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

Final Report

December 2024

Executive Summary

- The Strategic Housing and Economic Land Availability Assessment (SHELAA) has been undertaken in accordance with the methodology set out within the National Planning Practice Guidance (NPPG) and guidance within the National Planning Policy Framework (NPPF).
- The Assessment uses a base date of 1st April 2024, as this corresponds with the most recent information available in terms of monitoring planning permissions. Where information has been available to provide an update on scheme delivery since the base date, this is reflected within the site assessments.
- The SHELAA has identified 51 candidate sites for housing with the potential to provide five or more dwellings (net). This includes sites with planning permission and sites without planning permission.
- In terms of employment land, no additional sites have been identified or submitted for assessment. However, the SHELAA provides an update on anticipated supply and the status of outstanding permissions for employment uses falling within use classes B2, B8 and the former B1 use class, now covered by Class E, as of 1st April 2024. Similarly, it provides an update on the status of outstanding permissions for retail and leisure uses as of 1st April 2024, although no further sites have been identified or considered for such uses as part of this Assessment. In addition, no further sites have been identified or assessed for other uses (classified as those falling within Use Class F.1 (learning and non-residential institutions), Use Class F.2 (local community uses), mixed-use developments and Suitable Alternative Natural Greenspace (SANG)).
- Each proposed housing site has been assessed for its deliverability/developability (in terms of its suitability, availability and achievability for development) in accordance with the NPPF and NPPG. This has determined whether a site has any potential for housing and when it is considered most likely to come forward.
- For each housing candidate site, a detailed pro forma has been completed which sets out how the site has been assessed. A map that shows the boundaries and immediate surroundings of each housing site is also provided.
- Because the whole of Rushmoor lies within five kilometres of the Thames Basin Heaths Special Protection Area (SPA), housing delivery in the Borough is dependent upon the availability of SPA mitigation.
- The table below summarises the potential housing supply that has been identified:

Identified Potential Supply	Delivery from Sites with Planning Permission (net)	Delivery from Sites without Planning Permission (net)	Net Total
2024-2029	2,831	58	2,889
2029-2034	1,022	641	1,663
2034-2039	99	939	1,038
Total	3,952	1,638	5,590

- The following table outlines the split between ‘deliverable’ sites (those considered to be available, offer a suitable location for development and to be achievable, with a realistic prospect that housing will be delivered on site within five years) and ‘developable’ sites (those considered to be in a suitable location for housing development, with a reasonable prospect that housing could be delivered within the period of between six and 15 years):

Identified Potential Supply	Delivery from Deliverable Sites (net)	Delivery from Developable Sites (net)	Net Total
2024-2029	2,889	0	2,889
2029-2034	0	1,663	1,663
2034-2039	0	1,038	1,038
Total	2,889	2,701	5,590

- The tables above include sites with permission for development comprising between one and four net new dwellings on 1st April 2024. Because such sites fall below the SHELAA threshold, no additional sites with the potential to deliver fewer than five net new dwellings have been identified. To account for unidentified small sites, the Assessment adds a windfall allowance of 362 dwellings to the identified potential supply, as set out below:

Identified Potential Supply	Delivery from Deliverable Sites (net)	Delivery from Developable Sites (net)	Net Total
2024-2029	2,981	0	2,981
2029-2034	0	1,798	1,798
2034-2039	0	1,173	1,173
Total	2,981	2,971	5,952

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1. What Is the Strategic Housing and Economic Land Availability Assessment (SHELAA)?

- 1.1 Government policy requires local planning authorities to ensure that sufficient and suitable land is available to meet the needs of housing and economic development over the Local Plan period. The purpose of the Strategic Housing and Economic Land Availability Assessment (hereafter referred to as the 'SHELAA' or the 'Assessment') is to assess the future supply of land which is suitable, available and achievable for such development in Rushmoor.
- 1.2 The Assessment aims to identify and assess as many sites with housing or economic potential as possible across the whole of Rushmoor. It covers the period to 2039 (beyond the current Local Plan period) and uses a base date of 1st April 2024. The Council uses the SHELAA to demonstrate its five-year housing land supply, as required by the National Planning Policy Framework (NPPF), and to inform decisions about land use in the Local Plan.
- 1.3 A site's inclusion in the SHELAA does not imply that it will be allocated for housing or economic use, or that planning permission will be granted should an application be submitted. In addition, the inclusion of a site within this document does not preclude it from being developed for other uses. The SHELAA is a technical study and not a policy document. All planning applications will be determined against the development plan and other relevant material considerations.
- 1.4 The SHELAA identifies yields for each housing site. Where sites have yet to receive planning permission, the yields are estimates based upon desktop reviews and information available to officers at the time of the SHELAA's completion. The yields identified in this report may therefore not be appropriate in a planning application. Moreover, the categorisation of sites is based upon the views and judgement of officers and does not preclude the submission of a planning application or the granting of planning permission for other uses. All planning applications will be assessed on their own merits through the normal planning process. In addition, whilst a map that depicts the boundaries of each site for housing is provided, the SHELAA does not limit any extension or contraction of these boundaries for the purposes of a planning application.
- 1.5 Although the SHELAA identifies constraints for each site, there may be additional constraints that have not been identified. Other issues that were not identified at the time of the study may arise through the course of a detailed planning application, and some constraints may have been removed since the information was compiled. Applicants should therefore carry out their own analysis of a site to identify any constraints and should not rely upon any part of the SHELAA to support an application. Planning applications will be treated on their own merits at the time of the application and not on the information within the SHELAA.
- 1.6 The SHELAA can only take account of circumstances and information available at the time of its completion and has been completed to the best of the Council's knowledge. The Council does not accept liability for any factual inaccuracies. The SHELAA is an ongoing process and will be updated annually in order to feed into the rolling five-year housing land supply.
- 1.7 This document uses data on completions and outstanding planning permissions in relation to housing and commercial sites which is compiled by Hampshire County Council on behalf of all Hampshire local planning authorities. Data is derived from Building Control and NHBC reports and is verified by site visits.

- 1.8 This document includes mapping data licensed from Ordnance Survey with the permission of the Controller of His Majesty's Stationery Office. © Crown copyright 2024. All rights reserved. Rushmoor Borough Council 100024264.

2. Planning Policy Context

Local Context

- 2.1 The purpose of this document is to identify sites in Rushmoor where there is a realistic or reasonable prospect of residential or economic development taking place over the next 15 years. The SHELAA is a key element of the Local Plan's evidence base, and its preparation is important for the development and implementation of local plans. It will help the Council to deliver the housing and economic targets identified within the Local Plan and to develop any future targets.
- 2.2 This SHELAA will focus attention on areas where opportunities exist for development and change to take place. It therefore provides a basis for planning infrastructure provision and for developing the necessary policies in future Local Plan documents to steer development.

National Planning Policy

- 2.3 National planning policy on delivering new housing and supporting economic growth is contained within the [National Planning Policy Framework](#) (NPPF) (December 2023). The NPPF (para. 69) states that strategic policy-making authorities 'should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment' and that planning policies 'should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability'. It also states that planning policies and decisions 'should help create the conditions in which businesses can invest, expand and adapt' and that significant weight 'should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development' (para. 85).
- 2.4 A comprehensive assessment of land will be undertaken, enabling sites to be submitted and evaluated for a range of uses, in addition to housing. This is in accordance with the NPPF and the [National Planning Practice Guidance](#) (NPPG). For example, the NPPG observes that plan-making authorities 'may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate' (Housing and Economic Land Availability Assessment; para. 001, ref. ID: 3-001-20190722).
- 2.5 The purpose of a land availability assessment is to identify 'a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period'. According to the NPPG (Housing and Economic Land Availability Assessment; para. 001, ref. ID: 3-001-20190722), an assessment should:
- Identify sites and broad locations with potential for development;
 - Assess their development potential; and
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.6 To reflect the NPPG, the SHELAA study will consider the availability of land for the following types of uses:

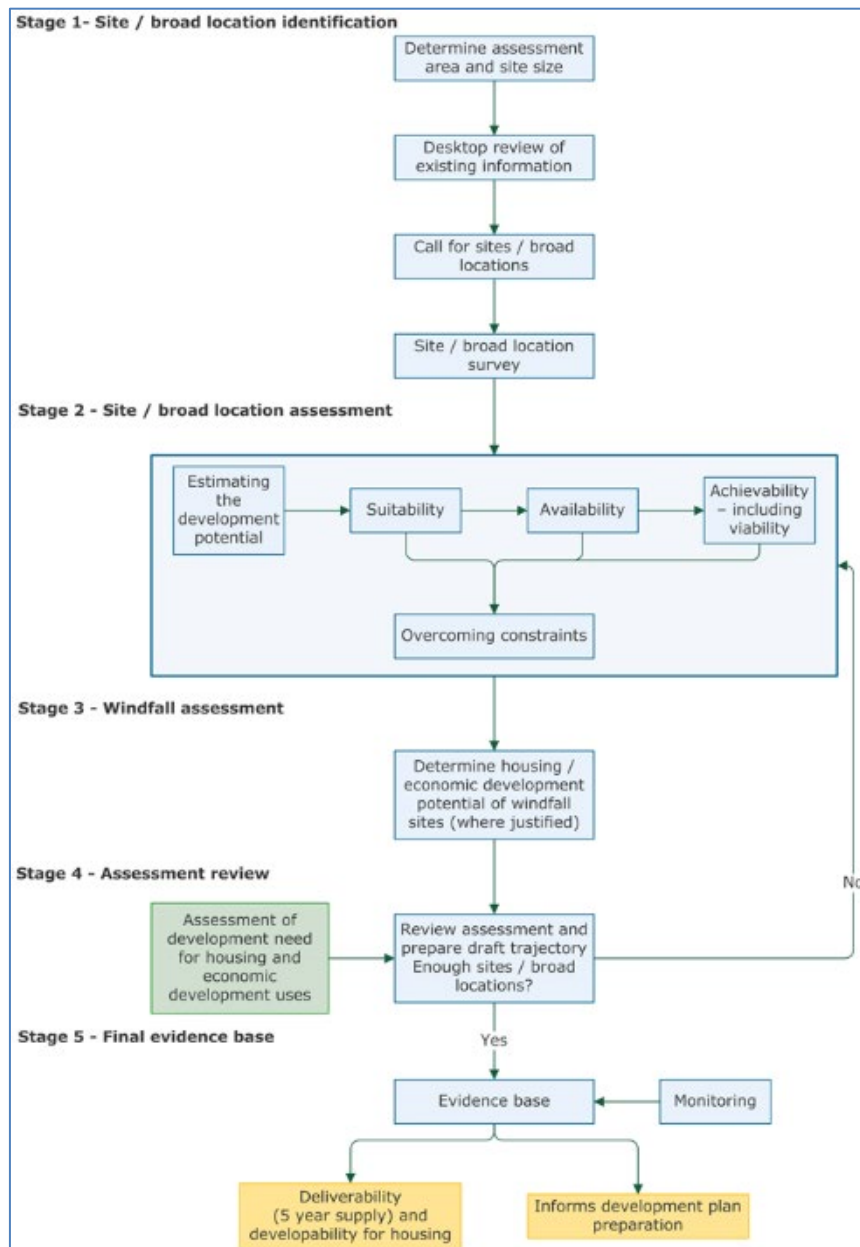
- **Residential:** use classes falling within C3 (dwelling houses) and C2 (residential institutions). This includes affordable housing, sheltered housing, self- and custom-build houses, and Gypsy, Traveller and Travelling Showpeople pitches and plots for households.
- **Economic:** all B-use classes (general industry and storage and distribution), Use Class C1 (hotels), all E-use classes (commercial, business and service uses) and sui generis uses previously incorporated within the former A-use classes (drinking establishments and hot-food takeaways) and the former Use Class D2 (cinemas, concert halls, bingo halls and dance halls).¹
- **Other:** use classes falling within F.1 (learning and non-residential institutions), F.2 (local community uses), mixed-use developments and Suitable Alternative Natural Greenspace (SANG).

