
**Rushmoor Five-Year
Housing Land Supply:
2025-2030**

March 2026

Executive Summary

- This paper sets out an assessment of whether there is a five-year supply of deliverable housing sites across Rushmoor, setting out the position as of 1st April 2025 for the five-year period from 2025-26 to 2029-30 inclusive.
- The Rushmoor Local Plan was adopted on 21st February 2019. It identifies an objectively assessed housing need (OAHN) of 436 net new dwellings per annum in Rushmoor for the period 2014-2032.
- As of 1st April 2025, the Rushmoor Local Plan is over five years old. The National Planning Policy Framework confirms that where strategic policies are more than five years old, the supply should be demonstrated against 'local housing need', which should be calculated using the standard method set out in National Planning Practice Guidance.
- As of March 2026, the minimum annual local housing need figure for Rushmoor, as calculated using the standard method, is 598.65 dwellings per annum. Applying an additional buffer of 5%, as required by the National Planning Policy Framework, the requirement rises to 628.58 dwellings per annum (3,143 dwellings over five years).
- Rushmoor has an overall supply of identifiable and deliverable housing land for 2,979 net new dwellings for the period 2025-2030 (1st April 2025 - 31st March 2030). This equates to a housing land supply of 4.74 years ($2979 \div 628.58$).

Contents

Executive Summary	1
1. Policy Background	3
National Planning Policy.....	3
Rushmoor Local Plan	4
2. Five-Year Requirement.....	5
Calculation of Local Housing Need.....	5
Buffer Calculation.....	6
Housing Requirement	6
3. Five-Year Housing Provision	8
Methodology.....	8
Sites with Detailed Planning Permission on 1st April 2025.....	8
Site Allocations within the Rushmoor Local Plan	8
Wellesley (Policy SP1.5)	8
Site Allocations with Detailed Planning Permission on 1st April 2025	9
Sites Identified within the Strategic Housing and Economic Land Availability Assessment (SHELAA) without Planning Permission on 1st April 2025.....	10
C2 Uses.....	10
Student Accommodation	12
Windfall Allowance	12
4. Conclusion.....	14
Appendix 1 Sites with Detailed Planning Permission on 1st April 2025 (excluding Wellesley)	15
Appendix 2 SHELAA Sites without Permission on 1st April 2025 (anticipated delivery 2025-2030)	22

1. Policy Background

National Planning Policy

- 1.1 National planning policy on delivering new housing is contained within the [National Planning Policy Framework](#) (NPPF),¹ which was revised in December 2024, and the [National Planning Practice Guidance](#) (NPPG).² The NPPF (para. 78) states that local planning authorities ‘should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old’.
- 1.2 To be considered deliverable, sites for housing ‘should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’. The NPPF (Annex 2) further states that:
- a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example, because they are no longer viable, there is no longer a demand for the type of units or sites have long-term phasing plans).
 - b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.³
- 1.3 The NPPG (Housing Supply and Delivery; para. 007, ref. ID: 68-007-20190722) highlights that such evidence may include:
- Current planning status – for example, on larger-scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
 - Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
 - Firm progress with site assessment work; or
 - Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful bids for large-scale infrastructure funding or other similar projects.
- 1.4 The NPPF (para. 78) requires that the supply of deliverable sites includes a buffer of:

¹ Available to view at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

² Available to view at <https://www.gov.uk/government/collections/planning-practice-guidance>.

³ 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).

- 5% to ensure choice and competition in the market for land; or
- 20% where there has been significant under-delivery of housing over the previous three years, to improve the prospect of achieving the planned supply;⁴ or
- From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of the NPPF,⁵ and whose annual average housing requirement⁶ is 80% or less of the most up-to-date local housing need figure calculated using the standard method set out in National Planning Practice Guidance.

1.5 Local planning authorities may make an allowance for windfall sites within the five-year supply if there is 'compelling evidence that they will provide a reliable source of supply'. The NPPF (para. 75) states that any allowance 'should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends'.⁷

Rushmoor Local Plan

1.6 The [Rushmoor Local Plan](#) was adopted on 21st February 2019 and replaces the Rushmoor Core Strategy (adopted in 2011) and saved policies from the Rushmoor Local Plan Review (adopted in 2000).⁸ It will guide the location, scale and type of future development in Rushmoor up to 2032 and provides detailed development management policies which are used to determine planning applications.

