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

**Deliverable and Developable
Site Assessments**

March 2022

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 8</u>	
Address	Union Street West Car Park, Union Street, Farnborough, Hampshire, GU14 7RD		
Site Area (ha)	0.24		
How Site Was Identified	The site is being taken forward for redevelopment by the Rushmoor Development Partnership as part of the Council's regeneration programme.		
Use of Site	Public car park.		
Character of Surrounding Area	The site forms part of the main car park used by the railway station and is used by commuters during the working week. There are mature trees along the northern boundary at the rear of the site. Surrounding development is generally comprised of two-storey terraced properties fronting the highway.		
Planning History	No relevant planning history.		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and has an important function as a car park serving the railway station. It would need to be demonstrated that the loss of parking could be absorbed by other car parks in the vicinity, although additional capacity has been created at the station through the provision of decking.
Physical Constraints	The site is flat and could facilitate development. No known physical constraints to development.
Other Constraints (e.g. heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council and is one of a number of sites that the Rushmoor Development Partnership aims to bring forward for redevelopment as part of the Council's regeneration programme.

<u>Achievability</u>	
Market Factors	The site offers good proximity to the town centre and the railway station.
Cost Factors	No known cost factors that would preclude development.

<u>Deliverability Assessment</u>			
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.		
Is the Site Developable? (6-15 years)	Yes		
Is the Site Deliverable? (within the next 5 years)	No		
Yield	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Gross: 15</td> <td style="text-align: center;">Net: 15</td> </tr> </table> <p>Yield Justification: Yield is an estimate based upon the size of the site and nearby residential developments.</p>	Gross: 15	Net: 15
Gross: 15	Net: 15		

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	15	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 9</u>	
Address	Union Street East Car Park, Union Street, Farnborough, Hampshire, GU14 7QB		
Site Area (ha)	0.08		
How Site Was Identified	Identified within the business plan for Rushmoor Homes Ltd (2021-2026).		
Use of Site	Public car park.		
Character of Surrounding Area	The site is currently in use as a car park and is bounded by residential redevelopment to the east, south and west. Accessed from Union Street to the north, off the Ham and Blackbird gyratory, the site is sloped, rising from north to south, and is fronted by established trees.		
Planning History	No relevant planning history.		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. The loss of the car park would need to be justified.
Physical Constraints	Topography needs to be taken into account. Proximity to neighbouring residential uses will require sensitive design.
Other Constraints (e.g. heritage, access, environmental)	No known additional constraints.

Availability	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council and has been identified within the business plan of Rushmoor Homes Ltd (the Council's housing company) as a potential site for housing delivery (see Cabinet Report No. CEX2101, March 2021).

Achievability	
Market Factors	The site is located close to the mainline railway station.
Cost Factors	No known cost factors that would preclude development.

Deliverability Assessment	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 8 Net: 8
	Yield Justification: Yield is determined by the Rushmoor Homes Ltd business plan.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	8	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 14</u>	
Address	Rushmoor Borough Council Offices, Farnborough Road, Farnborough, Hampshire, GU14 7JU		
Site Area (ha)	1.84		
How Site Was Identified	Identified as part of the Council's regeneration programme. Included within the Farnborough Civic Quarter consultation in September 2021.		
Use of Site	Council offices.		
Character of Surrounding Area	Located to the south of Farnborough Town Centre, the site is currently in office use. It offers a campus feel, and landscaping is a prominent feature.		
Planning History	No relevant planning history.		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located to the south of the defined Farnborough Town Centre boundary within the defined urban area. The loss of office space to residential uses is permitted development. There are no Article 4 directions in force at the site.
Physical Constraints	There are established tree specimens on the site which could have some bearing on developable areas. These trees are not TPO protected.
Other Constraints (e.g. heritage, access, environmental)	The site is in active use by Rushmoor Borough Council, and parts of the building have been let to other public sector bodies, including Hampshire County Council and Hampshire Police. This could affect the availability of the site. A number of TPO trees are situated along the site's southern boundary.

<u>Availability</u>	
Is the Site Available?	The Council is considering future options for the Council Offices site as part of the regeneration programme.
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council. The Council is considering future options for the site as part of the regeneration programme, including the relocation of the Council Offices to a multi-use 'Civic Hub' within the Farnborough Civic Quarter (see SHELAA ID: 15), which could also include a Leisure Centre. The site was included within the public consultation for the proposed Civic Quarter masterplan in September 2021.

<u>Achievability</u>	
Market Factors	The site has good proximity to the town centre and the railway station.
Cost Factors	Costs associated with demolition. Land remediation may also be required.

<u>Deliverability Assessment</u>			
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.		
Is the Site Developable? (6-15 years)	Yes		
Is the Site Deliverable? (within the next 5 years)	No		
Yield	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Gross: 150</td> <td style="text-align: center;">Net: 150</td> </tr> </table> <p>Yield Justification: Yield is an estimate established from the size of the site and the density of permitted residential schemes within the vicinity.</p>	Gross: 150	Net: 150
Gross: 150	Net: 150		

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	0	150

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 15</u>	
Address	Farnborough Civic Quarter (comprising Elles Hall, Westmead House (and car park), Farnborough Library, Farnborough Police Station, Farnborough Leisure Centre and Sulzers Roundabout), Farnborough, Hampshire		
Site Area (ha)	5.96		
How Site Was Identified	A site allocation within the Rushmoor Local Plan (Policy SP2.3) and identified within the 'Farnborough Civic Quarter Masterplan' SPD (2015). The site is being taken forward for redevelopment by the Rushmoor Development Partnership as part of the Council's regeneration programme.		
Use of Site	The site comprises a mix of uses, including a leisure centre, library, offices, vacant community centre and vacant police station site.		
Character of Surrounding Area	The site is adjacent to the primary shopping area of the town centre. The A327 runs along the southern boundary of the site, and the east/west aspects face on to gyratories. The site is quite isolated in this sense and allows for a comprehensive development to determine its own character, reflective of a sustainable town centre location.		
Planning History	An outline planning application was submitted in May 2018 at the police station site for the erection of up to 174 dwellings across eight storeys, with associated car parking, open space and infrastructure (18/00367/OUTPP). The application was withdrawn in November 2020.		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area adjacent to the primary shopping area of Farnborough Town Centre. It includes an area of designated open space and community facilities, which would need to be retained or reprovided. The majority of the site is located within the defined town centre boundary.
Physical Constraints	The site is home to a number of established tree specimens, many of which are not subject to a Tree Preservation Order (TPO) because they are on Council-owned land. These specimens will need to be reviewed as part of any proposals.
Other Constraints (e.g. heritage, access, environmental)	The present site includes a pond and associated soft landscaping, which is natural in appearance. This will require consideration moving forward. Access to the site is currently from Westmead and Kingsmead, and vehicular movements will need careful consideration given the proposed scale of development.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council, Hampshire County Council and the Wilky Group. The partners are signed up to the principle of the wider scheme. The site is part of the Council's regeneration programme and is being taken forward for redevelopment by the Rushmoor Development Partnership (RDP), which has appointed LDA Design to develop a comprehensive masterplan for the site. The Council acquired the vacant Police Station site in April 2019; an outline planning application for the erection of 174 dwellings at the Police Station site was submitted by the site's previous owners, Homes England, in May 2018 but was withdrawn in November 2020 (18/00367/OUTPP). Elles Hall Community Centre was demolished in 2021. It is anticipated that an outline planning application will be submitted in early 2022.

<u>Achievability</u>	
Market Factors	The site offers town centre living opportunities.
Cost Factors	Feasibility has been undertaken to support development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that, subject to meeting policy requirements, a scheme can overcome constraints.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 700 Net: 700
	Yield Justification: Local Plan allocation.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	450	250

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 19</u>	
Address	Pinehurst Car Park, Kingsmead, Farnborough, Hampshire		
Site Area (ha)	0.87		
How Site Was Identified	Identified as part of the Council's regeneration programme. Included within the Farnborough Civic Quarter consultation in September 2021.		
Use of Site	Public car park.		
Character of Surrounding Area	The site is occupied by a brick-built multi-storey car park in the middle of the Pinehurst gyratory. Vehicular access is via a tunnel beneath the road, which is accessed via Queensmead Car Park to the north. The Council Offices (SHELAA ID: 14) lie to the south, whilst the Farnborough Civic Quarter Local Plan site allocation (SHELAA ID: 15) is situated to the west.		
Planning History	No relevant planning history.		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and within the defined town centre boundary. Any proposal would need to justify the loss of the car park.
Physical Constraints	The site sits within the middle of a busy gyratory, which is at an elevated level, and is considered unsuitable for residential development in its current format. A revised highways layout would be required and would need to leave a sufficiently proportioned developable site.
Other Constraints (e.g. heritage, access, environmental)	The loss of revenue from the existing car park could be a factor, particularly given the focus on income generation from local authorities.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council and forms part of the Council's regeneration programme. It has been proposed for residential development by the Rushmoor Development Partnership (RDP). The site was included within the public consultation for the proposed Civic Quarter masterplan in September 2021.

<u>Achievability</u>	
Market Factors	The site could provide an opportunity for town centre living, with good proximity to the railway station.
Cost Factors	A revised highways layout would be required.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 90
	Net: 90
	Yield Justification: Yield is an estimate established from the size of the site and the density of permitted residential schemes within the vicinity.

SHELAA ID: 19
Pinehurst Car Park, Farnborough

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	0	90

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 40</u>	
Address	Former TA Centre, Redan Road, Aldershot, Hampshire		
Site Area (ha)	0.29		
How Site Was Identified	The site is with planning permission.		
Use of Site	Vacant site.		
Character of Surrounding Area	The site is bounded to the south by Redan Hill Gardens and to the north by Aldershot Town FC football ground. Whilst the surrounding area is primarily residential, the immediate surroundings are dominated by green space.		
Planning History	Planning permission granted in March 2015 for the erection of 3 two-bedroom, 7 three-bedroom and 4 four-bedroom houses and a block of 8 two-bedroom flats (22 units in total) (14/00028/FULPP). A minor material amendment was approved in June 2020 for amendments to the design and the finished floor levels of the permitted dwellings (19/00838/MMA). As of April 2021, 14 units have been completed. The Council received a planning application in August 2021 to erect an additional storey on the block of flats to create a revised block of 11 residential units (an additional 3 units) (21/00697/FULPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes (14/00028/FULPP)	Implemented (on 1st April 2021)?	Yes (14/00028/FULPP)

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

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Mr B. Randhawa. The site is with planning permission and is under construction. A planning application to provide an additional 3 dwellings was received in August 2021 (21/00697/FULPP).

