



Aldershot and Farnborough (Rushmoor Borough) Local Plan

Sustainability Appraisal Scoping Report June 2026

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Project Title: Sustainability Appraisal for the New Local Plan for Rushmoor

Version	Prepared by	Checked and approved by
1.0: Scoping Report 8 June 2026	Irina Davis	Alice Barella Tim Mills

1. Introduction

- 1.1 This document (the Scoping Report) is the consultation draft for the scoping stage of a Sustainability Appraisal. The Sustainability Framework set out in this document will be used for the Sustainability Appraisal of the Aldershot and Farnborough (Rushmoor Borough) Local Plan (the New Local Plan).
- 1.2 The Council will send this Scoping Report to the three consultation bodies for their comments, as required by law. These are:
- Historic England
 - Natural England
 - Environment Agency
- 1.3 The Scoping Report will be published on the website during the scoping consultation on the Aldershot and Farnborough (Rushmoor Borough) Local Plan.
- 1.4 The Council welcomes comments from members of the public and other interested parties. These should be sent by post or email using the contact details below. The Council will issue an update of the Scoping Report after it has reviewed comments from consultees. Any necessary revisions will be made to the SA framework and other parts of the Scoping Report as appropriate.
- 1.5 The results of the SA will be integrated into a full SA report that will be published at the same time as the draft new Local Plan at the later stage of the Local Plan preparation.
- 1.6 If you have any queries about this document, please contact the Planning Policy and Conservation Team.

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- 1.7 The consultation period runs from **19 June 2026 to 31 July 2026**.

Aim of the Sustainability Appraisal

- 1.8 The Sustainability Appraisal (SA) process seeks to ensure that sustainable development principles are fully integrated into the preparation of development plan documents such as the New Local Plan for Rushmoor. It is an iterative process, appraising emerging options against the three sustainability elements of social, environmental and economic. It assists in selecting the most sustainable policy and site allocation options (when assessed against all reasonable alternatives) and suggests mitigation where significant negative effects cannot be avoided. This report may also help the Council provide an appropriate planning response to the Climate Emergency that it declared in 2019.

Requirement for SA/SEA

- 1.9 The Council is legally required to undertake a Sustainability Appraisal for its Development Plan Documents, in accordance with Government legislation (Section 39(2) of the Planning and Compulsory Purchase Act, 2004).
- 1.10 The Council is also required to undertake a Strategic Environmental Assessment (SEA) of the environmental impacts of its plans and policies, in order to avoid or mitigate negative environmental impacts (EU Directive EC/2001/42). Government guidance on Sustainability Appraisal indicates that it should be incorporate the requirements of the SEA Directive. The Sustainability Appraisal Report will need to show how the SEA Directive requirements have been met.
- 1.11 Guidance on SA and SEA for plan-making is set out in Planning Practice Guidance¹, which was last updated in December 2020.
- 1.12 The requirement is reiterated in the NPPF (Para. 33): “Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).”

Environmental Outcome Reports

- 1.13 The Levelling Up and Regeneration Act 2023 introduced powers to bring forward new regulations and guidance that would replace Sustainability Appraisal, Strategic Environmental Assessments and Environmental Impact Assessments with a streamlined process called ‘Environmental Outcome Reports.’
- 1.14 A policy paper was consulted upon in 2023, however, at the time of writing, the 2004 legislation has not been superseded.
- 1.15 These reforms are likely to affect how the Council conducts the Sustainability Appraisal, including how it consults on it. Accordingly, this Scoping Report, prepared under existing law, will be revised and updated if and when the law and national policy subsequently change.

¹ <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal# covid19>

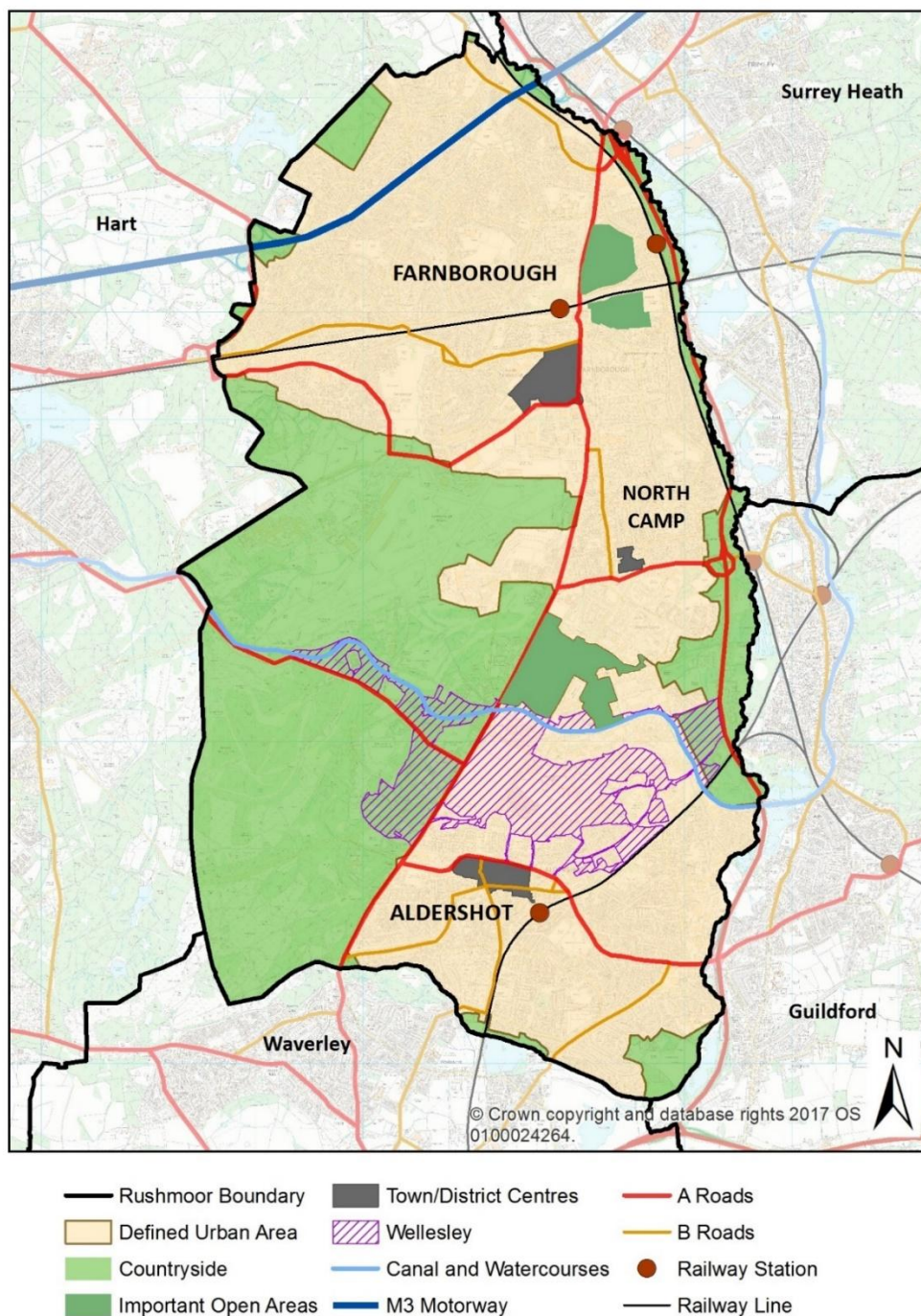
- 1.16 The SA process will therefore need to be flexible to take account of any long-term adjustments in addition to revisions in the law once the Environmental Outcome Regulations are enacted.

The Local Plan Area, Current Development Plan and the Proposed New Local Plan

The Local Plan Area

- 1.16 The Borough of Rushmoor lies approximately 57 kilometres (35 miles) south-west of London in north-east Hampshire adjacent to the Surrey border. It shares a border with Hart District and the boroughs of Surrey Heath, Guildford and Waverley.

Figure 1.1: Overview of Rushmoor



- 1.17 Rushmoor is a relatively small (3,905 hectares), highly urbanised and densely populated borough, with a comparatively well-defined built-up area made up of two major settlements whose boundaries adjoin one another. These are Aldershot in the south of the borough and Farnborough in the north. According to the 2024 mid-year population estimate, Rushmoor has a population of 105,750.²
- 1.18 Aldershot Garrison lies to the north of Aldershot town centre and is known as the ‘home of the British Army’, having been founded in 1845. The Garrison comprises around 3,500 people, including resident troops, soldiers in transit on courses, civil servants, contractors and dependents.³ In recent years, the Garrison has declined in numbers, and parts of the Garrison are being developed for housing in a new settlement called Wellesley. The Ministry of Defence (MoD) has nonetheless committed to retain a military presence in the town for the long term.
- 1.19 Farnborough is known internationally for British aerospace research, and Farnborough Airport, the UK's first operational airfield and the site of the first powered flight in the UK by Samuel Cody in 1908. It is also home to the biennial Farnborough International Airshow.
- 1.20 The northern and eastern parts of the borough are mainly urban in character. The borough is bounded in the east by a combination of the Blackwater Valley Relief Road (the A331) and the River Blackwater. In general, land in the west of the borough has an international, national or local nature conservation designation, is MoD training land or is part of Farnborough Airport.
- 1.21 Having regard to its sub-regional context, the borough benefits from good transport links. Gatwick and Southampton Airports can be accessed by rail, and Heathrow by road. Locally, Farnborough Airport is important for business aviation (capped at 50,000 flight movements a year).⁴ The M3 links the area to the south coast, the ports of Portsmouth and Southampton, and west London. The close proximity of the borough to the M4, M25, A34 and A303 means that the area is also well connected to the strategic road network. The borough has good rail links to Hampshire, London Waterloo and Reading.
- 1.22 Rushmoor is an active member of the Enterprise M3 Local Enterprise Partnership (LEP).

The Existing Development Plan for Rushmoor

- 1.23 The development plan for Rushmoor comprises the Rushmoor Local Plan (2014 to 2032) and Policy NRM6 of the South East Plan (2009). The Rushmoor Local Plan was adopted in February 2019. The Council is obliged by law to review all Local Development Documents every five years.⁵ Hampshire County Council's Minerals and Waste Plan (2013) is also pertinent to the borough in that it is concerned with managing waste and allocating sites for minerals extraction and aggregate transportation. The new Minerals and Waste Plan is due to be adopted soon.
- 1.24 The current Rushmoor Local Plan establishes the following development goals for the borough:

² <https://www.rushmoor.gov.uk/media/kh3f2tk5/population-data-sheet-july-2025.pdf?id=11196&p=0>

³ <https://www.gov.uk/government/statistics/location-of-uk-regular-service-and-civilian-personnel-annual-statistics-2021>

⁴ <https://www.farnboroughairport.com/community-engagement/airport-matters/>

⁵ <https://www.legislation.gov.uk/uksi/2017/1244/made>

- The delivery of at least 7,850 new homes in the period 2014 to 2032, while protecting the Thames Basin Heaths Special Protection Area;
- Protection of employment land and promotion of new commercial opportunities to deliver around 9,000 new jobs;
- The promotion of Aldershot as a 'Step-Up Town' and Farnborough as a 'Growth Town' within the wider LEP area; and
- Maintaining and enhancing the vitality and viability of Aldershot and Farnborough town centres and North Camp district centre.

The New Local Plan

- 1.25 The New Local Plan for Rushmoor will cover the whole of the borough for a period of 15 years beyond adoption. It is intended to cover all subjects that a district council is obliged to take account of in its role as the local planning authority, having regard to the NPPF and the PPG. It will address any other matters that may arise if and when further parts of the Levelling Up and Regeneration Bill is enacted.
- 1.26 The New Local Plan will cover strategic matters such as housing, employment, retail, leisure, infrastructure, community facilities and the conservation of the natural, built and historic environment. However, it will not cover land use policies associated with waste or minerals, which are county council matters.
- 1.27 It will also cover a range of non-strategic matters which will set out more detailed policies for different types of development, including design principles (possibly a new Design Code or Design Codes for the borough or parts thereof), as well as area-based initiatives such as site allocations (for example, for housing and employment uses) and more detailed area policies covering the borough's main centres at Aldershot, Farnborough and North Camp, and the ongoing management of the Thames Basin Heaths Special Protection Area.
- 1.28 These will be shown on a supporting Policies Map which will be available to view digitally.

The Need for a Sustainability Appraisal (SA)

- 1.29 Under the amended Planning and Compulsory Purchase Act 2004⁶, SA is mandatory for Development Plan Documents. SA is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely environmental, social and economic effects of the policies and proposals within a plan from the outset of its development. For these documents it is also necessary to conduct an environmental assessment in accordance with The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232)⁷.
- 1.30 As set out in the explanatory Memorandum accompanying the Brexit amendments, they are necessary to ensure the law functions correctly following the UK's exit from the EU. No substantive changes are being made by this instrument to the way the SEA regime operates.

⁶ The Planning and Compulsory Purchase Act 2004 was amended under the Environmental Assessments and Miscellaneous Planning (EU Exit) Regulations 2018

⁷ The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232)

Therefore, the SEA Regulations remain in force and it is a legal requirement for the new Local Plan to be subject to SA and SEA throughout its preparation. Furthermore, following the UK's exit from the EU, there were also a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which are transposed into UK law through Acts, Regulations and national-level policy. The UK has now fully left the EU and therefore EU Directives no longer apply to the UK.

- 1.31 Accordingly, this Scoping Report considers the context and scope of an SA for the New Local Plan and establishes an assessment process to ensure that the policies and site allocations in the New Local Plan can be assessed against the three elements of sustainability. All documents produced as part of the New Local Plan will be evaluated in accordance with the SA framework set out in this Report.⁸ This SA appraisal has had regard to previous advice given to the Council by AECOM when the existing Rushmoor Local Plan was prepared and examined in the period 2014 to 2019.
- 1.32 On 26 October 2023, the Levelling-up and Regeneration Bill received Royal Assent and became an Act of Parliament. The Levelling-up and Regeneration Act sets out in detail the Government's proposals for reforming the planning system. Amongst other things, the Act sets the stage for the reform of the current system of strategic environmental assessments, which will be replaced by "Environmental Outcomes Reports" (EORs) designed to streamline the process for identifying and assessing the environmental impacts of plans and projects. The specific requirements will be set out in forthcoming legislation, along with information about transition arrangements but for now, the requirement for SEA remains, as set out in existing legislation. Any changes to the legal framework for carrying out SA/SEA will be addressed as appropriate as the New Local Plan is prepared.

Strategic Environmental Assessment and Sustainability Appraisal

- 1.33 Strategic environmental assessment considers only the environmental effects of a plan, whereas Sustainability Appraisal considers the plan's wider economic and social effects in addition to its potential environmental impacts.
- 1.34 Under the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal is mandatory for Development Plan Documents such as the New Local Plan. It is also still necessary to conduct an environmental assessment in accordance with the requirements of European Directive 2001/42/EC (the Strategic Environmental Assessment (SEA) Directive).⁹
- 1.35 The objective of the Directive is 'to provide for a high level of protection of the environment and to contribute to the integration of environment considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development'.
- 1.33 The Directive was incorporated into UK law by The Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) and is now UK law only.
- 1.34 Although the requirements to carry out SA and SEA are distinct, the Planning Practice Guidance advocates that a single integrated SA process is sufficient to comply with the

⁸ As well as accommodating any changes following the enactment of the EOR.

⁹ Although the UK has left the European Union, this has been retained as UK law following the enactment of the European Union (Withdrawal) Act 2018. The EOR announced in the Levelling Up and Regeneration Act will provide a new framework for assessing the sustainability of a new Local Plan.

requirements of the SEA Directive.¹⁰ This is the process that is being undertaken here in Rushmoor. All references to 'SA' in this document should be taken to mean 'SA incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004'¹¹ (commonly referred to as the 'Strategic Environmental Assessment Regulations' or 'SEA Regulations'). Sustainability appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues.'

- 1.35 Table 1.1 below shows how this SA and New Local Plan processes meet the requirements of the SEA Regulations. It will be updated to illustrate continued compliance as the Local Plan documents arising from the New Local Plan are prepared. Each Local Plan document will be subject to the SA process outlined in this Scoping Report, and the results will be set out in an accompanying Interim or Final SA Report.

The Need for a Habitats Regulations Assessment (HRA) and Other Assessments

- 1.36 The requirement to undertake Habitats Regulations Assessment (HRA) of land-use plans was confirmed by the amendments to The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007¹². The currently applicable version is The Conservation of Habitats and Species Regulations 2017, as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019¹³ (hereafter referred to as the "Habitats Regulations"). When preparing a land-use plan, the competent authority is therefore required by law to carry out an HRA. The competent authority can commission consultants to undertake HRA work on its behalf which is then reported to and considered by the competent authority. The Council is currently legally required to undertake an HRA to determine any 'likely significant effects' on European sites (Special Areas of Conservation and Special Protection Areas) from the New Local Plan, either alone or in combination with other Local Plans or projects.¹⁴ This is especially pertinent to Rushmoor, which contains parts of the Thames Basin Heaths Special Protection Area. There are clearly links between the two assessments, and one will inform the other. The format of an HRA, like this SA, will be revised should the new Environmental Outcome Regulations come into law.
- 1.37 An Equalities Impact Assessment (EqIA) will also be carried out as part of the preparation of the New Local Plan. As with the HRA, the EqIA can inform the SA.

¹⁰ <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

¹¹ <https://www.legislation.gov.uk/ukxi/2004/1633/data.pdf>

¹² The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007 (2007) SI No. 2007/1843. TSO (The Stationery Office), London.

¹³ The Conservation of Habitats and Species Regulations 2017 (2017) SI No. 2017/1012, as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579), TSO (The Stationery Office), London.

¹⁴ *Wealden DC v SSCLG* [2017] EWHC 351 (Admin) illustrates how the courts have considered in-combination effects.

Table 1.1: Meeting the Requirements of the SEA Regulation

SEA Regulations Requirements	Where Met?
Environmental Report	
Where an environmental assessment is required by any provision of Part 2 of these Regulations, the responsible authority shall prepare, or secure the preparation of, an environmental report in accordance with paragraphs (2) and (3) of this regulation. The report shall identify, describe and evaluate the likely significant effects on the environment of: ■ implementing the plan or programme; and ■ reasonable alternatives taking into account the objectives and geographical scope of the plan or programme. (Regulation 12(1) and (2) and Schedule 2).	The Final SA Report for the New Local Plan will constitute the Environmental Report and will accompany the publication (Regulation 19) draft of the New Local Plan
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	New Local Plan documents and this Scoping Report: paragraphs 1.23 to 1.28 above
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	This Scoping Report: see Table 3.11 below
c) The environmental characteristics of areas likely to be significantly affected;	New Local Plan
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (<i>the Birds Directive</i>) and 92/43/EEC (<i>the Habitats Directive</i>);	New Local Plan documents and the Habitat Regulation Assessment (HRA).

SEA Regulations Requirements	Where Met?
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme, and the way those objectives and any environmental considerations have been taken into account during its preparation;	This Scoping Report: see chapters 2 and 3 below
f) The likely significant effects* on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interrelationship between the above factors. <i>* These effects should include secondary, cumulative, synergistic, short-, medium- and long-term permanent and temporary, positive and negative effects</i>	Interim SA reports will be produced for each consultation stage of the New Local Plan unless the law and national policy changes
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Interim SA reports will be produced for each consultation stage of the New Local Plan process.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken, including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Interim SA reports will be produced for each consultation stage of the New Local Plan process.
i) a description of measures envisaged concerning monitoring in accordance with regulation 17.	Final SA report
j) a non-technical summary of the information provided under the above headings.	Final SA report
Regulation 12 (3)	

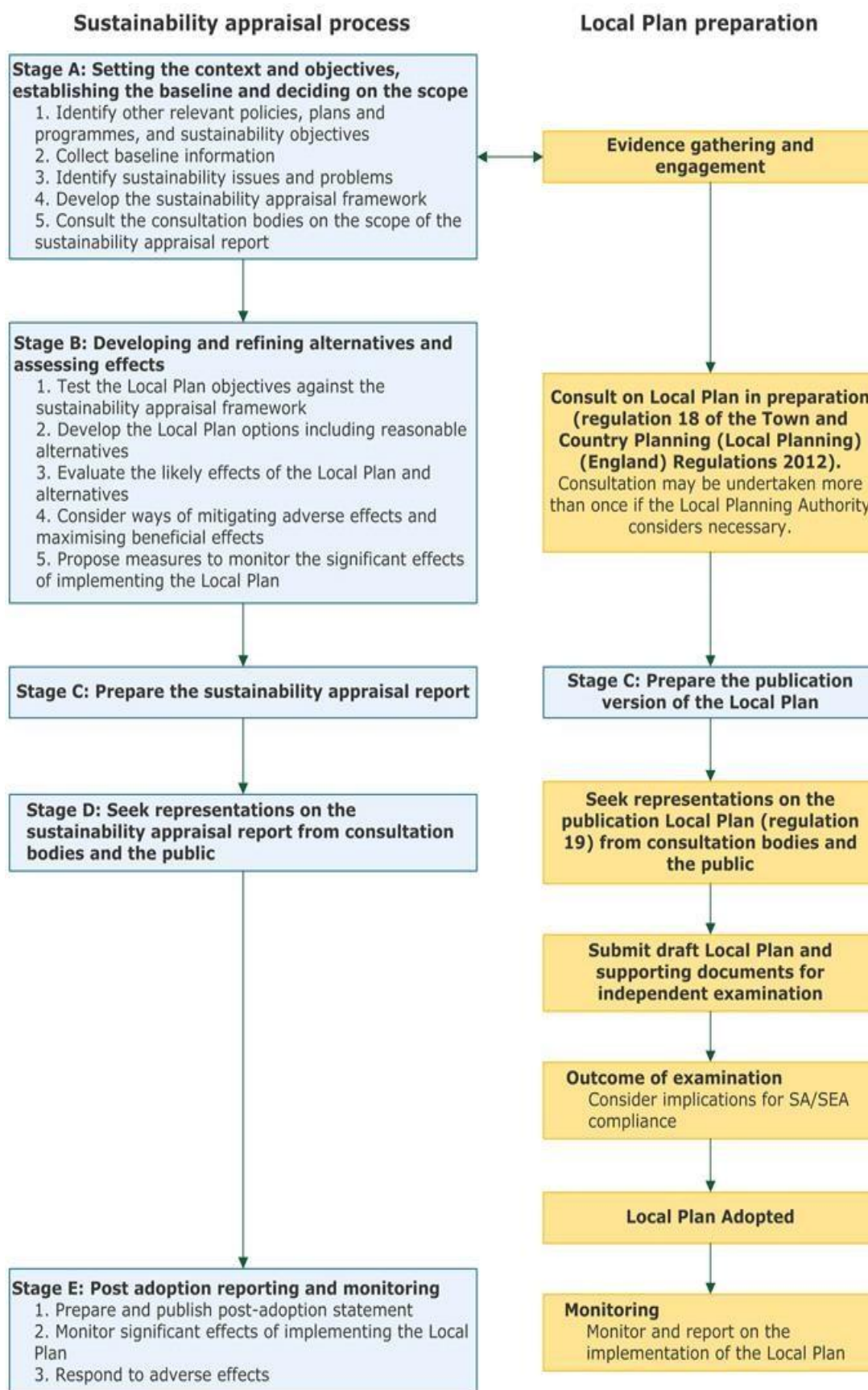
SEA Regulations Requirements	Where Met?
The report shall include the information referred to in Schedule 2 to these Regulations as may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment.	This Scoping Report and the Final SA Report will adhere to this requirement.
Consultation	
When deciding on the scope and level of detail of the information that must be included in the environmental report, the responsible authority shall consult the consultation bodies. (Regulation 12(5))	Consultation with the relevant authorities is being undertaken in relation to this Scoping Report. This SA Scoping Report will be published for consultation with the three statutory bodies (the Environment Agency, Historic England and Natural England).

Stages of Sustainability Appraisal

- 1.38 The PPG currently defines five different stages for the Sustainability Appraisal process (see Figure 1.3 below).¹⁵ This Scoping Report presents the findings of Stage A of the SA process and sets the framework for tasks relating to stages B to E.

Figure 1.2: Sustainability Appraisal Stages

¹⁵ Source: <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>.



Structure of this Scoping Report

1.39 This chapter of the Scoping Report describes the background to Sustainability Appraisal.

- 1.40 Table 1.2 below shows how the tasks identified under Stage A have been completed in the remainder of this report.

Table 1.2: Stage A Tasks Completed in this Scoping Report

Stage A:	Setting the Context and Objectives, Establishing the Baseline and Deciding on the Scope	
Task A1	Identifying other relevant plans, programmes and sustainability objectives	Chapter 2
Task A2	Collecting baseline information	Chapter 3
Task A3	Identifying sustainability issues and problems	Chapter 4
Task A4	Developing the SA framework	Chapter 5
Task A5	Consulting on the scope of the SA	Chapter 6

- 1.41 Chapters are structured by topic consistent with the format in Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004 as follows:

- (a) Biodiversity;
- (b) Population;
- (c) Human health;
- (d) Fauna;
- (e) Flora;
- (f) Soil;
- (g) Water;
- (h) Air;
- (i) Climatic factors;
- (j) Material assets;
- (k) Cultural heritage, including architectural and archaeological heritage;
- (l) Landscape.

- 1.42 In the interests of brevity and to avoid repetition of plans and baseline data, topics (a) biodiversity, (d) flora and (e) fauna have been combined to form one topic.

Consulting on the Sustainability Appraisal

- 1.43 There are currently two stages in the SA process where consultation on the SA is required:

- Stage A
- Stage D

Stage A Consultation

- 1.44 Task A5 in Stage A requires the Council to consult the consultation bodies Regulation 13 (1) of the SEA Regulations) on the scope of the SA Report. The Environmental Assessment of Plans and Programmes Regulations 2004 – Regulation 4 (1) – defines the consultation bodies as:
- Historic England;
 - Natural England; and
 - Environment Agency
- 1.45 The required time for consulting the above bodies is set in Regulation 12 (6) as a period of five weeks beginning with the date on which the consultation body receives the initiation to engage in the consultation. This current consultation comprises Task A5. It is set out in Chapter 6 and summarised in the Introduction above. Over and above this minimum consultation period, the Council proposes to consult other interested parties and neighbouring local planning authorities. The SA may change as a result of input from others.

Stage D Consultation

- 1.46 All of the New Local Plan documents produced for public consultation will be accompanied by an Interim SA to show how the requirements of Stage B have been met. Each Interim SA will not itself be consulted on, but the Final SA report (the Environmental Report) will be open to consultation with the consultation bodies and the public to fulfil the requirements of Stage D.
- 1.47 The Council must take into account the representations received on the SA during the Stage A and Stage D consultation phases and make amendments where appropriate.