1.7 Policy SS2 (Spatial Strategy) of the Local Plan states that between 2014 and 2032 'the Council will ensure that, subject to the availability of deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area, provision is made for the delivery of at least 7,850 new dwellings in the Borough'. This will be provided as follows:

- About 3,850 new homes at Wellesley, Aldershot; and
- At least 4,000 new homes from the remainder of the urban area, with:
 - About 1,700 of these from within Aldershot (outside Wellesley); and
 - About 2,300 of these from within Farnborough.

⁴ This is measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

⁵ Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

⁶ Defined as the total housing requirement, divided by the number of years in the plan period.

⁷ The Strategic Housing and Economic Land Availability Assessment (SHELAA) is available to view at www.rushmoor.gov.uk/shlaa.

⁸ The Rushmoor Local Plan is available to view at www.rushmoor.gov.uk/rushmoorlocalplan.

2. Five-Year Requirement

- 2.1 The National Planning Policy Framework (NPPF; para. 78) states that local planning authorities ‘should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old’.
- 2.2 Rushmoor’s Local Plan was adopted in February 2019 and is more than five years old. The NPPF (para. 78, fn. 39) confirms that where ‘local housing need’ is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in National Planning Practice Guidance.

Calculation of Local Housing Need

- 2.3 The table below sets out Rushmoor’s minimum annual local housing need figure, as calculated using the government’s current [standard method](#).⁹

Step 1: Setting the Baseline	
0.8% of existing housing stock	338.024
42,253 in 2024	
= 0.008 x 42253	
Step 2: Affordability Adjustment	
Five-year average of the last five Median Workplace-Based Affordability Ratios for Rushmoor (published in March 2025)	9.058
8.34 in 2024	
9.22 in 2023	
9.80 in 2022	
9.47 in 2021	
8.46 in 2020	
= $\frac{8.34+9.22+9.80+9.47+8.46}{5}$	
Adjustment Factor (not applied where ratio is 5 or less)	1.77102
$\left(\frac{\text{Five - Year Average Affordability Ratio} - 5}{5}\right) \times 0.95 + 1$	
= $\left(\frac{9.058-5}{5}\right) \times 0.95 + 1$	
= 1.77102	

⁹ Further detail on the standard method is available at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.

Minimum Annual Local Housing Need Figure = 0.8% of existing dwelling stock x adjustment factor = 338.024 x 1.77102 = 598.65	598.65
Minimum Annual Local Housing Need	599

Buffer Calculation

- 2.4 The NPPF (para. 78) states that where there has been a significant under-delivery of housing over the previous three years, the supply of specific deliverable sites should include a buffer of 20%. The under-delivery of housing is measured against the government’s Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. Where housing delivery has not fallen below 85% of the housing requirement, a minimum buffer of 5% should be applied to the supply of sites ‘to ensure choice and competition in the market for land’.
- 2.5 In terms of addressing any shortfalls in housing completions, the National Planning Practice Guidance (NPPG) states that ‘where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure’ (Housing Supply and Delivery; para. 022, ref. ID: 68-031-20190722).
- 2.6 As per the result of the government’s latest Housing Delivery Test, published in December 2024 as set out in the table below, there has been no significant under-delivery of housing in Rushmoor over the last three years measured. A buffer of 5% is therefore required.

Year	Housing Delivery Test Requirement	Number of Net Dwelling Completions (including communal accommodation)
2020-21	173	246
2021-22	259	426
2022-23	276	367
Total	708	1039
Housing Delivery Test Measurement		147%

Housing Requirement

- 2.7 The five-year housing requirement for the period 2025-2030 is set out below:

Rushmoor Five-Year Housing Land Supply: 2025-2030 (March 2026)

Housing Requirement	Minimum Annual Local Housing Need: 598.65
Requirement (2025-2030) = 598.65 x 5	2993.25
5% Buffer	149.6625
Requirement + Buffer	3142.9125 = 3,143