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 8 Net: 8
	Yield Justification: Yield is determined by the planning permission (14/00028/FULPP). Residual figure as of April 2021 (14 units completed).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
8	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 102</u>	
Address	Willow House, 23 Grosvenor Road, Aldershot, Hampshire, GU11 1DL		
Site Area (ha)	0.06		
How Site Was Identified	Identified within the 'Aldershot Town Centre Prospectus' SPD (2016). Also the subject of a planning application refusal and appeal dismissal.		
Use of Site	Vacant NHS building.		
Character of Surrounding Area	The site is located on a prominent junction within Aldershot Town Centre on the corner of Grosvenor Road and Victoria Road and comprises a two-storey flat-roofed building constructed in the 1970s which is of little architectural merit. The surrounding area is mixed use, with retail on the ground floor and residential above. There is a strong heritage character to the location, and part of the site falls within the Aldershot West conservation area. The site is surrounded by listed buildings to the west, south and south west. St Katherine Court, a five-storey flatted development, lies to the north.		
Planning History	Permission refused in August 2018 for the demolition of the existing building and the erection of a part three-, part four- and part five-storey building containing 23 flats (18/00251/FULPP). Reasons for refusal included design, negative impact on the setting of a Grade II* listed building, impact upon neighbouring residential amenity, parking, open space provision, and failing to address the impact of the development on the Thames Basin Heaths Special Protection Area. Subsequent appeal dismissed in November 2019.		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

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

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Ace Liberty and Stone PLC. The site's promotion in Call for Sites (2016), the submission of a planning application in 2018 (18/00251/FULPP) and the subsequent appeal against the Council's decision to refuse the application in 2019 suggests that the owner is keen to redevelop the site.

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome with careful design.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 15 Net: 15
	Yield Justification: Yield is a conservative estimate taking into account the reasons for the refusal of the planning application (18/00251/FULPP).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	15	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 113</u>	
Address	52 Victoria Road, Aldershot, Hampshire, GU11 1SS		
Site Area (ha)	0.20		
How Site Was Identified	The site is with planning permission.		
Use of Site	Commercial premises (Talbot Construction).		
Character of Surrounding Area	The site comprises a large single-storey steel-framed shed located to the east of Aldershot Town Centre. The site fronts on to Victoria Road and is surrounded by a mix of commercial uses and residential development. The area is urban in appearance, with very little soft landscaping.		
Planning History	Planning permission granted in March 2017 for a residential scheme of 56 flats (18 one-bedroom, 31 two-bedroom and 7 three-bedroom units) following demolition of the existing commercial building (16/00878/FULPP). A non-material amendment was subsequently approved in July 2019 to allow for internal and external alterations (19/00305/NMAPP). A subsequent non-material amendment was approved in September 2020 which comprised a reduction in the number of dwelling units from 56 to 54 units (20/00528/NMAPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes (16/00878/FULPP)

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

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

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 56 Net: 56
	Yield Justification: Yield is determined by the planning permission.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
56	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 119</u>	
Address	Wellesley, Aldershot, Hampshire		
Site Area (ha)	275.49		
How Site Was Identified	The site is with outline planning permission, and various reserved matters have been approved. Also a site allocation within the Rushmoor Local Plan (Policy SP5).		
Use of Site	Former MoD site.		
Character of Surrounding Area	Former MoD land situated to the north of Aldershot Town Centre, the site is bordered to the west by the A325 and to the north by the Basingstoke Canal.		
Planning History	Outline permission granted in July 2013 for up to 3,850 dwellings alongside the first phase (Maida, Zone A) (12/00958/OUT). Subsequent phases have been approved for Corunna (Zone B) (16/00757/REMPP, 18/00117/REMPP); Cambridge Military Hospital (15/00897/REMPP, 19/00423/NMAPP, 21/00071/NMAPP), Louise Margaret (15/00898/REMPP) and Gunhill and Water Tower (15/00069/REMPP) (Zone C); McGrigor (Zone D) (17/00494/REMPP); and Gunhill (Zone E) (16/00133/REMPP). Reserved matters for Stanhope Lines East (Zone K) and Buller (Zone M) (21/00108/REMPP) were approved in May 2021, subsequent to the SHELAA base date of 1st April 2021.		
With Permission for Residential Development (on 1st April 2021)?	Outline permission granted, and various reserved matters approved or forthcoming.	Implemented (on 1st April 2021)?	Yes

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

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is managed by Grainger on behalf of the Ministry of Defence (MoD). The intention is to complete delivery of the overall site within 15 years, in accordance with the indicative phasing. As of April 2021, Maida (Zone A) and Gunhill (Zone E) are complete, with Corunna (Zone B), Cambridge Military Hospital (Zone C) and McGrigor (Zone D) under construction. Developers include Bellway Homes and Barratt David Wilson Homes (Corunna), Weston Homes (Cambridge Military Hospital) and Cala Homes (McGrigor). Stanhope Lines East (Zone K) and Buller (Zone M) will be delivered by Taylor Wimpey.

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The constraints identified have been taken into account through the detailed design of phases.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 2878 Net: 2878
	Yield Justification: Yield is determined by the planning permission. Residual figure as of April 2021 (21 units completed in 2015-16, 117 completed in 2016-17, 106 completed in 2017-18, 128 completed in 2018-19, 432 completed in 2019-20 and 168 completed in 2020-21).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
1391	1220	267

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 203</u>	
Address	North Town (Stage 2), Land Bounded by Eastern Road and Denmark Square, Pegasus Avenue, Aldershot, Hampshire		
Site Area (ha)	3.23		
How Site Was Identified	The site is with planning permission.		
Use of Site	Residential		
Character of Surrounding Area	This area of North Town is the subject of a major neighbourhood renewal programme. The existing housing is being demolished to make way for a better mix of housing types. The site is bounded to the south and east by an industrial estate and to the north and west by residential development. The area is urban in character, with retail frontages on North Lane.		
Planning History	Planning permission granted in November 2014, and implemented, for 226 dwellings in total (34 one-bedroom flats, 127 two-bedroom flats, 4 two-bedroom houses, 59 three-bedroom houses and 2 four-bedroom houses) (13/00081/FULPP). Various non-material amendments and applications to remove or vary the conditions associated with the development have subsequently been approved. As of April 2021, 11 units have been completed, with a residual of 215 to be built out. For information, Stage 1 of the North Town redevelopment scheme, comprising the phased development of 471 replacement dwellings, was granted planning permission in October 2009 (09/00431/FULPP). As of April 2021, 445 replacement dwellings have been completed, with a residual of 26 to be built out, although 37 dwellings are still to be lost.		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. Small parts of the site fall within areas at risk of surface water flooding.
Physical Constraints	The site is located adjacent to established areas of housing, giving rise to consideration of impact on amenity and the appropriateness of scale/massing.
Other Constraints (e.g. heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of VIVID, a registered housing provider, and is under construction. The intention is to build affordable units to meet local need.

<u>Achievability</u>	
Market Factors	The site meets affordable housing needs alongside market housing.
Cost Factors	The scheme is with permission and fully funded.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 215 Net: 215
	Yield Justification: Yield is determined by the planning permission. Residual figure as of April 2021 (11 units completed).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
215	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 290</u>	
Address	Land at and to the Rear of 209 -211 Lynchford Road, Farnborough, Hampshire, GU14 6HF		
Site Area (ha)	0.29		
How Site Was Identified	Planning application.		
Use of Site	Commercial/gym/light industrial.		
Character of Surrounding Area	<p>The site is occupied by a two-storey building that fronts on to Lynchford Road and which previously housed a fitness centre on the ground floor, with offices and storage above. There is a small parking area at the front of the building and light-industrial units to the rear, with access via Lynchford Road and Morris Road. Development on Lynchford Road within the vicinity is primarily residential in nature and characterised by a mix of dwelling types, from two-storey terraced properties to flatted development of 3.5 storeys. The site is surrounded by residential properties on all sides.</p>		
Planning History	<p>The Council's Development Management Committee resolved to grant planning permission in July 2021 for the erection of an apartment building and ten terraced houses comprising a total of 17 dwellings (3 one-bedroom, 4 two-bedroom and 10 three-bedroom) following the demolition of all buildings on site, subject to the completion of a satisfactory s106 legal agreement (21/00231/FULPP). A legal agreement was not completed, and permission was subsequently refused in October 2021. Reasons for refusal were failure to provide adequate details of suitable surface water drainage measures, failure to demonstrate that there would be no adverse impact on protected wildlife species and biodiversity, impact upon the Thames Basin Heaths Special Protection Area, and lack of provision for public open space.</p>		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

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

<u>Availability</u>	
Is the Site Available?	The site has been promoted for residential development.
Site Ownership and Owner's Intentions	The site has been promoted for residential development by Farnborough Assets Ltd.

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 17 Net: 17
	Yield Justification: Yield is determined by the planning application.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	17	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 301</u>	
Address	Falcon House, 16 Fernhill Road, Farnborough, Hampshire, GU14 9RX		
Site Area (ha)	0.08		
How Site Was Identified	The site is with planning permission.		
Use of Site	Office use.		
Character of Surrounding Area	The site is occupied by an office block located on a corner junction that fronts on to a roundabout (West Heath Roundabout). The ground floor has been converted into residential use. The area is primarily residential in nature, with a mix of family housing types in a suburban location situated away from the town centre. Allotments are located to the north east of the site.		
Planning History	Planning permission granted in May 2014, and subsequently implemented, for the change of use of the ground floor from offices to 4 two-bed flats (14/00173/COUPP). Planning permission granted in September 2017 for the change of use of the existing first-floor office (B1) to residential and the erection of a two-storey side extension to create 1 one-bedroom and 4 two-bedroom flats (17/00315/FULPP). A non-material amendment application was subsequently approved in August 2018 (18/00465/NMAPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. The existing office use is not protected and can convert to residential use via permitted development.
Physical Constraints	No known physical constraints.
Other Constraints (e.g. heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Gurkha Security Services. The ground floor has been converted to residential use (14/00173/COUPP). A subsequent application was received in April 2017 and granted permission in September 2017 for the change of use of the first floor and for an extension to create an additional five residential units (17/00315/FULPP). As of April 2021, 2 dwellings have been completed, with a further 3 units outstanding.