2. Identify Other Relevant Plans, Programmes and Sustainability Objectives

Objectives (Task A1) and Identify Sustainability Issues and Problems (Task A3)

- 2.1 The SEA Regulations require the Council to review other plans, policies and programmes in order to identify those sustainability objectives at an international and national level which are relevant to the New Local Plan. These will help to set the context for the SA and define the scope of the SA framework.
- 2.2 The plans, policies and programmes reviewed as part of Task A1 that are pertinent to planning for Rushmoor are set out in the tables below. They are organised by the topics set out in Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004. The implications for the SA are given for each plan, policy or programme considered, and a short summary of the issues for each topic is included after the relevant table (Task A3). A number of international plans (for example, the UN Sustainability Development Goals) cover more than one topic area, and this report identifies the relevant section in each topic.
- 2.3 The plans, policies and programmes reviewed are assessed by project theme in the Scoping Report.
- 2.4 In scoping out this report, it is important to have regard to a number of overriding international, national and local sustainability programmes. The Aarhus Convention (2001) – the United Nations Economic Commission for Europe (UNECE) Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters – is the most pertinent international one.¹⁶ It binds public authorities to give everyone the right to receive environmental information held by public authorities, to allow public participation in decision-making and access to justice in environmental matters. At a national level, the National Planning Policy Framework (NPPF) also has a number of implications for the New Local Plan, as does the updated Rushmoor Borough Council Delivery Plan 2026 to 2028.¹⁷ The Delivery Plan sets out what we intend to do over the next two years to improve the area, the council and our residents' lives, based around five key themes:
- Skills, Economy and Regeneration
 - Homes for All: Quality Living, Affordable Housing
 - Community and Wellbeing: Active Lives, Healthier and Stronger Communities
 - Pride in Place: Clean, Safe and Vibrant Neighbourhoods
 - The Future and Financial Sustainability
- 2.6 Footnotes to this section show sources for the documents quoted. UK primary and secondary legislation referred to below can be viewed online at <https://www.legislation.gov.uk/>.
- 2.8 It may be necessary to revise the plans and policies referred to herein later iterations of the SA and to adjust the format of the SA depending on the final form of the Environmental Outcome Regulations (EOR).

¹⁶ <https://www.unece.org/env/pp/treatytext.html>

¹⁷ [Introducing our priorities - Rushmoor Borough Council](#)

Table 2.1: Topics (a) Biodiversity, (d) Flora and (e) Fauna

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
International	
United Nations Sustainable Development Goals: especially Goal 15 ¹⁸	Reduce degradation of natural habitats, impact of invasion of alien species. Integrate biodiversity aims into the New Local Plan.
Conservation of Wild Birds Directive 2009/147/EC	Protect birds and habitats.
The Habitats Directive (2017)	Protect European species and habitats.
National and Regional	
The Environment Act 2021	Promote biodiversity net gain.
Environmental Outcomes Regulations (likely to be brought forward by 2027)	
HM Government, 'A Green Future: Our 25 Year Plan to Improve the Environment' (2018) ¹⁹	Recognise and protect value of the natural environment locally.
Wildlife and Countryside Act 1981	Protect plants, animals and sites of special scientific interest (SSSI).
Protection of Badgers Act 1992	Protect badgers present in the country.
Hedgerow Regulations 1997	Ensure the protection of hedgerows more than 20m long.
Natural Environment and Rural Communities Act 2006	Implement the duty to conserve biodiversity.
Government Forestry and Woodlands Policy Statement (2013) ²⁰	Conserve and enhance trees, woodlands and forests.

¹⁸ <https://www.un.org/sustainabledevelopment/sustainable-development-goals/>. Goal 15 seeks to protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss. The Government has stated that it is committed to the delivery of the Sustainable Development Goals.

¹⁹ <https://www.gov.uk/government/publications/25-year-environment-plan>

²⁰ <https://www.gov.uk/government/publications/forestry-and-woodlands-policy-statement-implementation-plan-update-july-2013>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
National Planning Policy Framework and Planning Practice Guidance	Conserve and enhance the natural environment.
Hampshire Biodiversity Action Plan ²¹	Identify and protect key habitats and species in partnership with other organisations.
Saved Policy NRM6 of the South East Plan ²²	Protect the Thames Basin Heaths Special Protection Area.
Thames Basin Heaths Partnership programme ²³	Protect the Thames Basin Heaths Special Protection Area.
Hampshire Climate Change Strategy and Action Plan 2020-2025 ²⁴	Protect the natural environment, taking account of risks to it from climate change. Foster sustainable practices to support carbon sequestration.
Local Nature Recovery Strategy for Hampshire (2025) ²⁵	Facilitate the implementation of Biodiversity Net Gain (BNG) throughout the Strategy area. The Strategy is a material consideration in planning, with local planning authorities being required to have regard to the Strategy when making decisions related to local plans and planning applications.
Local	
Rushmoor Green Infrastructure Strategy (2022) ²⁶	Protect this asset. Promote access to this asset in certain places to protect the Thames Basin Heaths Special Protection Area.

²¹ <https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/conserving>

²² <https://www.rushmoor.gov.uk/southeastplan>

²³ <https://www.tbhpartnership.org.uk/published-reports/>

²⁴ <https://www.hants.gov.uk/landplanningandenvironment/environment/climatechange>

²⁵ <https://documents.hants.gov.uk/environment/LNRS-for-Hampshire-2025-AtaGlanceguide.pdf>

²⁶ <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/green-infrastructure-strategy/>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
Rushmoor Climate Change Strategy and Action Plan 2025-2028 ²⁷	Protect the natural environment, taking account of risks from climate change. Foster sustainable practices to support carbon sequestration.
Southwood Country Park Interim Management Plan 2021-2023 ²⁸	Promote habitat value of this new SANG.
Summary of Issues	
Protect birds, habitats, plants, animals and designated sites. Recognise the value of the natural environment. Restore biodiversity and seek to conserve and enhance remaining ecological resources, especially the Thames Basin Heaths Special Protection Area. Promote access to green infrastructure in appropriate locations.	

Table 2.2: Topic (b) Population

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
International	
World Health Organization, 'Collaboration Between the Health and Transport Sectors in Promoting Physical Activity' (2006) ²⁹	Promote sustainable modes of transport, particularly walking and cycling.
United Nations Convention on the Rights of Persons with Disabilities (2006) ³⁰ , and United Nations Sustainable Development Goals: Goals 5 and 10 ³¹	Promote health, gender equality and reduce inequalities.

²⁷ <https://www.rushmoor.gov.uk/recycling-rubbish-and-environment/climate-change-and-biodiversity/climate-change-in-rushmoor/climate-change-action-plan/>

²⁸ <https://www.rushmoor.gov.uk/southwoodcountrypark>

²⁹ <https://apps.who.int/iris/handle/10665/107827>

³⁰ <https://www.un.org/development/desa/disabilities/convention-on-the-rights-of-persons-with-disabilities.html>

³¹ Goal 5 is to pursue gender equality, whilst Goal 10 is to reduce inequality within and among countries.

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
National and Regional	
National Planning Policy Framework and Planning Practice Guidance	Promote sustainable transport and provide a wide choice of high-quality homes.
Self-Build and Custom Housebuilding Act, 2015 (as amended by the Housing and Planning Act 2016)	Provide a range of housing options by broadening mix and choice.
Technical Housing Standards: Nationally Described Space Standard (2015) ³²	Provide good-quality housing.
Building Regulations: Part M ³³	Consider setting optional standards for housing for people with mobility needs.
Equality Act 2010	Identify people with protected characteristics, and advance equal opportunity among them and the wider community.
Planning Policy for Traveller Sites (2024) ³⁴	Make provision for Gypsies and Travellers, a 'protected group' under the Equality Act 2010.
Enterprise M3 LEP Coronavirus Intelligence (2020) ³⁵	Anticipate and plan for impacts of Covid-19 pandemic on different sectors.
Airports National Policy Statement ³⁶	Have regard to national policy with regard to airport capacity.
Safer North Hampshire Partnership Plan 2020-2023 ³⁷	Promote safer environments to design out crimes and promote community integration to tackle hate crime.
Hampshire Local Transport Plan 4 (2024) ³⁸	Reduce significantly the reliance on the private car and promote stronger sense of place.

³² <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

³³ <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

³⁴ <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

³⁵ <https://enterprisem3.org.uk/sites/default/files/2020-10/Impact%20of%20Covid%20on%20EM3%20Economy%20Summer%202020%20Metro%20Dynamics.pdf>

³⁶ <https://www.gov.uk/government/publications/airports-national-policy-statement>

³⁷ <https://www.safernh.co.uk/about/strategic-assessment/>

³⁸ <https://documents.hants.gov.uk/transport/hampshire-local-transport-plan-4-2024.pdf>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
Hampshire School Places Plan 2026-2030 ³⁹	Ensure that children in Hampshire have convenient access to existing/new schools required to meet needs of population.
Building Regulations: new and updated regulations which may require changes to building design (e.g., Part L: Target Emission Rate)	Ensure that most new homes will need either heat pumps or gas boilers paired with renewable energy generation, such as solar panels.
Future Homes Standard ⁴⁰	Ensure that new homes built from 2025 will produce 75-80% fewer carbon emissions than homes delivered under current regulations.
Decarbonising Transport: A Better, Greener Britain (2021) ⁴¹	Enable walking and cycling in new developments or ensure that they are accessible by public transport.
Taking Charge: The Electric Vehicle Infrastructure Strategy (2022) ⁴²	Ensure sufficient provision of electric vehicle charging points for residents without private parking. Take into consideration any local fleet-charging demand.
Local	
Rushmoor Borough Council Delivery Plan 2026 to 2028	Address shortage of social housing. Promote quality education, and promote a thriving local economy.
Farnborough Town Centre Strategy ⁴³	Make Farnborough town centre a more attractive place in which to shop, live and work.
Aldershot Town Centre Prospectus SPD (2016) ⁴⁴	Support regeneration goals for the town centre.

³⁹ <https://www.hants.gov.uk/educationandlearning/strategic-development/schoolplacesplan>

⁴⁰ <https://www.gov.uk/government/consultations/the-future-homes-and-buildings-standards-2023-consultation>

⁴¹ <https://www.gov.uk/government/publications/transport-decarbonisation-plan>

⁴² <https://www.gov.uk/government/publications/uk-electric-vehicle-infrastructure-strategy>

⁴³ <https://democracy.rushmoor.gov.uk/documents/s11431/Farnborough%20Town%20Centre%20Strategy%20-%20Report%20No.%20REG2204.pdf>

⁴⁴ <https://www.rushmoor.gov.uk/spds>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
Farnborough Town Centre SPD (2007) ⁴⁵	Support regeneration goals for the town centre.
Farnborough Town Centre Prospectus (2012) ⁴⁶	Support regeneration goals for the town centre.
Farnborough Civic Quarter Masterplan SPD (2015) ⁴⁷	Support regeneration goals for the Farnborough Civic Quarter
Aldershot Public Space Protection Order ⁴⁸	Reduce fear of crime and opportunities for anti-social behaviour.
Rushmoor Housing and Homelessness Strategy 2023-2027 ⁴⁹	Maximise affordable rented housing. Regulate HMOs effectively. Help older people age in place.
Rushmoor Gypsy and Traveller Accommodation Assessment (GTAA) 2012 and 2015 review ⁵⁰	Identify land to meet any existing short- and medium-term needs of a marginalised group.
Rushmoor Self-Build and Custom Housebuilding Register	Provide opportunities for self-build and custom-build housing to diversify the market for new housebuilding.
Summary of Issues	
Reduce inequalities and improve safe access to services. Tackle crime and fear of crime. Provide a wide range of good-quality housing to meet the diverse needs of the community. Promote sustainable modes of transport, particularly walking and cycling. Encourage a strong and diverse economy and vibrant town centres, and respond to the challenges of the Covid-19 pandemic.	

Table 2.3: Topic (c) Human Health

⁴⁵ <https://www.rushmoor.gov.uk/spds>

⁴⁶ <https://www.rushmoor.gov.uk/spds>

⁴⁷ <https://www.rushmoor.gov.uk/spds>

⁴⁸ <https://www.rushmoor.gov.uk/community-parks-and-leisure/community-safety/public-spaces-protection-order-aldershot/>

⁴⁹ <https://www.rushmoor.gov.uk/media/odii5a3h/housing-and-homelessness-strategy-2023-accessible.pdf>

⁵⁰ <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-housing-need/>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
International	
United Nations Convention on the Rights of Persons with Disabilities (2006), and United Nations Sustainable Development Goals: Goal 3 ⁵¹	Reduce inequalities, including health inequalities.
World Health Organization, 'Collaboration Between the Health and Transport Sectors in Promoting Physical Activity' (2006)	Increase physical activity levels.
World Health Organization, 'Health Effects of Transport-Related Air Pollution' (2005) ⁵²	Reduce all forms of pollution.
National and Regional	
Sustainable Energy Act 2008	Reduce the number of people living in fuel poverty.
Planning and Energy Act 2008	Encourage development to generate renewable energy onsite to meet its needs.
Building Regulations: Part S ⁵³	Plan for more electric vehicle charging points in residential and non-residential buildings to reduce emissions.
National Planning Policy Framework and Planning Practice Guidance	Promote healthy communities.
Public Health England Strategy 2020-25 ⁵⁴	Keep people safe, prevent poor health, narrow health gaps and promote a strong economy.
Towards a Healthier Hampshire: A Strategy for Improving the Public's Health 2023-2026 ⁵⁵	Promote improved health through interventions to improve the environment and better socio-economic outcomes.
A Strategy for the Health and Wellbeing of Hampshire 2025-2035 ⁵⁶	Promote healthy living and facilitate good physical and mental health.

⁵¹ Goal 3 is to ensure health and well-being for all people at all ages.

⁵² <https://apps.who.int/iris/handle/10665/328088>

⁵³ <https://www.gov.uk/government/publications/infrastructure-for-charging-electric-vehicles-approved-document-s>

⁵⁴ <https://www.gov.uk/government/publications/phe-strategy-2020-to-2025>

⁵⁵ <https://www.hants.gov.uk/socialcareandhealth/publichealth/publichealthstrategy>

⁵⁶ <https://democracy.hants.gov.uk/mgCommitteeDetails.aspx?ID=193>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
Hampshire Climate Change Strategy and Action Plan 2020-2025	Improve air quality to deliver potential health benefits.
Creating Healthier Communities: Frimley Health and Care 5-Year Strategy (2020) ⁵⁷	Promote healthy living and facilitate good physical and mental health. Reduce health inequalities. Support locally accessible, high-quality health care.
Local	
Rushmoor Housing and Homelessness Strategy 2023-2027 ⁵⁸	Provide the right type of housing for households in need.
Rushmoor Climate Change Strategy and Action Plan 2025-2028 ⁵⁹	Promote healthier lifestyles.
Rushmoor Green Infrastructure Strategy (2022) ⁶⁰	Promote access to recreational space.
Rushmoor Playing Pitch Strategy 2024-2035 ⁶¹	Promote healthier lifestyles and access to recreational space.
Summary of Issues	
Reduce health inequalities. Reduce all forms of pollution, and increase the supply of renewable energy and electric vehicle charging points. Use the natural environment to deliver physical and mental health benefits, and encourage community participation in activities that promote well-being. Increase physical activity levels.	

Table 2.4: Topic (f) Soil

⁵⁷ <https://www.frimleyhealthandcare.org.uk/about/our-plans-to-create-healthier-communities/creating-healthier-communities/>

⁵⁸ <https://www.rushmoor.gov.uk/housingstrategies>

⁵⁹ <https://www.rushmoor.gov.uk/recycling-rubbish-and-environment/climate-change-and-biodiversity/climate-change-in-rushmoor/climate-change-action-plan/>

⁶⁰ <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/green-infrastructure-strategy/>

⁶¹ Rushmoor Borough Council, Playing Pitch Strategy Needs Assessment, May 2025.

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
International	
United Nations Sustainable Development Goals: Goal 15	Halt and reverse land degradation, and halt biodiversity loss.
National and Regional	
HM Government, 'A Green Future: Our 25 Year Plan to Improve the Environment (2018)'	Manage soil sustainably.
Government Forestry and Woodlands Policy Statement (2013)	Conserve and enhance soil resources.
National Planning Policy Framework and Planning Practice Guidance	Recognise wider benefits from natural capital and ecosystem services, including 'best and most versatile agricultural land'.
Natural England Regional Agricultural Land Classification Map ⁶²	Identify Land Grades 1 to 3a and recognise the value of 'best and most versatile agricultural land'.
Hampshire Climate Change Strategy and Action Plan 2020-2025	Promote carbon sequestration.
Local	
Rushmoor Climate Change Strategy and Action Plan 2025-2028 ⁶³	Promote carbon sequestration.
Summary of Issues	
Conserve and enhance soil resources. Protect the 'best and most versatile agricultural land'.	

⁶² <http://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>

⁶³ <https://www.rushmoor.gov.uk/recycling-rubbish-and-environment/climate-change-and-biodiversity/climate-change-in-rushmoor/climate-change-action-plan/>

Table 2.5: Topic (g) Water

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
International	
United Nations Sustainable Development Goals: Goal 6 ⁶⁴	Manage water supply and sanitation sustainably.
Assessment and Management of Flood Risks Directive 2007/60/EC	Reduce flood risk.
Water Framework Directive 2000/60/EC	Protect and enhance water quality.
Nitrates Directive 91/676/EEC	Protect water quality.
Industrial Emissions Directive 2010/75/EU	Reduce water pollution levels.
National and Regional	
Flood and Water Management Act 2010	Reduce flood risk.
Environment Agency, National Framework for Water Resources 2025: water for growth, nature and a resilient future ⁶⁵	Ensure resilient water supplies to meet the needs of all in the future. Restore, protect and improve water sources.
Environmental Outcomes Regulations (likely to be brought forward in 2027)	
National Planning Policy Framework and Planning Practice Guidance	Anticipate consequences of climate change for water supply. Steer development away from areas prone to high risk of flooding and ensure that the Sequential Test is applied to proposed development in all areas at risk of flooding.
Building Regulations: Part G ⁶⁶	Apply the optional water restriction requirement of 110 litres per person per day.

⁶⁴ Goal 6 is to ensure access to water and sanitation for all.

⁶⁵ <https://www.gov.uk/government/publications/national-framework-for-water-resources-2025-water-for-growth-nature-and-a-resilient-future>

⁶⁶ <https://www.gov.uk/government/publications/sanitation-hot-water-safety-and-water-efficiency-approved-document-g>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
HM Government, 'Flood and Coastal Erosion Risk Management: Policy Statement' (2020) ⁶⁷	Demonstrate resilience against higher risks of flooding as a result of climate change.
Environment Agency, 'Water Stressed Areas – Final Classification' (2021) ⁶⁸	Respond to the possibility that Rushmoor may suffer increased water stress as a result of climate change and an increase in population.
Environment Agency, 'The State of the Environment: Water Resources' (2018), updated in 2023 ⁶⁹	Reduce water consumption and protect water resources.
Environment Agency, 'The Environment Agency's Approach to Groundwater Protection': Version 1.2 (2018) ⁷⁰ The Environmental Permitting (England and Wales) (Amendment) (England) Regulations 2023 were implemented on 2 October 2023	Prevent pollution of groundwater and protect it as a resource.
Thames River Basin District River Basin Management Plan (2022) ⁷¹	Protect water quality and flow, including from pollution, physical modification and changes to natural flow (e.g., abstraction), including groundwater.
Loddon East Catchment Management Plan (2021) ⁷²	Protect priority areas and mitigate impacts of flooding.
Local Flood and Water Management Strategy (2020) ⁷³	Protect areas at high risk of flooding.
Loddon Catchment Partnership, 'Loddon Catchment Plan' (2017) ⁷⁴	Protect priority areas (much of Aldershot and Farnborough) in partnership with others.

⁶⁷ <https://www.gov.uk/government/publications/flood-and-coastal-erosion-risk-management-policy-statement>

⁶⁸ <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

⁶⁹ <https://www.gov.uk/government/publications/state-of-the-environment>

⁷⁰ <https://www.gov.uk/government/publications/groundwater-protection-position-statements>

⁷¹ <https://www.gov.uk/guidance/thames-river-basin-district-river-basin-management-plan-updated-2022>

⁷² <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies/catchment-management-plans>

⁷³ <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies/local-flood-risk-management-strategy>

⁷⁴ <http://www.loddoncatchment.org.uk/>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
South East River Basin District Flood Risk Management Plan (2021-27) ⁷⁵	Steer development away from areas at highest risk of flooding and adjust to climate change.
South East Water, 'Water Resources Management Plan 2020 to 2080' (2019) ⁷⁶	Address the balance between the demand and supply of water.
Thames Water, Drainage and Wastewater Management Plan 2025-2050' (June 2022) ⁷⁷	Ensure sufficient capacity within the sewerage network for the level of development proposed
Thames Water (2028), 'Catchment Strategic Plan: A Long-Term Strategic Plan for West Berkshire, Reading, Wokingham, Bracknell Forest, Windsor and Maidenhead, Hampshire and West Sussex' ⁷⁸	Protect water sources and water quality.
Thames Water (2018), 'Our Catchment Plan: Providing Safe and Reliable Wastewater Services in Aldershot' ⁷⁹	Support the implementation of sustainable drainage systems.
Local	
Rushmoor Strategic Flood Risk Assessment (2015) ⁸⁰	Steer development away from areas at high risk of fluvial and surface water flooding
Rushmoor Surface Water Management Plan (2013) ⁸¹ Superseded by Catchment Management Plans (CMPs) in 2022	Steer development away from parts of the borough at risk of surface water flooding.
Summary of Issues	
Reduce fluvial flood risk and areas of the borough at risk from surface water flooding. Reduce water consumption. Protect and enhance water quality and the condition/flow of water and river courses.	

⁷⁵ <https://www.gov.uk/government/publications/south-east-river-basin-district-flood-risk-management-plan>

⁷⁶ <https://www.southeastwater.co.uk/about/resources/publications/wrmp19-wrmp>

⁷⁷ <https://www.thameswater.co.uk/about-us/regulation/drainage-and-wastewater-management#csplans>

⁷⁸ <https://www.thameswater.co.uk/about-us/regulation/drainage-and-wastewater-management#csplans>

⁷⁹ <https://www.thameswater.co.uk/about-us/regulation/drainage-plans>

⁸⁰ [Evidence on the environment - Rushmoor Borough Council](#)

⁸¹ <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies/catchment-management-plans>

Table 2.6: Topic (h) Air

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
International	
Ambient Air Quality Directive 2008/50/EC	Reduce air pollution.
World Health Organization, 'Collaboration Between the Health and Transport Sectors in Promoting Physical Activity' (2006)	Reduce air pollution.
World Health Organization, 'Health Effects of Transport-Related Air Pollution' (2005)	Reduce all forms of pollution, including air pollution.
Industrial Emissions Directive 2010/75/EU	Reduce emissions.
National and Regional	
HM Government, 'A Green Future: Our 25 Year Plan to Improve the Environment' (2018)	Reduce emissions of air pollutants.
Air Quality Standards Regulations 2010	Protect air quality.
Clean Air Strategy 2019 ⁸²	Improve air quality.
Local Air Quality Management Policy Guidance ⁸³	Monitor air quality.
Air Quality Plan for Nitrogen Dioxide (NO ₂) in UK (2017) ⁸⁴	Tackle roadside emissions of nitrogen dioxide.
The Air Quality Strategy for England, 2023 ⁸⁵	Help commit to delivering clean air for a good quality of life.
National Planning Policy Framework and Planning Practice Guidance ⁸⁶	Sustain and contribute to national objectives for pollutants.

⁸² <https://www.gov.uk/government/publications/clean-air-strategy-2019>

⁸³ <https://laqm.defra.gov.uk/guidance/>

⁸⁴ <https://www.gov.uk/government/publications/air-quality-plan-for-nitrogen-dioxide-no2-in-uk-2017>

⁸⁵ <https://www.gov.uk/government/publications/the-air-quality-strategy-for-england>

⁸⁶ <https://www.gov.uk/guidance/air-quality--3>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
Transport for the South East, 'Transport Strategy for the South East' (2025) ⁸⁷ and draft 'Strategic Investment Plan for the South East' (2026) ⁸⁸	Promote active travel and rail in around the borough to address air quality. Acknowledge Farnborough as an 'spot intervention' area in the transport network.
Hampshire Local Transport Plan 4 (2022) ⁸⁹	Improve air quality as a result of managing congestion and promoting alternatives to the private car.
Blackwater Valley Local Action Plan ⁹⁰	Monitor air quality and implement measures to improve it.
Local	
Rushmoor Air Quality Annual Status Report (2024) ⁹¹	Address sources of poor air quality and encourage greener forms of transport.
Rushmoor Local Cycling and Walking Infrastructure Plan (2023) ⁹²	Promote core walking zones and a network of cycle routes to reduce reliance on the private car.
Summary of Issues	
Protect and improve air quality. Reduce air pollution levels by promoting alternative forms of transport. Protect people and the natural environment from air pollution.	

Table 2.7: Topic (i) Climatic Factors

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
International	

⁸⁷ <https://transportforthesoutheast.org.uk/our-vision/transport-strategy/>

⁸⁸ <https://transportforthesoutheast.org.uk/our-work/strategic-investment-plan/>

⁸⁹ <https://www.hants.gov.uk/transport/localtransportplan>

⁹⁰ <https://www.a331airquality.co.uk/>

⁹¹ <https://www.rushmoor.gov.uk/media/eqtfr2qw/air-quality-status-report-2024-accessible.pdf>

⁹² <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/local-cycling-and-walking-infrastructure-plan/>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
United Nations Glasgow Climate Pact (2021) ⁹³	Provide an effective and progressive response to the urgent threat of climate change.
United Nations Paris Agreement (2015) ⁹⁴	Provide an effective and progressive response to the urgent threat of climate change.
United Nations 2030 Agenda for Sustainable Development in Europe ⁹⁵	Promote a multi-agency approach to tackling climate change.
International Energy Agency, 'Clean Energy Transitions Programme 2020' ⁹⁶	Reduce greenhouse gas emissions and energy consumption. Increase energy efficiency and the amount of energy from renewable sources.
National and Regional	
Climate Change Act 2008 (2050 Target Amendment) Order 2019 ⁹⁷	Help reduce UK greenhouse gas emissions to net zero by 2050.
Climate Change Act 2008	Reduce carbon emissions.
Energy Act 2008	Improve energy efficiency and reduce carbon emissions.
Planning Act 2008	Mitigate and reduce climate change.
National Planning Policy Framework and Planning Practice Guidance	Mitigate the impacts of climate change.
HM Government, 'Securing the Future: Delivering UK Sustainable Development Strategy' (2005) ⁹⁸	Mitigate and reduce impacts of climate change.
Climate Change Committee, 'Local Authorities and the Sixth Carbon Budget' (2020) ⁹⁹	Work with other parts of government, local people and businesses to increase the take up of low-carbon practices.