3. Five-Year Housing Provision

Methodology

- 3.1 As noted above, the National Planning Policy Framework (NPPF; Annex 2) defines deliverable sites as those that are ‘available now, offer a suitable location for development now, and [are] achievable with a realistic prospect that housing will be delivered on the site within five years’. Sites ‘which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years’. Sites with outline planning permission for major development, allocated in a development plan, with a grant of permission in principle or identified on a brownfield register ‘should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’. The Secretary of State has confirmed that the examples given within the NPPF definition ‘are not exhaustive of all the categories of site which are capable of meeting that definition’ and that it ‘is a matter of planning judgment on the evidence available’ whether a site does or does not meet the definition (Consent Order CO/917/2020; May 2020).
- 3.2 Housing sites that have been incorporated within Rushmoor’s five-year housing land supply derive from the following sources:
- Sites with detailed planning permission on 1st April 2025 (net dwellings unimplemented or under construction);
 - Site allocations within the Rushmoor Local Plan;
 - Wellesley (Policy SP5)
 - Site allocations with detailed planning permission on 1st April 2025
 - Sites identified within the Strategic Housing and Economic Land Availability Assessment (SHELAA) without detailed planning permission on 1st April 2025;
 - Sites delivering accommodation in Use Class C2;
 - Sites delivering purpose-built student accommodation; and
 - Windfall allowance.

Sites with Detailed Planning Permission on 1st April 2025

- 3.3 As of 1st April 2025, there are 1,300 net new dwellings with extant planning permission that are anticipated to come forward within the period 2025-2030. This includes 845 dwellings at sites allocated within the Rushmoor Local Plan, excluding Wellesley. This information is set out in Appendix 1.

Site Allocations within the Rushmoor Local Plan

Wellesley (Policy SP1.5)

- 3.4 The Council approved a hybrid planning application in March 2014 for the Aldershot Urban Extension, now known as Wellesley, which consisted of an outline application for the development of up to 3,850 new dwellings and a full application for the erection of 228 new dwellings at Maida Zone (Phase 1) (ref. 12/00958/OUT). Reserved matters have since been granted for a number of phases. Based upon the developer’s housing delivery trajectory, the Council anticipates that 1,020 dwellings will be delivered at Wellesley within the period 2025-2030, as set out below:

Year	2025-26	2026-27	2027-28	2028-29	2029-30
Number of Dwellings (net)	81	91	243	309	296

Site Allocations with Detailed Planning Permission on 1st April 2025

3.5 As of 1st April 2025, the following sites allocated for housing within the Rushmoor Local Plan have detailed planning permission and are considered deliverable. Note that these dwellings are counted as part of the 'sites with detailed planning permission' (see above and Appendix 1).

Local Plan Site Allocation	Local Plan Policy	Number of Dwellings Allocated	Number of Dwellings with Detailed Permission (net)	Likely Net Yield: 2025-2030
The Galleries, Aldershot	SP1.4	500	596	596
Hippodrome House, Aldershot	SP1.6	70	30	30
Aldershot Railway Station and Surrounds, Aldershot	SP1.7	30	32	32
Meudon House, Farnborough	SP7	230	197	56 ¹⁰
Blandford House and Malta Barracks, Aldershot	SP10	165	176	131 ¹¹

¹⁰ 141 dwellings completed as of 31st March 2025.

¹¹ 45 dwellings completed as of 31st March 2025.

Sites Identified within the Strategic Housing and Economic Land Availability Assessment (SHELAA) without Planning Permission on 1st April 2025

- 3.6 The Strategic Housing and Economic Land Availability Assessment (SHELAA) has identified 312 net new dwellings that did not have planning permission on 1st April 2025 which are considered deliverable. This information is set out in Appendix 2.