<u>Achievability</u>	
Market Factors	The site offers a mix of one- and two-bed units. The permitted scheme allows for the re-use/extension of the building and an appropriate parking layout.
Cost Factors	The site is with permission and is part complete.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is part complete.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 3 Net: 3
	Yield Justification: Yield is determined by the planning permission. Residual figure as of April 2021 (2 units completed).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
3	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 305</u>	
Address	Woodcot Court, 2a Woodcot Gardens, Farnborough, Hampshire, GU14 9RD		
Site Area (ha)	0.25		
How Site Was Identified	The site is with planning permission.		
Use of Site	General industrial (B2).		
Character of Surrounding Area	The site is in use as a commercial yard and is accessed via Woodcot Gardens, a residential cul-de-sac. The site is surrounded by mature trees, and the South Western Main Line runs to the south. The site abuts the rear gardens of 57-63 Fleet Road to the north east and adjoins further residential properties at Chiltern Avenue to the west; the rear gardens of 2-4 Woodcot Gardens lie to the north.		
Planning History	Permission for the existing yard use was granted in January 2000 (99/00838/FUL). The Council received a planning application in March 2020 for the change of use of the site to residential, including the demolition of the existing buildings and the erection of 7 two-storey houses (comprising 5 three-bedroom and 2 four-bedroom dwellings) (20/00229/FULPP). The application site comprises the rear half of the residential curtilage of 2 Woodcot Gardens. The Council's Development Management Committee resolved to grant planning permission in May 2020, subject to the completion of a satisfactory s106 legal agreement. An agreement was subsequently completed, and permission was granted in July 2020.		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	No

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

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

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 7 Net: 7
	Yield Justification: Yield is determined by the planning permission.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
7	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 412</u>	
Address	45 Cambridge Road, Aldershot, Hampshire, GU11 3JY		
Site Area (ha)	0.06		
How Site Was Identified	The site is with planning permission.		
Use of Site	Residential		
Character of Surrounding Area	The property is a substantial five-bedroom semi-detached dwelling on the north side of Cambridge Road. The part of the building facing the road is three storeys, and there is a two-storey wing projecting to the rear. A private driveway runs along the western boundary of the property, providing vehicle access to the flats at Summer Court, 43 Cambridge Road, and to an electricity substation in the north-west corner of the application site. The driveway continues eastwards behind 45-51 Cambridge Road, giving access to a garage court and joining into Queens Road.		
Planning History	Planning permission granted in October 2008 for extensions and conversion into 6 flats (net gain of 5) (08/00271/COU). The site is currently in use as an HMO and has 9 units (licence no. 18/00075/HMOM).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located to the south west of Aldershot Town Centre within the defined urban area. No known policy constraints to development.
Physical Constraints	There are no known physical constraints, as the proposal makes use of an existing building.
Other Constraints (e.g. heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	Site currently under construction/incomplete. The owner's intentions are currently unknown, but the property was granted an HMO licence in June 2018 (licence no. 18/00075/HMOM; expires on 1st January 2023). According to the Council's HMO licence records, the site is owned by Mr E. Griffin.

<u>Achievability</u>	
Market Factors	The site is part finished and part occupied.
Cost Factors	The site has been built out and is to be finalised.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is under construction/incomplete.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 6 Net: 6
	Yield Justification: Yield is determined by the extant planning permission. Residual net figure as of April 2021 (1 unit lost).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
6	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 516</u>	
Address	The Crescent, Southwood Business Park, Summit Avenue, Farnborough, Hampshire		
Site Area (ha)	4.24		
How Site Was Identified	The site is with planning permission. Also a site allocation within the Rushmoor Local Plan (Policy SP6).		
Use of Site	Office use.		
Character of Surrounding Area	The site comprises mostly vacant office buildings adjacent to an occupied employment area. Surrounding residential development is predominantly family housing.		
Planning History	<p>Planning permission granted in March 2019 for the comprehensive redevelopment of the site, including the demolition of the existing buildings and the erection of 159 residential units (16/00837/FULPP). Non-material amendment applications were subsequently approved in August 2019 (19/00480/NMAPP), April 2020 (20/00234/NMAPP), June 2020 (20/00282/NMAPP) and April 2021 (21/00207/NMAPP). The Council previously refused a prior approval application in February 2018 for the permitted development conversion of the vacant office units to residential use comprising 359 dwellings (18/00006/PRIOR).</p>		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and is allocated for housing within the Rushmoor Local Plan (Policy SP6).
Physical Constraints	A point of access will be required to the site from the east. The current western entrance is elevated and may be unsuitable for residential purposes.
Other Constraints (e.g. heritage, access, environmental)	The site is previously developed with office use and could require substantial demolition.

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

<u>Achievability</u>	
Market Factors	The site offers opportunities for family housing, with good proximity to the town centre.
Cost Factors	Costs associated with demolition.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 159 Net: 159
	Yield Justification: Yield is determined by the planning permission.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
159	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 518</u>	
Address	Meudon House, Meudon Avenue, Farnborough, Hampshire, GU14 7NB		
Site Area (ha)	2.04		
How Site Was Identified	The site is with planning permission. Also a site allocation within the Rushmoor Local Plan (Policy SP7).		
Use of Site	Office use.		
Character of Surrounding Area	The site comprises a two-storey office building which contains approximately 7,500 square metres of office floorspace. The building was previously part of Pinehurst Park which included offices at The Convent and 117 Farnborough Road. The Convent has been the subject of a change of use to residential, whilst 117 Farnborough Road is with permission for a change of use to residential and is under construction (see SHELAA ID: 596). The site has been separated from The Convent and 117 Farnborough Road.		
Planning History	Planning permission granted in March 2019 for the demolition of the existing building and the erection of 205 dwellings, comprising 93 one-bed flats, 80 two-bed flats and 32 three-bed houses (18/00140/FULPP). The ownership of the site subsequently changed, and the Council received an alternative planning application comprising 197 dwellings (86 one-bedroom flats, 77 two-bedroom flats and 34 three-bedroom houses) in May 2019, which was granted permission in January 2020 (19/00337/FULPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

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

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

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

<u>Deliverability Assessment</u>					
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.				
Is the Site Developable? (6-15 years)	No				
Is the Site Deliverable? (within the next 5 years)	Yes				
Yield	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Gross: 197</td> <td style="width: 50%; text-align: center;">Net: 197</td> </tr> <tr> <td colspan="2" style="text-align: center;">Yield Justification: Yield is determined by the planning permission (19/00337/FULPP).</td> </tr> </table>	Gross: 197	Net: 197	Yield Justification: Yield is determined by the planning permission (19/00337/FULPP).	
Gross: 197	Net: 197				
Yield Justification: Yield is determined by the planning permission (19/00337/FULPP).					

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
197	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 542</u>	
Address	1-5 Firgrove Parade, Farnborough, Hampshire, GU14 7RE		
Site Area (ha)	0.22		
How Site Was Identified	The site is with planning permission.		
Use of Site	Vacant site (previously retail and residential).		
Character of Surrounding Area	The site is located off Victoria Road within the primary shopping area of Farnborough Town Centre. The A325 is located in close proximity to the east. Higher-density development surrounds the site, with a Premier Inn hotel and Beefeater restaurant adjacent, and an established apart-hotel use to the east.		
Planning History	<p>Planning permission granted in October 2013 for the demolition and redevelopment of properties at 1-5 Firgrove Parade to provide 14 residential units (net 9 dwellings), with 490 sq. m of ground-floor retail space (use classes A1-A3), and the development of an 80-bed hotel (Use Class C1), with 726 sq. m ground-floor restaurant/bar (Use Class A3/A4), associated car parking and landscaping works (13/00024/FULPP); the permission was implemented, and the hotel/restaurant has been completed. Planning permission subsequently granted in August 2019 for the demolition of the existing building at 1-5 Firgrove Parade and the erection of a new building comprising retail use on the ground floor and 19 dwellings above (comprising 8 one-bedroom and 11 two-bedroom flats) (net 14 dwellings) (18/00506/FULPP). The planning permission was implemented, and the building was subsequently demolished in 2020. The Council received a revised planning application in March 2021 for the erection of a six-storey building comprising ground-floor flexible retail uses (use classes E, F.2 and sui generis) and 31 residential apartments above (21/00170/FULPP). The Council's Development Management Committee resolved to grant planning permission in December 2021, subsequent to the SHELAA base date of 1st April 2021, subject to the completion of a satisfactory s106 legal agreement.</p>		
With Permission for Residential Development (on 1st April 2021)?	No (21/00170/FULPP). Yes (18/00506/FULPP)	Implemented (on 1st April 2021)?	No (21/0170/FULPP). Yes (18/00506/FULPP)

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

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Mera Real Estate Ltd. The site is with planning permission (18/00506/FULPP). A planning application for a revised scheme was received in March 2021 (21/00170/FULPP). The Council's Development Management Committee resolved to grant planning permission in December 2021, subsequent to the SHELAA base date of 1st April 2021, subject to the completion of a satisfactory s106 legal agreement.

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 31 Net: 31
	Yield Justification: Yield is determined by the planning application for a revised scheme (21/00170/FULPP). The Council's Development Management Committee resolved to grant permission in December 2021, subsequent to the SHELAA base date, subject to the completion of a satisfactory s106 legal agreement.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
31	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 544</u>	
Address	Europa House, 2e Arthur Street, Aldershot, Hampshire, GU11 1HL		
Site Area (ha)	0.03		
How Site Was Identified	The site is with planning permission.		
Use of Site	Car rental premises.		
Character of Surrounding Area	The surrounding area is a mix of residential and commercial premises. The point of access will be from Arthur Road.		
Planning History	Planning permission granted in December 2013 for the demolition of the existing car rental premises and the erection of a part four-storey, part two-storey and part single-storey attached building to provide 5 one-bedroom flats (13/00772/FULPP). A non-material amendment was approved in January 2016 to allow for an extension of the rear wall above ground level (15/00957/NMA). A subsequent non-material amendment application was approved in April 2020 to revise the position of the front and side entrance doors (20/00142/NMAPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located to the east of Aldershot Town Centre within the defined urban area. No known policy constraints to development.
Physical Constraints	Some minor demolition works associated with the car rental building.
Other Constraints (e.g. heritage, access, environmental)	No known additional constraints.

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

<u>Achievability</u>	
Market Factors	The site offers good proximity to the mainline railway station and town centre.
Cost Factors	The site requires demolition and re-build. Not considered to be preclusive to development.