2.7 The NPPG sets out a five-stage methodology for preparing a SHELAA. Chapter 3 of this Assessment works through the methodology and sets out how the Council has implemented each of these stages.

¹ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of use classes by reclassifying certain uses of land and property.

3. Methodology

3.1 The National Planning Practice Guidance (NPPG) (Housing and Economic Land Availability Assessment; para. 005, ref. ID: 3-005-20190722) contains a five-stage methodology for developing a robust SHELAA. This process is set out in the flow chart below:



3.2 The following sections set out how these stages have been applied.

Stage 1: Identification of Sites and Broad Locations

Geographical Area Covered by the Assessment

- 3.3 The National Planning Practice Guidance (NPPG) (Housing and Economic Land Availability Assessment; para. 006, ref. ID: 3-006-20190722) states that the Assessment area ‘should be the plan-making area’, which could be ‘the local planning authority area, two or more local authority areas, areas covered by a spatial development strategy, or areas covered by the Local Enterprise Partnership’. This document only considers sites within the Borough of Rushmoor.

Need for Development

- 3.4 In line with the NPPG (Housing and Economic Land Availability Assessment; para. 008, ref. ID: 3-008-20190722), and in order ‘to provide a complete audit of available land’, the Assessment will aim to identify all sites and broad locations regardless of the amount of development needed to meet identified need.
- 3.5 In terms of employment land, whilst no additional sites have been identified or submitted as part of this Assessment, the SHELAA provides an update on anticipated supply and the status of outstanding permissions for B-class employment uses (B2 general industry and B8 storage and distribution) and E-class uses previously incorporated within the former Use Class B1a (offices), B1b (research and development) and B1c (light industry) as of 1st April 2024.
- 3.6 Similarly, the SHELAA provides an update on the status of outstanding permissions and the supply of land for retail and leisure uses as of 1st April 2024, although no further sites have been identified or considered for assessment.

Site Size for Assessment

- 3.7 In accordance with the NPPG (Housing and Economic Land Availability Assessment; para. 009, ref. ID: 3-009-20190722), the Assessment will consider all sites and broad locations capable of delivering five or more dwellings (net) or economic development on sites that are a minimum of 0.25 hectares (or 500 square metres of net additional floorspace) and above. Sites that fall below this threshold will be considered as windfalls and will not be included in the Assessment.

Identifying Sites

- 3.8 The NPPG (Housing and Economic Land Availability Assessment; para. 010, ref. ID: 3-010-20190722) states that plan-makers ‘need to be proactive in identifying as wide a range of sites and broad locations for development as possible’.
- 3.9 A key stage in identifying sites is a formal ‘Call for Sites’, which should be issued to developers, landowners and others with an interest in the future development of land within the area. The NPPG (Housing and Economic Land Availability Assessment; para. 012, ref. ID: 3-012-20190722) states that the Call for Sites ‘needs to be aimed at as wide an audience as is practicable so that those not normally involved in property development have the opportunity to contribute’. Furthermore, a proactive desktop review should be undertaken to identify as wide a range of potential sites and broad locations for development as possible (NPPG, Housing and Economic Land Availability Assessment; para. 010, ref. ID: 3-010-20190722).

- 3.10 The Council undertook a Call for Sites exercise in October 2017 as part of the process of preparing the Rushmoor Local Plan, which was adopted in February 2019. Correspondence was sent to all members of the Council’s Planning Policy Consultation Database and published on the Council’s website. In the context of housing delivery, three sites were submitted for consideration. An additional site was submitted outside the formal Call for Sites process and was subsequently considered. Site submissions can be made at any time outside of a formal Call for Sites exercise via the Council’s website.² For example, an additional site was submitted for consideration in April 2024.
- 3.11 All sites, regardless of policy constraints, will be included at this stage of the assessment for the sake of comprehensiveness. However, some sites may have constraints that would severely restrict development. Such constraints could include flood risk and special protection areas (SPAs). A desktop review of submitted sites will be undertaken to consider the relevance of any identified constraint to determine whether sites are appropriate or inappropriate for the development suggested.
- 3.12 In addition to sites that have been submitted through the Call for Sites process, the Council will actively seek to identify sites that may have a part to play in meeting housing or economic needs through the desktop review process.
- 3.13 In identifying sites, the following types of site and sources of data will be drawn upon:

Type of Site	Data Sources
Existing housing allocations and development briefs not yet with planning permission	Development plans and neighbourhood plans
Unimplemented planning permissions	Planning application records
Housing sites that are under construction	Development starts and completions records
Planning applications that have been refused or withdrawn	Planning application records
Pre-application enquiries (where not confidential)	Planning records
Land in the ownership of the local authority	Local authority records
Surplus and likely-to-become-surplus public sector land. Such bodies will include, but not be limited to, Hampshire County Council and the Ministry of Defence	Duty to Co-operate discussions National Register of Public Sector Land

² The Site Submission Form can be found at www.rushmoor.gov.uk/callforsites.

Type of Site	Data Sources
Sites submitted by developers through the formal Call for Sites	Formal Call for Sites records
Sites suggested through engagement with local communities	Local Plan consultation events
Vacant and derelict land and buildings	Local authority Empty Property Register
Sites where more productive use of under-utilised facilities can be made (e.g., garage blocks)	Analysis of maps
Sites anticipated to meet employment/retail requirements	Enquiries received by the local planning authority, and active engagement with the business sector
Sites suitable for SANGs and leisure purposes	Planning records and Call for Sites records
Sites appropriate for a mix of the above uses	Local authority and planning records, as well as Call for Sites records

3.14 This comprehensive set of sites will then be assessed against national policies and designations (see table below) to establish those that have a reasonable potential for development and should be included in the detailed site survey.

Excluded Sites: Residential

3.15 Sites and areas with no potential for residential development will be identified at this stage and excluded from further detailed analysis. These sites will be identified in the Assessment as the 'excluded sites'.

3.16 The following policy constraints will automatically result in a site being treated as an excluded site for the purposes of residential development:

Constraint	Justification
Site lying wholly within or adversely constrained by a European Nature Conservation Site (SAC and SPA, including the Thames Basin Heaths Special Protection Area)	Protected by UK and European law

Constraint	Justification
Site lying wholly within or adversely constrained by the 400-metre buffer zone of the Thames Basin Heaths Special Protection Area (SPA). Suggested sites other than residential (C3) will be considered on an individual basis, dependent upon the nature of the use proposed and impacts upon the SPA	Natural England has advised that it is not possible to prevent harm arising from residential development within 400 metres of the SPA
Site lying wholly within or adversely constrained by a Site of Special Scientific Interest (SSSI). Sites lying wholly within or adversely constrained by ancient woodland	National nature designation
Site lying wholly within or adversely constrained by Flood Zone 3b (functional floodplain)	The NPPF (para. 168) states that development should be directed away from areas at highest risk of flooding
Site lying wholly within or adversely constrained by the Public Safety Zone (PSZ) for Farnborough Airport	Development in this area would be contrary to Department for Transport policy on the 'Control of Development in Airport Public Safety Zones', which seeks to prevent new development in the PSZ and to reduce it over time as circumstances allow ³

Excluded Sites: Economic and Other Use Types

- 3.17 Some of the above constraints will also be applicable when assessing sites that might accommodate economic uses or other non-residential uses. This is likely to be dependent upon the specific use type, as well as the location of a site, and will therefore be assessed on a case-by-case basis.

Farnborough Airport Public Safety Zone (PSZ)

- 3.18 Public Safety Zones are areas at either end of a runway within which development is restricted to control the number of people on the ground at risk of death or injury in the event of an aircraft accident on take-off or landing. The Department for Transport policy paper 'Control of Development in Airport Public Safety Zones' (published in October 2021) sets out that the basic objective governing the restriction on development near civil airports is that there should be no increase in the number of people living, working or congregating in Public Safety Zones and that, over time, the number should be reduced as circumstances allow.

³ Department for Transport, 'Control of Development in Airport Public Safety Zones' (October 2021), available at www.gov.uk/government/publications/control-of-development-in-airport-public-safety-zones/control-of-development-in-airport-public-safety-zones.