⁹³ <https://www.un.org/en/climatechange/cop26>

⁹⁴ <https://unfccc.int/process-and-meetings/the-paris-agreement/the-paris-agreement>

⁹⁵ <https://www.un.org/sustainabledevelopment/>

⁹⁶ <https://www.iea.org/programmes/clean-energy-transitions-programme>

⁹⁷ <https://www.gov.uk/government/news/uk-becomes-first-major-economy-to-pass-net-zero-emissions-law>

⁹⁸ <https://www.gov.uk/government/publications/securing-the-future-delivering-uk-sustainable-development-strategy>

⁹⁹ <https://www.theccc.org.uk/publication/local-authorities-and-the-sixth-carbon-budget/>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
HM Government, 'UK Climate Change Risk Assessment 2022' ¹⁰⁰	Address climate change.
Environment Agency, 'Water for People and the Environment: Water Resources Strategy Regional Action Plan for Southern Region (2009) ¹⁰¹	Reduce greenhouse gas emissions from water use.
Hampshire Climate Change Strategy and Action Plan 2020-2025	Plan and deliver climate change adaptation and mitigation in key regeneration projects.
Local	
Rushmoor Climate Change Strategy and Action Plan 2025-2028 ¹⁰²	Improve the Council's energy performance and waste minimisation. Plan and deliver climate change adaptation and mitigation in key regeneration projects. Promote sustainable transport options and infrastructure, energy-efficient building design and onsite energy generation. Develop community engagement to promote behavioural change.
Summary of Issues	
Promote an effective and progressive response to the urgent threat of climate change. Reduce greenhouse gas and carbon emissions. Promote mitigation and adaptation to climate change. Reduce energy consumption, promote energy efficiency and increase the amount of energy from renewable sources.	

¹⁰⁰ <https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2022>

¹⁰¹ <https://www.gov.uk/government/publications/water-resources-action-plan-for-south-east-coastal-counties>

¹⁰² <https://www.rushmoor.gov.uk/recycling-rubbish-and-environment/climate-change-and-biodiversity/climate-change-in-rushmoor/climate-change-action-plan/>

Table 2.8: Topic (j) Material Assets

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
International	
United Nations Sustainable Development Goals: Goal 12 ¹⁰³	Ensure sustainable use of natural resources.
Landfill of Waste Directive 1999/31/EC	Increase recycling and reduce the amount of waste sent to landfill.
Waste Framework Directive 2018/851/EC	Promote the sustainable use of materials and conserve natural resources.
Industrial Emissions Directive 2010/75/EC	Prevent generation of waste.
National and Regional	
HM Government, 'Securing the Future: Delivering UK Sustainable Development Strategy' (2005)	Protect natural resources.
Building Regulations: Part L ¹⁰⁴	Promote buildings which use fewer resources and are better insulated.
HM Government, 'A Green Future: Our 25 Year Plan to Improve the Environment' (2018)/ Environmental Improvement Plan 2023 ¹⁰⁵	Work towards zero waste.
National Planning Policy for Waste (2014) ¹⁰⁶	Promote the re-use of materials and recycling, and reduce the amount of waste generated.
National Planning Policy Framework	Promote development on previously developed (brownfield) land. Facilitate the sustainable use of materials, including recycling of minerals, and not sterilise minerals.

¹⁰³ Goal 12 seeks to ensure sustainable consumption and production patterns.

¹⁰⁴ <https://www.gov.uk/government/publications/conservation-of-fuel-and-power-approved-document-l>

¹⁰⁵ <https://www.gov.uk/government/publications/environmental-improvement-plan>

¹⁰⁶ <https://www.gov.uk/government/publications/national-planning-policy-for-waste>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
Planning Practice Guidance: Land Affected by Contamination ¹⁰⁷	Ensure that land known to be affected by contamination is used only for appropriate development, with a clear approach to its remediation.
UK Geodiversity Action Plan: A Framework for Enhancing the Importance and Role of Geodiversity ¹⁰⁸	Acknowledge geodiversity in influencing planning policy.
Hampshire Minerals and Waste Plan (2013) ¹⁰⁹	Encourage the efficient use of minerals and promote recycling. Safeguard mineral resources and waste infrastructure identified. Minimise the impact of mineral extraction on the environment and people.
Local	
Rushmoor Brownfield Land Register ¹¹⁰	Identify/prioritise previously developed land for redevelopment.
Joint Municipal Waste Management Strategy (2021) ¹¹¹	Seek to reduce waste, increase recycling (target: 65% by 2035) and reduce landfilled municipal waste (target: 0% by 2035).
Summary of Issues	
Protect and conserve natural resources. Promote better management and the efficient and sustainable use of natural resources. Reduce both the amount of waste generated and the amount sent to landfill. Increase the re-use and recycling of materials. Do not sterilise minerals. Promote prior extraction if necessary.	

¹⁰⁷ <https://www.gov.uk/guidance/land-affected-by-contamination>

¹⁰⁸ <https://www.ukgap.org.uk/action.html>

¹⁰⁹ <https://www.hants.gov.uk/landplanningandenvironment/strategic-planning/hampshire-minerals-waste-plan>

¹¹⁰ <https://www.rushmoor.gov.uk/brownfieldlandregister>

¹¹¹ <https://www.hants.gov.uk/wasteandrecycling/projectintegra/documents>

Table 2.9: Topic (k) Cultural Heritage, including Architectural and Archaeological Heritage

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
International	
UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (Paris, 1972) ¹¹²	Protect cultural and natural heritage.
European Convention on the Protection of Archaeological Heritage (Valletta, 1992) ¹¹³	Protect archaeological heritage.
National and Regional	
Planning (Listed Buildings and Conservation Areas) Act 1990	Protect buildings and areas of special architectural or historic interest.
Ancient Monuments and Archaeological Areas Act 1979	Protect ancient monuments.
Historic Buildings and Ancient Monuments Act 1953	Protect and conserve Registered Parks and Gardens.
Department for Digital, Culture, Media and Sport, Heritage Statement 2017 ¹¹⁴	Acknowledge the importance of the borough's heritage assets, including their economic and social value.
National Planning Policy Framework and Planning Practice Guidance	Conserve and enhance the historic environment, including non-designated heritage assets.
Draft National Planning Policy Framework published for consultation in 2025, contained the draft National Development Management Policies.	
Local	
Rushmoor Conservation Area Character Appraisals and Management Plans ¹¹⁵	Ensure that site allocations preserve or enhance the character and appearance of conservation areas.
Summary of Issues	

¹¹² <https://whc.unesco.org/en/conventiontext/>

¹¹³ <https://www.coe.int/en/web/conventions/full-list/-/conventions/treaty/143>

¹¹⁴ <https://www.gov.uk/government/publications/the-heritage-statement-2017>

¹¹⁵ <https://www.rushmoor.gov.uk/planning-and-building-control/conservation-and-heritage-assets/>

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
Protect designated and non-designated heritage assets.	
Conserve and enhance the historic environment.	

Table 2.10: Topic (I) Landscape

Plan, Policy or Programme	A Sustainable Plan Should Aim to:
International	
European Landscape Convention ¹¹⁶	Conserve landscape character and promote landscape management.
National and Regional	
Historic Buildings and Ancient Monuments Act 1953	Protect and conserve Registered Parks and Gardens.
Natural England National Character Assessments: 114: 'Thames Basin Lowlands', and 129: 'Thames Basin Heaths' ¹¹⁷	Identify features of interest to be preserved and thereafter preserve them.
CPRE/LUC, Night Blight: Mapping England's Light Pollution and Dark Skies ¹¹⁸	Reduce night-time light pollution.
Local	
Rushmoor Green Infrastructure Strategy (2022) ¹¹⁹	Preserve landscape features.
Summary of Issues	
Conserve and enhance landscape character, including features of interest.	
Promote access to strategic green infrastructure.	

¹¹⁶ <https://www.gov.uk/government/publications/european-landscape-convention-florence-20-october-2000>

¹¹⁷ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

¹¹⁸ <https://www.nightblight.cpre.org.uk/resources>

¹¹⁹ <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/green-infrastructure-strategy/>

3. Collect Baseline Information (Task A2) and Identify Sustainability Issues (Task A3)

- 3.1 Task A2 involves identifying the current situation in Rushmoor with respect to the topics set out in Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004. This baseline information allows the social, environmental and economic effects of the New Local Plan to be predicted and monitored. A description of the baseline situation also enables the identification of sustainability issues (Task A3). These set the context and define the scope for and of the SA framework.
- 3.2 The existing Rushmoor Local Plan was informed by an SA prepared by AECOM. This SA has reviewed the data collected by AECOM and refreshed it where appropriate. The following tables review and, where necessary, update this recent SA work. A summary is provided below. This describes the baseline for each topic with appropriate dates and identifies pertinent sustainability issues. The data collected outlines the current or recent position of Rushmoor in the context of Hampshire and/or its immediate neighbours in Hampshire (Hart) and Surrey (Guildford, Surrey Heath and Waverley), South East England and/or England, and where a meaningful trend has been identified. Other data sources (e.g., Nomis Labour Statistics) use Great Britain as a default comparator rather than England.
- 3.3 The baseline review below provides a summary of the most up-to-date data available **as of June 2026**.
- 3.4 Appendix A provides a lengthier and more qualitative review of the baseline position. It draws on AECOM's previous research and updates it (with some corrections where necessary) to enable trends to be identified over a longer period. Data sources are identified within the Appendix.

Table 3.1: Topics (a) Biodiversity, (d) Flora and (e) Fauna

Dataset	Baseline, Comparison and Trends
Number of International or European Protected Sites	1: Thames Basin Heaths Special Protection Area (partially located within the borough). The Thursley, Ash, Pirbright and Chobham Special Area of Conservation is located south and east of Rushmoor.
Number and Area of SSSIs	Five
Condition of SSSIs	Varying from 100% favourable (Eelmoor Marsh) to 36.95% favourable/recovering (Basingstoke Canal).
Sites of Importance for Nature Conservation (SINCs)	43: covering a range of habitats, including acidic grassland, woodland and heathland, and wetlands associated with river headwaters and valleys.

Dataset	Baseline, Comparison and Trends
Total Land with a Nature Conservation Value	948 ha (24.7%) of the borough.
Issues	
The New Local Plan will need to continue to protect the Thames Basin Heaths Special Protection Area. Two of the borough's five SSSIs are identified as having parts in unfavourable condition and in decline. The others are largely favourable or unfavourable/recovering. While Rushmoor is a largely urban authority, it still has a sizeable proportion of land of nature conservation value.	

Table 3.2: Topic (b) Population

Dataset	Baseline, Comparison and Trends
Population Structure	
Current Population	According to the 2024 mid-year population estimate, the population of Rushmoor in 2023 was 103,380 this increased by 2.3% to 105,750 in 2024. The population of Rushmoor has increased 8.3% in the past 10 years (2015-2024), and 17.5% in the past 20 years (2005 to 2024).
Age Structure	According to the 2023 mid-year population estimates produced by the Office for National Statistics, Rushmoor has a younger age profile than the average for both Hampshire and England. A young population relative to the English average (67% of the population is aged 15-64, compared with 64% in England and Wales, according to the 2021 Census), with consistently higher fertility rates (1.95 children per woman in 2021). However, the borough's population is ageing, with 15.2% aged 65 and over in 2021, compared with 12.3% in 2011.
Diversity of Population	In the 2011 Census 80.5% of Rushmoor residents defined themselves as White: English, Welsh, Scottish, Northern Irish or British, this dropped to 71.1% in the 2021 Census. Rushmoor is more ethnically diverse than Hampshire, the South East and England. The 2021 Census showed that 10,575 people in Rushmoor (10.6%) are Nepali (includes Gurkha).
Crime	

Dataset	Baseline, Comparison and Trends
The Number of Recorded Crimes per 1,000 People	Rushmoor's crime statistics reveal a mix of trends and hotspots within the council area. The district has a crime rate of 86.9 per 1,000 residents (April 2025-March 2025), which is 3.7% higher than the South East region average. The most reported crimes include violence and sexual offences, with 3,756 offences recorded.
Deprivation and Fuel Poverty	
Index of Multiple Deprivation	In 2025, Rushmoor ranks 197 out of 296 authorities for the Index of Multiple Deprivation (IMD). Rushmoor has three small areas of multiple deprivation – LSOAs that are in the 20% most deprived in the country. Of the other areas 11 LSOAs are in the 40% most deprived, 12 LSOAs are in the middle 20%, 16 LSOAs are in the 40% least deprived and 18 LSOAs are in the 20% least deprived areas in the country.
Fuel Poverty	8.0% of households were estimated to be experiencing fuel poverty in 2023, a rate lower than the rest of Hampshire (8.4%), the South East (9.7%) and England (11.4%).
Economy	
Median Gross Weekly Pay (full time workers)	£728 (2025), 11% lower than the average for South East England (£815) and 5% lower than in Great Britain (£767).
Economically Active People of Working Age (16 to 64)	85.6% (ending December 2023) or 58,300 people, above Hampshire (82.5%), the South East (79.3%), and Great Britain (78.9%). Above Guildford (81.5%), Surrey Heath (84.9%), Hart (84.6%), and Waverley (80.6%).
GVA per Head	In 2023, ONS data show that Rushmoor (£34,500 per head) lagged behind Waverley (£36,800), Hart (£40,100), Surrey Heath (£43,200), and particularly Guildford (£49,300), which was the strongest performer in the group.
Proportion of People of Working Age (16 to 64) Claiming Out-of-Work Benefits	In 2025, around 3.0% of Rushmoor's working-age population (16–64) were claiming out-of-work benefits, which is higher than the Hampshire average (about 2.5%, broadly reflecting neighbouring districts such as Hart and Surrey Heath) but slightly lower than the South East average (3.1%).
Job Growth	Rushmoor experienced steady job growth of roughly +9,000 jobs (around +15–20%) between the mid-2010s and 2023/25 period, increasing from about 52,000 to around 61,000 total jobs.

Dataset	Baseline, Comparison and Trends
Employment Structure	Rushmoor continues to have a strong knowledge-based economy, with professional, scientific and technical activities and information and communication remaining key specialisms in 2023–2025, with the borough still having a higher-than-average concentration of jobs in both sectors compared to Hampshire, the South East and Great Britain.
Number and Type of Enterprises	In 2024, Rushmoor had 3,590 active enterprises, mainly SMEs but with a comparatively higher proportion of small–medium and larger firms concentrated in professional, technical and digital sectors, representing a sustained increase from 2020 and indicating steady net growth despite normal business churn.
Education	
Schools Provision	In 2025, Rushmoor’s education provision comprises two FE colleges, four secondary schools, around 30 primary schools, two fee-paying schools and two special schools, with continued cross-boundary pupil movements to and from neighbouring authorities.
Level of Qualification of Working Age (16 to 64) Residents Qualified to at Least NVQ Level 4	Around 36.7% of Rushmoor residents were qualified to NVQ Level 4 or above in 2025, meaning a smaller share of local residents held degree-level qualifications than in neighbouring authorities and below the South East (49.5%) and Great Britain (48.6%) averages.
GCSE Attainment	In 2025, 33.5% of pupils attending schools in Rushmoor achieved grades 9–5 in English and Maths (placing the borough in the bottom 10% nationally) and 57.4% achieved grades 9–4 (bottom 20%), while for pupils’ resident in Rushmoor, 43.7% achieved grades 9–5 and 64.7% achieved grades 9–4.
Housing	
Total Households	As of 2025, there are around 42,700–42,800 homes compared with 39,303 households recorded in the 2021 Census, showing continued growth since 2011.
Net Housing Completions	Between 2014/15 and 2024/25, Rushmoor has delivered 4,417 new homes in total (based on recent monitoring and dwelling stock growth), equating to an average of around 370–400 homes per year.

Dataset	Baseline, Comparison and Trends
Affordable Housing	1,173 in the period 2014/15 to 2024/25, an average of 117 a year affordable housing. 29.5% of all housing completions within the period were affordable. Affordable housing delivery in Rushmoor has continued since 2021/22 with annual completions fluctuating, but overall proportions remain broadly consistent with earlier years at around 25–30% of total housing completions, albeit without an updated cumulative total published.
Gypsy and Traveller Accommodation Needs	There are no permanent gypsy and traveller sites located within the borough, but 155 residents in the 2011 Census self-identified as Gypsy/Traveller/Irish Traveller living in bricks and mortar accommodation. There is an established Travelling Show people community in the borough (four yards).
Property Prices and Affordability	Rushmoor's median-equivalent house price rose from ~£190k (2011) to ~£320k–£325k (2025), a ~65–70% nominal increase, with peaks in 2013–16 and 2020–22 and stabilisation thereafter. The affordability ratio in Rushmoor rose markedly from around 5.8 in 2011 to a peak of about 9.7 in 2021, before improving to around 7.8 by 2025, reflecting stronger earnings growth and more stable house prices since 2021. Homes in Rushmoor are relatively more affordable than in the borough's contiguous neighbours and compared to Hampshire and the South East.
Rushmoor Self-Build and Custom Housebuilding Register	312 individual applications as of April 2025.
Transport and Accessibility	
Car Ownership	The borough and the county have high car ownership rates. The 2021 Census recorded that 84% of Rushmoor households had a car compared with 77% in England.
Change in Traffic Levels	In the period 2000 to 2019, traffic levels in Hampshire rose by 20% across the strategic road network and by 14% on the highway network. Traffic levels in Rushmoor have increased by roughly 15–20% over the past 10 years.
Rushmoor Town and District Centres (Farnborough, Aldershot, North Camp)	
Vacancy rates in Aldershot and Farnborough Town Centres	In 2024 (latest monitoring year), vacancy rates were approximately 10% in Aldershot Town Centre and 11% in Farnborough Town Centre. <i>*Note that the vacancy rate for Aldershot town centre does not include vacant units at the Galleries awaiting demolition.</i>

Dataset	Baseline, Comparison and Trends
Vacancy Rates in North Camp District Centre	For 2024 (latest monitoring year), the vacancy rate in North Camp District Centre was approximately 8%.
Issues	
The borough's population is relatively young but ageing like the rest of England. It also has pockets of acute deprivation. Unemployment rates exceed its contiguous neighbours. Levels of recorded crime are higher in Rushmoor than the county average, with a peak of recorded crime in Farnborough town centre. The borough has a thriving economic base, especially in IT and communications. Its local workforce, by contrast, does not have the skills to access these jobs. The borough is a net exporter of labour. The borough's housing stock is increasing, but affordability has worsened in recent years. The borough also needs to plan for the housing needs of an ageing population. Alternatives to the private car will have to be promoted in the New Local Plan to address climate change.	

Table 3.3: Topic (c) Human Health

Dataset	Baseline, Comparison and Trends
Life Expectancy at Birth	Life expectancy in Rushmoor is 84 years for females and 80.9 years for males (2023–2025). This represents a slight decline compared with the pre-pandemic period, reflecting national trends rather than continued improvement over the previous decade.
Levels of Physical Activity	60–61% of adults in Rushmoor are physically active, compared with approximately 65–67% in the South East and about 63–65% across England.
Healthy Weights	In 2023/24 (latest available data), around 65–67% of adults (aged 18 or over) in Rushmoor are estimated to be overweight or obese, broadly in line with regional and national levels (around 64.5% in England). In the 2023/24 academic year, approximately 20–22% of children in Year 6 (aged 10–11) in Rushmoor were estimated to be obese, similar to the South East and slightly below England (around 22.1%).

Dataset	Baseline, Comparison and Trends
Healthy Food Environment	94.7 fast-food outlets per 100,000 people in Rushmoor in 2017, which was significantly higher than in Waverley (52.2), Guildford (53.1), Hart (66.4) and Surrey Heath (78.9).
Access to Green Space	Natural England mapping data suggests that the majority of north Farnborough, parts of Farnborough town centre, northern parts of North Camp and parts of Aldershot (around North Lane) are located outside a 'fifteen-minute walk zone'.
Issues	
Life expectancy in Rushmoor is marginally lower than the average for the South East. Rushmoor, like other parts of England, has to address childhood obesity. The New Local Plan should consider how to promote healthy living, especially in the most deprived parts of the borough.	

Table 3.4: Topic (f) Soil

Dataset	Baseline, Comparison and Trends
Soil Quality	Very limited areas of 'best and most versatile agricultural land', reflecting Rushmoor's urban characteristics and acidic heathlands.
Issues	
The borough is a largely urban authority, so the protection of soil quality will not be a major local issue for plan-making. However, optimising development densities on urban land in Rushmoor could protect other rural 'best and most versatile agricultural land' outside of the borough from being built on.	

Table 3.5: Topic (g) Water

Dataset	Baseline, Comparison and Trends
Proportion of the Borough at High Flood Risk	Whilst 3% of the borough is located within Flood Zone 1 (high risk), much of the borough is affected by surface water flooding.
Number of Planning Applications Granted Contrary to Environment Agency Objections on Flood Risk Grounds	0 (period 2016/17 to 2023/24).

Dataset	Baseline, Comparison and Trends
Water Consumption	In 2024, water consumption in Rushmoor is estimated to be around 140–150 litres per person per day, broadly in line with the South East but slightly above the England average of around 136 litres per person per day. Rushmoor is located within South East Water’s supply area. South East Water divides its supply area into water resource zones and identifies that Rushmoor lies within Water Resource Zone 4, which also includes Basingstoke, Bracknell and Maidenhead.
Water Extraction	The supply of water within Water Resource Zone 4 is drawn predominantly from groundwater sources; 63% of water is supplied by 12 groundwater sources, whilst one surface water source contributes 21% of the supply.¹²⁰
Status of Main Water Courses	River Blackwater (Aldershot to Cove Brook confluence at Hawley) achieved ‘moderate’ ecological status in 2019 and remains ‘moderate’ in the latest (2022) classification, having improved from ‘poor’ in 2016, but continues to fail the assessment of chemical status (2019 and 2022), a reduction from ‘good’ in 2016. Cove Brook achieved ‘poor’ ecological status in 2019 and remains ‘poor’ in the latest (2022) classification, an improvement from ‘bad’ in 2016, and continues to fail the assessment of chemical status (2019 and 2022), a reduction from ‘good’ in 2016. Basingstoke Canal achieved ‘moderate’ ecological status in 2016, 2019 and remains ‘moderate’ in the latest (2022) classification, but continues to fail the assessment of chemical status (2019 and 2022), down from ‘good’ in 2016.
Issues	
Surface water flooding is a major concern for the borough. Water consumption rates may need to be reduced in the context of growth and climate change. There is a need to improve the quality of the rivers and watercourses across the borough and the habitats that they support.	

Table 3.6: Topic (h) Air

¹²⁰ South East Water (2019) ‘Water Resources Management Plan 2020 to 2080’.

Dataset	Baseline, Comparison and Trends
Number and Extent of Air Quality Management Areas (AQMA)	None.
Main Sources of Air Pollution	Nitrogen dioxide (NO ₂) from vehicle emissions. Monitoring is undertaken through a network of sites across the borough, with six NO ₂ diffusion tube triplicate sites across Rushmoor/Surrey Heath to monitor the A331.
Issues	
Whilst there are no AQMAs in the borough, the New Local Plan may need to introduce measures to reduce nitrogen dioxide and other pollutants.	

Table 3.7: Topic (i) Climatic Factors

Dataset	Baseline, Comparison and Trends
Estimated per Capita Emissions (tonnes) of Carbon Dioxide (CO ₂)	A reduction from 6.63 tonnes of CO ₂ per person in 2005 to 3.2 tonnes in 2023, in line with Hampshire, South East and England declines. CO ₂ emissions are likely to be influenced by the presence of the M3 motorway in the north of the borough.
Sources of CO ₂ Emissions by Sector in Rushmoor	In 2023, Rushmoor's CO ₂ emissions were dominated by transport (~32%), followed by domestic buildings (~22%), industry (~15%), agriculture (~14%), commercial (~8%), and other sources including waste and public sector activities (~9%)
Total Installed Capacity of Renewable Energy Installations by Type (MWh)	There are no major renewable energy installations in Rushmoor, but it is estimated that renewable energy from photovoltaics has more than doubled between 2014 and 2024, from 1629 MWh of electricity in 2014 to 3335 MWh in 2024, a very small contribution to overall renewable energy output. There were an estimated 1,738 installations of photovoltaics in the borough in 2024.
Issues	
Rushmoor appears to emit lower levels of carbon dioxide per capita than the rest of England. Transport and domestic energy are the greatest sources of CO₂ emissions. Photovoltaic energy generation is the greatest source of renewable energy in Rushmoor.	

Table 3.8: Topic (j) Material Assets

Dataset	Baseline, Comparison and Trends
Proportion of New Development on Previously Developed Land	Data for the period 2019 to 2022 identifies that 78% of all land use changes in Rushmoor to residential use took place on previously developed land compared to the average in England of 58%. In Hampshire, only the Fareham (68%) and Gosport (60%) saw a higher proportion of new residential development take place on previously developed land.
Total Waste Generated	Recycling rates in Rushmoor have increased from below one third between 2015/16 and 2020/21 (31.9%) to 42.4% in 2023/24, with around 30,903 tonnes of waste collected in 2022/23, of which 41.7% was recycled, reused or composted and 58.3% was not recycled.
Recycling Rates of Household Waste	Recycling rates in Rushmoor have risen markedly from 25.9% in 2015/16 to 42.4% in 2023/24.
Geodiversity	There are no Regionally Important Geological or Geomorphological Sites (RIGs) in the borough.
Issues	
A higher proportion of new development has taken place on previously developed land relative to the national average. Recycling rates have improved but are lower than other districts in Hampshire.	

Table 3.9: Topic (k) Cultural Heritage, including Architectural and Archaeological Heritage

Dataset	Baseline, Comparison and Trends
Number of Historic England- Designated Heritage Assets	98 statutorily listed buildings/registered parks, and three scheduled ancient monuments.
Number of Conservation Areas and Undesignated Heritage Assets	Currently nine conservation areas. The Council maintains and updates a schedule of Locally Listed Heritage Assets. ¹²¹

¹²¹ Available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/conservation-and-heritage-assets/locally-listed-buildings/>.

Dataset	Baseline, Comparison and Trends
Number and Type of Designated Assets at Risk	Three listed buildings (Church of the Holy Trinity, Aldershot; Building Q121 wind tunnel, Farnborough; and Building R133 wind tunnel, Farnborough).
Cultural Assets	There is a range of cultural assets associated with the borough's military and aviation history, as well as a mix of sporting and leisure facilities.
Issues	
The borough has a wide mix of heritage and cultural assets, with very few designated heritage assets at risk.	