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

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
5	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 551</u>	
Address	Ham and Blackbird, 281 Farnborough Road, Farnborough, Hampshire		
Site Area (ha)	0.27		
How Site Was Identified	The site is with planning permission.		
Use of Site	Public house/restaurant.		
Character of Surrounding Area	A former public house/restaurant situated within a gyratory along Farnborough Road. An access/egress point to and from the car park is available off the gyratory. The surrounding uses are a mix of residential and office developments of higher density.		
Planning History	A planning application for the demolition of the public house and erection of 62 dwellings/community facility was withdrawn in August 2014 (14/00427/FULPP). Planning permission for the demolition of the public house/restaurant building and the erection of a five-storey and a six-storey building to provide 25 one-bedroom and 37 two-bedroom flats (62 dwelling units in total, a net of 61), community/arts/food and drink facility, public plazas, parking at lower ground-floor level, with revised access arrangements and associated highways and improved pedestrian access works was refused in January 2015 but allowed on appeal in April 2016 (14/00706/FULPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

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

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

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 62 Net: 62
	Yield Justification: Yield is determined by the planning permission. Residual net figure as of April 2021 (1 unit lost).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
62	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 554</u>	
Address	The Galleries Shopping Centre, High Street Multi-Storey Car Park and The Arcade, Aldershot, Hampshire		
Site Area (ha)	1.84		
How Site Was Identified	Planning application. Also a site allocation within the Rushmoor Local Plan (Policy SP1.4).		
Use of Site	Vacant shopping centre, car park and shopping arcade.		
Character of Surrounding Area	<p>The Galleries is a vacant purpose-built shopping centre constructed in the late 1980s and early 1990s. It is located within the primary shopping area of Aldershot Town Centre and is surrounded by a number of town centre uses. Access is from High Street, Little Wellington Street and Wellington Street (pedestrian only). The Arcade and High Street Multi-Storey Car Park are in active use. Constructed in the early 1990s, The Arcade is a two-storey brick-built shopping arcade located within the primary shopping area, whilst the High Street Multi-Storey Car Park lies outside this area and provides car parking for town centre users over several floors.</p>		
Planning History	<p>The Council received a planning application in July 2020 for the redevelopment of the Galleries, the High Street Multi-Storey Car Park and The Arcade to provide a phased development of 596 flats (330 one-bedroom and 266 two-bedroom), flexible commercial uses within Use Class E (commercial, business and service uses) and/or Use Class F.1 (learning and non-residential institutions, excluding schools and places of worship), public car parking and residents' car and cycle parking, and external amenity areas, including roof gardens and public realm (20/00508/FULPP). The Council's Development Management Committee resolved to grant planning permission in November 2020, subject to the completion of a satisfactory s106 legal agreement.</p>		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

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

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The Galleries and The Arcade are within the ownership of Shaviram Aldershot Ltd, whilst the High Street Multi-Storey Car Park is within the ownership of Rushmoor Borough Council. The Council considers the redevelopment of The Galleries as essential for the regeneration of Aldershot Town Centre and has agreed in principle to relinquish its land interest in the High Street Multi-Storey Car Park and to take on a long-term lease on a new 250-space car park which will form part of the proposed development. It is understood that a legal agreement will be drafted between the Council and Shaviram for the redevelopment of the Multi-Storey Car Park and the provision of a new car park. A planning application was submitted in July 2020 (20/00508/FULPP), and the Council's Development Management Committee resolved to grant permission in November 2020, subject to the completion of a satisfactory s106 legal agreement.

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that a scheme is deliverable on the site. The Council's Development Management Committee resolved to grant planning permission in November 2020, subject to the completion of a satisfactory s106 legal agreement.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 596
	Net: 596
Yield	Yield Justification: Yield is determined by the planning application (20/00508/FULPP). The Council's Development Management Committee resolved to grant planning permission in November 2020, subject to the completion of a satisfactory s106 legal agreement.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
596	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 557</u>	
Address	Briarwood, Sorrel Close, Farnborough, Hampshire, GU14 9XW		
Site Area (ha)	0.32		
How Site Was Identified	The site is with planning permission.		
Use of Site	Former NHS rehabilitation centre; destroyed by fire and site cleared.		
Character of Surrounding Area	The site is located within an established residential area which is suburban in nature and has a strong emphasis on natural landscaping. Typical scale of development is two storeys. The site was previously occupied by a substantial two-storey former NHS building which was destroyed by fire in September 2019. The damaged building was subsequently demolished, and the site was cleared in 2020.		
Planning History	The Council received a planning application in February 2021 for the erection of 10 three-bedroom, three-storey detached houses with vehicular access from Sorrel Close (21/00066/FULPP). Permission was granted in May 2021, subsequent to the SHELAA base date of 1st April 2021.		
With Permission for Residential Development (on 1st April 2021)?	No. Permission granted in May 2021.	Implemented (on 1st April 2021)?	No

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

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of M L Management Ltd. The site was granted planning permission in May 2021, subsequent to the SHELAA base date of 1st April 2021.

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site was granted planning permission in May 2021, subsequent to the SHELAA base date of 1st April 2021.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 10 Net: 10
	Yield Justification: Yield is determined by the planning application (21/00066/FULPP), which was granted permission beyond the SHELAA base date.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
10	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 560</u>	
Address	Hartshead House, 61-65 Victoria Road, Farnborough, Hampshire, GU14 7PA		
Site Area (ha)	0.09		
How Site Was Identified	Planning application.		
Use of Site	Office use.		
Character of Surrounding Area	Hartshead House is a three-storey office building located just outside Farnborough Town Centre to the north. The site is surrounded by a mix of residential and town centre uses.		
Planning History	<p>Planning permission granted in January 2015 and implemented for the erection of a third-floor extension and a three-storey rear extension, and for the conversion of the existing and new upper floors to create 10 two-bedroom flats, with the retention of 266 sq. m of B1(a) office floorspace on the ground floor (14/00651/FULPP). A non-material amendment to the design of the extended building was approved in March 2016 (16/00127/NMAPP). Permission was subsequently granted in September 2020 for the permitted development conversion of the entire premises from office to residential use comprising 18 one-bedroom flats (20/00182/COU).</p>		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. The loss of the office use is established via permitted development. The site lies outside of the defined town centre boundary. No known policy constraints to development.
Physical Constraints	No known physical constraints. The site offers the potential for conversion.
Other Constraints (e.g. heritage, access, environmental)	Access and parking are already established through the existing office use.

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

<u>Achievability</u>	
Market Factors	The site is located in close proximity to the town centre and Farnborough Main railway station.
Cost Factors	No known cost factors that would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 18 Net: 18
	Yield Justification: Yield is determined by the planning permission.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
18	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 570</u>	
Address	Pickford House, 4 Pickford Street, Aldershot, Hampshire, GU11 1PH		
Site Area (ha)	0.03		
How Site Was Identified	The site is with planning permission.		
Use of Site	Residential use.		
Character of Surrounding Area	Pickford Street is located to the east of Aldershot Town Centre. It is urban in character, with a number of properties constructed during the Victorian era. The dominant material is red brick, and the scale of development/density is higher and reflective of an urban location. Building heights are generally between three and six storeys.		
Planning History	Planning permission for the erection of a third- and fourth-floor extension to provide 9 one-bedroom flats refused in December 2013 but subsequently allowed on appeal in June 2014 (13/00783/FULPP). Pre-commencement conditions discharged in June 2017 (17/00364/COND and 17/00365/CONDPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located to the east of Aldershot Town Centre within the defined urban area. No known policy constraints to development.
Physical Constraints	No known physical constraints. The proposal relates to upper-floor extensions.
Other Constraints (e.g. heritage, access, environmental)	Pickford House is a curtilage listed building. It is visually distinguished from the rear of the main elevations of the old Post Office by virtue of a variety of intervening buildings and structures.

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

<u>Achievability</u>	
Market Factors	The site offers the opportunity for smaller units, with good proximity to the town centre and mainline railway station.
Cost Factors	No known costs that would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 9
	Net: 9
	Yield Justification: Yield is determined by the planning permission.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
9	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 572</u>	
Address	Blandford House and Malta Barracks, Shoe Lane, Aldershot, Hampshire		
Site Area (ha)	26.01		
How Site Was Identified	The site is with outline planning permission. Also a site allocation within the Rushmoor Local Plan (Policy SP10).		
Use of Site	MoD office use.		
Character of Surrounding Area	The site is located off the A325 (Farnborough Road), immediately to the north of the Basingstoke Canal. The site comprises Blandford House, a large detached military residence which is a locally listed building. Malta Barracks, a former army barracks, is located to the south of the site and comprises a number of low-level buildings and hard standing. Access is off the north-bound A325 and Shoe Lane.		
Planning History	The Council's Development Management Committee resolved to grant outline planning permission in March 2018 and November 2019 for the development of up to 180 dwellings, including the conversion of Blandford House and the retention of three existing dwellings, subject to the completion of a satisfactory s106 legal agreement (17/00914/OUTPP). Outline permission was granted in May 2020, following the completion of the legal agreement, alongside full permission for the provision of 13.7 hectares of Suitable Alternative Natural Greenspace (SANG). A pre-commencement condition relating to the provision of SANG was discharged in July 2021 (21/00845/CONDPP).		
With Permission for Residential Development (on 1st April 2021)?	With outline permission.	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	Blandford House is located within the designated countryside. The site is allocated for residential development within the Rushmoor Local Plan (Policy SP10), with a focus on redeveloping previously developed land.
Physical Constraints	The site is within the designated countryside, with poor access from the A325.
Other Constraints (e.g. heritage, access, environmental)	The site contains locally listed buildings and established tree belts.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is managed by Grainger on behalf of the Ministry of Defence (MoD), and the dwellings are to be delivered by Redrow Homes. The Council's Development Management Committee resolved to grant outline planning permission in March 2018 and November 2019 for the development of up to 180 dwellings, subject to the completion of a satisfactory s106 legal agreement. Outline permission was granted in May 2020, following the completion of the legal agreement.

<u>Achievability</u>	
Market Factors	The site provides the opportunity for family housing within a sylvan location.
Cost Factors	Costs associated with improvements to access and infrastructure upgrades are unknown at this stage.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The Council's Development Management Committee resolved to grant permission in March 2018 and November 2019, subject to the completion of a satisfactory s106 legal agreement. Outline permission was granted in May 2020, following the completion of the completion of the legal agreement.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 180 Net: 180
	Yield Justification: Yield is determined by the outline planning application (17/00914/OUTPP). The Council's Development Management Committee resolved to grant permission in March 2018 and November 2019, subject to the completion of a satisfactory s106 legal agreement. Outline permission was granted in May 2020, following the completion of the legal agreement.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	180	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		SHELAA ID: 580	
Address	Aldershot Bus Station, 3 Station Road, Aldershot, Hampshire, GU11 1HN		
Site Area (ha)	0.24		
How Site Was Identified	The site is with planning permission. Also forms part of a site allocation within the Rushmoor Local Plan (Policy SP1.8) and identified within the 'Aldershot Town Centre Prospectus' SPD (2016).		
Use of Site	Bus station.		
Character of Surrounding Area	Aldershot Bus Station is situated adjacent to Aldershot railway station, to the south east of the town centre. It is surrounded by residential uses to the east and by the forecourt of the train station to the west. Access is off Station Road.		
Planning History	Planning permission granted in February 2019 for the demolition of the existing bus station and the redevelopment of the site, with the erection of a mixed-use building comprising three commercial units on the ground floor and upper-floor residential use comprising 32 residential flats (16/00981/FULPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	No

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

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

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

<u>Deliverability Assessment</u>			
Can the Constraints Be Overcome?	Yes. The site is with planning permission.		
Is the Site Developable? (6-15 years)	No		
Is the Site Deliverable? (within the next 5 years)	Yes		
Yield	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Gross: 32</td> <td style="text-align: center;">Net: 32</td> </tr> </table>	Gross: 32	Net: 32
Gross: 32	Net: 32		
	Yield Justification: Yield is determined by the planning permission.		