- 3.19 There are PSZs at either end of the runway at Farnborough Airport. The policy objective set out in the Department for Transport policy paper therefore applies in this location and represents an absolute constraint to net new residential development therein.⁴

Survey of Sites

- 3.20 Sites and broad locations that are not excluded will be subject to detailed site surveys, including desktop reviews and site visits, if deemed necessary. In accordance with the NPPG (Housing and Economic Land Availability Assessment; para. 015, ref. ID: 3-015-20190722), the survey will establish and record the following:
- Site size, boundaries and location;
 - Current land use and character;
 - Land uses and character of the surrounding area;
 - Physical constraints (e.g., access, contamination, steep slopes, flood risk, natural features of significance, location of infrastructure/utilities);
 - Potential environmental constraints;
 - Consistency with Local Plan policies;
 - Proximity to services and other infrastructure, such as public transport;
 - Where relevant, development progress (e.g., ground works completed, number of units started, number of units completed); and
 - An initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.
- 3.21 Once the sites have been surveyed and their details recorded, they will be carried through into Stage 2 of the assessment process.

⁴ Further information on the PSZs as they relate to Farnborough Airport can be viewed at www.rushmoor.gov.uk/article/2563/Public-Safety-Zones.

Stage 2: Site/Broad Location Assessment

- 3.22 Following the identification of possible sites in Stage 1, sites will need to be assessed in greater detail to determine their development potential.

Calculating the Development Potential of Sites

- 3.23 The development potential of each of the surveyed sites will be assessed using national planning policies and local plan policies which are consistent with the relevant national policies. Where a plan is emerging, this will be taken into account if it is at an advanced stage of preparation.⁵ Where there are locally determined policies on density, these will be applied.
- 3.24 Where an existing plan does not provide a sufficient basis to make a judgement, regard will be had to existing good-quality development schemes as the basis for assessment.
- 3.25 An assessment of site capacity will be undertaken for all sites carried through into Stage 2.

Assessing Suitability, Availability and Achievability of Sites

- 3.26 In accordance with the National Planning Practice Guidance (NPPG) (Housing and Economic Land Availability Assessment; para. 017, ref. ID: 3-017-20190722), the suitability, availability and achievability of sites and broad locations will be assessed, including whether a site is economically viable, so that a judgement can be made in the plan-making context as to 'whether a site can be considered deliverable within the next five years, or developable over a longer period'.

Assessing Suitability

- 3.27 The suitability of the identified use or mix of uses for each site will be assessed, including consideration of the types of development that may meet the needs of the community. Potential uses for sites include, but are not limited to, market housing, private rented, affordable housing, self-build and custom housebuilding plots, Gypsy and Traveller pitches, Travelling Showpeople plots, housing for older people, economic development, SANG and leisure uses.
- 3.28 Assessing the suitability of sites or broad locations for development will be guided by:
- Up-to-date policies in the adopted development plan, advanced emerging plan policy and national policy;
 - Market requirements;
 - Physical limitations or problems, such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - Potential impacts, including the effect on landscape features, nature and heritage conservation;
 - Contribution to regeneration priority areas, where applicable; and
 - Environmental amenity impacts.
- 3.29 Housing sites allocated in a development plan and sites with planning permission for residential development will be considered suitable for housing development.

⁵ Advanced plan policies are taken to be those in pre-submission documents.

Assessing Availability

- 3.30 All sites will be assessed to determine whether they are genuinely available (i.e., there are no legal or ownership impediments to development, such as ransom strips, multiple ownerships, tenancies or operational requirements of landowners). Initially, these points will be addressed where information has been provided. Following receipt of this information, checks that are more detailed will be undertaken, if required.

Assessing Achievability

- 3.31 A site will be considered achievable for development where there is a reasonable prospect that the particular type of development will take place at a particular point in time. This will involve a high-level judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period.
- 3.32 The following factors will be considered when assessing a site's achievability for development:
- Likelihood of the sale coming forward for the proposed use;
 - Whether there are any significant abnormal development costs (e.g., contamination remediation, demolition, access etc.);
 - Possible requirements for significant infrastructure investment to ensure that a site is capable of sustaining new development; and
 - Issues that may influence the economic viability or timing of the development.

Dealing with Identified Constraints

- 3.33 Where constraints are identified, the Assessment will consider what action will be needed to remove them, along with when and how this could be undertaken, and the likelihood of sites and broad locations being delivered.
- 3.34 Information on suitability, availability, achievability and constraints will be used to assess the timescale within which each site is capable of development.

Stage 3: Windfalls

Windfall Assessment

- 3.35 The term 'windfall' refers to sites which have not been identified previously. Such sites are often first encountered upon submission of a planning application or during pre-application discussions. Whilst windfall sites are generally small or involve the conversion of existing buildings, they can also be large sites.
- 3.36 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that, where justified, windfall sites can contribute towards housing supply. The NPPF (para. 72) confirms that where 'an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply'. The NPPG (Housing and Economic Land Availability Assessment; para. 023, ref. ID: 3-023-20190722) states that broad locations identified in years 6-15 'could include a windfall allowance'.
- 3.37 As noted by the NPPF (para. 72), any windfall allowance 'should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends'.
- 3.38 Because this Assessment focuses on identifying sites that will deliver five or more net dwelling units, a windfall allowance has been made for small sites which will deliver fewer than five net new dwellings.

Stage 4: Assessment Review

Deliverable and Developable Sites

Identifying Deliverable Sites

- 3.39 The National Planning Policy Framework (NPPF, para. 77) states that where an adopted local plan is over five years old, local planning authorities ‘should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing or a minimum of four years’ worth of housing’ in certain circumstances. It sets out that the supply ‘should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old’. To be considered deliverable, a site for housing should:
- Be available now;
 - Offer a suitable location for development now; and
 - Be achievable with a realistic prospect that housing will be delivered on the site within five years.
- 3.40 The NPPF (Annex 2) further states that:
- a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example, because they are no longer viable, there is no longer a demand for the type of units or sites have long-term phasing plans).
 - b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.⁶
- 3.41 The NPPG (Housing Supply and Delivery; para. 007, ref. ID: 68-007-20190722) highlights that such evidence may include:
- Current planning status – for example, on larger-scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
 - Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
 - Firm progress with site assessment work; or
 - Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful bids for large-scale infrastructure funding or other similar projects.

⁶ In a High Court Consent Order in May 2020 quashing an appeal decision which had approved outline plans for four new houses in East Northamptonshire, the Secretary of State confirmed that the NPPF’s definition of a deliverable housing site is not a ‘closed list’ but leaves room for decision-makers to exercise their ‘planning judgment’. As such, ‘the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition’ (Consent Order CO/917/2020; May 2020).

- 3.42 Deliverable housing sites for the next 0-5 years are identified within the SHELAA. Robust up-to-date evidence in the form of mapping and detailed availability, suitability and achievability information in relation to these sites is presented. Judgements on deliverability will be set out clearly and transparently.
- 3.43 The deliverable sites will form the basis of the five-year housing land supply, along with a windfall allowance.

Identifying Developable Sites

- 3.44 The NPPF (para. 69) expects local planning authorities to identify a supply of 'specific, developable sites or broad locations for growth' for years 6-10 and, where possible, for years 11-15 of the Plan period. To be considered developable, sites 'should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged' (NPPF, Annex 2). The NPPG (Housing Supply and Delivery; para. 011, ref. ID: 68-020-20190722) states that plan-makers may demonstrate a 'reasonable prospect' by using evidence such as (but not exclusively):
- Written commitment or agreement that relevant funding is likely to come forward within the timescale indicated, such as an award of grant funding;
 - Written evidence of agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and built-out rates;
 - Likely build-out rates based on sites with similar characteristics; and
 - Current planning status – for example, a larger-scale site with only outline permission where there is supporting evidence that the site is suitable and available, may indicate development could be completed within the next 6-10 years.
- 3.45 Developable sites for years 6-10 are identified in the SHELAA. Again, robust up-to-date evidence in the form of mapping and information on the availability, suitability and achievability of these sites and broad locations is presented. Judgements will be set out clearly and transparently. Where it is possible to identify sites for years 11-15, these will also be presented in the SHELAA report.
- 3.46 The developable sites will form the basis of the supply for years 6-15, along with a windfall allowance.

Broad Locations for Growth

- 3.47 The SHELAA may identify broad locations with potential for future housing growth. These areas are considered to have potential to deliver housing but are unlikely to become available within the SHELAA timeframe. However, because most will have been identified via desktop studies and community consultation events, the degree of certainty and detail that can be attached to them at this stage will be limited.
- 3.48 Where broad locations are identified but are unlikely to become available within the SHELAA timeframe, these will be recorded in the SHELAA as 'not currently developable'. Information collected and recorded in relation to them is unlikely to be specific or detailed.

Dealing with Situations Where There Are Insufficient Sites to Meet Housing Need

3.49 The Assessment may reveal that there are insufficient sites and broad locations to meet the relevant housing requirement. In such cases, the Assessment will be reappraised as set out in Stage 2 of the NPPG's SHELAA preparation flowchart, as outlined below:

- Site capacity on deliverable and developable sites will be reappraised;
- The possibility of changing assumptions on density and the developable areas of sites will be considered; and
- The phasing of sites will be reassessed.

Stage 5: Final Evidence Base

Core Outputs

- 3.50 The following core outputs will be produced as part of the Assessment and presented in the main report:
- A list of all sites and broad locations for housing identified through the SHELAA process, indicating whether they are considered to be deliverable, developable, not currently developable or rejected;
 - A referenced Borough-wide map (or maps) which depict the location of all the identified sites;
 - An assessment of the suitability, availability and achievability of the sites and broad locations;
 - Maps and detailed assessments of sites that are considered to be realistic candidates for development (i.e., deliverable and developable sites);
 - Maps and detailed assessments of not currently developable sites (broad locations which are unlikely to become available within the SHELAA timeframe and sites where there are availability, suitability and/or achievability obstacles to development);
 - An assessment of the potential type and quantity of development that could be delivered on each site or broad location, setting out how any barriers to delivery could be overcome and broadly when; and
 - A consideration of associated risks.