C2 Uses

- 3.7 In its guidance on how to calculate a five-year housing land supply, the National Planning Practice Guidance (NPPG) states 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. 026, ref. ID: 68-035-20190722). The [Housing Delivery Test Measurement Rule Book](#) (December 2024) also makes clear that communal accommodation plays an important role in contributing to overall housing delivery.¹² The Council has therefore reviewed recent permissions, completions and planning applications for accommodation in C2 use.
- 3.8 In determining the level of housing contribution that C2 uses make to the housing land supply, the Council recognises that an individual bed space may not necessarily replace an individual unit of C3 accommodation. For residential institutions, the NPPG (Housing for Older and Disabled People; para. 016a, ref. ID: 63-016a-20190626) states that ‘to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data’.
- 3.9 At the time of its completion, the 2021 Census estimated that there were 80,871 adults (aged 16 or over) within 39,303 households in Rushmoor.¹³ 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.
- 3.10 The table below sets out sites that are expected to deliver accommodation in C2 use and the equivalent number of dwellings which are likely to be generated within the period 2025-2030.

¹² The Housing Delivery Test Measurement Rule Book (December 2024) is available to view at <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book#fn:2>.

¹³ 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>.

Rushmoor Five-Year Housing Land Supply: 2025-2030 (March 2026)

SHELAA ID	Site Name	Proposal	Outstanding Bed Spaces (net)	Equivalent Number of Outstanding C3 Dwellings (net)	Expected Delivery
N/A	Park View Residential Home, 7-10 Church Circle, Farnborough	17/00250/FULPP: erection of extensions to provide additional bedrooms	8	4	2025-2030
N/A	Abercorn House, Fernhill Road, Blackwater	18/00887/FULPP: retention, refurbishment and alterations of existing care home building (Use Class C2)	-40	-19 ¹⁴	2025-2030
N/A	112 Farnborough Road, Farnborough	24/00260/FULPP: change of use of guest house to supported accommodation	7	3	2025-2030
N/A	Maple House and Marwa Nursing Home, 23-29 Manor Road, Aldershot	24/00392/FULPP: erection of extension to provide 4 additional bed spaces	4	2	2025-2030
N/A	145 Pinewood Park, Farnborough	24/00547/FUL: change of use from residential dwelling to C2 care home facility ¹⁵	2	1	2025-2030
Total			-19	-9	

¹⁴ Note that this scheme also includes permission for three staff flats. These additional dwellings are counted as part of the 'sites with detailed planning permission' (see Appendix 1).

¹⁵ Note that the loss of the dwelling is counted as part of the 'sites with detailed planning permission' (see Appendix 1).

Student Accommodation

- 3.11 The NPPG (Housing Supply and Delivery; para. 025, ref. ID: 68-034-20190722) states that ‘all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority’s housing land supply’. This is based on:
- The amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and/or
 - The extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.
- 3.12 The NPPG (Housing Supply and Delivery; para. 025, ref. ID: 68-034-20190722) advises that this should be ‘applied to both communal establishments and to multi-bedroom self-contained student flats’ and observes that ‘several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students’. It states that authorities should ‘base their calculations on the average number of students living in student-only accommodation, using the published Census data’ but that studio flats designed for students, graduates or young professionals can be ‘counted on a one-for-one basis’. A studio flat is ‘a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling’.
- 3.13 At the time of its completion, the 2021 Census estimated that there were 220 students aged 18 or over within 109 student-only households in Rushmoor, which equates to an average of two students per household.¹⁶
- 3.14 The Council has reviewed recent permissions, completions and planning applications for student accommodation in Rushmoor. There are no developments comprising student accommodation which are considered deliverable within the period 2025-2030.

Windfall Allowance

- 3.15 The term ‘windfall sites’ refers to sites ‘not specifically identified in the development plan’ (NPPF, Annex 2). Whilst windfalls are generally small or involve the conversion of existing buildings, larger sites can also be classed as windfalls.
- 3.16 The NPPF (para. 75) 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’.
- 3.17 The SHELAA focuses on identifying sites that will deliver five or more net dwelling units. Any site which will deliver fewer than five net units is therefore not included in the SHELAA and would not have been identified in the development plan. Because the NPPF (Annex 2) defines 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.

¹⁶ Source:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/adh/ocs/2853ct210398census2021>.