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
32	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 581</u>	
Address	103-109 Victoria Road, Aldershot, Hampshire, GU11 1JE		
Site Area (ha)	0.14		
How Site Was Identified	The site is with planning permission.		
Use of Site	Vacant office space above ground-floor retail use.		
Character of Surrounding Area	The site comprises the upper floors of 103-109 Victoria Road and is located within the primary shopping area of Aldershot Town Centre. To the immediate south is a surface car park, and Aldershot railway station is within a five-minute walk.		
Planning History	Planning permission granted in June 2014 for the permitted development change of use of offices occupying part of the first floor to 4 flats (14/00330/COUPP). Planning permission subsequently granted in December 2017 for the Class O permitted development conversion of another portion of vacant office space on the first floor to create 2 two-bedroom flats (17/00751/COU). Further planning permission granted in April 2019 for the Class O permitted development conversion of the remaining portion of first-floor vacant office floorspace (390 square metres) to create 1 one-bedroom and 3 two-bedroom flats (19/00108/COU).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the primary shopping area of Aldershot Town Centre and forms part of the secondary shopping frontage (Policy SP1.2). Active ground-floor and town centre uses will be required.
Physical Constraints	The site offers itself to a change of use so is unlikely to give rise to any physical constraints.
Other Constraints (e.g. heritage, access, environmental)	No known additional constraints.

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

<u>Achievability</u>	
Market Factors	The site provides the opportunity for town centre living, with good proximity to Aldershot railway station. The yield will likely appeal to first-time buyers or those looking to downsize.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 4 Net: 4
	Yield Justification: Yield is determined by the planning permissions. Residual figure as of April 2021 (6 units completed).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
4	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 582</u>	
Address	Hippodrome House, Birchett Road, Aldershot, Hampshire, GU11 1LZ		
Site Area (ha)	0.19		
How Site Was Identified	A site allocation within the Rushmoor Local Plan (Policy SP1.6).		
Use of Site	Mix of uses, including retail, office and leisure uses.		
Character of Surrounding Area	Hippodrome House is a six-storey flat-roofed L-shaped building which was likely constructed in the 1960s. The ground floor of the building is in use for retail, food and drink, and leisure purposes, whilst the upper floors are in office, recreation and educational use. A courtyard to the rear provides limited on-site car parking and takes vehicular access from Birchett Road. The site is located within the defined Aldershot Town Centre boundary and is a short walk from Aldershot railway station. The surrounding area is a mix of town-centre-related uses at ground-floor level, with a number of residential uses above. Hippodrome House is a large building in the context of the wider townscape.		
Planning History	No relevant planning history.		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

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

<u>Availability</u>	
Is the Site Available?	The site has been promoted for residential development.
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Starlow Group. The site has been promoted for residential development.

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 70 Net: 70
	Yield Justification: Local Plan allocation.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	70	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 586</u>	
Address	137-139 Alexandra Road, Farnborough, Hampshire, GU14 6RR		
Site Area (ha)	0.09		
How Site Was Identified	The site is with planning permission.		
Use of Site	Residential.		
Character of Surrounding Area	Alexandra Road is a principal route through North Camp. To the southern end are established active ground-floor uses fronting on to the street, with residential uses above. The northern end is more residential in appearance. Development is primarily suburban in appearance and of two to three storeys, with larger setbacks from the roadside. The road is interspersed with commercial uses.		
Planning History	Planning permission granted in January 2017 for the change of use of the existing residential dwelling to 6 apartments (4 one-bedroom and 2 two-bedroom units) and the erection of a detached single-storey building at the rear (comprising 2 two-bedroom semi-detached bungalows) (8 units in total) (16/00929/FULPP). A non-material amendment was approved in July 2018 to alter a number of design details (18/00485/NMAPP). Planning permission was granted in August 2019 for an additional one-bedroom lower-ground-floor flat (19/00378/FULPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. No known policy constraints to development.
Physical Constraints	No known physical constraints. Access is established via the existing use of the site.
Other Constraints (e.g. heritage, access, environmental)	No known additional constraints.

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

<u>Achievability</u>	
Market Factors	The site would offer a mix of units that would likely appeal to the market.
Cost Factors	No known cost factors which would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 7 Net: 7
	Yield Justification: Yield is determined by the planning permissions. Residual figure as of April 2021 (2 units completed). Residual net figure as of April 2021 (1 unit lost).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
7	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 590</u>	
Address	124 Victoria Road, Farnborough, Hampshire, GU14 7PW		
Site Area (ha)	1.70		
How Site Was Identified	Identified within the Employment Land Review (2016) and promoted in Call for Sites (2017).		
Use of Site	Office/light industrial/storage and distribution use.		
Character of Surrounding Area	The site is occupied by a two-storey building in office/light industrial/storage and distribution use. It is located to the south of Victoria Road and to the immediate east of B&Q. Access to the site is from Victoria Road.		
Planning History	No relevant planning history.		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located to the immediate north of the defined Farnborough Town Centre within the defined urban area. It provides a local employment opportunity but is not a designated employment site. No known policy constraints to development.
Physical Constraints	The site is of a large enough scale to be able to deliver a mix of housing. Proposals will need to take account of adjacent residential developments.
Other Constraints (e.g. heritage, access, environmental)	Access is established via the existing use of the site off Victoria Road. Potential noise and other impacts of the adjacent commercial properties (e.g. large warehouse retail units to the south and west) would need to be assessed in any application.

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

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 150 Net: 150
	Yield Justification: Yield is an estimate established from the size of the site and the density of residential development within the vicinity.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	0	150

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 591</u>	
Address	Union Yard, Aldershot, Hampshire		
Site Area (ha)	0.53		
How Site Was Identified	Planning application. Also a site allocation within the Rushmoor Local Plan (Policy SP1.5) and identified within the 'Aldershot Town Centre Prospectus' SPD (2016). It is being taken forward for redevelopment by the Rushmoor Development Partnership as part of the Council's regeneration programme.		
Use of Site	Mix of retail uses and upper-floor storage. Some vacant units.		
Character of Surrounding Area	The site is situated within the primary shopping area of Aldershot Town Centre and offers active ground-floor uses, with storage on the upper floors. The Wellington Centre is located to the south, with The Empire and Gala Bingo site to the north. It is an urban location, where the scale of development is a mix of three-, four- and five-storey buildings.		
Planning History	The Council received a planning application in March 2020 for the demolition of the existing buildings and the construction of 100 residential units (Use Class C3) and 128 student units (sui generis), together with 2,237 sq. m (GEA) of flexible retail/commercial/business/community floorspace (use class A1-A5/B1/D1) (20/00171/FULPP). The Council's Development Management Committee resolved to grant planning permission in June 2020, subject to the completion of a satisfactory s106 legal agreement. Permission was granted in January 2021, following the completion of the legal agreement. The student units will deliver the equivalent of 64 dwellings (2011 Census data indicates that there are an average of two students per student-only households in Rushmoor).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	No. Implemented subsequent to April 2021.

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

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	Rushmoor Borough Council has acquired the freehold ownership of the entire site (see Cabinet Report No. ELT2003, August 2020). The site is part of the Council's regeneration programme and is being taken forward for redevelopment by the Rushmoor Development Partnership (RDP). The RDP held public consultation events in January 2020. A planning application was submitted in March 2020 for the demolition of the existing buildings at the site and the construction of 100 residential units (use class C3) and 128 student units (sui generis), together with 2,237 sq. m (GEA) of flexible retail/commercial/business/community floorspace (use class A1-A5/B1/D1) (20/00171/FULPP). The Council's Development Management Committee resolved to grant planning permission in June 2020, subject to the completion of a satisfactory s106 legal agreement. Planning permission was granted in January 2021, following the completion of the legal agreement.

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 164 Net: 164
	Yield Justification: Yield is determined by the planning permission and includes the residential element and the equivalent number of dwellings generated by the student accommodation.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
164	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 596</u>	
Address	117 Farnborough Road, Farnborough, Hampshire, GU14 7JG		
Site Area (ha)	1.09		
How Site Was Identified	The site is with planning permission. Also a site allocation within the Rushmoor Local Plan (Policy SP7).		
Use of Site	Office use.		
Character of Surrounding Area	The site comprises a bespoke office building which provides approximately 7,400 square metres of office floorspace. The building was previously part of Pinehurst Park which included offices at The Convent and Meudon House. It is situated to the rear of The Convent, which has been the subject of a change of use to residential, whilst Meudon House is with permission for residential development and is under construction (see SHELAA ID: 518). The site has been separated from The Convent and Meudon House. The building was previously attached to The Convent.		
Planning History	The Council received an application for the demolition of the existing building and the erection of 126 apartments (54 one-bedroom, 40 two-bedroom and 32 three-bedroom units) in November 2016 (16/00950/FULPP). The application was subsequently withdrawn. The Council refused permission in November 2018 for the erection of extensions and alterations to the existing building to facilitate conversion and change of use to provide 113 dwellings (18/00466/FULPP). Reason for refusal was the detrimental effect of the design, mass, bulk and height of the proposed additions to the building and the proximity of windows of the new residential units on the amenity of neighbouring residential properties. Permission was granted on appeal in October 2019. Following the Council's refusal, an alternative application was received in June 2019 for 105 dwellings but was withdrawn following the appeal decision (19/00409/FULPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and is allocated for housing within the Rushmoor Local Plan (Policy SP7). No known policy constraints to development.
Physical Constraints	Proposals will need to take account of adjacent residential developments which are only two storeys in height.
Other Constraints (e.g. heritage, access, environmental)	Substantial demolition could be required.

