre and has good access to transport links and services.
Cost Factors	Costs associated with demolition.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.

<u>Deliverability Assessment</u>	
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	10
Net Yield	9
Yield Justification	Yield is determined by the planning application (24/00732/FULPP).

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	9	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>	
SHELAA ID	650
Address	35-39 Cove Road Farnborough Hampshire GU14 0EJ
Site Area (ha)	0.37
How Site Was Identified	Desktop survey.
Use of Site	Vacant builders' merchants
Character of Surrounding Area	Located at the junction between Cove Road and Prospect Road, the site is occupied by a former builders' merchant. The site is surrounded to the south, west and east by residential properties of predominantly two storeys on Cove Road, Tower Hill, Marrowbrook Close and Kiln Place. Cove Green lies to the north west and a small retail parade is situated to the north east on the opposite side of Cove Road.
Planning History	No relevant planning history.
With Permission for Residential Development on 1st April 2024?	No
Implemented on 1st April 2024?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. Although in commercial use, the site is not a designated employment site. Given the proximity to neighbouring residential properties, neighbour amenity is likely to be a key consideration.

<u>Suitability / Constraints to Development</u>	
Physical Constraints	There is already access to the site from Cove Road.
Other Constraints (e.g., heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Unknown
Site Ownership and Owner's Intentions	The owner's intentions and the availability of the site for redevelopment are unclear at this stage.

<u>Achievability</u>	
Market Factors	The site offers the potential for suburban living and has good proximity to the town centre.
Cost Factors	Costs associated with demolition and possible land remediation.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome. However, the availability of the site is unknown at this stage.
Is the Site Developable? (6-15 years)	Yes

<u>Deliverability Assessment</u>	
Is the Site Deliverable? (within the next 5 years)	No
Gross Yield	10
Net Yield	10
Yield Justification	Yield is a conservative estimate based upon the size of the site and existing development within the vicinity.

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	10

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