

Affordable Housing Supplementary Planning Document (SPD), Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

Consultation Statement

Consultation Overview

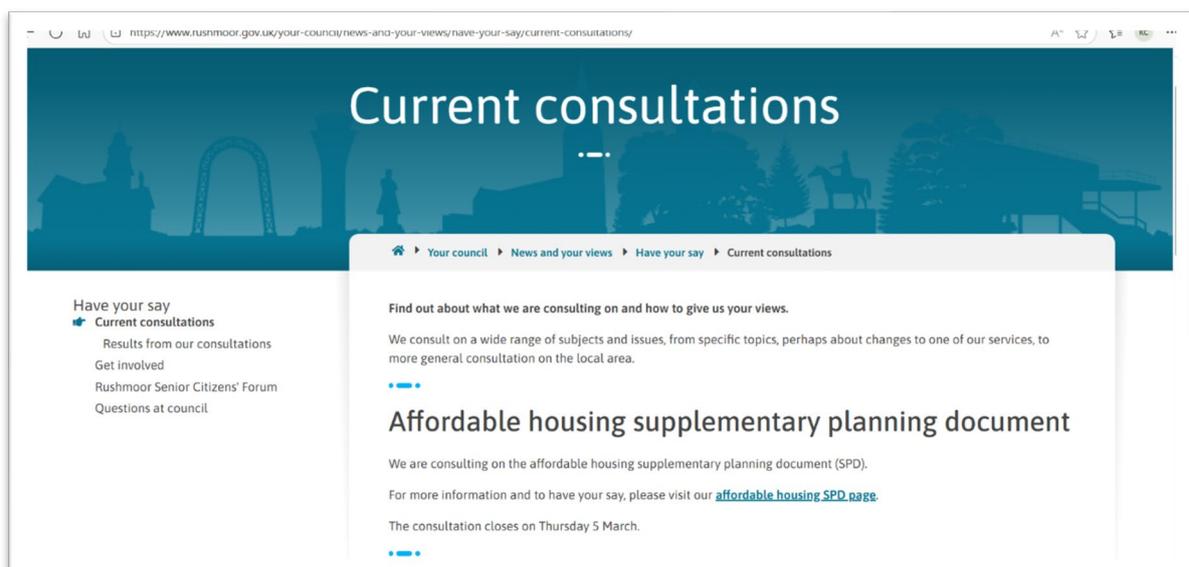
The Affordable Housing SPD and SEA/HRA screening Assessments were subject to a six-week public consultation between 22nd January and 5th March 2025. Copies of the draft documents were made available to view at the following locations during opening hours:

- Rushmoor Borough Council Offices
- Aldershot Library
- Farnborough Library

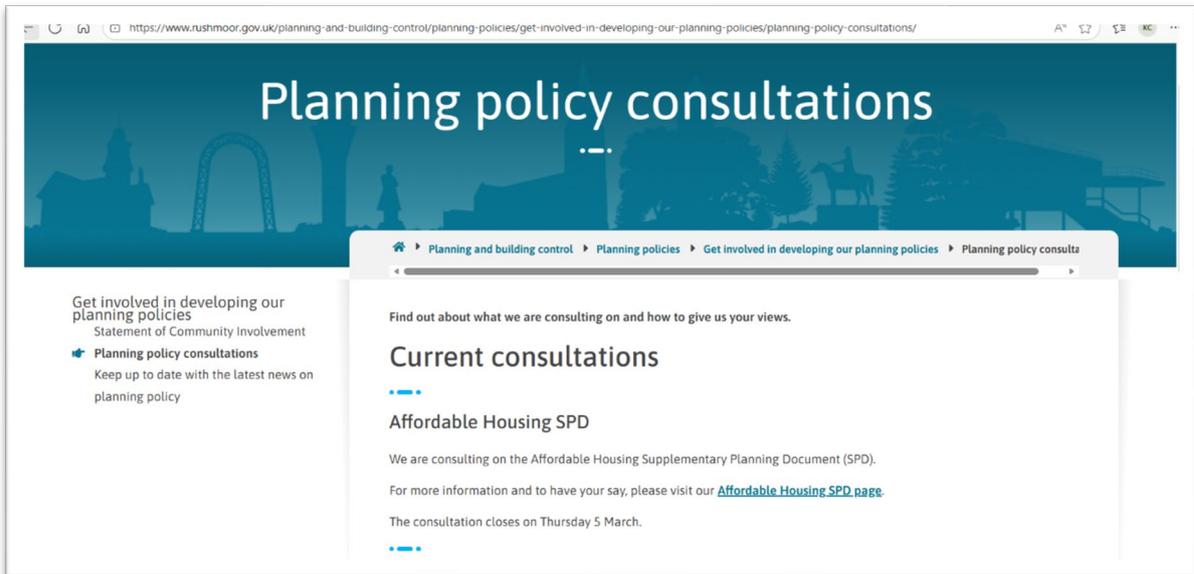
Council Website/Social Media

The consultation was extensively advertised on the Councils Website in three separate locations:

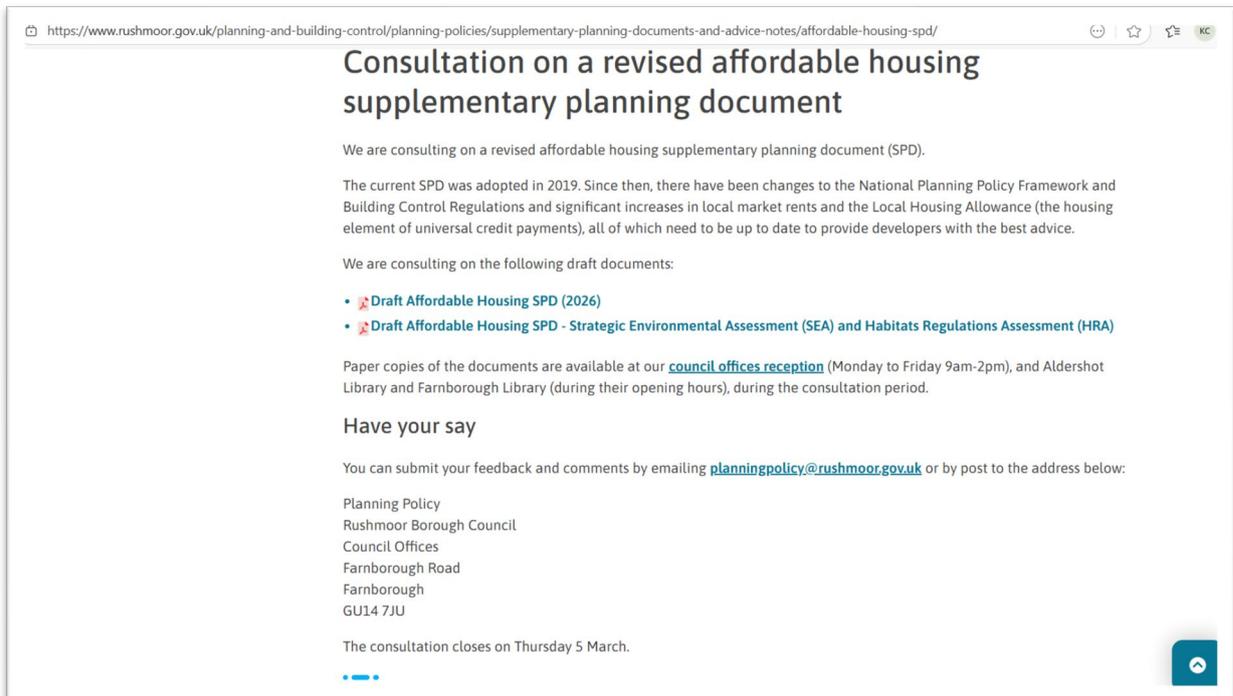
- Council Current Consultations



- Policy Consultations



- Affordable housing SPD page



An advertisement was placed onto the Councils Facebook page, which has more than 15,000 followers and X account which has more than 5,5000 followers.



Consultation Emails

The Council notified the 96 contacts that are registered on the Council's Planning Policy Consultation Database which comprises of a wide range of stakeholders, including local residents, businesses, civic groups and statutory bodies, by email, requesting their comments on the documents.

| | |
|----------|-------------------------------------|
| From | RushmoorBC Planning |
| Reply to | planningpolicy@rushmoor.gov.uk |
| To | email.address |
| Subject | Affordable Housing SPD Consultation |

Good morning,

Affordable Housing Supplementary Planning Document (SPD) Consultation

What is the Affordable Housing SPD?

The Affordable Housing SPD is subsidiary to the main Local Plan document. Its purpose is to provide additional advice to private developers and Registered Providers on the delivery of new homes in the borough usually brought forward as part of section 106 obligations. The SPD cannot change the policy in the adopted Local Plan; its purpose is to provide additional guidance on its implementation.

Why has it been reviewed and updated?

The current SPD was adopted in 2019. Since then, there have been changes to the National Planning Policy Framework (NPPF) and Building Control Regulations and significant increases in local market rents and the Local Housing Allowance (the housing element of universal credit payments), all of which need to be up to date to provide developers with the best advice.