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

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 113 Net: 113
	Yield Justification: Yield is determined by the planning permission.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
113	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 598</u>	
Address	Aldershot Distribution Outlet, Ordnance Road, Aldershot, Hampshire, GU11 2AQ		
Site Area (ha)	2.64		
How Site Was Identified	Promoted in Call for Sites (2017).		
Use of Site	Storage and distribution (military uses).		
Character of Surrounding Area	The site is situated adjacent to the junction between Ordnance Road and Government Road in Aldershot and is immediately adjacent to the Aldershot Military conservation area. Military barracks are located to the north, and a green corridor is situated to the south west. The Abro Industrial Estate to the south of the site is a designated development zone of the Wellesley development.		
Planning History	No relevant planning history.		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area, and part of the site is covered by the Wellesley site designation (Policy SP5) (see SHELAA ID: 119). No known policy constraints to development.
Physical Constraints	The site already has access, which is established from the existing use. No known physical constraints.
Other Constraints (e.g. heritage, access, environmental)	The site is immediately adjacent to the Aldershot Military conservation area.

<u>Availability</u>	
Is the Site Available?	The site has an estimated date of disposal of 2024.
Site Ownership and Owner's Intentions	The site is within the ownership of the Ministry of Defence (MoD). The MoD announced the disposal of the site in November 2016 as part of the Better Defence Estate publication. It has an estimated date of disposal of 2024. Military uses on the site would need to be relocated prior to disposal.

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

<u>Deliverability Assessment</u>			
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.		
Is the Site Developable? (6-15 years)	Yes		
Is the Site Deliverable? (within the next 5 years)	No		
Yield	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Gross: 80</td> <td style="text-align: center;">Net: 80</td> </tr> </table>	Gross: 80	Net: 80
Gross: 80	Net: 80		
	Yield Justification: Yield is based on the submitted response to the Call for Sites (2017).		

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	0	80

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 607</u>	
Address	Land at 68-70 Hawley Lane, Farnborough, Hampshire, GU14 8EH		
Site Area (ha)	0.35		
How Site Was Identified	Identified for residential or a mixed residential and community use within the Rushmoor Local Plan (Policy SP8).		
Use of Site	Derelict Methodist church and former site of Camberley Rubber Mouldings.		
Character of Surrounding Area	The site has been derelict for a number of years. The former Camberley Rubber Mouldings building suffered a fire some years ago and was subsequently demolished. The adjoining former Methodist church to the east has also been derelict for a number of years and remains in a precarious state. Hawley Lane East, a designated Locally Important Employment Site, lies to the north and west of the site.		
Planning History	Planning permission refused in January 2006 for the redevelopment of 70 Hawley Lane for residential use (05/00696/FUL). The reasons for refusal related to the loss of employment land and the potential impact of neighbouring employment uses on the residential living environment. A prior approval application was granted in May 2016 for the demolition of the Methodist church (16/0035/PRIOR).		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and has been allocated for residential or a mixed residential and community use within the Rushmoor Local Plan (Policy SP8). The use of the site for only residential purposes and the loss of the Methodist church for community uses would have to be assessed against the relevant policies.
Physical Constraints	No known physical constraints.
Other Constraints (e.g. heritage, access, environmental)	The site already has access. There are a small number of trees within or directly adjoining the site. Potential noise and other impacts of the adjacent commercial properties would need to be assessed in any application, with measures incorporated into the design and specification of the development to minimise any impacts. Part of the site is located within Flood Zone 2. Land remediation may also be required.

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

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 10 Net: 10
	Yield Justification: Yield is a conservative estimate based upon the size of the site and residential uses within the vicinity.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	10	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 610</u>	
Address	Upper Union Terrace and 182-192 Victoria Road, Aldershot, Hampshire		
Site Area (ha)	0.10		
How Site Was Identified	The site is with planning permission.		
Use of Site	Retail/town centre uses on the ground floor, with office/storage above, and warehouse use.		
Character of Surrounding Area	The site is located off Victoria Road within the defined Aldershot Town Centre. The character of the surrounding area is urban in nature, with the pedestrianised shopping area to the north. The site is immediately adjacent to Willow House (see SHELAA ID: 102), which lies to the west, whilst the Wellington Centre Multi-Storey Car Park is situated to the east.		
Planning History	Planning permission granted in November 2018 for the conversion of the Old Warehouse into 4 one-bedroom flats, for the demolition of an adjoining garage block and the erection of a new-build four-storey extension to provide a further 3 two-bedroom flats, and for the change of use of the upper floors of 182-192 Victoria Road to residential and for a two-storey rear extension to provide 7 flats (14 flats in total) (18/00481/FULPP). Permission was subsequently granted in March 2019 for the removal of Condition 15 (energy performance details for new-build flats) of this permission (19/00035/REVPP). The Old Warehouse was previously subject to enforcement action for the unauthorised change of use of the building to a house in multiple occupation.		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

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

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

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 7 Net: 7
	Yield Justification: Yield is determined by the planning permission. Residual figure as of April 2021 (7 units completed).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
7	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 612</u>	
Address	Land adjacent to Green Hedges, Hawley Road, Farnborough, Hampshire		
Site Area (ha)	0.33		
How Site Was Identified	The site is with planning permission.		
Use of Site	Storage yard.		
Character of Surrounding Area	The site is situated within the defined urban area close to the boundary with Hart District. Located on the east side of Hawley Road, it comprises a vacant plant storage yard. Access is established via Old Hawley Road, which is accessed via Hawley Lane. To the south of the site are 1-4 Hillside Cottages and 1-2 The Hollies, whilst the rear garden boundaries of 4-5 Bayford Close lie to the east. Part of the northern boundary of the site is shared with an active commercial site which is used for the open storage of plant equipment.		
Planning History	Outline planning permission was refused in December 2005 for the demolition of buildings and the erection of 13 houses on a larger site, which included this site and land to the rear of 1-4 Hillside Cottages (05/00569/OUT). Refused for a number of reasons, including disturbance from neighbouring uses, poor pedestrian connections and difficulties achieving comprehensive redevelopment. Subsequent appeal against refusal withdrawn in June 2006. Planning permission subsequently refused in October 2013 relating to a different area of land which included this site and land to the north for the erection of 14 dwellings. Reasons for refusal included noise and disturbance from neighbouring uses, no open space provision, and the failure to secure s106 financial contributions in respect of SPA mitigation and avoidance, public open space and transport (13/00516/FULPP). Subsequent appeal was dismissed in February 2015. Planning permission was subsequently granted in December 2018 for the redevelopment of this site with 10 dwellings, comprising 6 two-bedroom and 4 three-bedroom units (18/00709/FULPP). Permission lapsed unimplemented in January 2020. The application was resubmitted in September 2020 and granted permission in March 2021 (20/00716/FULPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. No policy constraints to development.
Physical Constraints	No known physical constraints.
Other Constraints (e.g. heritage, access, environmental)	Group TPO designation to the east of the site. The majority of the site is also located within Flood Zone 2. Access is established via Old Hawley Road, which is itself accessed via Hawley Road. A foul water sewer crosses the site.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The planning application (20/00716/FULPP) was submitted by Flavia Estates, and the accompanying s106 legal agreement lists Surrey Surfacing Contractors Ltd as the owner of the site. The site is with planning permission.

<u>Achievability</u>	
Market Factors	The site has the potential to deliver family housing within a suburban location.
Cost Factors	A foul water sewer crosses the site. Land remediation may also be required.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 10 Net: 10
	Yield Justification: Yield is determined by the planning permission.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
10	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 616</u>	
Address	Parsons Barracks Car Park, Ordnance Road, Aldershot, Hampshire, GU11 1TW		
Site Area (ha)	0.63		
How Site Was Identified	The site is with planning permission for a C2 use which will provide accommodation for older people.		
Use of Site	Car park.		
Character of Surrounding Area	The site is occupied by Parsons Barracks Car Park (a car and lorry park), which is raised above the Ordnance Road Roundabout and screened by mature trees. To the south east lies the former BT Social Club (now a Buddhist temple and community centre) and Aldershot Town FC, whilst the BT telephone exchange building (SHELAA ID: 515) is situated to the east. There are a variety of building typologies and a mix of heights within the vicinity.		
Planning History	The Council received a planning application in April 2021 for the erection of a three-storey, 66-bed care home for general residential and dementia elderly people, with associated car parking, access and landscaping (21/00333/FULPP). Permission was granted in July 2021, subsequent to the SHELAA base date of 1st April 2021. Non-material amendments were subsequently approved in October 2021 (21/00762/NMAPP) and November 2021 (21/00829/NMAPP).		
With Permission for Residential Development (on 1st April 2021)?	No. Permission granted for accommodation in C2 use for older people in July 2021.	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. The loss of the car park would need to be justified.
Physical Constraints	The site is relatively level and is an open car park. No known physical constraints.
Other Constraints (e.g. heritage, access, environmental)	The site is home to a number of established tree specimens which are not subject to a Tree Preservation Order (TPO).

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Development Partnership LLP and has been identified as a regeneration site as part of the Regenerating Rushmoor programme. It is understood that the site is to be acquired by LNT Care Developments. Planning permission was granted in July 2021, subsequent to the SHELAA base date, for a care home for general residential and dementia elderly people.

<u>Achievability</u>	
Market Factors	The site offers the potential for higher density development, with good proximity to local services and public transport links.
Cost Factors	No known cost factors that would preclude development.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with permission for C2 care home use, which will deliver accommodation for a care home for older people.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 35 Net: 35
	Yield Justification: Yield is determined by the planning application (21/00333/FULPP), which was granted permission beyond the SHELAA base date, and includes the equivalent number of dwellings generated by the permitted bed spaces.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
35	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 617</u>	
Address	110-118 Victoria Road, Farnborough, Hampshire, GU14 7PN		
Site Area (ha)	0.33		
How Site Was Identified	The site is with planning permission.		
Use of Site	Residential.		
Character of Surrounding Area	The site is located to the immediate north of 124 Victoria Road (Esterline) and to the west of Farnborough Town Centre. Victoria Road has established residential frontages, typically two storeys in height. Land to the rear of 120-122 Victoria Road has been developed (Kensington Place), utilising a side access off Victoria Road.		
Planning History	Planning permission refused in March 2018 for the demolition of five detached dwellings and the erection of 42 apartments (27 one-bedroom and 15 two-bedroom) for the elderly (17/00956/FULPP). Reasons for refusal included the impact of the proposed building on the character of the area, its relationship to existing properties, proposed living environment for future residents, highways considerations and the impact upon the Special Protection Area. Subsequent appeal dismissed in April 2019. Planning permission for a revised scheme was granted in January 2019 for the demolition of the existing dwellings and the erection of 42 apartments (26 one-bedroom and 16 two-bedroom) for the elderly (18/00623/FULPP). Permission subsequently granted in May 2020 to allow for external design changes, the removal of a substation and additional parking spaces (20/00153/REVPP). Non-material amendments were also approved in March 2021 (21/00015/NMAPP) and April 2021 (21/00218/NMAPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. No policy constraints to development.
Physical Constraints	The site requires the demolition of the existing residential properties.
Other Constraints (e.g. heritage, access, environmental)	No known additional constraints.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Churchill Retirement Living and is with planning permission.