Updating the Assessment

- 3.51 The National Planning Policy Framework (NPPF, para. 77) expects local planning authorities to 'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing' where an adopted plan is more than five years old. As part of this, local planning authorities are required to consider the deliverability of all the sites in the five-year supply. Once assessments have been published, they do not need to be updated for twelve months unless significant new evidence comes to light.

Monitoring

- 3.52 The following housing supply information will be recorded when monitoring:
- Progress with delivery of development on allocated sites and sites with planning permission;
 - Submitted and approved planning applications on sites and broad locations identified within the Assessment;
 - Progress made on removing constraints to development and whether a site is now considered to be deliverable or developable;
 - New unforeseen constraints that have emerged which mean that a site is now no longer considered to be deliverable or developable, and how these could be addressed; and
 - Whether a windfall allowance is coming forward as expected or may need to be adjusted.

4. Rushmoor's Housing Potential

- 4.1 Each site identified in Stage 1 and 2 was assessed to determine whether it had any housing potential and, if so, when it could be brought forward. A complete list of candidate sites is set out in Appendix A.
- 4.2 The Council has identified that there were 28 sites with planning permission and 26 sites with housing potential that did not have planning permission on 1st April 2024 which would deliver a net gain of five or more dwellings.⁷
- 4.3 Pro formas for all these sites, as well as for the 'not currently developable sites', have been completed. They demonstrate how the deliverability/developability of the sites was assessed and how the potential yield was calculated. Maps have also been produced which show the location and boundaries of each site. Information on how to view the pro formas and maps is set out in Appendix B.

Construction Commenced

- 4.4 On the following sites, development had already commenced on 1st April 2024. These are straightforward schemes where it was considered that the implementation of the planning consent was indicative of the whole scheme being delivered. For this reason, the sites were not assessed further and were recognised as a component of future deliverable supply. Where information has been available to provide an update on scheme delivery since the base date, this has been reflected in the site assessments.
- 4.5 The following tables set out the residual net yield of dwellings on sites under construction on 1st April 2024. For ease of reference, the tables are split between major sites (development sites with a net gain of 10 or more units) and minor sites (development sites with a net gain of between 5 and 9 units).

Major Sites (10 or more dwellings net gain)

SHELAA ID	Site Name	Number of Dwellings (net)	Number Completed: 2024-2029	Number Completed: 2029-2034	Number Completed: 2034-2039
40	Former TA Centre, Redan Road, Aldershot	11 Residual from scheme of net 25	11	0	0
113	52 Victoria Road, Aldershot	56	56	0	0
290	209-211 Lynchford Road, Farnborough	17	17	0	0

⁷ Note that some sites may have extant planning permissions as well as separate or revised planning applications under consideration, so may be counted more than once.

SHELAA ID	Site Name	Number of Dwellings (net)	Number Completed: 2024-2029	Number Completed: 2029-2034	Number Completed: 2034-2039
518	Meudon House, Meudon Avenue, Farnborough	85 Residual from scheme of net 197	85	0	0
542	1-5 Firgrove Parade, Farnborough	31	31	0	0
551	Ham and Blackbird Public House, 281 Farnborough Road, Farnborough	62 Residual from scheme of net 61	62	0	0
554	The Galleries Shopping Centre, High Street Multi-Storey Car Park and The Arcade, Aldershot	596	596	0	0
557	Briarwood, Sorrel Close, Farnborough	10	10	0	0
591	Union Yard, Aldershot	100	100	0	0
610	Upper Union Terrace and 182-192 Victoria Road, Aldershot	7 Residual from scheme of net 14	7	0	0
618	Block 3, Queensmead, Farnborough	99	99	0	0
620	2-4 Mount Pleasant Road, Aldershot	13	13	0	0
622	84-86 and Land to the Rear of 88-90 Victoria Road, Aldershot	10	10	0	0
638	Phase 5 North Town Redevelopment Site, Aldershot	30	30	0	0
639	34-36 Victoria Road, Farnborough	18	18	0	0
Total		1,145	1,145	0	0

Minor Sites (5-9 dwellings net gain)

SHELAA ID	Site Name	Number of Dwellings (net)	Number Completed: 2024-2029	Number Completed: 2029-2034	Number Completed: 2034-2039
305	Woodcot Court, 2a Woodcot Gardens, Farnborough	7	7	0	0
629	68 Alexandra Road, Farnborough	7	7	0	0
631	2 Alexandra Road, Farnborough	5	5	0	0
633	103-105 High Street, Aldershot	9	9	0	0
Total		28	28	0	0

Not Started Development or Not Commenced All Phases

- 4.6 The following sites had planning permission for housing but had either not commenced or had all their phases implemented on 1st April 2024. Although the suitability of these sites has been accepted by their planning permissions, their availability and achievability were re-assessed to determine whether and when they were likely to yield housing. Where information has been available to provide an update on scheme delivery since the base date, this has been reflected in the site assessments.
- 4.7 Consideration was also given as to whether further development could take place within the site boundaries.

SHELAA ID	Site Name	Number of Dwellings (net)	Number Completed: 2024-2029	Number Completed: 2029-2034	Number Completed: 2034-2039
78	Interpower House, Windsor Way, Aldershot	15	15	0	0
119	Wellesley, Aldershot	2,366 Residual from scheme of 3,850	1,329	938	99
572	Blandford House and Malta Barracks, Shoe Lane, Aldershot	176 Residual from scheme of 180	92	84	0

SHELAA ID	Site Name	Number of Dwellings (net)	Number Completed: 2024-2029	Number Completed: 2029-2034	Number Completed: 2034-2039
580	Aldershot Bus Station, 3 Station Road, Aldershot	32	32	0	0
582	Hippodrome House, Aldershot	30	30	0	0
630	125-127 Alexandra Road, Farnborough	6	6	0	0
637	30 Camp Road, Farnborough	8	8	0	0
640	31-37 Victoria Road, Farnborough	12	12	0	0
Total		2,645	1,524	1,022	99

Sites Identified without Planning Permission

- 4.8 The following sites did not benefit from planning permission on 1st April 2024 but were identified as having potential for residential development.
- 4.9 Sites where development is anticipated to come forward in the first five years of the SHELAA are considered to be deliverable, whilst sites anticipated in years 6-15 are considered to be developable.

SHELAA ID	Site Name	Estimated Housing Potential (net units)	Number Completed: 2024-2029	Number Completed: 2029-2034	Number Completed: 2034-2039
15	Farnborough Civic Quarter, Farnborough	960	0	450	510
78	Interpower House, Windsor Way, Aldershot	4	0	4	0
102	Willow House, 23 Grosvenor Road, Aldershot	5	5	0	0

SHELAA ID	Site Name	Estimated Housing Potential (net units)	Number Completed: 2024-2029	Number Completed: 2029-2034	Number Completed: 2034-2039
108	Former Co-Op Car Park, Birchett Road, Aldershot	50	0	0	50
110	Progress House and Penmark House, Albert Road, Aldershot	20	0	0	20
515	Telephone Exchange, Ordnance Road, Aldershot	100	0	0	100
527	57 Alexandra Road, Farnborough	9	0	9	0
575	Former Site of Meadowcroft, Whitchurch Close, Aldershot	9	0	0	9
578	Land at Foulkes Terrace, Aldershot	20	0	0	20
590	124 Victoria Road, Farnborough	125	0	0	125
597	DIO Accommodation Offices, Ordnance Road, Aldershot	15	0	0	15
598	Aldershot Distribution Outlet, Ordnance Road, Aldershot	80	0	0	80
607	Land at 68-70 Hawley Lane, Farnborough	10	0	10	0
618	Block 3, Queensmead, Farnborough	5	0	5	0
621	Land adjacent to 1 Pickford Street, Aldershot	10	0	10	0

SHELAA ID	Site Name	Estimated Housing Potential (net units)	Number Completed: 2024-2029	Number Completed: 2029-2034	Number Completed: 2034-2039
625	Land at Churchill Crescent, Farnborough	13	0	13	0
626	235-237 High Street, Aldershot	8	0	8	0
627	Redan Road Depot, Redan Road, Aldershot	5	5	0	0
640	31-37 Victoria Road, Farnborough	30	0	30	0
641	3-5 Pickford Street, Aldershot	7	7	0	0
642	15 Wellington Street, Aldershot	5	5	0	0
643	Briarcliff House, Kingsmead, Farnborough	97	36	61	0
644	Land at Orchard Rise 127 and La Fosse House, 129 Ship Lane and Farnborough Hill School, Farnborough Road, Farnborough	19	0	19	0
649	77-79 Victoria Road, Farnborough	9	0	9	0
650	35-39 Cove Road, Farnborough	10	0	0	10
Total		1,625	58	628	939

- 4.10 The total number of dwellings considered to be deliverable on sites without planning permission (i.e., sites with a realistic prospect that housing will be delivered on the site within five years) is 58. A further 1,567 dwellings have been identified on sites that are considered developable in years 6-15 of the SHELAA.
- 4.11 The remainder of the sites were considered to be 'not currently developable' for a variety of reasons, including insufficient information to demonstrate how they might come forward for

housing, unacceptable access, unavailability owing to a lack of owner interest, and being in a protected alternative use.

C2 Uses for Older People

- 4.12 The NPPG (Housing for Older and Disabled People; para. 016a, ref. ID: 63-016a-20190626) states that plan-making authorities ‘need to count housing provided for older people against their housing requirement’. In its guidance on how to calculate a five-year housing land supply, it further highlights that local planning authorities ‘need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply’ (Housing Supply and Delivery; para. 035, ref. ID: 68-035-20190722). C2 uses are comprised of residential institutions, such as residential care homes and nursing homes. The Council has therefore reviewed permissions and completions of accommodation for older people in C2 use.
- 4.13 In determining the level of housing contribution that C2 uses make to housing land supply, the Council recognises that an individual bed space may not necessarily replace an individual unit of C3 accommodation. For residential institutions, the NPPG (Housing for Older and Disabled People; para. 016a, ref. ID: 63-016a-20190626) states that ‘to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data’.⁸
- 4.14 At the time of its completion, the 2021 Census estimated that there were 80,871 adults aged 16 or over within 39,300 households in Rushmoor. This provides a ratio of 2.1 adults per household. The number of dwellings generated by accommodation in C2 use can therefore be derived by dividing the number of bed spaces by 2.1.⁹
- 4.15 The table below sets out sites that are expected to deliver accommodation in C2 use for older people within the SHELAA period and the equivalent number of C3 dwellings to be provided. In accordance with the NPPG (Housing and Economic Land Availability Assessment; para. 009, ref. ID: 3-009-20190722), only sites that will deliver an equivalent of five or more dwellings (net) are included.