The key areas which are to be updated are:

- 1) Inclusion of the council's key priorities to demonstrate how the Affordable Housing SPD assists the council in meeting these, especially Homes for All: Quality Living, Affordable Housing
- 2) Updated references to the NPPF, particularly the priority now being given to social rent over other affordable housing for rent.
- 3) Reference to the councils Housing and Homelessness Prevention Strategy 2023-2027.
- 4) Change to the council's rent setting framework. The current SPD includes a rent cap for a four-bed property which is now proposed to be removed.

All Local Housing Allowance rates can be viewed [here](#)

How do I give my views?

[Review the draft document](#) and tell us what you think.

Hard copies of the document are available at the council office reception (Mon-Fri 9am-2pm), and Aldershot Library and Farnborough Library (during their opening hours), during the consultation period.

You can do this by:

- replying to this email
- emailing planningpolicy@rushmoor.gov.uk
- or in writing to:

Planning Policy
Rushmoor Borough Council
Farnborough Road
Farnborough
Hampshire
GU14 7JU

The consultation ends on the 5th March 2026.

If you have any queries, please do not hesitate to contact planningpolicy@rushmoor.gov.uk

Kind regards,

Planning Policy Team

In addition to the general email, a separate email was sent to the statutory consultees, Natural England, Environment Agency and Historic England.

Rushmoor Affordable Housing SPD SEA/HRA Screening Statement

Rushmoor Council Planning Policy <planningpolicy@rushmoor.gov.uk>
To: planning_THM@environment-agency.gov.uk; LondonSEast@historicengland.org.uk; consultations@naturalengland.org.uk

Thu 22/01/2026 09:00

Draft Affordable Housing SPD 2026.pdf 474 KB
Draft AH SPD - SEA HRA Screening Statement (January 2026).pdf 307 KB

Dear Sir/Madam,

Following the adoption of the Rushmoor Local Plan in February 2019, we are now in the process of preparing Supplementary Planning Documents (SPDs) to support its implementation. We have prepared an updated Affordable Housing SPD to replace the one adopted in 2019.

In accordance with Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004, the Council has prepared a screening statement in relation to the need for a Strategic Environmental Assessment for the Affordable Housing SPD. As required by paragraph 2(b) of Regulation 9, we are now consulting the three consultation bodies on the attached screening statement. This also sets out the Council's view that there is no need for a Habitats Regulations Assessment for this SPD.

The Draft Affordable Housing SPD is subject to formal consultation from 22nd January 2026 to 5th March 2026.

I would be grateful to receive any comments that you may have on the Draft Affordable Housing SPD, but in particular the attached screening statement, by 5th March 2026.

If you have any queries regarding this, please do not hesitate to contact me.

Kind regards,

Karen

Karen Fotheringham
Trainee Planning Officer (Planning Policy)
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karen.fotheringham@rushmoor.gov.uk



Councils Newsletter

An advert was placed in the Council's newsletter, that is sent out each week to over 6,500 email addresses.

Affordable housing supplementary planning document

We are also running a consultation on our revised affordable housing supplementary planning document (SPD). This document provides guidance on the implementation of the affordable housing policies that are set out in the Rushmoor Local Plan and helps us to ensure that all new affordable housing meets our residents' needs and aspirations.

To find out more, go to our [planning policy consultation page](#). The consultation runs through to Thursday 5 March.



Revised Affordable Housing SPD Consultation
We want your views

www.rushmoor.gov.uk/planningpolicyconsultations



Summary of responses received

During the consultation, the council received four responses to the consultations:

| | Comments Received | Council's Response |
|--|--|--|
| Natural England | No comment on SPD but agree that there is no need for a HRA/SEA | Noted |
| Historic England | SEA is not required in this instance. | Noted |
| Mr P Hinton on behalf of the MOD / DIO | Para 7.157 of the adopted local plan recognises the need for Service Families Accommodation (SFA). Therefore, the affordable housing requirement should be waived if new development is built for defence requirements. The MOD/DIO requested that the wording in para 7.157 is included in the revised Affordable Housing SPD | Because the local plan is the primary planning document and the SPD sits beneath it, there is no need to repeat this wording. When assessing new homes for defence purposes, the planner will not need to consider affordable housing requirements and therefore will have no reason to refer to the Affordable Housing SPD. |
| Mr D Barton | General Comments - no specific comments with regards to this SPD. | Noted |

Adoption

Having considered the responses received, no amendments were deemed necessary. As per the cabinets resolution, the Affordable Housing SPD, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) were adopted under delegated authority by the Executive Head of Property and Growth, in consultation with the Development and Economic Growth Portfolio Holder on the 23rd March 2026.