Table 3.10: Topic (I) Landscape

Dataset	Baseline, Comparison and Trends
Area of Outstanding Natural Beauty (AONB)	The borough is not covered by any AONB designation.
Landscape Character	Natural England identifies the borough as falling within two distinct landscape character areas: Thames Basin Lowlands (114) and Thames Basins Heaths (129).
Light Pollution	The borough was ranked 247th out of 326 local authorities in 2016, where 1 is darkest and 326 is most adversely affected by light pollution.
Issues	
Any major site allocation should take account of context, including landscape setting. There is an opportunity to prepare design codes that take local context into account.	
The New Local Plan could look at ways of reducing night sky pollution.	

Likely Evolution of the Baseline without a New Local Plan

- 3.5 Analysis of the baseline information has revealed a number of sustainability issues facing the borough. It has also identified challenges in assessing baseline issues as a result of Covid-19 and recent changes in town planning legislation. Identification of the key sustainability issues and consideration of how these issues might develop over time if the New Local Plan is not prepared help meet the requirements of Schedule 2 of the SEA Regulations to provide

information on ‘the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan’ and ‘any existing environmental problems which are relevant to the plan’.

- 3.6 Table 3.11 below summarises the likely evolution of the baseline without the Plan in relation to each of the key sustainability issues. In general, current trends in relation to the various social, economic and environmental issues affecting the borough would be likely to continue without a new Local Plan. As time elapses, a number of the policies in the current Local Plan are becoming increasingly out of line with national policy and legislation; for example, Use Class E and F in terms of town centres and business parks.
- 3.7 In most cases, the New Local Plan presents opportunities to influence existing trends in a positive way, through an up-to-date Plan which reflects the requirements of the National Planning Policy Framework and other relevant strategies and plans identified in this scoping review and baseline evidence.

Table 3.11: Evolution of the Baseline without a New Local Plan

Topic	Evolution of the Baseline
(a) Biodiversity, (d) Flora and (e) Fauna	Without a new Local Plan, habitat and biodiversity could theoretically be at risk from poorly planned development, and their conditions could theoretically degrade, notwithstanding the policies of the National Planning Policy Framework and primary legislation and measures to protect the Thames Basin Heaths Special Protection Area. A new Local Plan will be a chance to take account of recent and planned changes in UK legislation and policy.
(b) Population	A new Local Plan will provide a chance to respond to likely future changes in the demographic profile of the borough. Work on a New Local Plan will provide an opportunity to renew co-operation with Hampshire County Council and NHS bodies on the need for supported living options for the elderly, as well as determining if the Council should seek to deliver more wheelchair-user dwellings under Part M4(3) of the Building Regulations. The Council will be able to take account of evolutions in government policy on issues such as self-build housing and First Homes. The New Local Plan would provide the Council with an opportunity to respond to changes in town centre uses brought about by the 2020 revisions to the Use Classes Order and the change in shopping patterns following the Covid-19 pandemic.

Topic	Evolution of the Baseline
(c) Human Health	A new Local Plan would provide opportunities to deliver more green infrastructure and other interventions, such as new walking and cycling routes, and to help keep the population physically active. It will help the borough respond to new priorities, such as the Hampshire Local Transport Plan 4 (LTP4) and the Rushmoor Local Cycling and Walking Infrastructure Plan (LCWIP). A new Local Plan would also allow the Council to respond to the priorities of the Hampshire Health and Well-Being Board and the Thames Valley Integrated Care System, which are broadly concerned with improving physical and mental health and enabling people to live healthier lives.
(f) Soil	As a largely urban authority, the need to preserve ‘best and most versatile’ agricultural land is not a pressing local issue. However, making optimal use of the existing land supply in Rushmoor will theoretically protect surrounding rural land in Hampshire and Surrey from unplanned growth that the borough cannot meet.
(g) Water	Without the New Local Plan, new housing would continue to be built, but without the opportunity to refresh water-saving features to be put in place under the Building Regulations (Part G2) to reduce demand on increasingly scarce water supplies. The New Local Plan will present an opportunity to take account of further evolving advice from the Environment Agency (2021) on increased risks of water stress across more of England and any other evidence. There may be a risk of increased pollution of local water courses.
(h) Air	A new Local Plan will present opportunities for Rushmoor to work with the Hampshire County Council to integrate transport and land use planning more effectively. Better joint-working is needed to reduce transport-related emissions, which could otherwise rise.
(i) Climatic Factors	The NPPF and Buildings Regulations will continue to set minimum standards for energy efficiency and carbon reduction requirements on developments. However, without a new Local Plan, there would be less opportunity to adopt a co-ordinated, spatial approach which would help to secure higher energy efficiency and environmental standards. The status quo with regard to emissions could continue, contrary to the aims of the Council’s and Hampshire County Council’s declaration of a climate emergency.

Topic	Evolution of the Baseline
(j) Material Assets	Existing mineral assets are likely to be protected by the NPPF, the National Planning Policy for Waste (2014) and the Hampshire Minerals and Waste Plan (2013). However, a new Local Plan could help to ensure that new growth is promoted in a way that supports county and local initiatives to reduce waste.
(k) Cultural Heritage, including Architectural and Archaeological Heritage	Heritage assets are likely to be protected because of other policy requirements in primary legislation, and the NPPF. The draft NPPF published for consultation in 2025 which contained the draft National Decision Making Policies. However, without a plan-led local approach to development, heritage assets and their settings may be at risk from poorly planned development, especially if the Council is unable demonstrate a five-year housing land supply. A new Local Plan presents an opportunity to identify and protect appropriate community facilities from inappropriate development.
(l) Landscape	A new Local Plan would provide a plan-led approach to growth, minimising impacts on the borough's open spaces and potentially minimising light pollution, and deliver the findings of the Green Infrastructure Strategy, which was published in 2022.

4. Summary of Issues (Task A3)

- 4.1 This chapter summarises the issues identified in tasks A1 and A2. It follows the same topic order as chapters 2 and 3.

Table 4.1: Issues Identified for Topics (a) Biodiversity, (d) Flora and (e) Fauna

Review of Relevant Policies, Plans and Programmes
Protect birds, habitats, plants, animals and designated sites.
Recognise the value of the natural environment.
Restore biodiversity and seek to conserve and enhance remaining ecological resource, especially the Thames Basin Heaths Special Protection Area.
Promote access to green infrastructure in appropriate locations.
Baseline Information
The New Local Plan will need to continue to protect the Thames Basin Heaths Special Protection Area.
Two of the borough's five SSSIs are identified as having parts in unfavourable condition and in decline. The others are largely favourable or unfavourable/recovering.
While Rushmoor is a largely urban authority, it still has a sizeable proportion of land of nature conservation value.

Table 4.2: Issues Identified for Topic (b) Population

Review of Relevant Policies, Plans and Programmes
Reduce inequalities and improve safe access to services.
Tackle crime and fear of crime.
Provide a wide range of good-quality housing to meet the diverse needs of the community.
Promote sustainable modes of transport, particularly walking and cycling.
Encourage a strong and diverse economy and vibrant town centres, and respond to the challenges of the Covid-19 pandemic.
Baseline Information

The borough's population is relatively young but ageing like the rest of England. It also has pockets of acute deprivation. Unemployment rates exceed its contiguous neighbours.

Levels of recorded crime are higher in Rushmoor than the county average, with a peak of recorded crime in Farnborough town centre.

The borough has a thriving economic base, especially in IT and communications. Its local workforce, by contrast, does not have the skills to access these jobs. The borough is a net exporter of labour.

The borough's housing stock is increasing, but affordability has worsened in recent years. The borough also needs to plan for the housing needs of an ageing population.

Alternatives to the private car will have to be promoted in the New Local Plan to address the threat of climate change.

Table 4.3: Issues Identified for Topic (c) Human Health

Review of Relevant Policies, Plans and Programmes
Reduce health inequalities. Reduce all forms of pollution, and increase the supply of renewable energy and electric vehicle charging points. Use the natural environment to deliver physical and mental physical health benefits, and encourage community participation in activities that promote well-being. Increase physical activity levels.
Baseline Information
Life expectancy in Rushmoor is marginally lower than the average for the South East. Rushmoor, like other parts of England, has to address childhood obesity. The New Local Plan should consider how to promote healthy living, especially in the most deprived parts of the borough.

Table 4.4: Issues Identified for Topic (f) Soil

Review of Relevant Policies, Plans and Programmes
Conserve and enhance soil resources. Protect the 'best and most versatile agricultural land'.
Baseline Information

The borough is a largely urban authority, so the protection of soil quality will not be a major local issue for plan-making. However, optimising development in Rushmoor could protect other rural ‘best and most versatile agricultural land’ outside of the borough from being built on.

Table 4.5: Issues Identified for Topic (g) Water

Review of Relevant Policies, Plans and Programmes
Reduce fluvial flood risk and areas of the borough at risk from surface water flooding. Reduce water consumption. Protect and enhance water quality and the condition/flow of water and river courses.
Baseline Information
Surface water flooding is a major concern for the borough. Water consumption rates may need to be reduced in the context of growth and climate change. There is a need to improve the quality of the rivers and watercourses across the borough and the habitats that they support.

Table 4.6: Issues Identified for Topic (h) Air

Review of Relevant Policies, Plans and Programmes
Protect and improve air quality. Reduce air pollution levels by promoting alternative forms of transport. Protect people and the natural environment from air pollution.
Baseline Information
Whilst there are no Air Quality Management Areas (AQMAs) in the borough, the New Local Plan may need to introduce measures to reduce nitrogen dioxide and other pollutants.

Table 4.7: Issues Identified for Topic (i) Climatic Factors

Review of Relevant Policies, Plans and Programmes
Promote an effective and progressive response to the urgent threat of climate change. Reduce greenhouse gas and carbon emissions. Promote mitigation and adaptation to climate change. Reduce energy consumption, promote energy efficiency and increase the amount of energy from renewable sources.
Baseline Information
Rushmoor appears to emit lower levels of carbon dioxide per capita than the rest of England. Transport and domestic energy are the greatest sources of CO₂ emissions. Photovoltaic energy generation is the greatest source of renewable energy in Rushmoor.

Table 4.8: Issues Identified for Topic (j) Material Assets

Review of Relevant Policies, Plans and Programmes
Protect and conserve natural resources. Promote better management and the efficient and sustainable use of natural resources. Reduce both the amount of waste generated and the amount sent to landfill. Increase the re-use and recycling of materials. Do not sterilise minerals. Promote prior extraction if necessary.
Baseline Information
A higher proportion of new development has taken place on previously developed land relative to the national average. Recycling rates have improved but are significantly lower than other districts in Hampshire.

Table 4.9: Issues Identified for Topic (k) Cultural Heritage, including Architectural and Archaeological Heritage

Review of Relevant Policies, Plans and Programmes
Protect designated and non-designated heritage assets. Conserve and enhance the historic environment.
Baseline Information
The borough has a wide mix of heritage and cultural assets, with very few designated heritage assets at risk.

Table 4.10: Issues Identified for Topic (l) Landscape

Review of Relevant Policies, Plans and Programmes
Conserve and enhance landscape character, including features of interest. Promote access to strategic green infrastructure.
Baseline Information
Any major site allocation should take account of context, including landscape setting. There is an opportunity to prepare design codes that take local context into account. The New Local Plan could look at ways of reducing night sky pollution.

5. Develop the Sustainability Appraisal Framework (Task A4)

- 5.1 This section sets out a Sustainability Appraisal (SA) Framework which will be used to test the New Local Plan against sustainability considerations. The key feature of the SA Framework is a series of SA Objectives relating to the topics set out in Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004 and used throughout this report.
- 5.2 The SA Objectives have been developed from the issues identified in chapters 2 and 3 of this report (Task A3). These were identified from an analysis of relevant plans, policies and programmes (Task A1: Chapter 2) and the collection of baseline information (Task A2: Chapter 3). **The Council is specifically seeking the views of statutory consultees on this matter.**

SA Objectives and Indicators

- 5.3 The SA Objectives are not intended to be a statement of policy. Their purpose is to appraise the New Local Plan against a series of sustainability considerations. Table 5.1 below outlines the draft SA Objectives. Consideration has been given to those prepared by AECOM in 2014 in connection with the existing Local Plan.
- 5.4 This SA Scoping Report presents another opportunity to review these objectives and to update them to take account of new circumstances. For example, the objective prepared by AECOM for Aldershot and Farnborough town centres (Objective 4: ‘to increase the vitality and viability of Aldershot and Farnborough centres’) has been amended to respond to new town centre regeneration initiatives currently underway or being planned.
- 5.5 The approach generally has been to reduce the number of objectives suggested by AECOM and to focus on objectives covering land use planning matters that the New Local Plan can directly influence. For example, SO11 covers the reduction of greenhouse gases, most notably carbon dioxide. It is not just a relevant consideration for transport (also covered by SO10), but other matters related to human activity too (such as settlement pattern and construction).
- 5.6 The AECOM Sustainability Appraisal had included an objective (20) ‘to maintain and improve soil quality’. However, most of the soils around Rushmoor are sandy and acidic and low nutrient, which account for limited farming activity historically. Moreover, undeveloped land within the borough is generally within the Thames Basin Heaths Special Protection Area or is owned by the Ministry of Defence and is unlikely to be farmed, and soil condition matters are already covered by its SSSI condition status requirements. The urban areas of Rushmoor are largely publicly owned parks, concreted over or gardens. For these reasons, it is submitted that the Scoping Report should not directly provide a sustainability objective to improve soil quality as it is not a major sustainability issue for the borough. However, by making optimal use of brownfield land in Rushmoor (SO7), the New Local Plan would theoretically protect higher quality agricultural land in neighbouring boroughs, and delivering SO11 by siting more development close to existing infrastructure would also reduce the need to drive.
- 5.7 The appraisal of the New Local Plan will give a clear indication of whether it is being prepared with sustainable development as its key driver. As the appraisal process is incremental and carried out alongside the preparation of the Plan, the use of the SA Framework at each stage provides opportunities for alterations to be made to the Plan to prevent or mitigate any predicted negative sustainability impacts.

- 5.8 Each SA Objective has a series of supplementary questions setting out the key considerations that the Council will take into account as part of the assessment (Table 5.2). These add useful detail to the broader SA Objectives and will aid in providing a rigorous and consistent evaluation.
- 5.9 The SA Objectives are accompanied by indicators drawn from the baseline assessment. They will also form the basis of the New Local Plan's monitoring indicators that will be picked up in the Council's Authority Monitoring Report (AMR). Most of the indicators will be assessed from an annual review of planning applications, but others will require a review of external bodies' databases (for example, the Office for National Statistics on house prices and affordability, the Department for Business, Energy and Industrial Strategy on energy, the Environment Agency, and Nomis on the labour market). Special consideration has been given to ensure that the relevant monitoring indicators are easy and cost effective to collect.

Table 5.1: Draft Sustainability Appraisal Objectives

Topic	SO Number	Sustainability Appraisal Objective
(a) Biodiversity, (d) Flora and (e) Fauna	SO1	Protect, restore and enhance biodiversity in the borough, with particular emphasis on the Thames Basin Heaths Special Protection Area
(b) Population	SO2	Encourage a resilient economy across the borough, building on its existing strengths
	SO3	To promote appropriate use of land in and close to Farnborough Airport and ensure this is consistent with safe operation of the airport.
	SO4	Regenerate the borough's town centres of Aldershot and Farnborough and protect North Camp's role as a viable district centre
	SO5	Provide a sufficient amount of good-quality housing (including affordable housing) which meets the needs of all sections of society
	SO6	Promote access to community infrastructure for all sections of society
(c) Human Health	SO7	Support active and healthy communities
(f) Soil	SO8	Optimise development on brownfield land in appropriate locations
(g) Water	SO9	Conserve water in Rushmoor and reduce the risk of water pollution

Topic	SO Number	Sustainability Appraisal Objective
	SO10	Minimise the risk of surface water and fluvial flooding and mitigate against it
(h) Air	SO11	Achieve good air quality across the borough by promoting active and sustainable means of travel over the private car
(i) Climatic Factors	SO12	Reduce local greenhouse gas emissions
	SO13	Provide an effective response to the threat of climate change through mitigation and adaptation
(j) Material Assets	SO14	Promote efficient use of natural resources
	SO15	Prioritise locating new development on previously developed land first in appropriate locations
(k) Cultural Heritage, including Architectural and Archaeological Heritage	SO16	Preserve and enhance heritage and cultural assets
(l) Landscape	SO17	Maintain and enhance the quality of the borough's green infrastructure and landmarks

Table 5.2: Supplementary Questions for Sustainability Appraisal Objectives and Indicators

SO Number	Sustainability Appraisal Objective	Supplementary Questions: Will the Policy...?	Indicators and When Measured
SO1 (a) Biodiversity, (d) Flora and (e) Fauna	Protect, restore and enhance biodiversity in the borough, with particular emphasis on the Thames Basin Heaths Special Protection Area	Avoid harm to protected, priority, key or indicator habitats, plants, animals or birds? Improve the condition of habitats in Rushmoor?	Status of the Thames Basin Heaths Special Protection Area (area and quality): annual Status of SSSIs (favourable, recovering, unfavourable) by area and percentage: periodic data from Natural England Hectares of land of nature conservation value: Rushmoor GIS, annual
SO2 (b) Population	Encourage a resilient economy across the borough, building on its existing strengths	Provide job opportunities for local people? Ensure an appropriate and balanced supply of employment land? Help sustain and enable local business growth?	Number of jobs in the borough: Nomis, annual Hectares of land in employment (Use Class E (office, light industrial), B2 and B8): Annual Monitoring Report Net floorspace completions of employment space (Use Class E (office, light industrial), B2 and B8): Annual Monitoring Report Number of enterprises: Nomis, annual
SO3 (b) Population	To promote appropriate use of land in and close to Farnborough Airport and ensure this is consistent with safe operation of the airport.	Or site allocation be in conflict or incompatible with the operations of the airport, including its Public Safety Zone?	Number of planning applications approved contrary to the policy: annual

SO Number	Sustainability Appraisal Objective	Supplementary Questions: Will the Policy...?	Indicators and When Measured
SO4 (b) Population	Regenerate the borough's town centres of Aldershot and Farnborough and protect North Camp's role as a viable district centre	Maintain the vitality and viability of these centres?	Vacancy rates: annual Qualitative health check: every five years
SO5 (b) Population	Provide a sufficient amount of good-quality housing (including affordable housing) which meets the needs of all sections of society	Meet evidenced housing needs? Reflect the needs of all sections of society? Reflect the needs of an ageing population?	Net housing completions and housing mix, including self- and custom-build homes: annual Net affordable housing completions (number and percentage of all new homes): annual Net completions of units/bedspaces within Use Class C2: annual Net completions of student units/bedrooms: annual
SO6 (b) Population	Promote access to community infrastructure for all sections of society	Enable or enhance access to social and community infrastructure? Ensure that there are sufficient school places to meet local needs	Number developments granted within Use Class F1: annual Hampshire County Council assessment of school needs: periodic – assume once every three years

SO Number	Sustainability Appraisal Objective	Supplementary Questions: Will the Policy...?	Indicators and When Measured
SO7 (c) Human Health	Support active and healthy communities	Enhance access to playing pitches, sport and recreational facilities? Enable more walking and cycling?	Hectares of accessible open space created: annual Planning applications granted permission contrary to New Local Plan policies on playing pitches, open space, and sport and recreation facilities: Authority Monitoring Report. Projects implemented from the Rushmoor Local Cycling and Walking Infrastructure Plan: annual Percentage of residents walking or cycling to school or work: Census or Hampshire Travel Survey
SO8 (f) Soil	Optimise development on brownfield land in appropriate locations	Achieve the highest feasible densities and mix of uses possible while having regard to context?	Density/plot ratio of new development in Aldershot and Farnborough town centres: annual
SO9 (g) Water	Conserve water in Rushmoor and reduce the risk of water pollution	Protect existing water resources? Protect existing watercourses from harmful pollutants and inappropriate development?	Number of dwellings granted with water restrictions to meet the requirements of Building Regulations Part G: annual Percentage of water bodies affected by water management issues: Environment Agency, triannual Status of surface water: Environment Agency, triannual

SO Number	Sustainability Appraisal Objective	Supplementary Questions: Will the Policy...?	Indicators and When Measured
SO10 (g) Water	Minimise the risk of surface water and fluvial - flooding and mitigate against it	Locate development in areas of lowest risk?	Number of planning applications granted contrary to Environment Agency advice: annual Number of developments granted with sustainable drainage systems (SuDS) implemented: annual
SO11 (h) Air	Achieve good air quality across the borough by promoting active and sustainable means of travel over the private car	Protect air quality for people and wildlife, including the Thames Basin Heaths Special Protection Area?	Number of Air Quality Management Areas (AQMA) in the borough: annual Nitrogen dioxide data at sites in Rushmoor: annual
SO12 (i) Climatic Factors	Reduce local greenhouse gas emissions further	Promote energy efficiency and reduce energy consumption? Increase the provision of energy locally from renewable sources?	Estimated per capita emissions of carbon dioxide: Department for Business, Energy and Industrial Strategy, annual Renewable energy generated from photovoltaics (MWh electricity per year): Department for Business, Energy and Industrial Strategy, annual
SO13 (i) Climatic Factors	Provide an effective response to the threat of climate change through mitigation and adaptation	Provide biodiversity net gain?	Hectares of land of nature conservation value: annual
SO14 (j) Natural Resources	Promote efficient use of natural resources	Reduce waste generation? Increase recycling?	Tonnage of domestic waste: annual Percentage of waste recycled: annual

SO Number	Sustainability Appraisal Objective	Supplementary Questions: Will the Policy...?	Indicators and When Measured
SO15 (j) Natural Resources	Prioritise locating new development on previously developed land first in appropriate locations	Encourage use of previously developed land over other land?	Number of sites on the Council's Brownfield Land Register brought into residential and mixed use: annual Percentage of new homes and commercial units on previously developed land by use class: annual
SO16 (k) Cultural Heritage, including Architectural and Archaeological Heritage	Preserve and enhance heritage and cultural assets	Avoid harm to the significance of heritage assets or their setting?	Number and status of listed buildings: Historic England, annual Number of listed buildings at risk: Historic England, annual
SO17 (l) Landscape	Maintain and enhance the quality of the borough's green infrastructure and landmarks	Respect local distinctiveness?	Number of developments approved with a design code: annual Projects implemented from the Rushmoor Green Infrastructure Strategy: annual

Compatibility of the Sustainability Objectives

- 5.10 Figure 5.1 below shows how compatible the proposed Sustainability Appraisal objectives are with one another. It also identifies where there are potential conflicts between the objectives and where they are potentially incompatible.
- 5.11 Where objectives show 'no links', it is considered that they have no obvious direct or strong relationship with each other. However, this does not mean that there are no links at all.

Figure 5.1: Compatibility of Sustainability Appraisal Objectives

1																			
2											Potentially compatible								
3	-											Potentially incompatible							
4												-	No obvious direct or strong links						
5																			
6		-	-																
7	-																		
8		-				-	-												
9			-			-													
10		-	-			-	-												
11			-			-	-	-	-	-									
12		-	-			-			-	-									
13		-	-		-	-	-	-											
14			-			-	-			-									
15			-				-		-		-								
16	-	-	-			-	-	-	-	-	-	-	-	-	-				
17			-			-	-		-					-		-			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		

- 5.12 In many cases, the SA objectives are considered to be compatible with each other. There are particularly strong positives between the biodiversity/flora/fauna, air, water and climatic factor objectives (SO1 and SO9 to SO13) and those seeking changes to transport patterns and to promote good health (SO7).
- 5.13 Potential conflicts have been identified between the population objectives (SO2, SO4 and SO5) and the environment-based ones. Encouraging a resilient local economy and providing a sufficient amount of additional good-quality housing could be in tension with protecting the biodiversity value of the borough (SO1) and, to a lesser extent, with conserving and enhancing features and, possibly, areas of heritage value and the setting of green infrastructure (SO16 and SO17), although appropriate mitigation tools such as heritage impact assessments, design codes and visual assessments during the planning application process will review and analyse the actual impact. SO3 is concerned with the promotion of safe land uses around Farnborough Airport. There could be potential conflicts if site allocations or the other land use objectives concerned with promoting population or economic growth were proposed in the public safety zones associated with the airport.

Using the Sustainability Objectives to Assess Policies

- 5.14 The SEA Regulations require an assessment of ‘the likely significant effects on the environment’, and these should include ‘secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects’.
- 5.15 It is intended that the New Local Plan policies will be assessed using the criteria set out in Table 5.3. These include considerations of:
- The predicted significance of the effect;
 - The potential secondary effects of each policy;
 - The potential cumulative effects of a combination of policies;
 - The probability of the predicted effect; and
 - Any assumptions or uncertainties, such as the likelihood of delivery.

Table 5.3: Assessment Criteria and Timescale

Significance of Effect		
++	Strongly positive effect	
+	Minor positive effect	
0	Neutral	
-	Minor negative effect	
--	Strongly negative effect	
?	Unknown	
Timeframe of Effect		Description
S	Short term	Likely to last for 0-5 years
M	Medium term	Likely to last for 6-10 years
L	Long term	Likely to last beyond 10 years

Defining Significant Effects for Policies

- 5.13 To comply with Regulation 12 (1) of the SEA Regulations 2004¹²², Schedule 2 of the Regulations, strongly positive or strongly negative effects will be classed as significant. However, where negative or strongly negative effects are recorded, then mitigation measures will be proposed in line with Schedule 2 of the SEA Regulations 2004, which requires measures ‘to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme’.

¹²² <https://www.legislation.gov.uk/uksi/2004/1633/data.pdf>

Using the Sustainability Appraisal Objectives to Assess Sites for Allocation

- 5.14 The New Local Plan will also likely allocate land for housing, employment (including offices) and main town centre uses, as well as other uses within use classes E and F of the Town and Country Planning (Use Classes) Order 1987 (as amended in September 2020).

Proforma for Recording Effects on Policies

- 5.15 The Council proposes to use the form below (see Table 5.4) to review the issues and options for each topic and for each policy in the New Local Plan to assess its compliance with the final SA Objectives (SO).

Table 5.4: Evaluation of New Local Plan Policies

Policy xxx				
SO	S	M	L	Commentary
	significance score	significance score	significance score	Reasoning for significance scores. Timescales of effects. Description of significant effects. Mitigation measures for any negative or strongly negative effects.

6. Consultation (Task A5) and Next Steps

6.1 The Council has sent this Scoping Report to the three consultation bodies for their comments:

- Historic England
- Natural England
- Environment Agency

6.2 It has also been sent to Hampshire County Council, environmental organisations across the borough and neighbouring local authorities. Comments are welcomed from members of the public and other interested parties and should be sent by email or post using the contact details below:

Email: planningpolicy@rushmoor.gov.uk

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

6.3 Please ensure that the subject line in any email includes the phrase 'SA Scoping Report Consultation'. It would also be helpful if comments refer to the relevant paragraphs or table numbers in this Scoping Report.