SHELAA ID	Site Name	With Permission on 1st April 2024?	Bed Spaces (net)	Equivalent Number of C3 Dwellings (net)	Additional Dwellings (net)	Expected Delivery
287	Devereux House, 69 Albert Road, Farnborough	No	44	21	0	2029-2034

⁸ Source: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E07000092> and <https://www.ons.gov.uk/datasets/create/filter-outputs/7618fff1-6d8a-49d2-af0c-8589acd76a30#get-data>

⁹ The Housing Delivery Test uses a nationally derived ratio of 1.8 to determine the number of dwellings generated by bedrooms in communal accommodation (excluding student accommodation). A local ratio of 2.1 is used within this document, as per the National Planning Practice Guidance advice.

SHELAA ID	Site Name	With Permission on 1st April 2024?	Bed Spaces (net)	Equivalent Number of C3 Dwellings (net)	Additional Dwellings (net)	Expected Delivery
624	Randell House, Fernhill Road, Farnborough	Yes 18/00614/FULPP: demolition of all buildings and the erection of a new building to provide a specialist nursing facility	58 Residual from scheme of net 18	28	1	2024-2029
644	Land at Orchard Rise 127 and La Fosse House, 129 Ship Lane and Farnborough Hill School, Farnborough Road, Farnborough	No	-17	-8	0	2029-2034
Total			85		42	

Student Accommodation

4.16 The NPPG (Housing Supply and Delivery; para. 034, ref. ID: 68-034-20190722) states that ‘all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority’s housing land supply’. This is based on:

- The amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and/or
- The extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.

4.17 The NPPG (Housing Supply and Delivery; para. 034, ref. ID: 68-034-20190722) advises that this should be ‘applied to both communal establishments and to multi-bedroom self-contained student flats’ and observes that ‘several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students’. It states that authorities should ‘base their calculations on the average number of students living in student-only accommodation, using the published census data’ but that studio flats designed for students, graduates or young professionals can be ‘counted on a one-for-one basis’. A studio

flat is ‘a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling’.

4.18 As of December 2024, Census 2021 data in relation to the number of students within student-only households at a local-authority level does not appear to have been published by the Office for National Statistics (ONS). However, at the national level, the 2021 Census estimated that there were 631,344 students aged 18 or over within 260,667 student-only households in England, which equates to an average of 2.4 students per household.¹⁰

4.19 The Council has reviewed recent permissions, completions and planning applications for student accommodation in Rushmoor. The table below sets out sites which are expected to deliver purpose-built student accommodation within the SHELAA period. In accordance with the NPPG (Housing and Economic Land Availability Assessment; para. 009, ref. ID: 3-009-20190722), only sites that will deliver an equivalent of five or more dwellings (net) are included.

SHELAA ID	Site Name	With Permission on 1st April 2021?	Student Units (net)	Equivalent Number of C3 Dwellings (net)	Expected Delivery
591	Union Yard, Aldershot	Yes 20/00171/FULPP: construction of 100 residential units (Use Class C3) and 128 student units (sui generis), with 2,237 sq. m (GEA) of flexible floorspace (Use Class A1-A5/B1/D1)	128	53	2024-2029
Total			128	53	

Overall Housing Potential

4.20 The following table outlines the total potential housing supply in Rushmoor as of 1st April 2024. It includes:

- Planning permissions for one to four (net) dwellings;
- Planning permissions for five or more (net) dwellings (assessed for their deliverability through the SHELAA); and

¹⁰ Source:

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

- Expected delivery from sites without planning permission which are considered capable of delivering five or more (net) dwellings (also assessed through the SHELAA); and includes:
- Accommodation for older people in C2 use and purpose-built student accommodation (equivalent number of C3 dwellings).

Identified Potential Supply: Rushmoor		Delivery from Sites with Planning Permission (net)				Delivery from Sites without Permission (net)	Net Total
		1-4	5-9	10+	Total		
2024-2029	Deliverable	52	42	2,737	2,831	58	2,889
2029-2034	Developable	0	0	1,022	1,022	641	1,663
2034-2039	Developable	0	0	99	99	939	1,038
Total		52	42	3,858	3,952	1,638	5,590

4.21 The following tables show the potential housing supply in Aldershot and Farnborough/North Camp.

Identified Potential Supply: Aldershot		Delivery from Sites with Planning Permission (net)				Delivery from Sites without Permission (net)	Net Total (brackets exclude Wellesley)
		1-4	5-9	10+	Total		
2024-2029	Deliverable	28	9	2,374	2,411	22	2,433
2029-2034	Developable	0	0	1,022	1,022	22	1,044
2034-2039	Developable	0	0	99	99	294	393
Total		28	9	3,495	3,532	338	3,870 (1,504)

Identified Potential Supply: Farnborough		Delivery from Sites with Planning Permission (net)				Delivery from Sites without Permission (net)	Net Total
		1-4	5-9	10+	Total		
2024-2029	Deliverable	24	33	363	420	36	456
2029-2034	Developable	0	0	0	0	619	619

Identified Potential Supply: Farnborough		Delivery from Sites with Planning Permission (net)				Delivery from Sites without Permission (net)	Net Total
		1-4	5-9	10+	Total		
2034-2039	Developable	0	0	0	0	645	645
Total		24	33	363	420	1,300	1,720

Dwelling Completions

- 4.22 In line with the NPPG guidance on counting housing for older people in C2 use and student housing within the housing land supply, the Council has reviewed completions of such accommodation since the start of the Local Plan period and updated Rushmoor's dwelling completions data accordingly. Because no purpose-built student accommodation has been completed in Rushmoor since the start of the Local Plan period, the following table adjusts the data according to completions of housing for older people in C2 use.

Year	Dwelling Completions (net)	Bed Space Completions (net)	Equivalent Number of C3 Dwellings (net)	Total Housing Completions (net)
2014-2015	299	0	0	299
2015-2016	173	0	0	173
2016-2017	364	90	47	411
2017-2018	450	0	0	450
2018-2019	303	-9	-5	298
2019-2020	730	-11	-6	724
2020-2021	225	-40	-21	204
2021-2022	426	0	0	426
2022-2023	367	0	0	367
2023-2024	436	75	36	472
Total	3,773	105	51	3,824

Windfall Assessment

- 4.23 The term 'windfall' refers to sites which have not previously been identified. Whilst windfalls are generally small or involve the conversion of existing buildings, larger sites can also be classed as windfalls.
- 4.24 The National Planning Policy Framework (NPPF, para. 72) advises that windfall sites can contribute towards anticipated housing supply where there is 'compelling evidence that they will provide a reliable source of supply'. It states that any allowance 'should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends'. It further advises that local plans 'should consider the case for setting out policies to resist inappropriate development of residential gardens'. In this regard, the Rushmoor Local Plan includes a dedicated policy which seeks to prevent the inappropriate development of garden land (Policy DE11: Development on Residential Gardens).

Determining the Housing Potential of Windfall Sites

- 4.25 The SHELAA focuses on identifying sites that will deliver five or more net dwelling units. Any site which will deliver fewer than five net units is therefore not included in the SHELAA and would not have been identified in the development plan. Because the NPPF (Annex 2) defines windfall sites as ‘sites not specifically identified in the development plan’, a windfall allowance has been made for small sites which fall below the SHELAA threshold (1-4 net dwellings). Such sites have historically contributed to new housing in Rushmoor.
- 4.26 The windfall allowance does not exclude units on residential gardens. Although the Rushmoor Local Plan includes a policy which aims to prevent the inappropriate development of garden land, the policy does not preclude the development of residential gardens.
- 4.27 Past windfall rates have been obtained from internally collected housing completions data, and figures have been analysed for trends which are likely to continue in the years ahead. Large windfall developments, which are more ‘one-off’ in nature, have been omitted from the trend calculations to avoid distorting the projections. Unexpected net losses are classed as windfalls and have been deducted from the windfall total.
- 4.28 All schemes that have delivered fewer than five net units since the start of the Local Plan period have been considered as potential windfalls. The table below shows a breakdown of completions since 2014.

Year	Total Housing Completions (net)	Completions on Sites Delivering 1-4 Dwellings (net)
2014-2015	299	37
2015-2016	173	31
2016-2017	411	62
2017-2018	450	41
2018-2019	298	25
2019-2020	724	17
2020-2021	204	16
2021-2022	426	13
2022-2023	367	9
2023-2024	472	14
Total	3,824	265
Average	383	27

- 4.29 An assessment of schemes which have delivered fewer than five net dwellings since 2014 results in an average delivery of 27 net new dwellings per year on small windfall sites. Because such sites have historically made a significant contribution to new housing within Rushmoor (7% of all completions between 2014 and 2024), a windfall allowance of 27 dwellings per annum will be made. This allowance will be applied to the whole SHELAA period, except the year 2024-25 to avoid double-counting sites with existing planning permissions for developments which comprise between one and four net new dwellings.
- 4.30 This Assessment has considered all sites and broad locations capable of delivering five or more net dwellings, and any site which falls below this threshold is considered as a windfall. A planning permission for accommodation for older people in C2 use has been identified which

will result in the net loss of the equivalent of 16 dwellings, as summarised below. Because this scheme is anticipated to be completed within the period 2024-2029, the net loss of dwellings has been deducted from the windfall total for the period 2025-2029. As noted above, the NPPG requires plan-making authorities to count housing provided for older people, including in Use Class C2, against their housing requirement and as part of their housing land supply.