- 3.18 All schemes which have delivered fewer than five net new dwellings since the start of the Local Plan period have been considered as windfalls. Internally collected housing completions data have been analysed to calculate the small-sites windfall allowance, with the latest data identifying an average delivery of 27 net new dwellings per year on such sites.
- 3.19 In addition, to account for sites which the SHELAA has yet to identify, a windfall allowance has been made for larger sites delivering five or more net new dwellings. Permissions data since the start of the Local Plan period have been analysed to identify the number of net new dwellings granted planning permission on sites of five or more net dwellings which are not current or previous development plan site allocations. The data indicate that an average of 124 dwellings a year have been granted planning permission on such sites between 1 April 2014 and 31 March 2025.
- 3.20 In line with the NPPF (para. 75), the Council considers that there is 'compelling evidence' to include a windfall allowance within the five-year housing land supply. Small windfall sites (sites comprising 1-4 net new dwellings) have delivered approximately 7% of all dwelling completions in Rushmoor between 2014 and 2025, and such sites are expected to provide a reliable source of supply going forward. Large windfall sites (sites comprising five or more net new dwellings) have also historically made a significant contribution to Rushmoor's housing land supply, and this trend is expected to continue.
- 3.21 The small-sites windfall allowance will only be applied to years two to five to avoid double-counting sites with existing planning permissions for developments which comprise between one and four net new dwellings. This provides a small-sites windfall allowance of 108 dwellings for the period 2026-2030 (4 x 27). The large-sites windfall allowance will only be applied to years two and three to avoid double-counting sites which have already been identified by the SHELAA. This provides a large-sites windfall allowance of 248 dwellings for the period 2026-2028 (2 x 124).
- 3.22 Together, the small-sites and large-sites windfalls provide an overall windfall allowance of 356 dwellings.

4. Conclusion

- 4.1 Rushmoor has an overall supply of identifiable and deliverable housing land for 2,979 net new dwellings for the period 2025-2030 (1st April 2025 - 31st March 2030). This is derived from the following sources:
- Sites with detailed planning permission on 1st April 2025 (net dwellings unimplemented or under construction; includes site allocations and excludes Wellesley): 1,300
 - Wellesley: 1,020
 - Sites identified within the Strategic Housing and Economic Land Availability Assessment (SHELAA) without planning permission on 1st April 2025: 312
 - Sites delivering accommodation in Use Class C2: -9
 - Sites delivering purpose-built student accommodation: 0
 - Windfall allowance: 356
- 4.2 The five-year housing requirement for the period 2025-2030, based on the standard method, is 2,993.25 net new dwellings (5 x 598.65 dwellings per annum), which rises to 3,143 dwellings when taking into account the 5% buffer (628.58 dwellings per annum).
- 4.3 This equates to a housing land supply of 4.74 years ($2979 \div 628.58$).

Appendix 1 Sites with Detailed Planning Permission on 1st April 2025 (excluding Wellesley)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
13/00382/FULPP	22 Cargate Hill, Aldershot	Erection of 3 houses	3
14/00028/FULPP	Former TA Centre, Redan Road, Aldershot	Erection of 14 houses and a block of 8 flats	8
15/00734/FULPP	16 Lower Newport Road, Aldershot	Erection of an attached dwelling	1
16/00878/FULPP	52 Victoria Road, Aldershot	Erection of a five-storey building comprising 56 flats following demolition of existing commercial building	56
18/00887/FULPP	Abercorn House, Fernhill Road, Blackwater	Retention, refurbishment and alterations of existing care home (Use Class C2) building, including erection of a first-floor extension to the Fernhill Road elevation, an extension from ground floor to roof level to reintroduce the gable-end wall on the Fernhill Road elevation and the provision of a first-floor terrace to the rear elevation, together with associated landscaping and car parking; as an alternative to the complete demolition and re-development of the building as approved with planning permission 13/00343/FULPP (dated 9th August 2013)	3