6.4 The consultation period runs from **19 June 2026 to 31 July 2026**.

6.5 Once the consultation period has closed, the Council will consider all responses and make any appropriate changes to the document. The finalised Scoping Report will then be published on the Council's website.

6.6 The Sustainability Appraisal Framework set out in the finalised Scoping Report will be used to assess all New Local Plan consultation documents. Interim SA Reports will be published alongside each New Local Plan document.

6.7 The Final SA Report (the Environmental Report described in 12.—(1) of the SEA Regulations 2004) will comply with heading (8) in Schedule 2 of the SEA Regulations and set out 'an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information'. The Final SA Report will also contain 'a non-technical summary of the information provided' under headings a to m, as outlined within Schedule 2 of the SEA Regulations (see Table 1.1 above). This summary is necessary to comply with heading (10) of the Schedule 2 of the SEA Regulations.

6.8 Should the law change with regard to sustainability appraisal following the enactment of the Environmental Outcome Regulations or as a result of any other changes in government policy, this environmental information will be presented in an alternative format to reflect any such changes.

Appendix 1: Review of the Baseline Situation in Rushmoor

- A0.1 This Appendix outlines in more detail the baseline analysis carried out to support the Sustainability Appraisal. It is structured along the following broad topics:
- (a) Biodiversity;
 - (b) Population;
 - (c) Human health;
 - (d) Fauna;
 - (e) Flora;
 - (f) Soil;
 - (g) Water;
 - (h) Air;
 - (i) Climatic factors;
 - (j) Material assets;
 - (k) Cultural heritage, including architectural and archaeological heritage; and
 - (l) Landscape.
- A0.2 It focuses on the characteristics of the borough and, where appropriate, draws on trends and other data sources recorded in AECOM's research for the last version of the Rushmoor Local Plan. Relevant sources have been identified.
- A0.3 In some instances, published data provides easy comparison between Rushmoor and other boroughs and districts in Hampshire. Where possible, however, a comparison has also been made between Rushmoor and its contiguous neighbours of Guildford, Hart, Surrey Heath and Waverley, especially on socio-economic matters where national databases allow for this type of bespoke research.

A1 Topics (a) Biodiversity, (d) Flora, and (e) Fauna

- A1.1 Before 1850, the majority of the borough was heathland common, which would traditionally have been farmed or grazed. Some of this heathland is now part of the Thames Basin Heaths Special Protection Area (SPA) network of sites across Hampshire, Surrey and Berkshire. This land receives a high level of legal protection because of the importance of the habitat for populations of three rare ground nesting birds: the Woodlark (*Lullula arborea*), Nightjar (*Caprimulgus europaeus*) and Dartford Warbler (*Sylvia undata*).
- A1.2 The Thursley, Ash, Pirbright and Chobham Special Area of Conservation is located to the south and east of the borough. It contains three key habitats: Northern Atlantic wet heath with *Erica tetralix*, European dry heath, and depressions on peat substrates of the *Rhynchosporion*.
- A1.3 The borough also contains five areas designated as Sites of Special Scientific Interest (SSSI). These include all the heathland also designated as SPA, but also the Basingstoke Canal SSSI and Foxlease and Ancells Meadows SSSI. Two are identified as having parts in unfavourable condition and in decline.

Table A1: SSSIs within or Partially within Rushmoor

Site Name	Interest	Area (ha)	Unit Condition
Basingstoke Canal ¹²³	Biological	101.31	16.63% favourable 20.32% unfavourable recovering 35.47% unfavourable – no change 27.58% unfavourable – declining
Bourley and Long Valley ¹²⁴	Biological	823.48	18.57% favourable 81.43% unfavourable recovering
Eelmoor Marsh ¹²⁵	Biological	66.34	100% favourable
Castle Bottom to Yateley and Hawley Commons ¹²⁶	Biological	922.74	61.46% favourable 34.90% unfavourable recovering 3.64% unfavourable – no change

¹²³ <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1006588&SiteName=basingstoke%20canal&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=>, latest assessment: 31 March 2022

¹²⁴ <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1006761&SiteName=bourley%20and%20long%20valley&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=>, latest assessment: 23 March 2022

¹²⁵ <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1000162&SiteName=eelmoor%20marsh&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=>, latest assessment: 14 October 2020

¹²⁶ <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1006836&SiteName=Castle%20Bottom%20to%20Yateley%20and%20Hawley%20Commons&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=>, latest assessment: 2 August 2023

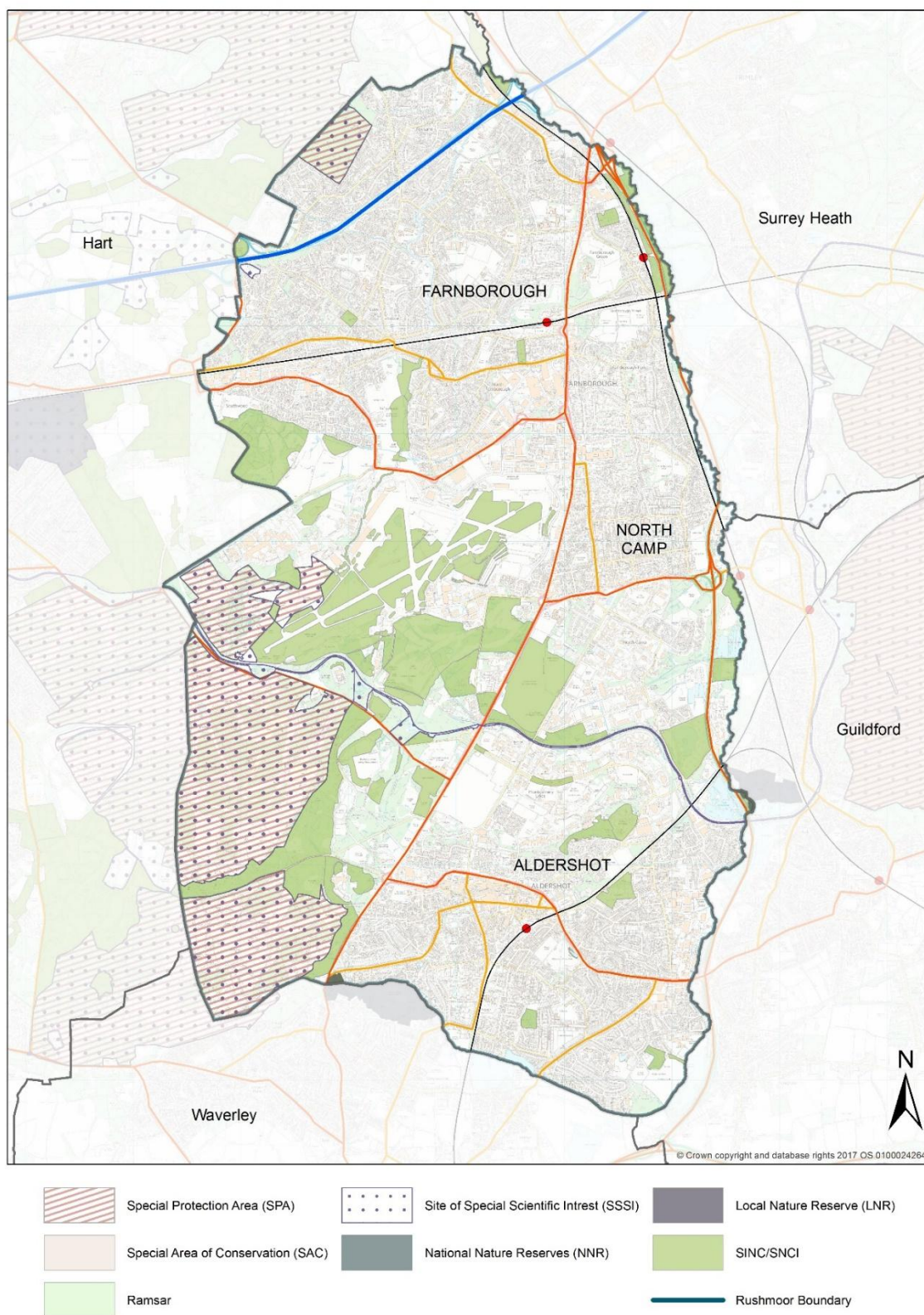
Site Name	Interest	Area (ha)	Unit Condition
Foxlease and Ancells Meadows ¹²⁷	Biological	68.79	25.97% favourable 68.71% unfavourable recovering 5.32% unfavourable – declining

- A1.3 Habitats and species identified as being of county ecological importance are protected through their formal selection as Sites of Importance for Nature Conservation (SINC). Rushmoor has 43 SINC's selected for a range of habitats and species, including acidic grassland, woodland and heathland. The wetlands associated with river headwaters, river valleys and their floodplains are of particular importance within the borough as linear wildlife corridors. Cove Brook, the Basingstoke Canal and the River Blackwater are the most extensive examples. Much of the natural habitat within Rushmoor has also been mapped by Natural England as Habitat of Principal Importance for the purpose of conserving biodiversity. Rushmoor has two local nature reserves that partly fall within its boundaries. These are Rowhill Nature Reserve in the south-west and Lakeside Park in the Blackwater Valley. There is no access into Lakeside Park from the Rushmoor side of the River Blackwater.
- A1.4 In total, 948 hectares in the borough (24.7%) is designated for its nature conservation value (see Figure A1).
- A1.5 Urban infrastructure such as allotments, playing fields and gardens can also provide important green infrastructure. These areas provide foraging and resting habitat for a range of familiar native species, including garden birds, badgers, reptiles and hedgehogs. Almost a third of urban land use in Rushmoor is private garden.¹²⁸ The linear urban features provided by railway lines, road corridors, verges and street trees also provide connectivity between woodland pockets and other habitats.

¹²⁷ <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1000117&SiteName=Foxlease%20and%20Ancells%20Meadows&countyCode=&responsiblePerson=&SeaArea=&IFCAAra=>, latest assessment: 4 March 2022

¹²⁸ Source: Rushmoor Biodiversity Action Plan 2016-2021, available to view at <https://democracy.rushmoor.gov.uk/documents/s2349/Item%205%20-%20Rushmoor%20Biodiversity%20Action%20Plan%202016-2021%20-%20Report%20No.%20PLN1612.pdf>.

Figure A1: Designated Sites for Nature Conservation Value in Rushmoor (source: Rushmoor Green Infrastructure Strategy)

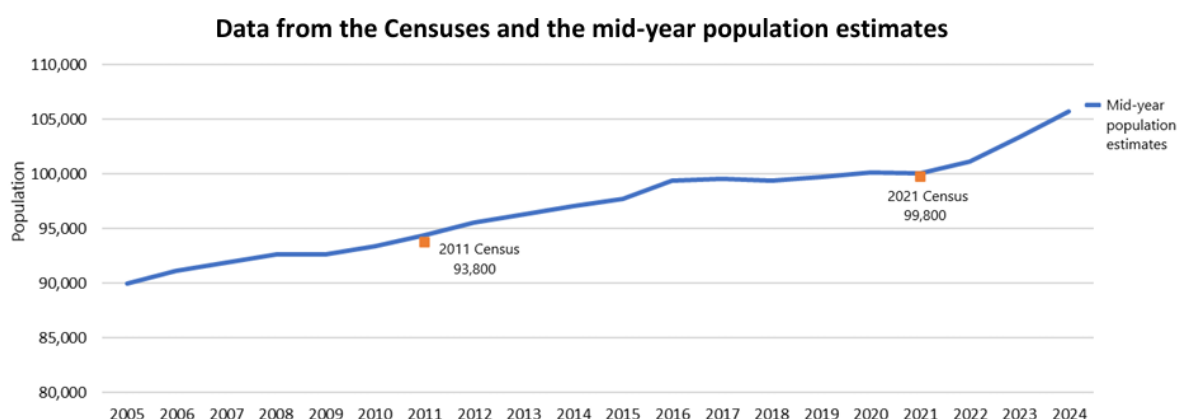


A2 Topic (b) Population

Population Structure

- A2.1 The 2021 Census established the borough's population at 99,800. The latest Office for National Statistics (ONS) mid-year estimates indicate that Rushmoor's population has increased to approximately 105,750 in 2024¹²⁹, representing growth of around 6.0% since 2021.¹³⁰ The equivalent growth in population for neighbouring authorities over the same period (2021–2024), based on consistent ONS datasets, is estimated as follows: Guildford (approximately 5.4%), Waverley (approximately 4.7%), and Surrey Heath (approximately 4.2%).¹³¹ Comparable 2024 mid-year estimates for Hart indicate more limited growth since 2021, although precise percentage change is less clearly reported on a directly consistent basis. Nevertheless, the available evidence suggests that Rushmoor has experienced stronger recent growth than most neighbouring authorities, continuing a pattern of relatively robust population increase within the local area.¹³² The population of Rushmoor in 2023 was 103,380 this increased by 2.3% to 105,750 in 2024. The population of Rushmoor has increased 8.3% in the past 10 years (2015–2024), and 17.5% in the past 20 years (2005 to 2024).¹³³

Figure A2: Data from the Censuses and the mid-year population estimates



(Source: ONS mid year population estimates [Estimates of the population for England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/estimatesofthepopulationforenglandandwales))

- A2.2 Rushmoor continues to have a relatively young population compared to the average for South East England and England. Reflecting this demographic profile, fertility rates in the borough have historically been higher than national averages, although recent trends show a marked decline consistent with national patterns. By 2024, Rushmoor's total fertility rate had fallen to around 1.52 children per woman, broadly in line with many English local authorities but significantly lower than earlier levels observed in the borough.¹³⁴ The population pyramid below shows the age profile of Rushmoor in comparison with both the national and Hampshire averages, from the 2023 mid-year population estimates produced by the Office for

¹²⁹ <https://www.rushmoor.gov.uk/media/kh3f2tk5/population-data-sheet-july-2025.pdf?id=11196&p=0>

¹³⁰ <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/estimatesofthepopulationforenglandandwales>

¹³¹ Ibid.

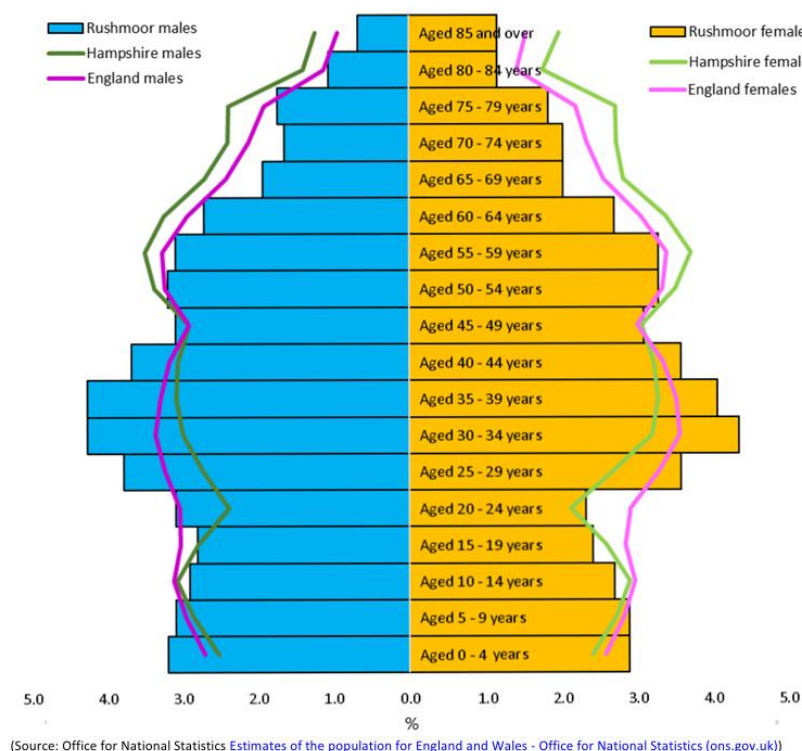
¹³² <https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/livebirths/bulletins/birthsummarytablesenglandandwales/2021>

¹³³ <https://www.rushmoor.gov.uk/media/kh3f2tk5/population-data-sheet-july-2025.pdf?id=11196&p=0>

¹³⁴ <https://www.rushmoor.gov.uk/media/0h3heiqg/age-profile-data-sheet-august-2024.pdf?id=11197&p=0>

National Statistics. The population pyramid shows that the Borough has a younger population than both Hampshire and England. 66.4% of Rushmoor's population is under 50, compared to 56.9% in Hampshire and 62.0% in England. This may be due to the transient nature of the army population, where young people move in and out of the Borough.¹³⁵

Figure A3: Age profile of Rushmoor compared to Hampshire and England (ONS 2023)



- A2.3 The 2024 mid-year population estimate shows the population density of Rushmoor to be 2,708 people per sq. km. As Rushmoor is a largely urban area this high population density is to be expected. The population density of Hampshire 393 people per sq. km, the South East was 506 people per sq. km and in England was 450 people per sq. km.¹³⁶
- A2.4 Rushmoor has a relatively young population, with a larger share of working age residents than both the South East and Great Britain. Its population is almost evenly split between men (53,038) and women (52,713), and the strong working age profile suggests a highly active local labour force.¹³⁷ Rushmoor has a relatively young population, with a larger share of working age residents than both the South East and Great Britain. Its population is almost evenly split between men and women, and the strong working age profile suggests a highly active local labour force. Rushmoor has a relatively young population, with a larger share of working-age residents than both the South East and Great Britain. Its population is almost evenly split between men and women, and the strong working age profile suggests a highly active local labour force. Rushmoor has a relatively young population, with a larger share of working age residents than both the South East and Great Britain. Its population is almost evenly split between men and women, and the strong working age profile suggests a highly active local labour force.

¹³⁵ <https://www.rushmoor.gov.uk/media/0h3heiga/age-profile-data-sheet-august-2024.pdf?id=11197&p=0>

¹³⁶ <https://www.rushmoor.gov.uk/media/kh3f2tk5/population-data-sheet-july-2025.pdf?id=11196&p=0>

¹³⁷ <https://www.nomisweb.co.uk/reports/lmp/lad/1778385012/report.aspx?town=rushmoor#tabrespop>

Ethnicity/Diversity

- A2.5 Rushmoor is more ethnically diverse than Hampshire, the South East and England. This is mainly due to the Nepali community which makes Rushmoor's demographics unique.¹³⁸ Rushmoor has become significantly more ethnically diverse, with the proportion of residents identifying as White British falling from 80.5% in 2011 to 71.1% in 2021. The largest minority group is Asian/Asian British: Other Asian, largely reflecting the strong Nepali community linked to the long-standing Gurkha presence in Aldershot. By 2021, 10,575 residents (10.6%) identified as Nepali—the highest proportion of any local authority in England and Wales, representing over 10% of the UK's entire Nepali-identifying population.¹³⁹

Crime

- A2.6 Rushmoor has the 27th highest crime rate of 64 districts in South East region and the 150th lowest crime rate district of 318 districts in England and Wales. Within the region (South East), it has the 27th highest crime rate of 64 districts.¹⁴⁰ The data shows that Rushmoor continues to have one of the higher rates of recorded crime in Hampshire, with 86.9 recorded crimes per 1,000 people in the latest full reporting period (Oct 2024–Sep 2025).
- A2.7 In the wider South East region, the average was 83.8 crimes per 1,000 people, placing Rushmoor above the regional norm. Within Rushmoor, the highest-crime neighbourhoods (ward-level) include Empress, recording 120.5 crimes per 1,000 residents, followed by Manor Park (94.6) and Cove & Southwood (92.5). These areas show concentrations of violent and sexual offences, shoplifting, public order incidents, and anti-social behaviour.¹⁴¹ More recent police data (Feb 2026) shows that violence and sexual offences remain the most frequently reported crimes, with 602 total incidents recorded that month and hotspots around Canning Road, a local petrol station, and Kempton Court.¹⁴²
- A2.8 Rushmoor recorded 621 crimes in March 2026, a 3.2% increase from the previous month but still 19.1% lower year-on-year. The annual crime rate is 75.89 per 1,000 residents, placing the district 137th of 330 UK local authorities. Violence and sexual offences made up the largest share at 36.7%, followed by anti-social behaviour (13.8%) and shoplifting (11.4%). The busiest hotspot was on or near Canning Road with 20 shoplifting incidents. Rushmoor's safest wards include St Mark's, Knellwood, and Fernhill, each with very low crime rates. Police conducted 1,621 stop-and-searches, with an 18.1% arrest rate and 81.6% of subjects recorded as White. Overall, Rushmoor's crime levels remain below the UK average, despite the recent month-to-month rise.

Table A2: Reported Crime in Rushmoor by Type per 1,000 People (Apr 2025 - Mar 2026)
(Source: StreetScan)

¹³⁸ <https://www.rushmoor.gov.uk/media/daflhm3z/ethnic-diversity-and-migration-data-sheet-february-2026.pdf?id=11199&p=0>

¹³⁹ <https://www.rushmoor.gov.uk/media/daflhm3z/ethnic-diversity-and-migration-data-sheet-february-2026.pdf?id=11199&p=0>

¹⁴⁰ <https://streetscan.co.uk/crime/a/district/rushmoor/e07000092?utm>

¹⁴¹ <https://streetscan.co.uk/crime/a/district/rushmoor/e07000092?utm>

¹⁴² <https://crimetrends.co.uk/crime/Rushmoor?utm>

All crimes	82.5
Violence and sexual offences	34.9
Anti-social behaviour	9.2
Shoplifting	8.0
Public order	7
Vehicle crime	5.0
Criminal damage and arson	4.9
Other theft	4.7
Drugs	2.1
Burglary	2.1
Possession of weapons	1.4
Other crime	1.3
Robbery	0.8
Bicycle theft	0.6
Theft from the person	0.5

Deprivation and Fuel Poverty

A2.9 The 2025 Index of Multiple Deprivation (IMD) combines a number of indicators chosen to cover a range of economic, social and housing issues into a single deprivation score for each small area in England. The overall score is calculated using data from seven domains. Most of the indicator data has been taken from around 2022 to 2024 and some data is from the 2021 Census. Although the indices of deprivation are produced at LSOA level the average rank of the LSOAs in a larger geographical the area can be ranked: Rushmoor ranks 197 out of 296 authorities for the IMD. The 2025 data shows that Rushmoor remains a borough with generally low to moderate deprivation, but with three persistent pockets of significant need. These areas—located in Cherrywood, Wellington, and Aldershot Park—fall within the 20% most deprived neighbourhoods in England.¹⁴³

The distribution of Rushmoor’s 60 LSOAs shows a **polarised pattern**:

- **3** in the most deprived 20%
- **11** in the most deprived 40%
- **12** in the middle 20%
- **16** in the least deprived 40%
- **18** in the least deprived 20%

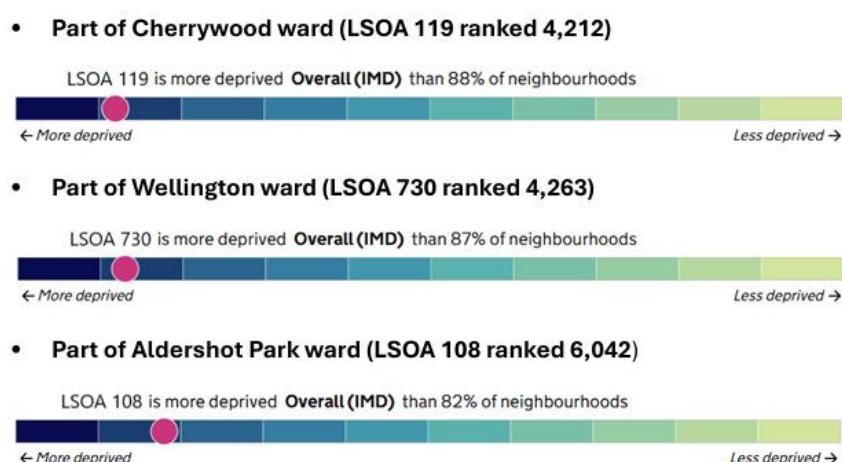
This demonstrates that while most of Rushmoor performs well, a minority of neighbourhoods face entrenched disadvantage.

A2.10 In the county of Hampshire there are 45 LSOAs in the 20% most deprived in the country, 20 in Havant, 13 in Gosport, three in Rushmoor, two in Fareham, Test Valley and the New Forest, one in Basingstoke and Dene, Eastleigh and Winchester. Around Rushmoor: Hart, Surrey

¹⁴³ <https://www.rushmoor.gov.uk/media/g0whyana/imd-2025-data-sheet-november-2025-accessible.pdf?id=11203&p=0>

Heath, and Waverley have no LSOAs in the 20% most deprived in the country. Guildford has one LSOAs in in the 20% most deprived in the country.¹⁴⁴

- A2.10 The Indices of Deprivation have been produced at Lower-layer Super Output Area (LSOA) level of which in 2025 there were 33,755 in the country, with 60 LSOAs in Rushmoor.¹⁴⁵ There are several in each ward, including many that overlap the ward boundaries. Each LSOA is ranked as part of the IMD against all other LSOAs in England, where 1 is the most deprived and 33,755 is the least deprived. Rushmoor has three small areas of multiple deprivation – LSOAs that are in the 20% most deprived in the country:



These were the same three areas as in 2019.

Of the other areas 11 LSOAs are in the 40% most deprived, 12 LSOAs are in the middle 20%, 16 LSOAs are in the 40% least deprived and 18 LSOAs are in the 20% least deprived areas in the country.¹⁴⁶

- A2.11 It is topical that this baseline report considers fuel poverty in the context of recent increases in gas and electricity prices and the thrust of local and national policy that seeks to tackle climate change and promote more energy-efficient homes. In 2023, the proportion of households living in fuel poverty in Rushmoor was below that of the South East, England, and Hampshire.¹⁴⁷

Table A3: Percentage of Households Living in Fuel Poverty (2023) (source: BEIS)

Rushmoor	Hampshire	South East	England
8.0%	8.4%	9.7%	11.4%

¹⁴⁴ <https://www.rushmoor.gov.uk/media/g0whyana/imd-2025-data-sheet-november-2025-accessible.pdf?id=11203&p=0>

¹⁴⁵ Ibid.

¹⁴⁶ <https://www.rushmoor.gov.uk/media/g0whyana/imd-2025-data-sheet-november-2025-accessible.pdf?id=11203&p=0>

¹⁴⁷ <https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics>. The Department for Business, Energy and Industrial Strategy (BEIS) measures fuel poverty in England using the Low Income Low Energy Efficiency (LILEE) indicator. Under this indicator, a household is considered to be fuel poor if they are living in a property with a fuel poverty energy efficiency rating of Band D or below, and when they spend the required amount to heat their home, they are left with a residual income below the official poverty line. It does not follow that areas with more economic deprivation by default have higher levels of fuel poverty.