Site Name	Proposal	Consented Bed Spaces (net)	Equivalent Number of C3 Dwellings (net)	Additional Dwellings Consented (net)	Expected Delivery
Abercorn House, Fernhill Road, Blackwater	18/00887/FULPP: retention, refurbishment and alterations of existing care home building (Use Class C2), an alternative to the demolition and redevelopment of the building, as approved with 13/00343/FULPP	-40	-19	3	2024-2029
Total		-40		-16	

- 4.31 Taking into account the average delivery of dwellings per year on small windfall sites of between one and four net new dwellings since the start of the Local Plan period and extant permissions for schemes which will result in a net loss of dwellings, a windfall allowance of 92 dwellings is provided for the period 2025-2029 ($[4 \times 27] - 16$), with 270 dwellings provided for the period 2029-2039 (10×27).

Risk Assessment

- 4.32 The SHELAA has been produced in accordance with guidance set out in the NPPF and the NPPG.
- 4.33 To determine whether sites for housing are deliverable, the NPPF (Annex 2) states that they 'should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years'. To be considered developable, sites 'should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged'.
- 4.34 The Council has endeavoured to establish the intentions of landowners for their sites. In some cases, however, it has not been possible to verify landowners' intentions because of commercial confidentiality or a lack of available information. This may also have led to the identification of fewer developable sites.

- 4.35 Because the whole of Rushmoor lies within five kilometres of the Thames Basin Heaths Special Protection Area (SPA), it is important to note that housing delivery in the Borough is dependent upon the availability of SPA mitigation.
- 4.36 The SHELAA will be updated and the status of all sites will be reviewed on a regular basis.

5. Economic Uses

Employment Uses

- 5.1 Historically, Rushmoor's economy has been very successful, based on its location and the diversity of the sectors present. Rushmoor has a strong and diverse economy, with a good balance of businesses in knowledge-based sectors, including advanced manufacturing, defence, financial and business services, logistics and distribution, and environmental technologies. A key objective of the Council is to maintain, and where possible enhance, this economic diversity over the Local Plan period.
- 5.2 As well as supporting existing businesses to innovate and expand, and encouraging the creation of new businesses, an important element of the sustainable economic development of the Borough is attracting new investment in the form of new businesses moving in and investment in infrastructure, both physical (for example, fibre-optic broadband and mobile telecommunications) and social (education and training).
- 5.3 Crucial to retaining existing businesses and attracting new businesses into Rushmoor is the supply of employment land and premises that meet identified needs. The [Employment Land Review \(2016\)](#), an important evidence base study for the Local Plan which was carried out jointly with Hart District Council and Surrey Heath Borough Council, provides a detailed assessment of the supply and likely future demands of employment floorspace and land within the Rushmoor, Hart and Surrey Heath functional economic area (FEA) for the period 2014-2032.¹¹ The Review concluded that there is a need for between 210,640 and 229,029 square metres of B-class floorspace within the FEA up to 2032 (including former B1 uses now incorporated within Use Class E), which translates into a land requirement of between 47 and 49.2 hectares. It also concluded that this requirement could be met from existing land allocations and extant permissions, but without there being a significant surplus of employment land.
- 5.4 The Local Plan designates a number of employment sites as Strategic Employment Sites and Locally Important Employment Sites. These sites are the main locations for employment development in Rushmoor and reflect their suitability and scope to accommodate B-class employment needs (including former B1 uses) over the Plan period through redevelopment and regeneration. Their protection and retention are seen as crucial for maintaining a supply of employment land and premises to meet the economic needs of Rushmoor, the FEA and the Enterprise M3 Local Enterprise Partnership area over the Local Plan period (see policies PC1-PC7 of the Rushmoor Local Plan).
- 5.5 Whilst no additional employment sites have been identified or submitted for assessment as part of the SHELAA, the following table provides an update on anticipated supply and the status of outstanding permissions for B-class employment uses (general industry and storage and distribution) and uses formerly covered by use classes B1a (offices), B1b (research and development) and B1c (light industry) but now incorporated within Use Class E, as of 1st April 2024. In accordance with the National Planning Practice Guidance (NPPG, Housing and Economic Land Availability Assessment; para. 009, ref. ID: 3-009-20190722), the table includes sites of 0.25 hectares or developments which will provide 500 square metres of net floorspace and above.

¹¹ The Employment Land Review (2016) is available to view at www.rushmoor.gov.uk/article/11449/Evidence-on-the-economy.

Rushmoor Strategic Housing and Economic Land Availability Assessment (December 2024)

Address	SHELAA Reference	Planning Reference	Proposal	Use Class (at time of permission)	Status	Area (ha)	Outstanding Floorspace Gain (sq. m)	Outstanding Floorspace Loss (sq. m)
14 Invincible Road, Farnborough	-	21/00125/FULPP	Erection of 20 self-access storage units in association with the existing self-storage use	B8	Not started	0.51	228	0
36, 40 and Land to the Rear of 26-54 Cove Road, Farnborough	-	20/00856/FULPP	Retention and re-roofing of existing light-industrial building, demolition of all remaining existing light-industrial buildings and erection of new buildings for flexible light-industrial employment use (within Use Class E1), with associated works, including replacement hardstanding areas	E	Part complete	0.10	187 Residual from a net of 684 sq. m	0

Rushmoor Strategic Housing and Economic Land Availability Assessment (December 2024)

Address	SHELAA Reference	Planning Reference	Proposal	Use Class (at time of permission)	Status	Area (ha)	Outstanding Floorspace Gain (sq. m)	Outstanding Floorspace Loss (sq. m)
Ascent 2, 1 Lakeside Road, Farnborough	-	20/00870/FULPP	Single-storey front extension and alterations, including three-storey infill front extension, three-storey infill extension to the north elevation and single-storey extension (east extension) enclosure of atrium	E	Started	1.16	3,308	0
Building 4.2, Frimley Business Park, Frimley	-	08/00094/FUL	Demolition of existing buildings and erection of 2 three-storey buildings with roof plant to provide 7,237 sq. m of office space (Use Class B1a), undercroft and surface car parking (total of 209 spaces), associated landscaping and infrastructure	B1a	Part complete, part not started	0.53	3,619	0
Discovery Place, Columbus Drive, Farnborough	-	22/00849/FULPP	Demolition of existing buildings and the construction of a single building for Use Class E(g)(iii), B2 and B8, with associated infrastructure	E/B2/B8	Not started	3.31	13,592	14,131

Rushmoor Strategic Housing and Economic Land Availability Assessment (December 2024)

Address	SHELAA Reference	Planning Reference	Proposal	Use Class (at time of permission)	Status	Area (ha)	Outstanding Floorspace Gain (sq. m)	Outstanding Floorspace Loss (sq. m)
Mons Barracks, Princes Avenue, Aldershot	-	23/00879/FULPP	Demolition of existing office building and erection of a new build workshop for military vehicles, together with hardstanding areas and associated drainage, infrastructure and landscaping	E/B2	Not started	1.60	3,328	1,494
Park Centre, 3 Gladiator Way, Farnborough	-	21/00569/FULPP	Erection of infill extensions to entrance and upper floor, alteration to fenestrations and alteration to landscaping	E	Not started	1.07	389	0

Rushmoor Strategic Housing and Economic Land Availability Assessment (December 2024)

Address	SHELAA Reference	Planning Reference	Proposal	Use Class (at time of permission)	Status	Area (ha)	Outstanding Floorspace Gain (sq. m)	Outstanding Floorspace Loss (sq. m)
Pinehurst 4, Pinehurst Road, Farnborough Business Park, Farnborough	-	19/00048/FULPP	Erection of a four-storey office building (Use Class B1a), a four-floor decked car park with associated access and landscaping and alterations to existing site layout	B1a	Not started	2.60	10,090	0
		13/00436/REM; 09/00744/OUT	Erection of 4 four-storey office buildings, a decked multi-storey car park with associated car parking, access and landscaping, pursuant to outline planning permission 99/00744/OUT	B1a	Part complete, part not started	2.60	17,110	0

Rushmoor Strategic Housing and Economic Land Availability Assessment (December 2024)

Address	SHELAA Reference	Planning Reference	Proposal	Use Class (at time of permission)	Status	Area (ha)	Outstanding Floorspace Gain (sq. m)	Outstanding Floorspace Loss (sq. m)
The Galleries, High Street, Aldershot	554	20/0050/FULPP	Redevelopment of the High Street Car Park, the Galleries Shopping Centre and the Arcade Shopping Centre to provide a phased development comprising 596 flats and 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)	E	Started	1.76	4,104	0
Wellesley, Aldershot	119	12/00958/OUT	Outline permission: development of up to 3,850 dwellings, including traditional B-class employment uses within a local neighbourhood centre	B1-B8	Local neighbourhood centre not started	2.14	3,180	0

Rushmoor Strategic Housing and Economic Land Availability Assessment (December 2024)

Address	SHELAA Reference	Planning Reference	Proposal	Use Class (at time of permission)	Status	Area (ha)	Outstanding Floorspace Gain (sq. m)	Outstanding Floorspace Loss (sq. m)
Zone R: Abro, Wellesley, Aldershot	119	12/00958/OUT	Outline permission: development of up to 3,850 dwellings, including traditional B-class employment uses within a commercial area at Zone R: Abro.	B1-B8	Commercial area not started	2.40	2,420	0

Retail and Leisure Uses

- 5.6 The Local Plan identifies that Aldershot and Farnborough town centres will be the focus for medium- and large-scale retail and leisure development (Policy SP1 and SP2) and that North Camp has the capacity to accommodate small-scale retail development appropriate to its role and function as a District Centre (Policy SP3). The [Retail, Leisure and Town Centres Study \(2015\)](#), a key evidence base study for the Local Plan, provides an assessment of the development needs for retail, leisure and town centre uses in Rushmoor over the Local Plan period.¹² Although the Study's projections are indicative estimates and should be treated with caution, it found that Aldershot required 11,700 square metres gross of additional floorspace for uses covered by the former use classes A1-A5 by 2032 (now incorporated within Use Class E and separate sui generis uses), with approximately 21,600 square metres gross of equivalent floorspace required in Farnborough, and 628 square metres, in North Camp.
- 5.7 Retail development will be assessed in accordance with the sequential approach, in line with national planning policy. The Local Plan requires retail development to be focused within the primary shopping areas of Aldershot and Farnborough town centres. The sequential approach requires all in-centre options, defined as sites within the primary shopping areas, to be assessed before less-central sites are considered. Where it can be demonstrated that there are no suitable, available or viable town centre sites to accommodate a proposed development, preference will be given to edge-of-centre locations which are well connected to the centre by means of easy pedestrian access. The final option will be the consideration of out-of-centre sites (also see Policy LN7 of the Local Plan).
- 5.8 In addition to the retail facilities within Aldershot and Farnborough town centres and North Camp District Centre, there are several local neighbourhood facilities in Rushmoor which provide access to a valuable range of shops and services through smaller shopping parades and individual retail units (see Policy LN6 of the Local Plan). A local neighbourhood centre will also be delivered at Wellesley which will provide community uses and small-scale local retail, service and food and drink facilities within a mix of small units (Policy SP5).
- 5.9 Whilst no additional sites for retail, leisure and town-centre uses have been identified or submitted for assessment as part of the SHELAA, the following table provides an update on anticipated supply and the status of outstanding permissions for such uses as of 1st April 2024. In line with the NPPG (Housing and Economic Land Availability Assessment; para. 009, ref. ID: 3-009-20190722), the table includes sites of 0.25 hectares or developments which will provide 500 square metres of net floorspace and above.