Rushmoor Five-Year Housing Land Supply: 2025-2030 (March 2026)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
19/00103/FUL	Block 3, Queensmead, Farnborough	Partial demolition of Kingsmead Shopping Centre and the erection of an extension (Block 3), comprising retail use on the ground floor (3,108 sq. m) and 99 apartments over nine floors	99
19/00337/FULPP	Meudon House, Meudon Avenue, Farnborough	Demolition of existing structures and erection of 197 dwellings, comprising 86 one-bedroom flats, 77 two-bedroom flats and 34 three-bedroom houses	56
19/00873/FULPP	2-4 Mount Pleasant Road, Aldershot	Erection of 17 dwellings following demolition of industrial buildings	10
20/00508/FULPP	The Galleries Shopping Centre, High Street Multi-Storey Car Park and the Arcade, Aldershot	Redevelopment of the Galleries, the High Street Multi-Storey Car Park and the Arcade to provide a phased development of 596 flats	596
21/00132/FULPP	39a Queens Road, Farnborough	Change of use from builders' office/store/workshop to a two-bedroom house	1
21/00170/FULPP	Land at Former 1-5 Firgrove Parade, Farnborough	Erection of six-storey building to provide 31 residential apartments	31
21/00697/FULPP	Former TA Centre, Redan Road, Aldershot	Additional storey on top of partially completed block of flats to provide 3 additional flats	3
22/00029/FULPP	Aldershot Bus Station, 3 Station Road, Aldershot	Demolition of bus station and erection of commercial units and 32 flats	32

Rushmoor Five-Year Housing Land Supply: 2025-2030 (March 2026)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
22/00068/REM	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	Part approval of reserved matters for the erection of 9 dwellings, pursuant to Condition 3 (1-24) of hybrid outline planning permission 17/00914/OUTPP (dated 15th May 2020)	1
22/00138/REMPP	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	Part approval of reserved matters for the erection of 76 dwellings, pursuant to Condition 3 (1-24) of hybrid outline planning permission 17/00914/OUTPP (dated 15th May 2020)	50
22/00282/FULPP	Phase 5, North Town Redevelopment Site, Land Bounded by North Lane, Deadbrook Lane and Eastern Road, Aldershot	Development of 30 residential units, including community space	30
22/00394/FULPP	Briarwood, Sorrel Close, Farnborough	Erection of 10 detached houses	10
22/00480/FULPP	209-211 Lynchford Road, Farnborough	Erection of an apartment building and 10 terraced houses	17
22/00668/PRIORP	Interpower House, Windsor Way, Aldershot	Change of use of first and second floors to provide 12 one-bedroom flats	12
23/00019/FULPP	Hippodrome House, Birchett Road, Aldershot	Change of use of the building to provide 30 flats	30
23/00068/FULPP	27 Wood Lane, Farnborough	Erection of a two-storey, two-bedroom dwelling	1

Rushmoor Five-Year Housing Land Supply: 2025-2030 (March 2026)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
23/00330/FULPP	First and Second Floors, 30 Camp Road, Farnborough	Conversion of existing offices and erection of additional floor to provide 8 flats	8
23/00361/FULPP	54 Netley Street, Farnborough	Change of use of detached 10-bed guesthouse to 5 supported living units (C2)	1
23/00382/FULPP	Park Road Garage, 107 Park Road, Farnborough	Change of use of vehicle sales and repair garage, and erection of 4 three-bed dwellings	4
23/00453/FULPP	123 Park Road, Farnborough	Erection of a dwelling	1
23/00516/FUL	136 Austen Road, Farnborough	Demolition of garage and erection of a two-storey, one-bedroom dwelling	1
23/00519/FULPP	3-5 Pickford Street, Aldershot	Demolition of an attached warehouse building and the erection of extensions to facilitate the change of use of a mixed-use commercial/residential building to residential to provide a total of 15 dwellings (a net gain of 7 dwellings)	7
23/00532/FULPP	30 Blackthorn Crescent, Farnborough	Erection of a pair of semi-detached two-bedroom dwellings	2
23/00690/PRIOR	Interpower House, Windsor Way, Aldershot	Change of use of the ground floor to provide 3 flats	3