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 42 Net: 42
	Yield Justification: Yield is determined by the planning permission. Residual net figure as of April 2021 (5 units lost).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
42	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 618</u>	
Address	Block 3, Queensmead, Farnborough, Hampshire		
Site Area (ha)	0.64		
How Site Was Identified	The site is with planning permission.		
Use of Site	Vacant site.		
Character of Surrounding Area	Block 3 is located within the primary shopping area of Farnborough Town Centre. Immediately adjacent to the west is Phase 1 and 2 of the Farnborough Town Centre redevelopment (04/00080/FUL), which are commercially let, and the residential elements are occupied. To the south of the site is Kingsmead Shopping Centre, and to the east is a multi-storey car park. The area is characterised by higher densities.		
Planning History	<p>Planning permission granted in June 2018 for the partial demolition of Kingsmead Shopping Centre (the existing Debenhams store) and the erection of an extension (Block 3) comprising 68 apartments over 8 floors (with 3,710 sq. m of retail use on the ground floor and 2,414 sq. m of leisure use on the first floor) (18/00025/FULPP). A material minor amendment application was subsequently granted permission in January 2019 to allow for a number of changes to the permitted scheme (18/00695/MMA). Permission was subsequently granted for a slightly amended scheme in July 2019 which included increasing the number of residential units to 99 over nine floors (as well as reducing the retail floorspace to 3,108 sq. m, and with no leisure floorspace proposed) (19/00103/FUL). This permission has been implemented. The Council received a planning application for an amended scheme in April 2021 which included 3,088 sq. m of commercial, business and service uses on the ground floor, with 104 apartments over nine floors above (21/00271/FULPP).</p>		
With Permission for Residential Development (on 1st April 2021)?	Yes (19/00103/FUL)	Implemented (on 1st April 2021)?	Yes (19/00103/FUL)

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

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that part of the site is within the leasehold ownership of Key Property Investments (Number One) Ltd, with the freehold within the ownership of Rushmoor Borough Council. The remainder of the site is within the ownership of Key Property Investments (Number One) Ltd. The site is with planning permission. A planning application for a revised scheme was received in April 2021 (21/00271/FULPP).

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 99 Net: 99
	Yield Justification: Yield is determined by the planning permission (19/00103/FUL).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
99	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 620</u>	
Address	2-4 Mount Pleasant Road, Aldershot, Hampshire, GU12 4NL		
Site Area (ha)	0.27		
How Site Was Identified	The site is with planning permission.		
Use of Site	Light-industrial use.		
Character of Surrounding Area	Occupied by a number of industrial buildings, the site fronts on to Mount Pleasant Road and Eddy Road, which are predominantly residential in nature and characterised by a mix of Victorian and more modern housing, typically of one and two storeys. A garage block which serves residential properties on Eddy Road lies to the south west, whilst the former East End School site, which has been redeveloped for residential use, lies to the west.		
Planning History	The Council received a planning application in December 2019 for the erection of 17 dwellings (comprising 11 three-bed terraced houses and a three-storey apartment block containing 2 one-bed and 4 two-bed flats), following the demolition of the existing industrial buildings (19/00873/FULPP). The Council's Development Management Committee resolved to grant planning permission in May 2020, subject to the completion of a satisfactory s106 legal agreement. An agreement was subsequently completed, and permission was granted in June 2020. An application to vary a condition of the permission was received in May 2021 (21/00411/REVPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes	Implemented (on 1st April 2021)?	Yes

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

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

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission and is under construction.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 17 Net: 17
	Yield Justification: Yield is determined by the planning permission.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
17	0	0

Site Survey and Assessment Pro Forma

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

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

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Enterprise Home Developments Ltd. The site has been promoted for residential development.

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

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

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	10	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 622</u>	
Address	84-86 and Land to the Rear of 88-90 Victoria Road, Aldershot, Hampshire, GU11 1SS		
Site Area (ha)	0.09		
How Site Was Identified	Planning application.		
Use of Site	Office use.		
Character of Surrounding Area	Located on Victoria Road to the east of Aldershot Town Centre, the site is occupied by a four-storey red-brick office building. Surrounding development is a mix of residential and commercial uses and characterised by two to four storeys. Enterprise House, a four-storey flatted development, adjoins the site to the west, whilst 78-82 Victoria Road adjoins to the east. A car park lies to the rear of the site and is accessed via Crimea Road.		
Planning History	The Council received a planning application in September 2021 for change of use from office to residential, comprising 6 one-bedroom, 3 two-bedroom and 1 three-bedroom flats (10 units in total) with associated parking, and to vary conditions associated with planning permission 16/00068/FULPP to amend vehicular access, parking layout and location of refuse storage area at Trafalgar House, 88-90 Victoria Road (21/00713/FULPP).		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

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

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Enterprise Home Developments Ltd. The site has been promoted for residential development.

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

<u>Deliverability Assessment</u>			
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.		
Is the Site Developable? (6-15 years)	Yes		
Is the Site Deliverable? (within the next 5 years)	No		
Yield	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Gross: 10</td> <td style="width: 50%; text-align: center;">Net: 10</td> </tr> </table>	Gross: 10	Net: 10
Gross: 10	Net: 10		
	Yield Justification: Yield is determined by the planning application (21/00713/FULPP).		

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	10	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 624</u>	
Address	Randell House, Fernhill Road, Blackwater, Hampshire, GU17 9HR		
Site Area (ha)	0.53		
How Site Was Identified	The site is with planning permission for a C2 use which will provide accommodation for older people.		
Use of Site	C2 use (care home and close care elderly accommodation).		
Character of Surrounding Area	Located on the northern edge of the defined urban area on the southern side of Fernhill Lane at the junction with Fernhill Road, the site is occupied by a vacant Victorian former convent building which was last in use as a care home for the elderly. To the rear and attached to the building is a former chapel building. The rear garden boundaries of residential dwellings on Randell Close (Nos 5-11) adjoin the site to the east, whilst a residential dwelling at 359 Fernhill Road lies to the immediate south. A care home for the elderly is situated on the opposite side of Fernhill Road to the west.		
Planning History	Planning permission was granted in February 2013 for the demolition of all buildings at Abercorn House, Hamilton Court and Randell House, except the former chapel, and the erection of two elderly care homes (total 135 bedrooms) and two blocks of close care apartments (total 49 apartments) (12/00615/FULPP). A revised scheme was granted permission in August 2013 (13/00343/FULPP). A non-material amendment was approved in August 2018 to amend the approved phasing plan pursuant to Condition No. 2 of permission 13/00343/FULPP (18/00530/NMA). Whilst Phase 1 was constructed and completed (comprising 12 close-care apartments and a 90-bedroom care home for the elderly), the owners decided not to proceed with the subsequent phases, which was to involve the demolition of Randell House and the erection of a new building comprising 37 new close-care apartments (C2 use), and sold Randell House into new ownership. Planning permission was subsequently granted in April 2019 for the demolition of all buildings at Randell House, including the former chapel, and the erection of a new building to accommodate a specialist nursing facility comprising 58 bedrooms (a net gain of 18 bedrooms; the equivalent of 9 dwellings) (C2 use) and a 2-bedroom rehabilitation apartment to provide care for people with a range of complex care needs, including dementia (net 10 dwellings in total) (18/00614/FULPP).		
With Permission for Residential Development (on 1st April 2021)?	Yes (for accommodation in C2 use for older people).	Implemented (on 1st April 2021)?	Yes

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

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

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with permission for C2 care home use, which will deliver accommodation for people with a range of care needs, including dementia.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 32 Net: 32
	Yield Justification: Yield is determined by the planning permission and includes the equivalent number of dwellings generated by the permitted bed spaces. Residual net figure as of April 2021 (equivalent of 21 dwellings lost).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
32	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 625</u>	
Address	Land at Churchill Crescent, Farnborough, Hampshire		
Site Area (ha)	0.24		
How Site Was Identified	Identified within the business plan for Rushmoor Homes Ltd (2021-2026).		
Use of Site	Amenity/recreational green space.		
Character of Surrounding Area	The site is an area of grassed open space. Surrounding development is predominantly residential in nature and comprised of two-storey semi-detached properties. The site adjoins the rear garden boundaries of 60 and 61 Churchill Crescent, whilst a designated local neighbourhood facility is situated on the opposite side of Churchill Crescent to the west.		
Planning History	No relevant planning history.		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area and comprises part of an area of open green space. Although the site is not designated as an area of open space, any proposal would need to be considered against Policy DE6 of the Local Plan. The open area would appear to make a significant visual contribution to the area. It is likely that character and scale would be areas of concern.
Physical Constraints	No known physical constraints.
Other Constraints (e.g. heritage, access, environmental)	No known additional constraints.

Availability	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council and has been identified within the business plan of Rushmoor Homes Ltd (the Council's housing company) as a potential site for housing delivery (see Cabinet Report No. CEX2101, March 2021).

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

Deliverability Assessment	
Can the Constraints Be Overcome?	The loss of amenity/recreational green space would need to be justified.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 8
	Net: 8
	Yield Justification: Yield is determined by the Rushmoor Homes Ltd business plan.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	8	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 627</u>	
Address	Redan Road Depot, Redan Road, Aldershot, Hampshire, GU12 4ST		
Site Area (ha)	0.06		
How Site Was Identified	Identified within the business plan for Rushmoor Homes Ltd (2021-2026).		
Use of Site	Storage depot.		
Character of Surrounding Area	Located at the junction between Redan Road and High Street, the site is currently in use as an open-air storage depot and contains an advertising billboard. Surrounding development is predominantly two-storey in nature and a mix of residential and commercial uses. The Alton Line (railway line) is immediately adjacent to the north, whilst St Michael's Gardens, a designated open space within the Local Plan, is situated on the opposite side of Redan Road to the south.		
Planning History	No relevant planning history.		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

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

Availability	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council and has been identified within the business plan of Rushmoor Homes Ltd (the Council's housing company) as a potential site for housing delivery (see Cabinet Report No. CEX2101, March 2021).