Economy

- A2.12 Nomis data for the period January 2025 to December 2025 shows an economic activity rate of 87.8% in Rushmoor, which is above the rate of the South East (81.9) and Great Britain (79.2).¹⁴⁸ The rate in Rushmoor was below that of Surrey Heath (88.5) but above the rate in the rest of the neighbouring boroughs (see Table A4).¹⁴⁹

Table A4: Economically Active Population Aged 16-64 (January 2025-December 2026) (source: Nomis)

Area	Percentage
Rushmoor	87.8%
Waverley	82.8%
Guildford	87.5%
Surrey Heath	88.5%
Hart	83.6%
Hampshire	82.6%
South East	81.9%
Great Britain	79.2%

- A2.13 The number of jobs in Rushmoor has continued to grow, rising from 50,000 in 2010 to approximately 62,000 in 2024 (provisional), with a recent high point of around 63,000 in 2023¹⁵⁰. Rushmoor's job density (the level of jobs per resident aged 16–64) has also increased over the same period, rising from 0.80 in 2010 to 0.98 in 2024.¹⁵¹ Despite the sustained increase in local employment, Rushmoor remains a net exporter of employees, with more residents commuting out of the borough for work than commuting in.
- A2.14 Published data from Nomis excludes the armed forces. However, data from the Ministry of Defence shows that there were 2,620 military personnel and 360 civilian staff stationed in Rushmoor as at 1 April 2025.¹⁵²
- A2.15 Median full-time gross weekly earnings for Rushmoor residents sit above the Great Britain average, but slightly below the South East regional level, placing the district in a mid-to-high earning position within the region. Female full-time median pay in Rushmoor also remains lower than regional and national averages. A persistent gender pay gap remains, with men earning more on average than women, reflecting occupational distribution rather than local wage policy (see Table A5)¹⁵³.

Table A5: Median Earnings: Gross Weekly Pay (£) (2025) (source: Nomis)

¹⁴⁸ <https://www.nomisweb.co.uk/reports/lmp/lad/1778385012/report.aspx?town=rushmoor#tabempunemp>

¹⁴⁹ <https://www.nomisweb.co.uk/reports/lmp/la/1946157308/report.aspx#tabjobs>

¹⁵⁰ <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/datasets/localauthoritydistrictbusinessregisterandemploymentsurveybrestable6?utm>

¹⁵¹ <https://www.nomisweb.co.uk/datasets/id?utm>

¹⁵² <https://www.gov.uk/government/statistics/location-statistics-for-uk-regular-armed-forces-and-civilians-2025/annual-location-statistics-1-april-2025?utm>

¹⁵³ Source: Nomis.

	Rushmoor	South East	Great Britain
Full-Time Workers	728.3	815.2	766.6
Male Full-Time Workers	735.7	867.5	818.7
Female Full-Time Workers	690.9	729.2	710.8

A2.16 Rushmoor's workforce within the period January 2025 to December 2025 is broadly comparable with the Great Britain average for employment within the occupation categories Major Group 1-3, Major Group 4-5 and Major Group 6-7 (see Table A6).¹⁵⁴

Table A6: Employment by occupation (Jan 2025-Dec 2025) (source: Nomis)

	Rushmoor	Rushmoor	South East	Great Britain
	(numbers)	(%)	(%)	(%)
Soc 2020 major group 1-3	24,400	44.6	56.3	53.6
1 Managers, directors and senior officials	4,600	8.4	13.1	11.5
2 Professional occupations	8,500	15.5	27.6	27
3 Associate professional occupations	11,400	20.8	15.5	15
Soc 2020 major group 4-5	7,800	14.2	17.3	17.4
4 Administrative & secretarial occupations	#	#	9	9.1
5 Skilled trades occupations	#	#	8.3	8.2
Soc 2020 major group 6-7	13,300	24.3	13.9	14.4
6 Caring, leisure and Other Service occupations	8,900	16.2	8.3	8.7
7 Sales and customer service occs	#	#	5.5	5.6
Soc 2020 major group 8-9	9,300	16.9	12.5	14.6
8 Process plant & machine operatives	6,400	11.7	4.6	5.5
9 Elementary occupations	#	#	7.9	9

#: sample size too small for reliable estimate.

A2.17 The breakdown of the local workforce is reflected in the academic skills of the population (see Table A7). The proportion of Rushmoor residents aged 16 to 64 (36.7%) who are qualified to NVQ Level 4 or above (degree level or equivalent) is below that for South East England and Great Britain.¹⁵⁵

Table A7: Qualifications (%) (2025) (source: Nomis)

¹⁵⁴ <https://www.nomisweb.co.uk/reports/lmp/lad/1778385012/report.aspx>

¹⁵⁵ NVQ4 Equivalent and Above (HND, degree and higher degree level qualifications or equivalent); NVQ3 Equivalent (two or more A levels, advanced GNVQ, NVQ3, 2 or more higher or advanced higher national qualifications (Scotland) or equivalent); NVQ2 Equivalent (five or more GCSEs are grades A-C, foundation GNVQ, NVQ 1, intermediate 1 national qualification (Scotland) or equivalent); NVQ1 Equivalent (fewer than five GCSEs at grades A-C, foundation GNVQ, NVQ 1, intermediate 1 national qualification (Scotland) or equivalent); Other Qualifications (includes foreign qualifications and some professional qualifications); No Qualifications (no formal qualifications held).

Qualification	Rushmoor	South East	Great Britain
NVQ4 and Above	36.7	49.5	48.6
NVQ3 and Above	63.5	71.0	69.0
NVQ2 and Above	91.6	88.6	87.0
NVQ1 and Above	95.0	91.2	89.3
Other Qualifications	!	3.9	4.4
No Qualifications	#	4.8	6.3

#: sample size too small for reliable estimate

!: Estimate is not available since sample size is disclosive

- A2.18 As of 2025, the highest proportion of jobs in Rushmoor are within professional, scientific and technical activities; the wholesale and retail trade, including vehicle repairs; and the information and communication industry (see Table A8).¹⁵⁶ The borough has distinct strengths in professional and business services, with major sites at Cody Technology Park, Farnborough Business Park and Farnborough Aerospace Park which import highly skilled labour from across Hampshire, Surrey and Berkshire. It is apparent that Rushmoor imports highly skilled workers and exports less-skilled workers.

Table A8: Employment by Sector and Percentage of All Jobs (2020) (source: Nomis)

Employee Jobs by Industry	Rushmoor	Hampshire	South East	Great Britain
B : Mining and Quarrying	0%	0.1%	0%	0.2%
C : Manufacturing	6.4%	8.1%	6.3%	7.9%
D : Electricity, Gas, Steam and Air Conditioning Supply	0.4%	0.7%	0.4%	0.5%
E : Water Supply; Sewerage, Waste Management and Remediation Activities	0.5%	0.6%	0.7%	0.7%
F : Construction	4.3%	6.5%	5.8%	4.8%
G : Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles	14.9%	16.1%	15.4%	14.9%
H : Transportation and Storage	3.7%	4.1%	4.6%	5.1%

¹⁵⁶ Note that the data excludes the self-employed, government-supported trainees and the armed forces.

Employee Jobs by Industry	Rushmoor	Hampshire	South East	Great Britain
I : Accommodation and Food Services	6.4%	7.3%	7.3%	7.2%
J : Information and Communication	12.8%	6.3%	6.1%	4.5%
K : Financial and Insurance Activities	5.3%	3.4%	3%	3.5%
L : Real Estate Activities	1.7%	1.7%	1.8%	1.8%
M : Professional, Scientific and Technical Activities	14.9%	9.3%	8.9%	8.7%
N : Administrative and Support Services	8.5%	6.8%	8.1%	8.8%
O : Public Administration and Defence; Compulsory Social Security	2.7%	3.6%	3.3%	4.6%
P : Education	7.4%	8.8%	10.3%	9%
Q : Human Health and Social Work	7.4%	11.4%	12.9%	13.6%
R : Arts, Entertainment and Recreation	2.1%	2.4%	2.7%	2.2%
S : Other Service Activities	1.9%	2.5%	2.2%	1.9%

A2.19 Not only is the proportion of economically active people in Rushmoor higher than that of Great Britain overall, but the claimant count since 2007 continues to show that unemployment rates in the borough remain consistently lower than the national average. However, whilst the proportion of Rushmoor residents aged 16 to 64 claiming unemployment benefits (3.1%) is generally comparable with the South East (3.2%), it is higher than in neighbouring areas such as Hart (1.8%) and Surrey Heath (2.2%) (see Table A9).

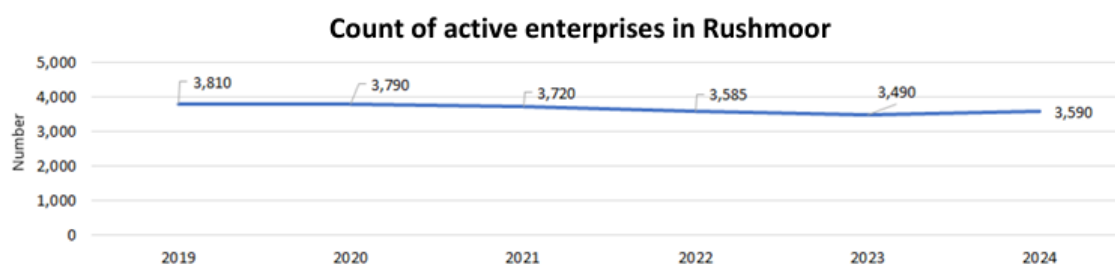
Table A9: Claimant Count (proportion of resident population aged 16-64) (2007-2026)
(source: Nomis)

Area	June 2007	June 2012	June 2017	June 2020	June 2022	March 2026
Rushmoor	1.3%	2.4%	1.0%	4.7%	2.8%	3.1%

Area	June 2007	June 2012	June 2017	June 2020	June 2022	March 2026
Guildford	0.9%	1.7%	0.6%	3.0%	1.6%	2.0%
Hart	0.6%	1.2%	0.5%	3.1%	1.5%	1.8%
Surrey Heath	0.7%	1.7%	0.6%	3.9%	2.0%	2.2%
Waverley	0.6%	1.4%	0.5%	3.2%	1.7%	2.0%
South East	1.3%	2.5%	1.1%	5.1%	2.9%	3.2%
Great Britain	2.1%	3.8%	1.9%	6.2%	3.8%	4.0%

A2.20 In 2024 there were 3,590 active enterprises (these are defined as businesses that had either turnover or employment at any time during the reference period). This is more than in 2023 (3,490 active enterprises). The following table shows the count of active enterprises in Rushmoor over the past six years.

Figure A8: Active Enterprises in Rushmoor (2019-2024) (source: Office for National Statistics)



(Source: Office for National Statistics)

<https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/datasets/businessdemographyreferencetable>)

A2.21 In 2025 Rushmoor had 4,050 units. A unit is defined as an individual site such as a shop or a factory. This is more than the number of units in 2024 (3,945 units). The following table shows the size of the units in Rushmoor. In comparison, Rushmoor has a lower percentage of micro units, and a higher percentage of small, medium and large units (refer Table A10).

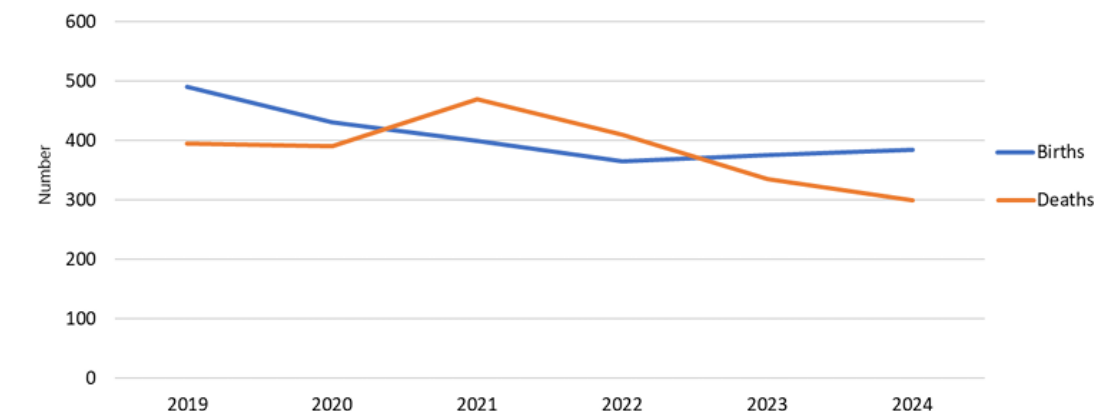
Table A10: Breakdown of Businesses by Size (2025) (source: Nomis)

Unit Size	Rushmoor	Hampshire	South East	England
Micro (0-9 employees)	80.6%	83.6%	85.1%	84.2%
Small (10-49 employees)	14.8%	13.4%	12.1%	12.7%
Medium (50-249 employees)	4.0%	2.7%	2.5%	2.7%
Large (250+ employees)	0.6%	0.4%	0.4%	0.4%

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A2.22 In In 2024 there were 10.7% (385) business births (as a proportion of all active enterprises) and 8.4% (300) deaths in Rushmoor. This means that there were more business births than business deaths. In England the rate of business births as a percentage of active enterprises as was 9.9% and the rate of business deaths was 8.7% (2024) (see Figure A4).¹⁵⁷

Figure A4: Business Births and Deaths in Rushmoor (2019-2024) (source: Office for National Statistics)



(Source: Office for National Statistics)

<https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/datasets/businessdemographyreferencetable>)

A2.23 Rushmoor's economy is worth £7.79bn in Gross Value Added (GVA) in current (2023) prices. After other indirect taxes on products (£0.52bn) are added, and subsidies on products (£0.05bn) subtracted, Rushmoor's economy amounted to £8.26bn in nominal GDP terms, while GDP per head is effectively twice (99%) the national average.¹⁵⁸ Gross Value Added (GVA) is a measure of the value of goods and services produced in an area, industry or sector of an economy. The latest published data shows that Gross Value Added per head in Rushmoor was £34,364 in 2022, which is comparable with most neighbouring authorities but substantially below that of Surrey Heath (£43,040) and Guildford (£46,622). GVA per head in Hart (£39,918) and Waverley (£41,557) also remains higher than in Rushmoor.).¹⁵⁹

Table A11: Gross Value Added by Local Authority (2022) (source: Office for National Statistics)

Local Authority	GVA per Head
Rushmoor	£34,364
Waverley	£41,557
Hart	£39,918
Surrey Heath	£43,040
Guildford	£46,622

¹⁵⁷ <https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/datasets/businessdemographyreferencetable>

¹⁵⁸ <https://democracy.hants.gov.uk/documents/s137904/Annex%204ix%20-%20District%20Profile%20Rushmoor.pdf>

¹⁵⁹ <https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/nominalregionalgrossvalueaddedbalancedperheadandincomecomponents/current?utm>

Farnborough Airport

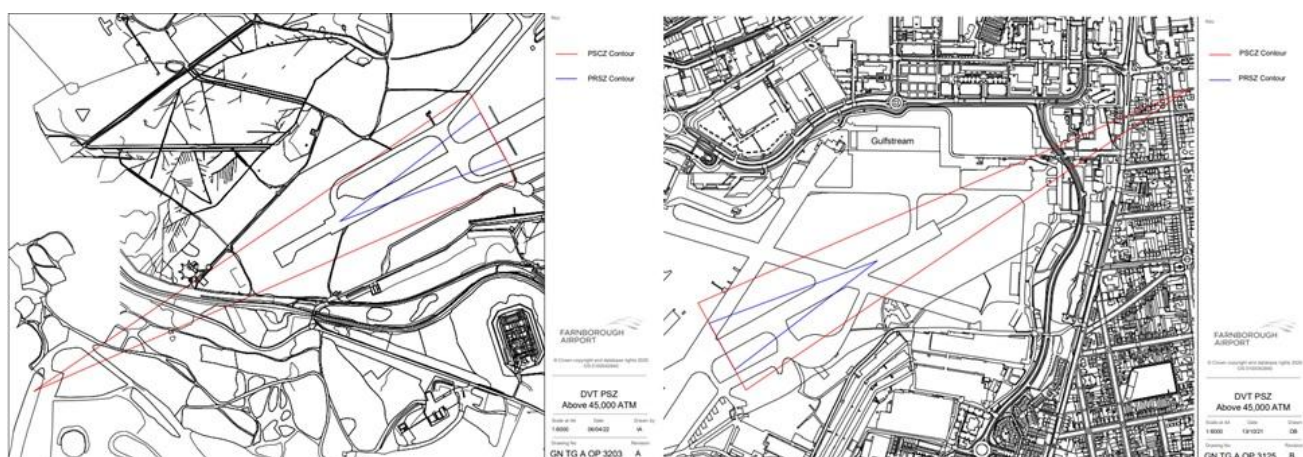
- A2.24 Planning permission was granted in 2000 for Farnborough Airport to be used for business aviation.¹⁶⁰ Permission was granted on appeal in 2011 which approved an increase in the total number of business flight movements from 28,000 a year to a maximum of 50,000. The application also asked for an increase in the number of flight movements at weekends and on Bank Holidays from 5,000 a year to 8,900 a year. The current operating permission dates from a permission revising and updating some of the attached conditions and was granted in 2022.
- A2.25 The grant of planning permission and pursuant legal agreement signed under s106 of the Town and Country Planning Act 1990 provide a basis for monitoring airport activity.¹⁶¹ The airport operator submits regular reports on its activities to the Council.
- A2.26 In addition to these planning controls, the Department for Transport has established public safety zones (PSZs) to manage the operations of civil airports like Farnborough.¹⁶² PSZs are end-of-runway areas where development is restricted as a means of controlling the number of people on the ground at risk of death or injury should an aircraft accident occur during take-off or landing. PSZs comprise an outer boundary which is Public Safety Controlled Zone (PSCZ) and an inner, higher risk zone, which is the Public Safety Restricted Zone (PSRZ).
- A2.27 The latest PSZs for Farnborough Airport (established in 2021) are shown in Figure A5 below.

¹⁶⁰ <https://www.rushmoor.gov.uk/planning-and-building-control/farnborough-airport/farnborough-airport-s-planning-history/>

¹⁶¹ <https://www.rushmoor.gov.uk/planning-and-building-control/farnborough-airport/airport-monitoring/>

¹⁶² [Control of development in airport public safety zones - GOV.UK \(www.gov.uk\)](#)

Figure A5: Public Safety Zones at Farnborough Airport (source RBC)¹⁶³



Education

A2.28 Hampshire County Council is the Local Education Authority (LEA) and is responsible for ensuring that there are sufficient school places within Rushmoor in the state sector. It is not possible to disaggregate data from the county to district level, and it is appreciated that there will be some movement in and out of the borough for schooling, especially at secondary level. Another challenge when assessing the baseline is that Rushmoor sits at the county boundary, and some children may attend faith-based schools in Surrey. Likewise, it is understood that a large number of students at Farnborough College of Technology and the Sixth Form College Farnborough travel from outside Rushmoor.

A2.29 Schools and colleges in Rushmoor are recorded in Table A12.¹⁶⁴

Table A12: Further Education, Secondary and Primary Schools in Rushmoor

Type of Educational Establishment	Establishments
Further/Higher Education	Farnborough College of Technology; and The Sixth Form College Farnborough.
Secondary (LEA/academy)	Alderwood School (secondary); Cove School; Fernhill School; Wavell School
Fee-Paying	Farnborough Hill (secondary and further education; girls); and Salesian College (secondary and further education; boys)
Primary Schools	30 Establishments ¹⁶⁵
Special Schools	Henry Tyndale School; Samuel Cody Specialist Sports College

¹⁶³ <https://www.rushmoor.gov.uk/planning-and-building-control/farnborough-airport/public-safety-zones/>

¹⁶⁴ 'Hampshire Schools by Planning Area', available at <https://www.hants.gov.uk/educationandlearning/schoolplacesplan>, and <https://www.isc.co.uk/schools/>.

¹⁶⁵ Hampshire County Council's 'Hampshire Schools by Planning Area' document includes Hawley Primary School within the North Farnborough Primary Planning Area, even though it is located in Hart District. Hawley Primary School is therefore not included within these figures.

A2.31 The latest GCSE results for 2022/23 are shown in Table A13 below. They show that attainment for pupils studying at schools in Rushmoor, and attainment for pupils who live in Rushmoor, continue to fall below the Hampshire and England averages. Because of changes in the way that GCSE grades were awarded in 2019/20 and 2020/21 during the Covid-19 pandemic, the Office for National Statistics advises that pupil attainment data for these years should not be compared with data from previous years for the purposes of measuring year-on-year changes in pupil performance. Nevertheless, for 2022/23, Rushmoor schools remained among the lower-performing local authorities in England on several headline measures. The average Attainment 8 score for pupils attending Rushmoor schools was below both the Hampshire and England averages, placing the area in the lower quintile (bottom 20%) of local authorities nationally¹⁶⁶. Similarly, the proportion of pupils achieving grades 9–4 and grades 9–5 in English and mathematics also remained well below national benchmarks, with Rushmoor falling within the bottom 20% of local authorities for grade 9–4 attainment and within the bottom 10–20% range for grade 9–5 attainment. The percentage average Attainment 8 score for pupils who live in Rushmoor (pupil-residency data) also remained below the England average, again placing the area in the bottom 20% of local authorities nationally.¹⁶⁷

Table A13: GCSE Attainment in Rushmoor (2024-25)

2025 provisional GCSE results	Number of pupils at the end of key stage 4 (number of schools)	Average Attainment 8 score per pupil	Percentage of pupils who achieved grade 9-5 in English and maths	Percentage of pupils who achieved grade 9-4 in English and maths	English Baccalaureate Percentage of pupils entered for all components	Average Point Score per pupil English Baccalaureate
Rushmoor by school location	719 (6 schools)	40.1	33.5%	57.4%	31.2%	3.55
Rushmoor by pupil residence	1,043 (36 schools)	43.7	39.7%	64.7%	29.6%	3.83
Hampshire	-	45.4	44.6%	64.8%	33.6%	4.01
England	-	45.9	45.2%	64.5%	40.5%	4.08

Key:

In the bottom 20% of results for the 298 local authorities in England	In the bottom 10% of results for the 298 local authorities in England
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Source: <https://explore-education-statistics.service.gov.uk/find-statistics/key-stage-4-performance/2024-25>

Blue text: in the bottom 20% of results for local authorities in England

Red text: in the bottom 10% of results for local authorities in England

A2.32 The LEA's latest plan for future provision (2022-2026) suggests that there may be surplus provision in both the primary and secondary state sectors in the Aldershot and Farnborough areas by 2026. Nevertheless, it notes that Rushmoor is under pressure at both primary and secondary levels and anticipates the potential for secondary expansion (1-form entry or 2-form entry) at Alderwood School in Aldershot in 2026 or later and for primary expansion (1-form entry) at Cambridge Primary School in Aldershot in 2027 or later. It also highlights that

¹⁶⁶ <https://explore-education-statistics.service.gov.uk/data-catalogue/data-set/44e1c9ad-3426-42ae-befe-a9378999e928?utm>

¹⁶⁷ Grade 5 is considered to be 'a good' pass, whilst Grade 4 is 'a standard pass'. Attainment 8 refers to a score that schools receive based on how well pupils have performed in up to eight qualifications.

a new primary school linked to the Wellesley development in Aldershot is expected to open in 2025 and that this could expand from the planned 1-form entry to 2-form entry.¹⁶⁸

Housing

- A2.33 As of the 31 of March 2024 there were 42,420 Council Tax properties in Rushmoor.¹⁶⁹ Much of the borough's housing stock is suburban. Rushmoor continues to have a higher proportion of semi-detached homes and purpose-built low-rise flats than the average for England, and a smaller supply of larger, detached homes.¹⁷⁰ In 2024, 86.2% of all properties were in Council Tax bands A–D, a significantly higher proportion than both the South East (71.4%) and England (80.9%). These data reflect the impact of recent housing completions and the continued conversion of office space to residential use under permitted development rights. They also provide an updated baseline for issues such as overcrowding and tenure mix.¹⁷¹
- A2.34 The Council is obliged to record all new homes delivered annually in the borough within its Authority Monitoring Report.¹⁷² Table A14 records the number of net new dwellings delivered in Rushmoor since the beginning of the current Local Plan period.¹⁷³ An average of 371 net new dwellings a year have been completed since 1 April 2014, with 29.5% of all completions affordable dwellings.

Table A14: Housing Completions in Rushmoor (source: Rushmoor Authority Monitoring Report/RBC Monitoring)

Year	Dwelling Completions (net)	Affordable Dwelling Completions (net)
2014-15	299	110
2015-16	173	-72
2016-17	364	103
2017-18	450	238
2018-19	303	146
2019-20	730	69
2020-21	225	81
2021-22	426	200
2022-23	367	108
2023-24	472	93
2024-25	593	97
Total	4,417	1,173

¹⁶⁸ Hampshire School Places Plan 2022-2026, available to view at <https://www.hants.gov.uk/educationandlearning/schoolplacesplan>.

¹⁶⁹ <https://www.rushmoor.gov.uk/media/wkaerwqz/housing-data-sheet-may-2025.pdf?id=11206&p=0>

¹⁷⁰ <https://www.rushmoor.gov.uk/media/wkaerwqz/housing-data-sheet-may-2025.pdf?utm>

¹⁷¹ <https://www.rushmoor.gov.uk/media/wkaerwqz/housing-data-sheet-may-2025.pdf?id=11206&p=0>

¹⁷² As outlined within the Town and Country Planning (Local Planning) (England) Regulations 2012. Rushmoor's Authority Monitoring Reports are available to view at <https://www.rushmoor.gov.uk/amr>.

¹⁷³ <https://www.rushmoor.gov.uk/media/yw2lyqw4/authority-monitoring-report-2024-25.pdf>

A2.35 The median house price in Rushmoor has risen in cash terms by around 70% over the last ten years, from £203,000 in 2014 to £345,000 in the year ending September 2024. Housing has also become increasingly unaffordable, with the ratio of median house price to median gross annual residence-based earnings rising from 6.3 to 8.9 across the same period. However, housing in Rushmoor remains relatively more affordable than in neighbouring authority areas and than the South East overall).¹⁷⁴

Table A15: Ratio of Median House Price to Median Gross Annual Workplace-Based Earnings (2025) (source: Office for National Statistics)

Area	Ratio
Rushmoor	8.93
Hart	12.70
Surrey Heath	11.78
Guildford	10.99
Waverley	13.29
South East	9.58
Hampshire	9.33
England	7.63

A2.36 The Council has undertaken a review of its Housing and Homelessness Strategy to reflect the latest evidence and priorities for Rushmoor. The previous Strategy covered 2017–2022, and updated analysis for 2023–2027 highlights three core challenges:

- Increasing the supply of affordable homes across all tenures to meet high demand and improve affordability;
- Improving the regulation, quality and management of Houses in Multiple Occupation (HMOs) to ensure safe, well-maintained accommodation; and
- Planning for an ageing and diverse population, enabling residents to live independently at home through accessible, adaptable and specialist housing.