Rushmoor Five-Year Housing Land Supply: 2025-2030 (March 2026)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
23/00742/FULPP	34-36 Victoria Road, Farnborough	Addition of one storey to existing building and extension to facilitate conversion to 18 one-bed flats	18
23/00887/FUL	96 Queens Road, Aldershot	Two-storey and first-floor rear extension to facilitate vertical subdivision of existing two flats into a pair of houses and the creation of an upper-floor one-bedroom flat	1
24/00122/FULPP	157 High Street, Aldershot	Conversion of offices to 3 one-bed flats	3
24/00139/FULPP	79 Field Way, Aldershot	Erection of a three-bedroom dwelling and a one-bedroom dwelling	2
24/00146/FULPP	49 Cambridge Road, Aldershot	Conversion of existing residential property into an HMO	1
24/00155/FULPP	15 Wellington Street, Aldershot	Change of use from Class E to C3 to create 5 one-bedroom flats	5
24/00192/FULPP	7 Avon Close, Farnborough	Erection of a detached dwelling on garden land	1
24/00265/COU	187 Lynchford Road, Farnborough	Change of use of office to one-bedroom dwelling	1

Rushmoor Five-Year Housing Land Supply: 2025-2030 (March 2026)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
24/00385/FULPP	89-91 Lynchford Road, Farnborough	Conversion of existing commercial unit into 2 residential units	2
24/00429/FULPP	Garages to Rear of 13-23 Ash Road, Aldershot	Erection of a pair of two-storey semi-detached three-bedroom dwellings	2
24/00520/FULPP	James House, 153 Grosvenor Road, Aldershot	Change of use from Class E offices to self-contained one-bedroom flat (C3) at basement level and six-bedroom HMO (C4) at ground, first and second floors	2
24/00546/PRIORP	Willow House, 23 Grosvenor Road, Aldershot	Conversion of first-floor commercial space (Use Class E) into 5 flats	5
24/00547/FUL	145 Pinewood Park, Farnborough	Change of use from residential dwelling to care home facility for up to two adults	-1
24/00620/PRIORP	65-69 Queensmead, Farnborough	Change of use of upper floor from ancillary retail space (Use Class E) to create a three-bed flat and a two-bed flat	2
24/00628/PRIORP	Briarcliff House, Kingsmead, Farnborough	Change of use of third and fourth floors from Class E to residential comprising 36 flats	36
24/00632/PRIORP	Briarcliff House, Kingsmead, Farnborough	Change of use of first and second floors from Class E to residential comprising 61 flats	61

Rushmoor Five-Year Housing Land Supply: 2025-2030 (March 2026)

Planning Reference	Address	Proposal	Net Outstanding Dwellings
24/00661/REMPP	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	Part approval of reserved matters for the development of 83 dwellings, including the conversion of Blandford House into 5 apartments and the retention of 2 existing dwellings, pursuant to Condition 3 (1-24) of hybrid outline planning permission 17/00914/OUTPP (dated 15th May 2020)	80
25/00001/PRIORP	Bridge House, 3 Fleet Road, Farnborough	Change of use from offices (Use Class E) to 2 two-bedroom flats	2
Total			1,300

Appendix 2 SHELAA Sites without Permission on 1st April 2025 (anticipated delivery 2025-2030)

SHELAA ID	Address	Estimated Housing Potential (net units)	Likely Net Yield: 2025-2030
15	Farnborough Civic Quarter, Farnborough	960	95
102	Willow House, 23 Grosvenor Road, Aldershot	3	3
572	57 Alexandra Road, Farnborough	9	9
575	Former Site of Meadowcroft, Whitchurch Close, Aldershot	9	9
578	Land at Foulkes Terrace, Aldershot	51	51
607	Land at 68-70 Hawley Lane, Farnborough	21	21
627	Redan Road Depot, Redan Road, Aldershot	5	5
640	31-37 Victoria Road, Farnborough	42	42
644	Land at Orchard Rise, 127 Ship Lane; La Fosse House, 129 Ship Lane; and Farnborough Hill School, 312 Farnborough Road, Farnborough	11	11

Rushmoor Five-Year Housing Land Supply: 2025-2030 (March 2026)

SHELAA ID	Address	Estimated Housing Potential (net units)	Likely Net Yield: 2025-2030
652	Wesley Hall, Barrack Road, Aldershot	6	6
654	Farnborough Station Car Park, Union Street, Farnborough	60	60
Total			312

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

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

 @rushmoorcouncil
 Rushmoor Borough Council
March 2026