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

Deliverability Assessment	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 6 Net: 6
	Yield Justification: Yield is determined by the Rushmoor Homes Ltd business plan.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	6	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 628</u>	
Address	Pool Road Depot, Pool Road, Aldershot		
Site Area (ha)	0.10		
How Site Was Identified	Identified within the business plan for Rushmoor Homes Ltd (2021-2026).		
Use of Site	Storage depot.		
Character of Surrounding Area	The site is currently in use as an open-air storage depot and is situated to the rear of residential properties on Pool Road and Gloucester Road. Access is established via Pool Road but is narrow and constrained between residential properties. The site abuts the rear gardens of residential properties on Pool Road and Gloucester Road to the west and south respectively and adjoins Aldershot Park to the north, which is designated open space within the Local Plan. Surrounding residential development is predominantly characterised by two-storey semi-detached properties.		
Planning History	No relevant planning history.		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. Given the proximity of neighbouring residential properties, careful consideration of design will be required. Backland development. The site is quite constrained, and it is likely that character and scale would be areas of concern.
Physical Constraints	Access to the site is established via Pool Road but is narrow and constrained between two existing residential properties.
Other Constraints (e.g. heritage, access, environmental)	Land remediation may be required. The site appears to contain several mature tree specimens.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council and has been identified within the business plan of Rushmoor Homes Ltd (the Council's housing company) as a potential site for housing delivery (see Cabinet Report No. CEX2101, March 2021).

<u>Achievability</u>	
Market Factors	The site offers the opportunity for suburban living and has good access to transport links and services.
Cost Factors	Potential costs associated with land remediation. Additional land may be required to create a more developable site.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	The site is quite constrained. Additional land may be required to create a more developable site.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 6
	Net: 6
	Yield Justification: Yield is determined by the Rushmoor Homes Ltd business plan.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	6	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 629</u>	
Address	68 Alexandra Road, Farnborough, Hampshire, GU14 6DD		
Site Area (ha)	0.07		
How Site Was Identified	The site is with planning permission.		
Use of Site	Guest house.		
Character of Surrounding Area	Located within the South Farnborough conservation area on the western side of Alexandra Road close to the junction with Queens Road, the site is occupied by a two-storey Victorian detached building which is in use as a guest house. A terrace of three houses (68a-68c Alexandra Road) lies to the rear and has shared access. Surrounding development is predominantly of two to three storeys and a mix of residential and commercial uses.		
Planning History	The Council received a planning application in December 2020 for the conversion and extension of an existing guest house, following partial demolition works, to create 7 one-bedroom apartments (20/00928/FUL). Permission was granted in July 2021, subsequent to the SHELAA base date of 1st April 2021.		
With Permission for Residential Development (on 1st April 2021)?	No. Permission granted in July 2021.	Implemented (on 1st April 2021)?	No

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

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

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 7
	Net: 7
	Yield Justification: Yield is determined by the planning application (20/00928/FUL), which was granted permission beyond the SHELAA base date.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
7	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 630</u>	
Address	125-127 Alexandra Road, Farnborough, Hampshire, GU14 6RR		
Site Area (ha)	0.07		
How Site Was Identified	The site is with planning permission.		
Use of Site	House in Multiple Occupation (HMO).		
Character of Surrounding Area	The site is situated on Alexandra Road and is occupied by a four-storey semi-detached property which is currently in use as an HMO. Surrounding development is predominantly suburban and residential in nature.		
Planning History	The Council received a planning application in January 2021 for an extension, external alterations and conversion of a four-storey building containing 11 bedsits into a four-storey building to hold 7 self-contained flats (21/00017/FUL). Planning permission was granted in September 2021, subsequent to the SHELAA base date of 1st April 2021.		
With Permission for Residential Development (on 1st April 2021)?	No. Permission granted in September 2021.	Implemented (on 1st April 2021)?	No

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

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

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 7 Net: 6
	Yield Justification: Yield is determined by the planning application (21/00017/FUL), which was granted permission beyond the SHELAA base date.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
6	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 631</u>	
Address	2 Alexandra Road, Farnborough, Hampshire, GU14 6BZ		
Site Area (ha)	0.03		
How Site Was Identified	The site is with planning permission.		
Use of Site	Bank with ancillary offices.		
Character of Surrounding Area	Located to the west of North Camp District Centre, the site is occupied by a late-nineteenth century bank building which occupies a prominent position at the junction of Alexandra Road and Lynchford Road. The building is locally listed and situated within the South Farnborough conservation area. Surrounding development is a mix of residential and commercial uses.		
Planning History	The Council received a planning application in July 2021 for the erection of a first-floor side extension and roof extension to facilitate change of use of the bank building with ancillary offices into a mixed-use building comprising commercial use (Use Class E) on the ground floor and 5 flats (comprising 2 one-bedroom and 3 two-bedroom flats) on the first and second floors (21/00577/FULPP). Planning permission was granted in December 2021, subsequent to the SHELAA base date of 1st April 2021.		
With Permission for Residential Development (on 1st April 2021)?	No. Permission granted in December 2021.	Implemented (on 1st April 2021)?	No

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

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

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. The site is with planning permission.
Is the Site Developable? (6-15 years)	No
Is the Site Deliverable? (within the next 5 years)	Yes
Yield	Gross: 5 Net: 5
	Yield Justification: Yield is determined by the planning application (21/00577/FULPP), which was granted permission beyond the SHELAA base date.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
5	0	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 632</u>	
Address	Land adjacent to Green Hedges, Hawley Road, Farnborough, Hampshire		
Site Area (ha)	0.16		
How Site Was Identified	Planning application.		
Use of Site	Storage yard.		
Character of Surrounding Area	The site is situated within the defined urban area close to the boundary with Hart District. A parcel of land to the south is with permission for 10 dwellings (see SHELAA ID: 612). There is a bund around part of the southern and eastern boundary of the site, and Cove Brook lies to the north. The site adjoins the rear garden of 5 Bayford Close to the east.		
Planning History	Planning permission was refused in October 2013 for the erection of 14 dwellings on a larger site, which included this site and land to the south which was granted permission in December 2018 (18/00709/FULPP) and in March 2021 for the erection of 10 dwellings (20/00716/FULPP). The Council received a planning application for this site in October 2021 for the erection of a block of 6 two-bedroom flats, with associated car parking, landscaping, detached cycle and bin storage outbuildings and vehicular and pedestrian access to Hawley Road via the adjoining development permitted by planning permission 20/00716/FULPP (21/00848/FULPP).		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area.
Physical Constraints	No known physical constraints.
Other Constraints (e.g. heritage, access, environmental)	Group TPO designation to the east of the site. The majority of the site is also located within Flood Zone 2, with a small part located within Flood Zone 3. Any scheme would be required to pass the Sequential Test for flooding. Access will be required from the parcel of land to the south which has permission for 10 dwellings.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site has been promoted for residential development by Flavia Estates Ltd.

<u>Achievability</u>	
Market Factors	The site offers the opportunity for suburban living and has good access to transport links.
Cost Factors	Land remediation may be required.

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Any scheme would be required to pass the Sequential Test for flooding.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 6 Net: 6
	Yield Justification: Yield is determined by the planning application (21/00848/FULPP).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	6	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 633</u>	
Address	103-105 High Street, Aldershot, Hampshire		
Site Area (ha)	0.04		
How Site Was Identified	Planning application.		
Use of Site	Retail and financial services use.		
Character of Surrounding Area	<p>The site is occupied by a four-storey building (103 High Street) and an adjoining three-storey building (105 High Street) and is situated within the defined town centre boundary, but outside the primary shopping area. The Galleries redevelopment site (SHELAA ID: 554) adjoins the site to the east. Surrounding development is predominantly characterised by ground-floor town-centre uses, with residential or ancillary office/storage use above. Formerly in use as a bank, 103 High Street is of late-nineteenth- and early-twentieth-century construction and retains architectural merit but is neither statutorily nor locally listed.</p>		
Planning History	<p>The Council received a planning application in November 2021 for the conversion and change of use of the upper floors at 103 High Street from financial services use (Use Class E) to provide 6 flats (3 one-bedroom, 3 two-bedroom) and for the conversion and change of use of the ground-floor retail unit at 105 High Street to provide 1 one-bedroom flat (7 flats in total) (21/00870/FULPP).</p>		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

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

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	It is understood that the site is within the ownership of Manorview Estates Ltd. The site has been promoted for residential development.

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 7 Net: 7
	Yield Justification: Yield is determined by the planning application (21/00870/FULPP).

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	7	0

Site Survey and Assessment Pro Forma

<u>Site Information</u>		<u>SHELAA ID: 634</u>	
Address	2a Windsor Way, Aldershot, Hampshire, GU11 1JG		
Site Area (ha)	0.05		
How Site Was Identified	Identified within the business plan for Rushmoor Homes Ltd (2021-2026).		
Use of Site	Community food store and men's shed.		
Character of Surrounding Area	<p>The site is occupied by a brick-built largely single-storey building with dormers which is currently in use as a community food store and 'men's shed'. Holy Trinity Church Hall (Galpin Hall) and the Holy Trinity Church, a Grade II listed building, adjoin the site to the immediate east. The rear gardens of residential properties on Arthur Street adjoin the site to the west, whilst rear parking for properties on Victoria Road is situated to the north. Kingsley Court, a flatted development of three to four storeys which provides sheltered accommodation for older people, is located opposite the site to the south. Light industrial/warehouse and storage units are located further to the south west.</p>		
Planning History	<p>Planning permission granted in March 2021 to vary conditions associated with planning permission 93/00079/FUL (for the erection of St John's Ambulance HQ) to allow the use of the building as a community food store (bank) and 'men's shed' with ancillary meeting rooms (Use Class F2b) (21/00109/RBCRG3).</p>		
With Permission for Residential Development (on 1st April 2021)?	No	Implemented (on 1st April 2021)?	No

<u>Suitability / Constraints to Development</u>	
Policy Constraints	The site is located within the defined urban area. The existing community use would need to be reprovided elsewhere or its loss justified. The site is in close proximity to listed buildings and residential properties. Scale, design, appearance and neighbouring residential amenity are likely to be key concerns.
Physical Constraints	No known physical constraints.
Other Constraints (e.g. heritage, access, environmental)	The curtilage of the Grade II listed Holy Trinity Church adjoins the site to the east. A Grade II listed building at 49 Victoria Road also lies in close proximity to the east of the site.

<u>Availability</u>	
Is the Site Available?	Yes
Site Ownership and Owner's Intentions	The site is within the ownership of Rushmoor Borough Council and has been identified within the business plan of Rushmoor Homes Ltd (the Council's housing company) as a potential site for housing delivery (see Cabinet Report No. CEX2101, March 2021). The site is currently in use as a community food store and men's shed.

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

<u>Deliverability Assessment</u>	
Can the Constraints Be Overcome?	Yes. It is considered that the constraints can be overcome.
Is the Site Developable? (6-15 years)	Yes
Is the Site Deliverable? (within the next 5 years)	No
Yield	Gross: 6 Net: 6
	Yield Justification: Yield is determined by the Rushmoor Homes Ltd business plan.

<u>Timeframe for Delivery</u>		
2021-2026	2026-2031	2031-2036
0	6	0