A2.37 Rushmoor requires 470 new homes per year to meet identified need, with affordability pressures continuing to grow. Demand for affordable housing remains high, with 1,680 households on the Housing Allocation Pool in 2022, and the private rented sector now accounts for 21% of all homes. The Council also has a statutory duty to prevent and relieve homelessness. While rough sleeping levels remain low, wider pressures—including rising rents, the cost-of-living crisis and limited supply of affordable homes—continue to increase demand for support. Targeted funding through the Rough Sleeper Initiative and Homelessness Prevention Grant enables the Council to focus on early intervention, tenancy sustainment and access to suitable temporary and settled accommodation.

A2.38 It also collects data on households who applied at the Council for assistance. Data over the last three financial years is recorded in Table A16.

¹⁷⁴<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

Table A16: Number of households registered as homeless (source: RBC)

Year	Total Households assessed	Total Households assessed as owed a duty
2019/2020	660	620
2020/2021	528	475
2021/2022	546	509
2023/2024	526	506
2024/2025	447	442

- A2.38 The largest proportion of households considered to be owed a duty were single males who accounted for 45% of households accepted as homeless in 2021/22, 47% in 2022/23, 46% in 2023/24, and 33% in 2024/2025¹⁷⁵
- A2.39 The Council has also observed a rise in the number of people living in shared living arrangements, including in Houses in Multiple Occupation (HMOs) in recent years, a form of accommodation that meets the needs of some single person households. As of March 2024, the Council was licensing 231 HMOs, providing 1,412 units or rooms for a maximum occupancy of 1,612 people. It is also reasonable to assume that there are other unlicensed HMOs in the borough. HMOs meet the housing needs of approximately 1.7% of the borough's population.¹⁷⁶

Housing for Other Specialist Groups

- A2.40 The National Planning Policy Framework (2021, para. 62) requires local authorities to plan for the housing needs of different groups in the community, including, people with disabilities, service families, travellers and people wishing to commission or build their own homes.
- A2.41 The Council's last-commissioned research of its housing market area took place in 2016.¹⁷⁷ It relies largely on 2011 Census data to assess the housing provision and needs for these groups. This baseline will therefore be updated when later tranches of 2021 Census data are released.
- A2.42 The Self-Build and Custom Housebuilding Act 2015 places a duty on local authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects and to support the development of plots for this type of housing product. As of 1 April 2025, the Council had received 312 eligible individual applications for entry onto the Self-Build and Custom Housebuilding Register. No eligible association applications had been received. This represents an increase from the 259 eligible applications recorded on 2 September 2022, indicating continued local interest in self-build and custom housebuilding opportunities.¹⁷⁸

¹⁷⁵ DLUHC Statutory Homelessness Live Tables, 2024

¹⁷⁶ Rushmoor Housing Data Sheet, May 2025

¹⁷⁷ The Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment (SHMA) 2014-2032 is available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-housing-need/>.

¹⁷⁸ Further information about the eligibility requirements for entry to the Self-Build and Custom Housebuilding Register is available at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-permission-and-applications/self-build-and-custom-build-homes/>.

- A2.43 The Council's most recent housing monitoring data (published May 2025) indicates that housing delivery and permissions have continued to come forward across the borough. Between January and December 2024, a total of 1,002 residential property sales were recorded, alongside ongoing approvals for new housing development. While the monitoring does not separately list the number of single-dwelling planning permissions for 2024/25, Rushmoor continues to see a mix of small-scale windfall development and larger strategic sites contributing to supply. In addition, outline planning permission remains in place at Blandford House and Malta Barracks in Aldershot for up to 180 dwellings, including eight plots for self-build and/or custom-build dwellings (ref. 17/00914/OUTPP). This permission, originally granted in May 2020, continues to form part of the borough's identified future housing supply.
- A2.44 Planning Policy for Traveller Sites (2024) advises local planning authorities on how to plan for the needs of gypsies and travellers.¹⁷⁹ Rushmoor's last assessment of the accommodation needs of gypsies and travellers confirmed that there were no permanent Gypsy and Traveller sites, either authorised or unauthorised, or transit sites in Rushmoor, but identified a number of permanent sites in nearby Hart (Star Hill and Penny Hill: 20 pitches each) and Guildford (Ash Bridge: 13 pitches, and Lakeside Close, Ash Vale: 30 pitches).¹⁸⁰ The 2011 Census identified that 155 residents in Rushmoor identified themselves as Gypsy/Traveller/Irish Traveller but living in bricks and mortar housing.¹⁸¹
- A2.45 There are four yards for Travelling Showpeople in Rushmoor. Located in Farnborough, there are two yards in Peabody Road, one yard in Queens Road and one yard in Farnborough Road. The current Local Plan also allocates an additional plot for Travelling Showpeople at Hawley Lane in Farnborough (Policy LN3.2).

Transport and Accessibility

Roads

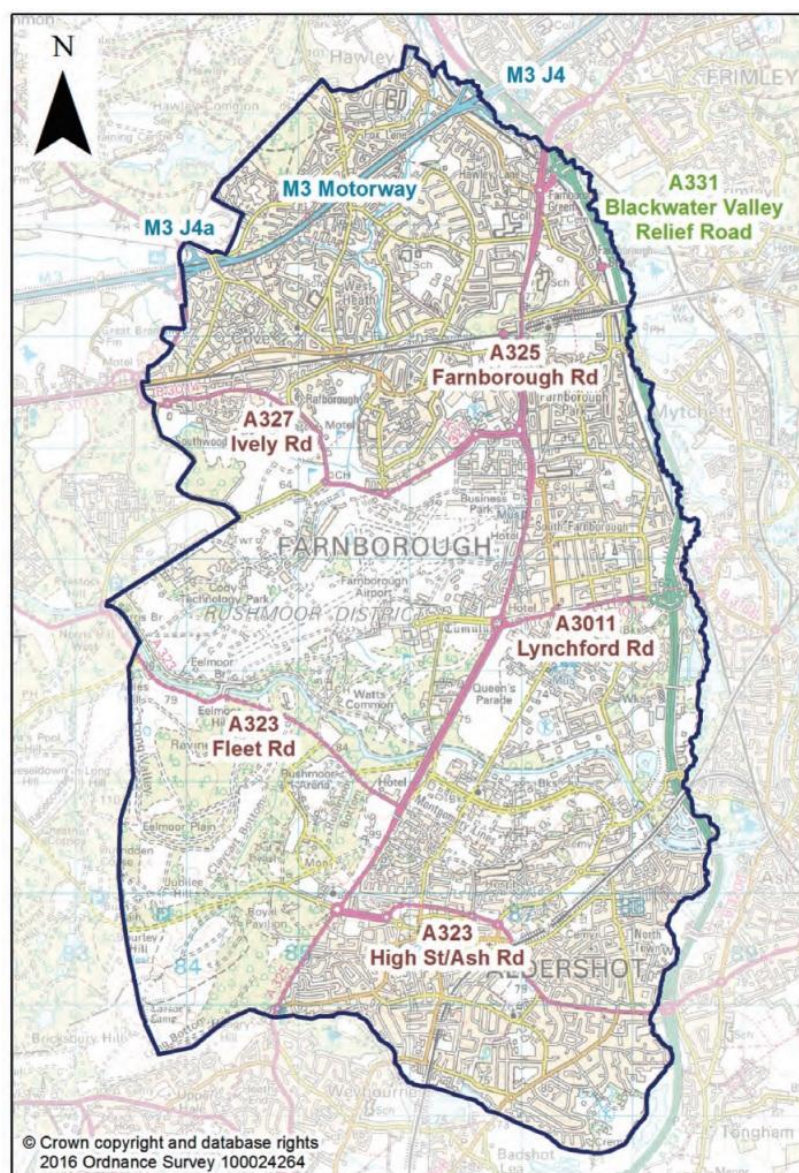
- A2.46 Highways England is responsible for the operation and stewardship of the strategic road network in England. Hampshire County Council is the local highway authority in Rushmoor and is responsible for the maintenance, management and improvement of all publicly adopted highways, excluding the strategic road network. In Rushmoor, the M3 motorway forms part of the strategic road network and connects the borough to the south coast, the ports of Portsmouth and Southampton and west London. Classified A roads in Rushmoor are shown in Figure A6 below. The borough has good road links; for example, the A331 Blackwater Valley Relief Road runs to the east of Aldershot and Farnborough and provides a link to the M3 and the A31.

¹⁷⁹ Available to view at <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>.

¹⁸⁰ Available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-housing-need/>.

¹⁸¹ Available to view at <https://www.nomisweb.co.uk/census/2011/KS201UK/view/1946157308?cols=measures>.

Figure A6: Road Infrastructure in Rushmoor (source: Rushmoor Infrastructure Plan 2018)



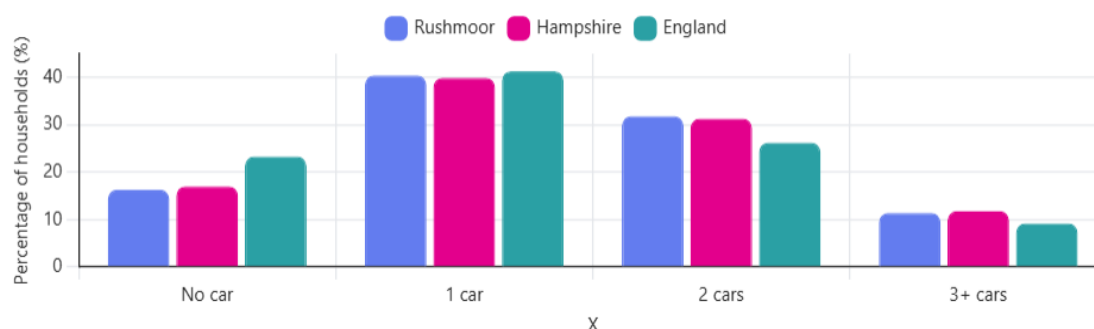
A2.47 The rate of car ownership in Hampshire is high compared to England. Whilst Hampshire is relatively rural, car ownership in Rushmoor is similar to that in Hampshire, although Rushmoor is highly urban in comparison (See Table A17).

Table A17: Car or Van Availability by Percentage of Households (source: 2021 Census)

Area	No car	1 car	2 cars	3+ cars
Rushmoor	16%	40%	32%	11%
Hart	8%	35%	40%	17%
Surrey Heath	10%	34%	38%	18%
Guildford	14%	39%	34%	14%
Waverley	11%	38%	36%	15%
Hampshire	17%	40%	31%	12%
England	23%	41%	26%	9%

A2.48 Rushmoor shows a distinctly more urban car ownership profile compared with neighbouring districts. Around 16% of households have no car, notably higher than Hart (~8%) and Surrey Heath (~10%), indicating greater reliance on public transport or walkable services.¹⁸² Conversely, lower shares of multi-car ownership in Rushmoor (~43% with 2+ cars) contrast with more affluent and rural neighbours such as Hart (~57%) and Surrey Heath (~56%), where larger households and dispersed settlement patterns increase car dependence. Guildford and Waverley present intermediate profiles: both retain relatively high single-car ownership (~38–39%) but still exceed Rushmoor in multi-car households, reflecting mixed urban–rural characteristics.¹⁸³ Across Hampshire districts (as exemplified here), the pattern is consistent: suburban and rural authorities exhibit higher car availability and lower zero-car households than Rushmoor. This suggests Rushmoor aligns more closely with urban England trends, while neighbouring boroughs reflect higher car dependency typical of less dense, higher-income areas.

Figure A7: Car or van Availability (Cesus 2021)



A2.49 Levels of cycling in Rushmoor remain low compared with both the Hampshire and England averages. Only around 3% of adults in Rushmoor are recorded as cycling at least three days per week, which is below the national average of approximately 4–5% and lower than the Hampshire average, which typically sits slightly above the national level.¹⁸⁴

¹⁸² <https://www.ons.gov.uk/datasets/TS045/editions/2021/versions/4>

¹⁸³ <https://www.ons.gov.uk/datasets/TS045/editions/2021/versions/4>

¹⁸⁴ <https://www.gov.uk/government/statistical-data-sets/walking-and-cycling-statistics-cw?utm>

A2.50 Records for 2000 to 2019 show that traffic on the strategic road network across the county increased by 20%, with a 14% increase on locally managed roads. Transport modelling for the North Hampshire area also anticipates there could be a 10% increase in all trips by car between 2013 and 2036¹⁸⁵. Hampshire's Local Transport Plan 4 (2022) and the Rushmoor Local Cycling and Walking Infrastructure Plan (LCWIP), both currently in draft form, seek to change travel behaviour by encouraging sustainable modes of transport over the private car and focusing transport initiatives to make places attractive, with an area strategy for Rushmoor planned for 2028¹⁸⁶. Rushmoor Borough Council and Hampshire County Council are working jointly on an LCWIP to promote more cycling and to address physical and other barriers to this form of transport and to make walking a more attractive option. The LCWIP anticipates the introduction of five core walking zones (Farnborough, Aldershot, North Camp, Ash Road and North Lane) and fourteen priority cycle routes.

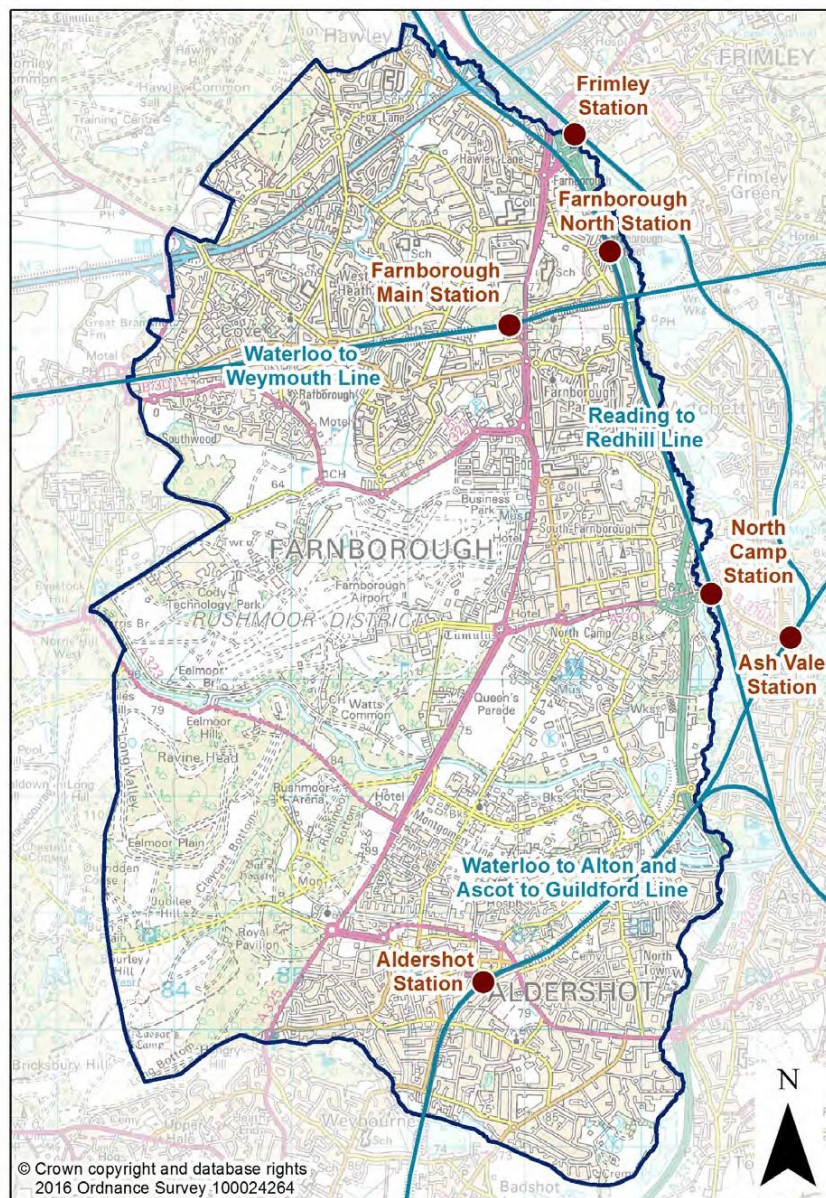
Public Transport

A2.51 Rushmoor has good rail links, as shown in Figure A8 below. Farnborough Main station is located on the South West Main Line, part of the South Western rail franchise, which provides train services between Weymouth and London Waterloo. Aldershot station is located on the Alton Line, which is a branch of the South West Main Line, and provides services to Alton and London Waterloo. Located on the North Downs Line and part of the Great Western rail franchise, Farnborough North station provides services to Reading, Redhill and Gatwick Airport. There are also three stations located outside of Rushmoor in close proximity to the borough boundary: Ash Vale, located in Guildford on the Alton Line; Frimley, located in Surrey Heath on the Ascot to Guildford Line; and North Camp, located in Guildford on the North Downs Line. Passenger numbers have fallen since Covid-19, and the baseline will need to assess the new long-term trend in rail patronage.

¹⁸⁵ [Supporting documentation | Hampshire County Council \(hants.gov.uk\)](#)

¹⁸⁶ [Local Transport Plan | Hampshire County Council \(hants.gov.uk\)](#)

Figure A8: Rail Links from Rushmoor (source: Rushmoor Infrastructure Plan 2018)



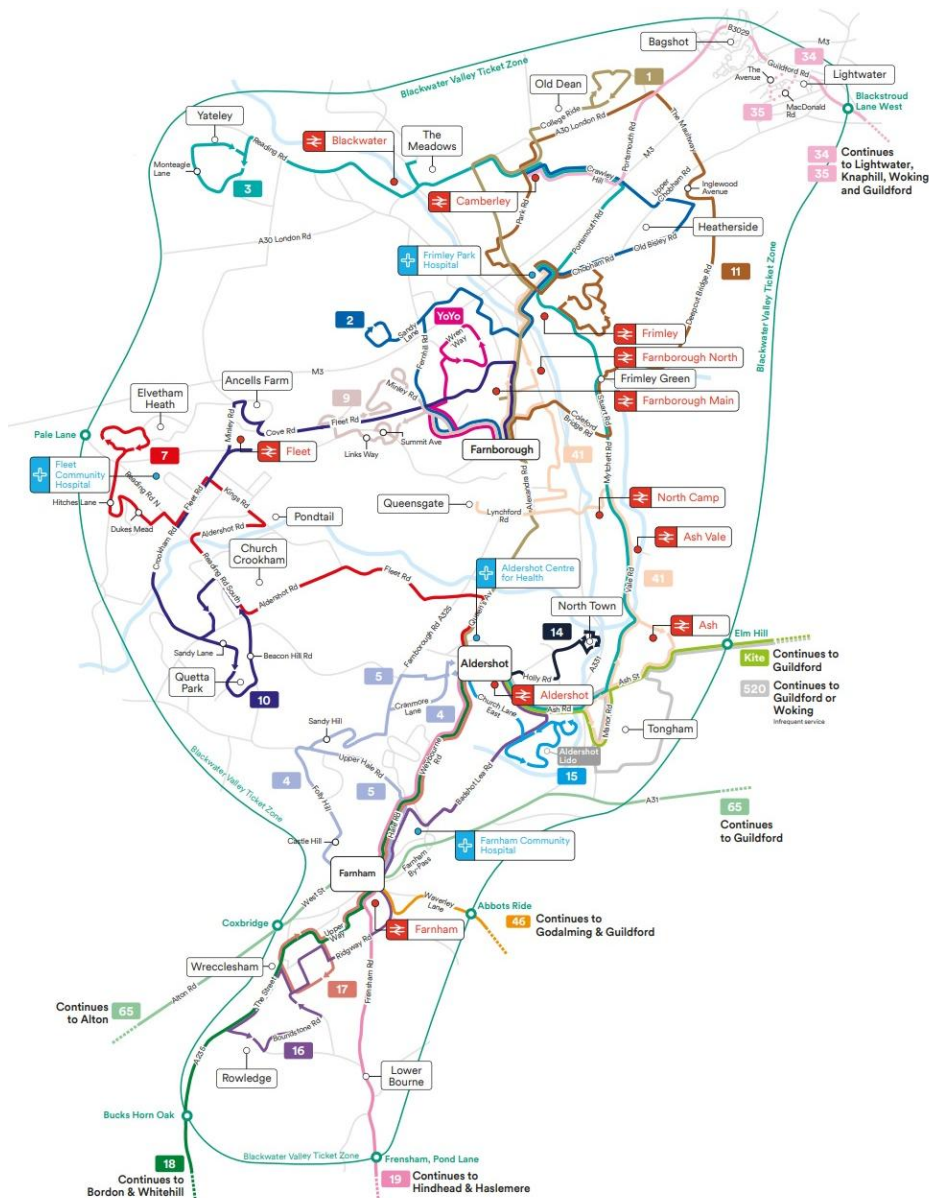
A2.52 Farnborough Airport is the UK's only dedicated business aviation airport.¹⁸⁷ Heathrow Airport can be accessed by road or by RailAir coach services via Reading station, and Gatwick Airport can be accessed by road or rail via the North Downs Line.

A2.53 An established network of buses serve Aldershot, Farnborough and surrounding areas in Hampshire and Surrey. Whilst most services in Rushmoor are operated by Stagecoach (see Figure A9), Thames Valley Buses operates the 194 service from Bracknell to Camberley, and some peak journeys are extended to Farnborough for students making journeys to and from Farnborough College of Technology and the Sixth Form College Farnborough. A private shuttle

¹⁸⁷ Business aviation includes flight activities and operations that are dedicated to the needs of companies, individuals and organisations which require a premium-priced service for a high-degree of mobility, a high standard of service and flexibility, and privacy in aviation service as an aid to the conduct of their business. It excludes such activity in connection with the Farnborough Airshow, bulk freight services and 'inclusive tour' charter flying.

bus service also operates at Farnborough Business Park and Farnborough Aerospace Park and ferries workers to and from Aldershot and Farnborough train stations during the morning and afternoon peak, and Rushmoor Voluntary Services operates the Rushmoor Dial-A-Ride service for people in the borough with a mobility or sensory impairment.

Figure A9: Stagecoach Blackwater Valley Bus Network Map (source: Stagecoach)¹⁸⁸



Hierarchy of Centres

- A2.54 Rushmoor's town and district centres comprise Aldershot town centre, Farnborough town centre and North Camp district centre, as defined on the Rushmoor Local Plan Policies Map. Aldershot and Farnborough town centres include areas predominantly occupied by main town centre uses within or adjacent to a primary shopping area. The town centres are regarded as principal centres that provide major retail, service, leisure, entertainment, cultural and other

¹⁸⁸ <https://www.stagecoachbus.com/maps>

town centre uses, together with employment and housing. The Spatial Strategy (Policy SS2) of the current Rushmoor Local Plan sets out that new retail development is expected to be focused within the primary shopping areas of the town centres. North Camp serves the needs of residents of south Farnborough and is designated as a District Centre, a small centre which provides a range of small shops, specialist retail uses and services for local needs. A Town Centre Health Check for each centre is being carried out, which will take into account recent changes in shopping patterns as a result of Covid-19 and changes to the Use Classes Order, including the introduction of Use Class E.

A2.55 The Rushmoor Retail, Leisure and Town Centres Study observed in 2015 that Farnborough town centre and Aldershot town centre were ranked 265th and 343rd in the country, based on Javelin Venuescore shopping venue rankings.¹⁸⁹ In comparison, Guildford was ranked 33rd, Basingstoke 53rd, Camberley 163rd, and Fleet 338th. The Council has recently adopted the Farnborough Town Centre Strategy which sets out plans to improve the centre and to broaden its appeal, including potential development opportunities.¹⁹⁰ It will also shortly adopt a similar strategy for Aldershot town centre.

A2.56 The Council conducts a monthly review of its centres, including footfall and occupancy rates (see Table A18). As of 2023–24, national retail vacancy has remained broadly stable at around 13.8–13.9%, according to the British Retail Consortium’s quarterly monitoring. In Q1 2023, the GB vacancy rate stood at 13.8%¹⁹¹, rising slightly to 13.9% in Q2 2023.¹⁹² Against this backdrop, unit vacancy rates in all three centres remain below the current UK average, which is still close to the 14% recorded in 2022 but has shown only marginal improvement since. Rates therefore continue to compare favourably with national benchmarks, although they remain above the pre-pandemic level of around 9%, consistent with the national picture where vacancy has not yet returned to 2019 conditions.

Table A18: Town and District Centres Vacancy Rates (July 2022) (source: RBC Monitoring)

Centre	Number of Units	Number of Vacant Units	Percentage Vacant
Aldershot Town Centre	251	30	12% ¹⁹³
Farnborough Town Centre	139	14	10%
North Camp District Centre	81	9	11%

A2.57 In addition to the retail facilities provided within the town and district centres, there are a number of smaller shopping parades and individual retail units within Rushmoor that the Local

¹⁸⁹ Available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-the-economy/>.

¹⁹⁰ Available to view at <https://www.rushmoor.gov.uk/your-council/news-and-your-views/council-news/news-releases/july-2022/vibrant-vision-for-farnborough-town-centre/>.

¹⁹¹ <https://brc.org.uk/news-and-events/news/corporate-affairs/2024/retailers-cautious-to-invest-in-new-stores/?utm>

¹⁹² <https://brc.org.uk/news-and-events/news/corporate-affairs/2024/retailers-cautious-to-invest-in-new-stores/?utm>

¹⁹³ Note that the vacancy rate for Aldershot town centre does not include vacant units at the Galleries awaiting demolition.

Plan designates as Local Neighbourhood Facilities. The majority are located within residential areas and provide local shopping and service provision within a reasonable walking distance. Ranging from individual units to larger parades, they contain a mix of uses, including convenience, hairdressers, banks, post offices, takeaways and estate agents. They provide locally accessible facilities, play an important social role in the surrounding community, contribute to the character and identity of an area, and reduce the need to travel, particularly by car. Units generally experience strong occupancy levels, with overall vacancy recorded at 2% in August 2021.

A3 Topic (c) Human Health

- A3.1 The latest available data from the Office for National Statistics (see Table A19) shows that female and male life expectancy at birth in Rushmoor for the period 2023–2025 (84 years and 80.9 years respectively) was broadly comparable to that of England (83.5 and 79.7 years).¹⁹⁴ Life expectancy across the South East continues to be higher than the national average, remaining among the highest of all English regions. Life expectancy in the borough has generally increased over the longer term, consistent with the regional and England averages, although recent estimates reflect a decline associated with the COVID-19 pandemic before partial recovery. However, as of 2023–2025, life expectancy at birth remains lower in Rushmoor than in neighbouring authorities and parts of Hampshire overall.