¹² The Retail, Leisure and Town Centres Study (2015) is available to view at www.rushmoor.gov.uk/article/11449/Evidence-on-the-economy.

Rushmoor Strategic Housing and Economic Land Availability Assessment (December 2024)

Address	SHELAA Reference	Planning Reference	Proposal	Use Class (at time of permission)	Status	Area (ha)	Outstanding Floorspace Gain (sq. m)	Outstanding Floorspace Loss (sq. m)
1-5 Firgrove Parade, Farnborough	542	21/00170/FULPP	Erection of a six-storey building with basement, comprising ground-floor flexible retail use (use classes E, F.2 and sui generis) and 31 residential apartments above	E/F.2	Under construction	0.36	428	0
Aldershot Bus Station, 3 Station Road, Aldershot	580	22/00029/FULPP	Demolition of existing bus station and re-development of site with the erection of a mixed-use building comprising three ground-floor commercial units with sub-divisible flexible use (Use Class E and sui generis), and upper floor residential use comprising 32 flats	E	Not started	0.25	617	0

Rushmoor Strategic Housing and Economic Land Availability Assessment (December 2024)

Address	SHELAA Reference	Planning Reference	Proposal	Use Class (at time of permission)	Status	Area (ha)	Outstanding Floorspace Gain (sq. m)	Outstanding Floorspace Loss (sq. m)
Block 3, Queensmead, Farnborough	618	19/00103/FUL	Partial demolition of Kingsmead Shopping Centre (former Debenhams store) and erection of an extension (Block 3) comprising retail use on the ground floor (3,108 sq. m) and 99 apartments over nine floors	A1/A3	Started	0.53	3,108	0
Former Lafarge Site, Hollybush Lane, Aldershot	553	20/00400/FULPP	Development of site to create a leisure facility comprising aquatic sports centre including restaurant, indoor children's play area, equestrian centre and associated stabling; 9 floating holiday lodges with associated car parking, landscaping and bund	C1/F.2	Not started	16.48	6,424	0

Rushmoor Strategic Housing and Economic Land Availability Assessment (December 2024)

Address	SHELAA Reference	Planning Reference	Proposal	Use Class (at time of permission)	Status	Area (ha)	Outstanding Floorspace Gain (sq. m)	Outstanding Floorspace Loss (sq. m)
Union Yard, Aldershot	591	20/00171/FULPP	Demolition of the existing buildings and construction of 100 residential units and 128 student units (sui generis), together with 2,237sqm (GEA) of flexible retail / commercial / business / community floorspace (use classes A1-A5/B1/D1)	E/F.1	Under construction	0.53	2,237	0
Wellesley, Aldershot	119	12/00958/OUT	Outline permission: development of up to 3,850 dwellings, including retail uses	A1-A5	Retail not started	0.75	3,145	0

Rushmoor Strategic Housing and Economic Land Availability Assessment (December 2024)

Address	SHELAA Reference	Planning Reference	Proposal	Use Class (at time of permission)	Status	Area (ha)	Outstanding Floorspace Gain (sq. m)	Outstanding Floorspace Loss (sq. m)
Wellesley, Aldershot	119	15/00897/REMPP; 12/00958/OUT	Outline permission: development of up to 3,850 dwellings, including a local centre restaurant/public house, and reserved matters for the conversion of Cambridge Military Hospital to provide 74 dwellings and 943 sq. m of mixed commercial and community uses pursuant to Condition 4 (1 to 21) of outline planning permission 12/00958/OUT	A3-A5, A3/B1/D1	Commercial uses not started	0.15	1,553	0

6. Monitoring and Updates

- 6.1 The Council monitors housing delivery each year through the Authority Monitoring Report (AMR).¹³ It also works with Hampshire County Council annually to monitor permissions, completions and sites under construction for housing and commercial uses.
- 6.2 Annual monitoring will include a review of the deliverability and developability of sites in the SHELAA, including an evaluation of whether there are any changes in a site's circumstances. The purpose of monitoring will be to identify whether sites are progressing as anticipated.
- 6.3 Monitoring will include:
- Whether sites have been completed or are now under construction;
 - Whether sites are the subject of planning applications or permissions;
 - Progress on any identified constraints which affect whether a site is deliverable or developable;
 - The identification of any new constraints; and
 - Whether any previously unidentified sites have come forward.

¹³ Rushmoor's latest Authority Monitoring Report is available to view at www.rushmoor.gov.uk/article/11452/Monitoring-evidence.

7. Where Can I Find Out More?

- 7.1 If you have any queries about the SHELAA, please contact the Planning Policy Team using the following contact details:

Address Planning Policy and Conservation
 Rushmoor Borough Council
 Council Offices
 Farnborough Road
 Farnborough
 Hampshire
 GU14 7JU

Email planningpolicy@rushmoor.gov.uk

Telephone 01252 398787

- 7.2 Government guidance on SHELAA's is available to view at www.gov.uk/guidance/housing-and-economic-land-availability-assessment.
- 7.3 The Rushmoor Local Plan was adopted on 21st February 2019 and covers the period 2014-2032. The Local Plan is available to view at www.rushmoor.gov.uk/rushmoorlocalplan.

Appendix A List of Candidate Sites

Aldershot Sites

SHELAA ID	Site Name	Current SHELAA Category
40	Former TA Centre, Redan Road	Deliverable
78	Interpower House, Windsor Way	Deliverable and Developable
85	74-76 Victoria Road	Not Currently Developable
97	Open Space at Salamanca Park, Willems Avenue	Not Currently Developable
98	Open Space at Salerno Close	Not Currently Developable
100	12-14 Union Street	Not Currently Developable
101	28-30 Union Street	Not Currently Developable
102	Willow House, 23 Grosvenor Road	Deliverable
104	2-4 Heathland Street	Not Currently Developable
106	Birchett Road Car Park, Birchett Road	Not Currently Developable
108	Former Co-Op Car Park, Birchett Road	Developable
109	Car Park between Windsor Way and Alice Road	Not Currently Developable
110	Progress House and Penmark House, Albert Road	Developable
113	52 Victoria Road	Deliverable
116	Land to the South East of Ordnance Roundabout	Not Currently Developable
117	1 Wellington Avenue and Car Wash, Wellington Avenue	Not Currently Developable

SHELAA ID	Site Name	Current SHELAA Category
119	Wellesley	Deliverable and Developable
126	Buzz Bingo, 4, and Empire Banqueting and Hall, High Street	Not Currently Developable
202	Former Manor Annexe Playing Field, Manor Walk	Not Currently Developable
207	Open Space at Blenheim Park and Chartwell Gardens	Not Currently Developable
208	Talavera Park	Not Currently Developable
209	Land off Camp Farm Road	Not Currently Developable
211	Ramillies Park, North Road	Not Currently Developable
212	Open Space adjacent to Marlborough Park	Not Currently Developable
213	Open Space between High Street and Cassino Close	Not Currently Developable
242	36-40 Grosvenor Road	Not Currently Developable
252	16, 18 and 22a Canning Road	Not Currently Developable
292	2-8 Cambridge Road	Not Currently Developable
409	16 Union Street	Not Currently Developable
412	45 Cambridge Road	Not Currently Developable
515	Telephone Exchange, Ordnance Road	Developable
548	Ayling Hill / York Road	Not Currently Developable

SHELAA ID	Site Name	Current SHELAA Category
552	Aldershot Police Station and Magistrates' Court, Wellington Avenue	Not Currently Developable
553	Former Lafarge Site, Hollybush Lane	Not Currently Developable
554	The Galleries Shopping Centre, High Street Multi-Storey Car Park and The Arcade	Deliverable
563	30 Grosvenor Road	Not Currently Developable
570	Pickford House, 4 Pickford Street	Not Currently Developable
572	Blandford House and Malta Barracks, Shoe Lane	Deliverable and Developable
575	Former Site of Meadowcroft, Whitchurch Close	Developable
577	The Wellington Centre, Victoria Road	Not Currently Developable
578	Land at Foulkes Terrace	Developable
580	Aldershot Bus Station, 3 Station Road	Deliverable
582	Hippodrome House, Birchett Road	Deliverable
591	Union Yard	Deliverable
593	3 Windsor Way	Not Currently Developable
597	DIO Accommodation Offices, Ordnance Road	Developable
598	Aldershot Distribution Outlet, Ordnance Road	Developable
604	149-165 Victoria Road	Not Currently Developable
610	Upper Union Terrace and 182-192 Victoria Road	Deliverable
620	2-4 Mount Pleasant Road	Deliverable
621	Land adjacent to 1 Pickford Street	Developable

SHELAA ID	Site Name	Current SHELAA Category
622	84-86 and Land to the Rear of 88-90 Victoria Road	Deliverable
626	235-237 High Street	Developable
627	Redan Road Depot, Redan Road	Deliverable
633	103-105 High Street	Deliverable
634	2a Windsor Way	Not Currently Developable
638	Phase 5, North Town Redevelopment Site	Deliverable
641	3-5 Pickford Street	Deliverable
642	15 Wellington Street	Deliverable
645	The Royal Staff, 37a Mount Pleasant Road	Not Currently Developable
646	Mytighar, 28 Waterloo Road	Not Currently Developable
647	Hockliffe House, 14 The Grove	Not Currently Developable

Farnborough Sites

SHELAA ID	Site Name	Current SHELAA Category
8	Union Street West Car Park, Union Street	Not Currently Developable
9	Union Street East Car Park, Union Street	Not Currently Developable
11	2 Victoria Road	Not Currently Developable
12	Westmead Car Park, Westmead	Not Currently Developable
13	Princes Mead B Car Park, Westmead	Not Currently Developable

SHELAA ID	Site Name	Current SHELAA Category
15	Farnborough Civic Quarter	Developable
47	Cartref, 200 Sycamore Road	Not Currently Developable
56	198-206 Farnborough Road	Not Currently Developable
62	36-40 Fernhill Road	Not Currently Developable
65	9-11 Elmsleigh Road	Not Currently Developable
68	326 Farnborough Road	Not Currently Developable
75	20-22 Elmsleigh Road	Not Currently Developable
76	32 The Crescent	Not Currently Developable
77	Abattoir, 48-50 Sherborne Road	Not Currently Developable
88	Tower Hill Garage, 53 Cove Road	Not Currently Developable
128	Land to the Rear of 26-68 Cove Road	Not Currently Developable
216	Land to the Rear of the Church of the Good Shepherd, Sand Hill	Not Currently Developable
241	12-14 Peabody Road	Not Currently Developable
245	West Farnborough Social Club, 25 St Christopher's Road	Not Currently Developable
246	42 St John's Road	Not Currently Developable
253	27 Church Avenue	Not Currently Developable

SHELAA ID	Site Name	Current SHELAA Category
259	126 Farnborough Road	Not Currently Developable
264	48-52 Chingford Avenue	Not Currently Developable
271	15 Osborne Road	Not Currently Developable
277	The Old Bakery and New Inn Public House, Hawley Road	Not Currently Developable
284	Former Laundry, 53 Rectory Road	Not Currently Developable
285	Employment Uses adjacent to Farnborough North Station, Farnborough Street	Not Currently Developable
286	Council Depot, The Grove	Not Currently Developable
287	Devereux House, 69 Albert Road	Developable
288	Telephone Exchange, 1 Reading Road	Not Currently Developable
290	209-211 Lynchford Road	Deliverable
298	80 Cove Road	Not Currently Developable
300	West Heath Garage, Minley Road	Not Currently Developable
305	Woodcot Court, 2a Woodcot Gardens	Deliverable
320	Fleet Road Car Park, Fleet Road	Not Currently Developable
417	2 Netley Street	Not Currently Developable
422	55-61 Fleet Road	Not Currently Developable
423	The Old Brewery, Chapel Street	Not Currently Developable

SHELAA ID	Site Name	Current SHELAA Category
509	83a Victoria Road	Not Currently Developable
518	Meudon House, Meudon Avenue	Deliverable
527	57 Alexandra Road	Developable
542	1-5 Firgrove Parade	Deliverable
550	Former Garage Site at Bideford Close and Carmarthen Close	Not Currently Developable
551	Ham and Blackbird Public House, 281 Farnborough Road	Deliverable
557	Briarwood, Sorrel Close	Deliverable
559	Abbey House, 282 Farnborough Road	Not Currently Developable
583	208 Farnborough Road	Not Currently Developable
584	2 Salisbury Road	Not Currently Developable
590	124 Victoria Road	Developable
594	Land at Former Site of Easter Ross House, Minley Road	Not Currently Developable
603	1 Clockhouse Road	Not Currently Developable
607	Land at 68-70 Hawley Lane	Developable
618	Block 3, Queensmead	Deliverable and Developable
623	206 Sycamore Road	Not Currently Developable
624	Randell House, Fernhill Road (Blackwater)	Deliverable
625	Land at Churchill Crescent	Developable
629	68 Alexandra Road	Deliverable

SHELAA ID	Site Name	Current SHELAA Category
630	125-127 Alexandra Road	Deliverable
631	2 Alexandra Road	Deliverable
632	Riverside Yard, Hawley Road (Blackwater)	Not Currently Developable
637	30 Camp Road	Deliverable
639	34-36 Victoria Road	Deliverable
640	31-37 Victoria Road	Deliverable and Developable
643	Briarcliff House, Kingsmead	Deliverable and Developable
644	Land at Orchard Rise 127 and La Fosse House, 129 Ship Lane and Farnborough Hill School, 312 Farnborough Road	Developable
648	32 Alexandra Road	Not Currently Developable
649	77-79 Victoria Road	Developable
650	35-39 Cove Road	Developable

Appendix B Site Assessments and Maps

Because of the large number of sites included in the SHELAA, the individual site assessments have been saved as separate documents. Individual site maps have also been produced which show the location and boundaries of each site. Maps of Aldershot and Farnborough have also been produced which show the relative location of the sites.

The site assessments and maps are available to view at www.rushmoor.gov.uk/shlaa or can be made available on request.

Please consult the List of Candidate Sites (Appendix A) to find the reference number of the site for which you are searching.

Appendix C Glossary

Abbreviation	Term	Explanation
-	Advanced Emerging Plans	Emerging plans that are at pre-submission stage.
AMR	Authority Monitoring Report	An annual report on the progress of preparing the Local Plan and the effectiveness of policies and proposals.
-	Brownfield Land Register	Provides information on previously developed land which is considered suitable, available and achievable for residential development, as defined by the Town and Country Planning (Brownfield Land Register) Regulations 2017. The Register is updated on an annual basis.
-	Candidate Sites	Sites identified as having potential for housing development through Stages 2-4 of the SHELAA. Each site is then assessed in detail to determine whether it is deliverable, developable or not currently developable.
-	Deliverable Site	A site for housing which is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years, as defined in the NPPF.
-	Developable Site	A site in a suitable location for housing development with a reasonable prospect that it will be available and could be viably developed in the period 6-15 years, as defined in the NPPF.
-	Excluded Sites	Sites identified as having no potential for residential development because they lie wholly within or are adversely constrained by a European Nature Conservation Site (SAC and SPA, including the Thames Basin Heaths Special Protection Area); the 400-metre buffer zone of the Thames Basin Heaths Special Protection Area; a Site of Special Scientific Interest (SSSI); ancient woodland; Flood Zone 3b (functional floodplain); and the Public Safety Zone (PSZ) for Farnborough Airport.
-	Flood Zone 3b	Functional floodplain which is comprised of land where water has to flow or be stored in times of flood.

Abbreviation	Term	Explanation
FEA	Functional Economic Area	A geographical area in which economic flows and key markets operate. FEAs often overlap local authority boundaries.
NPPF	National Planning Policy Framework	Sets out the government’s planning policies for England and how these are expected to be applied at the local level.
NPPG	National Planning Practice Guidance	Guidance provided by the government to support policies in the National Planning Policy Framework.
-	Not Currently Developable Site	Sites not excluded but where there are availability, suitability and/or achievability obstacles to development which may be possible to overcome. Also includes broad locations for growth and sites which are considered unlikely to become available within the SHELAA timeframe.
PDL	Previously Developed Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape, as defined in the NPPF.
PSZ	Public Safety Zone	An area of land at the end of airport runways in which development is restricted to control the number of people on the ground at risk of death or injury should an aircraft accident occur during take-off or landing. The Civil Aviation Authority (CAA) is responsible for the implementation of PSZs.

Abbreviation	Term	Explanation
-	Rushmoor Local Plan	A development plan document which guides the location, scale and type of future development in Rushmoor up to 2032 and provides detailed development management policies to be used in determining planning applications. The Local Plan was adopted on 21st February 2019 and replaces the Rushmoor Core Strategy (adopted in 2011) and saved policies from the Rushmoor Local Plan Review (adopted in 2000).
SSSI	Site of Special Scientific Interest	A site designated by Natural England under the Wildlife and Countryside Act 1981, as defined in the NPPF.
SAC	Special Area of Conservation	An area defined by Regulation 3 of the Conservation of Habitats and Species Regulations 2017 which has been given special protection as an important conservation area, as defined in the NPPF.
SPA	Special Protection Area	An area classified under Regulation 15 of the Conservation of Habitats and Species Regulations 2017 which has been identified as being of international importance for the breeding, feeding, wintering or migration of rare and vulnerable species of birds, as defined in the NPPF.
SHELAA	Strategic Housing and Economic Land Availability Assessment	An assessment of land availability that identifies a future supply of land which is suitable, available and achievable for housing and economic uses. The SHELAA is a technical study and not a policy document. A site's inclusion in the SHELAA does not imply that it will be allocated for housing or economic use, or that planning permission will be granted should an application be submitted. The inclusion of a site does not preclude it from being developed for other uses.
TBH SPA	Thames Basin Heaths Special Protection Area	A European nature conservation designation for the protection of three ground-nesting birds (Dartford Warbler, Nightjar and Woodlark). The whole of Rushmoor lies within five kilometres of the TBH SPA.
-	Wellesley	A development of about 3,850 new homes and associated infrastructure on 150 hectares of Ministry of Defence land north of Aldershot Town Centre (formerly known as the Aldershot Urban Extension).

Abbreviation	Term	Explanation
-	Windfall Sites	Sites not specifically identified in the development plan, as defined in the NPPF. Such sites are often first encountered upon submission of a planning application or during pre-application discussions. Whilst windfall sites are generally small or involve the conversion of existing buildings, they can also be large sites.

Council Offices,
Farnborough Road,
Farnborough,
Hants, GU14 7JU

www.rushmoor.gov.uk
01252 398 399
customerservices@rushmoor.gov.uk

 @rushmoorcouncil
 Rushmoor Borough Council
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