Table A19: Life Expectancy at Birth (2023-2025) (source: Office for National Statistics)

Area	Females (years)	Males (years)
Rushmoor	84	80.9
Hampshire	84.9	81.6
England	83.5	79.7

- A3.2 The health profile for Rushmoor notes that life expectancy for men and women is similar to the national average, but that significant inequalities persist within the borough. Life expectancy is approximately: 8–9 years lower for men, and 6–7 years lower for women in the most deprived areas compared to the least deprived areas.¹⁹⁵
- A3.3 Health profile data for Rushmoor compared with Hampshire, the South East and England remains mixed. Based on the latest available data from the Office for Health Improvement and Disparities (OHID) and related public health profiles (updated through 2024–2026 where available), indicators show the following:
- The under-75 mortality rate from all causes (latest 3-year periods around 2021–2023/2022–2024) remains higher in Rushmoor than in Hampshire and the South East, but lower than England overall, continuing the pattern seen previously. Nationally, premature mortality rates have improved since the pandemic but remain above pre-2019 levels in some groups.¹⁹⁶
 - The rate for hospital admissions for self-harm (latest data to 2023/24) shows that Rushmoor continues to be broadly in line with or slightly above the England average, while still lower than some county and regional comparators. Nationally, the England rate for emergency admissions for intentional self-harm was around 117 per 100,000 in 2023/24, with changes partly influenced by recording methodology.¹⁹⁷

¹⁹⁴ <https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/gid/1938132696/pat/502/ati/501/are/E07000092/iid/90366/age/1/sex/1/cat/-1/ctp/-1/yr/3/cid/4/tbm/1>

¹⁹⁵ Available to view at <https://fingertips.phe.org.uk/profile/mortality-profile#0>

¹⁹⁶ <https://www.gov.uk/government/statistics/mortality-profile-december-2025-update/mortality-profile-statistical-commentary-december-2025>

¹⁹⁷ <https://fingertips.phe.org.uk/search/self%20harm#page/1/gid/1/ati/501/iid/21001/age/1/sex/4/cat/-1/ctp/-1/yr/1/cid/4/tbm/1>

- The rate for hip fracture in people aged 65 and over (latest available data, typically 2021/22–2022/23) remains higher in Rushmoor than Hampshire and the South East and broadly comparable with England, indicating continued pressures associated with ageing and falls among older residents (as reflected across the Public Health Outcomes Framework indicators).¹⁹⁸
- The rate for hospital admissions for alcohol-specific conditions (latest updates to around 2022/23) remains lower in Rushmoor than in Hampshire, the South East and England, continuing a comparatively more favourable position. National updates also show recent reductions in alcohol-specific mortality rates in 2024, although levels remain above pre-pandemic baselines.¹⁹⁹
- For under-18s, rates of alcohol-specific admissions also remain lower in Rushmoor than regional and national comparators, consistent with earlier trends.
- A lower proportion of adults smoke in Rushmoor compared with England, and broadly in line with or below regional averages. The latest national data indicate adult smoking prevalence of around 10.4% in England in 2024, continuing a long-term decline, with the South East among the lowest prevalence regions.²⁰⁰

Overall, while Rushmoor continues to perform relatively well on some behavioural risk indicators (such as smoking and alcohol-related admissions), challenges remain in areas such as premature mortality, self-harm and hip fractures, where outcomes are less favourable than some local and regional comparators. In addition, the smoking status of mothers in Rushmoor in recent years (latest available data) at the time of giving birth (around 5–6%) remains lower than in Hampshire, the South East and England (England value 6.1% in 2024/25, continuing a downward trend since 2020/21).²⁰¹

- The conception rate for under 18s in Rushmoor (latest available data, c. 2022) remains lower than in Hampshire, the South East and England, although rates have increased slightly nationally to around 13.9 per 1,000 following a long-term decline.²⁰²
- The rate for diagnoses of sexually transmitted infections among people aged 15 to 64 (excluding chlamydia in those aged under 25) in Rushmoor remains higher than the Hampshire and South East averages, consistent with recent national surveillance updates showing continued variation between local authorities.²⁰³
- The TB rate in Rushmoor remains higher than regional and county averages, with TB continuing to show strong geographic variation at local level despite relatively low national incidence.²⁰⁴
- The ratio of excess winter deaths to the expected number of deaths remains higher in some local areas such as Rushmoor compared with regional and national averages, and excess

¹⁹⁸ <https://www.gov.uk/government/statistics/public-health-outcomes-framework-may-2026-data-update/public-health-outcomes-framework-commentary-may-2026>

¹⁹⁹ <https://www.gov.uk/government/statistics/mortality-profile-december-2025-update/mortality-profile-statistical-commentary-december-2025>

²⁰⁰ <https://www.gov.uk/government/statistics/smoking-profile-november-2025-update/smoking-profile-statistical-commentary-november-2025>

²⁰¹ <https://ash.org.uk/uploads/SATOD-briefing-FINAL-June2025.pdf?v=1750327143>

²⁰² <https://www.beds.ac.uk/tpke/data>

²⁰³ <https://fingertips.phe.org.uk/profile/sexualhealth>

²⁰⁴ <https://www.who.int/news-room/fact-sheets/detail/tuberculosis>

winter mortality continues to fluctuate year-to-year, with winter mortality still significantly higher than non-winter periods in England.²⁰⁵

A3.4 More recent health profile data indicates mixed outcomes when comparing Rushmoor with Hampshire, the South East and England. Key indicators include:

- Under-75 mortality rate: Remains higher than Hampshire and the South East, but below England
- Self-harm hospital admissions: Higher than England, lower than Hampshire
- Hip fractures (65+): Slightly worse than regional averages
- Alcohol-related admissions: Lower than England and regional comparators
- Smoking prevalence: Higher than Hampshire but below England
- Under-18 conception rate: Lower than regional and national averages
- Sexually transmitted infections: Significantly higher than comparators
- Tuberculosis: Significantly higher than regional and national averages
- Excess winter deaths: Higher than England and regional benchmarks

Health profile data also notes that 59.7% of children and young people in Rushmoor in 2024/25 were physically active (undertaking at least 150 minutes of physical activity per week in bouts of ten minutes or more), which is higher than in England (49%) and the South East (49.5%).²⁰⁶ It observes that 70.8% of adults in Rushmoor aged 18 or over in 2024/25 were classified as overweight or obese, which is higher than in the South East (63%) and England (64.6%).²⁰⁷ Healthy weight prevalence in children at reception age was 74.4% in Rushmoor, compared to 75.7% average of all local authorities.²⁰⁸ Public Health England data on the density of fast-food outlets published in 2017 also found that there were 94.7 outlets per 100,000 people in Rushmoor, which was significantly higher than in Waverley (52.2), Guildford (53.1), Hart (66.4) and Surrey Heath (78.9).²⁰⁹ Percentage of adults meeting the '5-a-day' fruit and vegetable consumption recommendations was 31.3% in 2024-2025.²¹⁰

Figure A10: Percentage of adults meeting the '5-a-day' fruit and vegetable consumption recommendations (new method)

²⁰⁵ <https://www.ons.gov.uk/aboutus/transparencyandgovernance/freedomofinformationfoi/excesswinterdeaths2024to2025>

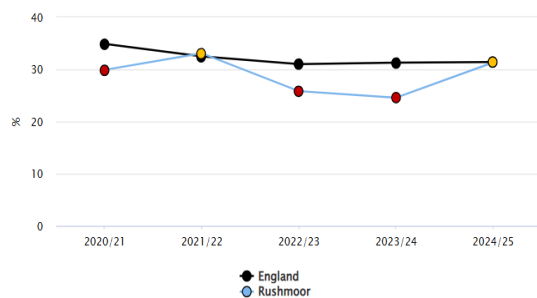
²⁰⁶ <https://fingertips.phe.org.uk/profile/obesity-physical-activity-nutrition/data#page/4/gid/1938133219/pat/6/par/E12000008/ati/501/are/E07000092/yr/1/cid/4/tbm/1>

²⁰⁷ <https://fingertips.phe.org.uk/profile/obesity-physical-activity-nutrition/data#page/4/gid/1938133368/pat/6/par/E12000008/ati/501/are/E07000092/yr/1/cid/4/tbm/1>

²⁰⁸ <https://www.ons.gov.uk/explore-local-statistics/areas/E07000092-rushmoor/indicators#health-and-wellbeing>

²⁰⁹ <https://www.gov.uk/government/publications/fast-food-outlets-density-by-local-authority-in-england>

²¹⁰ <https://fingertips.phe.org.uk/profile/obesity-physical-activity-nutrition/data#page/4/gid/1938133448/ati/501/iid/93982/age/164/sex/4/cat/-1/ctp/-1/yr/1/cid/4/tbm/1>



Recent trend: Could not be calculated

Period	Count	Value	Rushmoor		South East	England
			95% Lower CI	95% Upper CI		
2020/21	-	29.9%	25.8%	34.1%	37.7%	34.9%
2021/22	-	33.1%	28.8%	37.2%	35.2%	32.5%
2022/23	-	25.8%	22.0%	30.0%	33.2%	31.0%
2023/24	-	24.6%	20.3%	29.0%	34.6%	31.3%
2024/25	-	31.3%	26.7%	36.2%	35.0%	31.4%

Source: OHID, based on Sport England data

[Indicator Definitions and Supporting Information](#)

Source: Source: OHID, based on Sport England data²¹¹

Recent data indicates that: 61.6% of adults are physically active (below regional and national averages) 64.7% of adults are overweight or obese (slightly above comparators). Child obesity (Year 6): broadly in line with regional averages but below England. Rushmoor also has a relatively high density of fast-food outlets compared with neighbouring authorities.

A3.5 Sport England measures the activity levels of people across England through its annual Active Lives surveys. Its latest published survey for the period November 2023 to November 2024 found that just under two thirds of adults in England (63.7%) were active for at least 150 minutes a week, an increase from 61.4% in the November 2020 to November 2021 survey.²¹²The most recent sub-national data available indicates that Rushmoor continues to perform below national and regional averages, with a smaller proportion of residents participating regularly in sport and physical activity and meeting recommended activity levels, while Hampshire and the South East remain above the national average. Whilst the proportion of those who are active for at least 150 minutes a week has increased nationally since the first survey was undertaken for the period mid-November 2015 to mid-November 2016, rising to over 63% in the most recent data, regional patterns have remained relatively consistent, with the South East and Hampshire maintaining higher levels of activity than the England average, and Rushmoor continuing to lag behind these benchmarks.²¹³

A3.6 The latest Office for National Statistics data (2022–2024)²¹⁴ indicates that healthy life expectancy at birth in Rushmoor is 66.2 years for males and 67.8 years for females. These figures exceed the England averages (63.8 for males and 64.7 for females) and are in line with, or slightly above, those for the South East (65.7 for males and 66.9 for females). Overall, this suggests that Rushmoor performs well relative to both regional and national benchmarks, with approximately 82–83% of life spent in good health, reflecting generally favourable health outcomes.

²¹¹ <https://fingertips.phe.org.uk/profile/obesity-physical-activity-nutrition/data#page/4/gid/1938133448/ati/501/iid/93982/age/164/sex/4/cat/-1/ctp/-1/yr/1/cid/4/tbm/1>

²¹² <https://sportsnation.uk/sport-englands-active-lives-study-shows-record-numbers-playing-sport/>

²¹³ <https://www.activelincolnshire.com/news/latest-active-lives-figures-reveal-long-term-increase-in-activity-levels-but-further-action-needed-to-tackle-inequalities>

²¹⁴ <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/bulletins/healthstatelifeexpectanciesuk/between2011to2013and2022to2024>
<https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/bulletins/healthstatelifeexpectanciesuk/between2011to2013and2022to2024>

Healthcare

- A3.7 The Health and Social Care Act 2012 places a duty upon upper-tier and unitary authorities to take appropriate steps to improve the health of people within their areas. Hampshire County Council is responsible for improving the public's health in Hampshire. As required by the Act, it established a Health and Well-Being Board, which is a formal committee of the local authority charged with promoting greater integration and partnership between bodies from the NHS, public health and local government to improve health and well-being and reduce health inequalities. The Board has a statutory duty to produce a Joint Strategic Needs Assessment and a Joint Health and Well-Being Strategy for the local population.²¹⁵
- A3.8 The Health and Wellbeing Board is preparing a new Joint Local Health and Wellbeing Strategy for the period 2025–2035²¹⁶. It sets out a number of priorities for improving health and wellbeing in Hampshire, with a strong focus on reducing inequalities and addressing the wider determinants of health. The strategy is structured around overarching themes, including inequalities and the building blocks of health, alongside core themes such as starting and growing well, employment, skills, health and work, and climate change. With an emphasis on prevention, early intervention and partnership working, key priorities include improving mental health and emotional wellbeing, increasing physical activity, and enabling people to live healthier lives through tackling issues such as obesity, inactivity and other lifestyle-related risk factors.
- A3.9 Clinical commissioning groups (CCGs), created following the Health and Social Care Act 2012, were clinically led statutory NHS bodies responsible for the planning and commissioning of health care services for their local area. In Rushmoor, the North East Hampshire and Farnham CCG and later the Frimley CCG, which was formed following the merger of the North East Hampshire and Farnham CCG, East Berkshire CCG and Surrey Heath CCG in April 2021, were responsible for understanding, planning and commissioning local health needs in the borough. Following the Health and Care Act 2022, CCGs were dissolved, and their responsibilities and functions were absorbed into new Integrated Care Systems (ICSs), statutory partnerships that bring together NHS organisations, local authorities and others to plan and deliver joined-up health and care services and to improve the lives of people who live and work in their areas.
- A3.10 An ICS comprises two key components: an Integrated Care Board (ICB) and an Integrated Care Partnership (ICP). An ICB is a statutory body responsible for planning and funding most NHS services within an area, taking over functions previously held by CCGs, whilst an ICP is a statutory committee which brings together a broad set of system partners to support partnership working and to develop an integrated care strategy, a plan to address the wider health care, public health and social care needs of the population. Strategies must build on local Joint Strategic Needs Assessments and Joint Health and Well-Being Strategies published by Health and Well-Being Boards and be developed with the involvement of local communities and local Healthwatch organisations. In addition, each ICB must prepare a five-year system plan which sets out how it will meet the health needs of its population, which should also have regard to its partner ICP's integrated care strategy and the local Joint Strategic Needs Assessment and Joint Health and Well-Being Strategy.²¹⁷

²¹⁵ <https://www.kingsfund.org.uk/publications/health-wellbeing-boards-explained>

²¹⁶ <https://democracy.hants.gov.uk/documents/s139080/A%20Strategy%20for%20the%20Health%20and%20Wellbeing%20of%20Hampshire.pdf>

²¹⁷ <https://www.kingsfund.org.uk/publications/integrated-care-systems-explained>

- A3.11 Rushmoor is part of the Thames Valley ICB and covers a population of around 850,000 people across East Berkshire, North East Hampshire, Farnham and Surrey Heath. It published a five-year strategy in 2020 for improving health and well-being across its area which includes a number of strategic ambitions.²¹⁸ In addition to priorities on improving the health and well-being of its staff and the use of its resources, it aims to target support and intervention and to reduce inequalities to enable all children to get the best possible start in life and to enable all people to live healthier.
- A3.12 There is no hospital in Rushmoor. Frimley Park Hospital, located close to the borough border in Surrey Heath, has a catchment population of around 400,000 patients. Facilities are also provided for residents at the Royal Surrey County Hospital in Guildford, and there are out-patient facilities in Fleet, Farnham and Aldershot.
- A3.13 Aldershot Centre for Health opened in 2008, providing a new purpose-built health centre for Aldershot and a range of services, including out-patient services for Frimley Park Hospital, GP and dental services, and mental health services for children and adolescents.²¹⁹ It combines army and NHS primary medical services and replaced the former Aldershot Health Centre and medical facilities at Aldershot Garrison. In addition, Farnborough Centre for Health opened in 2020. A dedicated health centre for Farnborough, it is home to the Voyager Family Health GP practice, which formed from the merger of Southwood Practice and Milestone Surgery, a dedicated Urgent Care Centre, the Farnborough Integrated Care Team, the Abbey Team of Midwives and a talking therapies service.²²⁰ In total, there are eleven GP surgeries and eleven dental practices in the borough.²²¹

Access to Green Space

- A3.14 A large body of public and academic research has explored the relationship between green space and health. Evidence suggests that access to open and green space has a direct impact upon physical and mental health. A number of studies have demonstrated a positive relationship between access to open space and longevity, physical health, mental health and perceived health, where access to green space is linked to greater levels of physical activity, increased levels of happiness, and a healthier living environment. For example, Public Health England published a review of the health benefits of living in greener communities in 2020.²²²
- A3.15 The Council's Green Infrastructure Strategy (2022) seeks to protect, harness and sustain the benefits of green infrastructure in the context of changes to primary legislation, most notably the Environment Act 2021. Recognising the relationship between green infrastructure, health and quality of life, as well as the significance of green infrastructure in relation to wildlife and biodiversity, it identifies valuable green assets within Rushmoor and opportunities to enhance the accessibility and quality of assets.²²³

²¹⁸ Available to view at <https://www.frimleyhealthandcare.org.uk/about/our-plans-to-create-healthier-communities/creating-healthier-communities/>.

²¹⁹ <https://cambridgepractice.co.uk/practice-information/about-the-aldershot-centre-for-health/>

²²⁰ Source: <https://eastberkshireccg.nhs.uk/component/content/article/99-north-east-hampshire-and-farnham-projects/283-farnborough-centre-for-health?Itemid=437>.

²²¹ Sources: <https://www.nhs.uk/service-search/find-a-gp> and <https://www.nhs.uk/service-search/find-a-dentist>.

²²² Available to view at <https://beyondgreenspace.net/2020/07/29/improving-access-to-greenspace-a-new-review-for-2020/>.

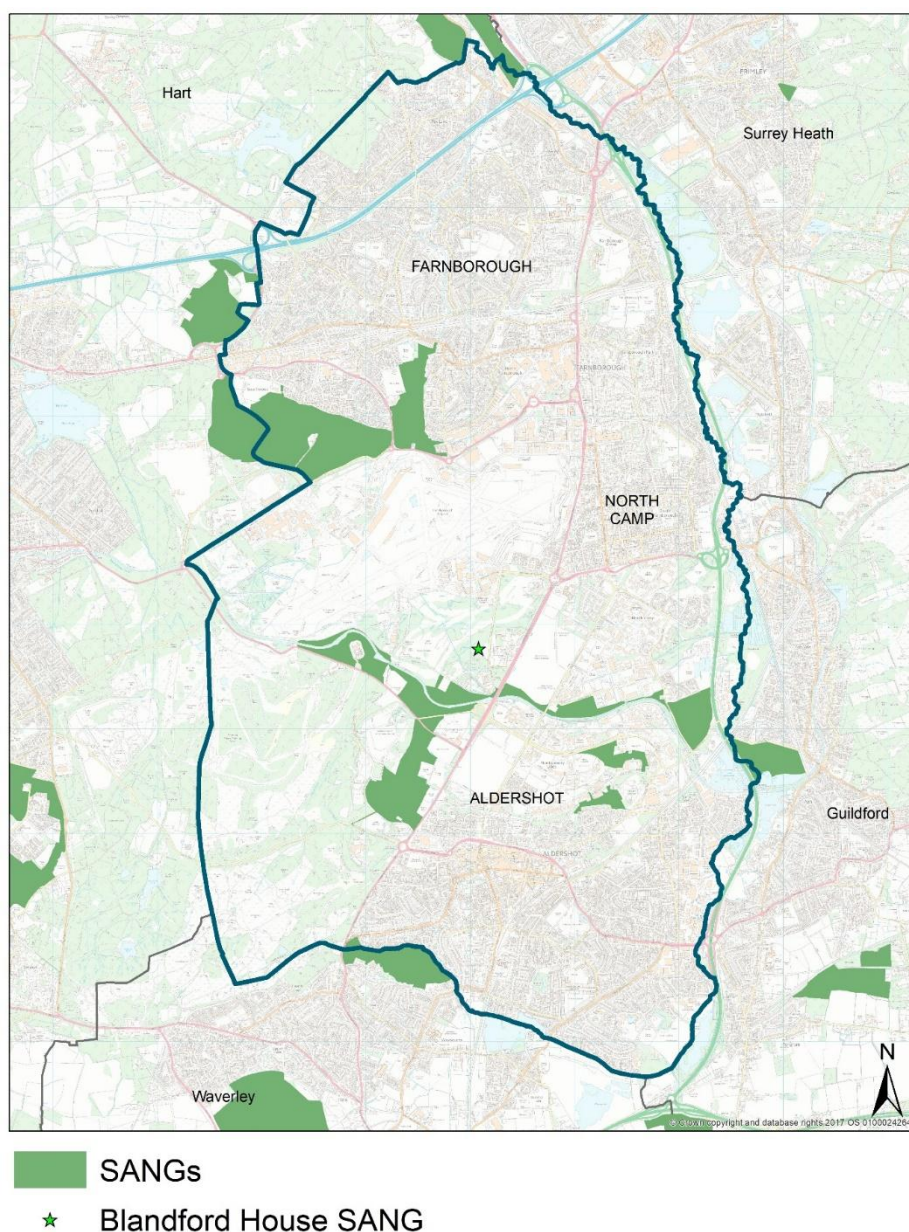
²²³ The Green Infrastructure Strategy (2022) is available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/green-infrastructure-strategy/>.

A3.16 There are a number of Suitable Alternative Natural Green Space (SANG) sites in Rushmoor which the public can visit and enjoy, as shown in Figure A11. SANGs are intended to attract visitors away from the Thames Basin Heaths Special Protection Area (SPA) to less-sensitive natural areas, thereby alleviating stress on the ecosystem of the SPA by interference from the public. The following SANGs are in place in Rushmoor:

- Southwood Country Park (57 ha)
- Southwood Woodlands (32.5 ha)
- Wellesley Woodlands (109.7 ha)

A3.17 There are also SANGs located partly within the borough. They include Rowhill Nature Reserve (24 ha) on the border with Waverley, and Hawley Meadows and Blackwater Park (39 ha) on the border with Hart. Planning permission has also been granted for the provision of a new SANG to be located within the Blandford House and Malta Barracks development in Aldershot (ref. 17/00914/OUTPP).

[Figure A11: Suitable Alternative Natural Green Space \(SANGs\) \(source: Rushmoor Green Infrastructure Strategy\)](#)



A3.18 The Rushmoor Open Space, Sport and Recreation Study 2014, an evidence base study for the current Local Plan, identifies 123 publicly accessible opens spaces in Rushmoor across a number of typologies. It identifies the following ‘parks and gardens’ within Rushmoor, sites which provide ‘accessible, high-quality opportunities for informal recreation and community events’:²²⁴

- Borough Scale (20-60 ha)
 - Queen’s Parade Recreation Ground, Aldershot
- Local Scale (2-20 ha)
 - Abbey Fields, Farnborough (privately owned and not publicly accessible)
 - Aldershot Park, Aldershot

²²⁴ Available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-infrastructure-and-community-facilities/>.

- Blunden Road Recreation Ground, Farnborough
- Cove Green Recreation Ground, Farnborough
- Dolly's Hill, Aldershot
- Duke of Wellington Open Space, Aldershot
- Kennels Lane Sports Ground, Farnborough
- King George V Playing Fields, Farnborough
- Manor Park, Aldershot
- Moor Road Playing Fields, Farnborough
- Municipal Gardens, Aldershot
- Oak Farm Playing Fields, Farnborough
- Queen Elizabeth Park, Farnborough
- Rectory Road Recreation Ground, Farnborough
- Southwood Playing Fields, Farnborough
- The Redan Fortification, Aldershot
- Small Scale (0.1-2 ha)
 - All Saints Crescent Recreation Ground, Farnborough
 - Aspen Grove Park, Aldershot
 - Elles Close, Farnborough
 - Elles Pond Park, Farnborough
 - Farnborough Gate Recreation Ground, Farnborough
 - Highclere Road, Aldershot
 - Ivy Road Recreation Ground, Aldershot
 - Osborne Road Recreation Ground, Farnborough
 - Pinewood Park, Farnborough
 - Prince Charles Crescent Recreation Ground, Farnborough
 - Prince's Gardens, Aldershot
 - Queen's Road Recreation Ground, Farnborough
 - Redan Gardens, Aldershot

A3.19 The Rushmoor Open Space, Sport and Recreation Study also identifies the following 'natural and semi-natural green spaces' within Rushmoor which provide opportunities for 'wildlife conservation, biodiversity and environmental education awareness':

- Regional Scale (20-400 ha)
 - Bourley and Long Valley, Aldershot
 - Claycart Bottom/Rushmoor Hill, Aldershot
 - Eelmoor Training Area, Aldershot
 - Hawley Common, Farnborough
 - Rowhill Nature Reserve, Aldershot
 - Southwood Woodland, Farnborough
- Borough Scale (12-20 ha)
 - Hill and Lake, Aldershot
 - Ramillies Park, Aldershot
 - Southwood Playing Fields, Farnborough
- Local Scale (2-12 ha)
 - Aldershot Stubbs/Hollybush Lane, Aldershot
 - Brickfields Country Park, Aldershot
 - Claycart Hill Open Space, Aldershot

- Dukes Park, Aldershot
- Minley Road Open Space, Farnborough
- Peaked Hill, Aldershot
- Prince's Avenue Wood, Aldershot
- Skirmishing Hill - Eastern Edge, Aldershot
- Spring Lakes, Aldershot
- Woodlands Walk (Old Boots), Aldershot
- Small Scale (0.4-2 ha)
 - Bramshot Lane, Farnborough
 - Chestnut Tree Woods, Farnborough
 - Hawley Meadow, Farnborough
 - Minley Road Amenity Lane, Farnborough
 - Sandy Lane, Farnborough

A3.20 The Rushmoor Open Space, Sport and Recreation Study also identifies the following 'amenity green spaces' within Rushmoor, relatively small sites between 0.01 hectares and five hectares which provide 'opportunities for informal activities close to home or work':

- Churchill Crescent, Farnborough
- Denmark Square, Aldershot
- Ethy Copse/Howard Drive, Farnborough
- Herbs End, Farnborough
- Keith Lucas Road Amenity and Play Area, Farnborough
- Manor House Estate, Farnborough
- Napier Gardens, Aldershot
- Nightingale Close, Farnborough
- Pyestock Crescent, Farnborough
- Ramilies Park, Aldershot
- Southwood Village - Amenity Land, Farnborough
- Southwood Village Green, Summit Avenue, Farnborough
- The Grove, Aldershot
- The Mounts, Farnborough

A3.21 Observing that cemeteries and churchyards contribute to the open space network and provide opportunities for quiet contemplation and biodiversity, the Rushmoor Open Space, Sport and Recreation Study also identifies the following cemeteries and churchyards in Rushmoor:

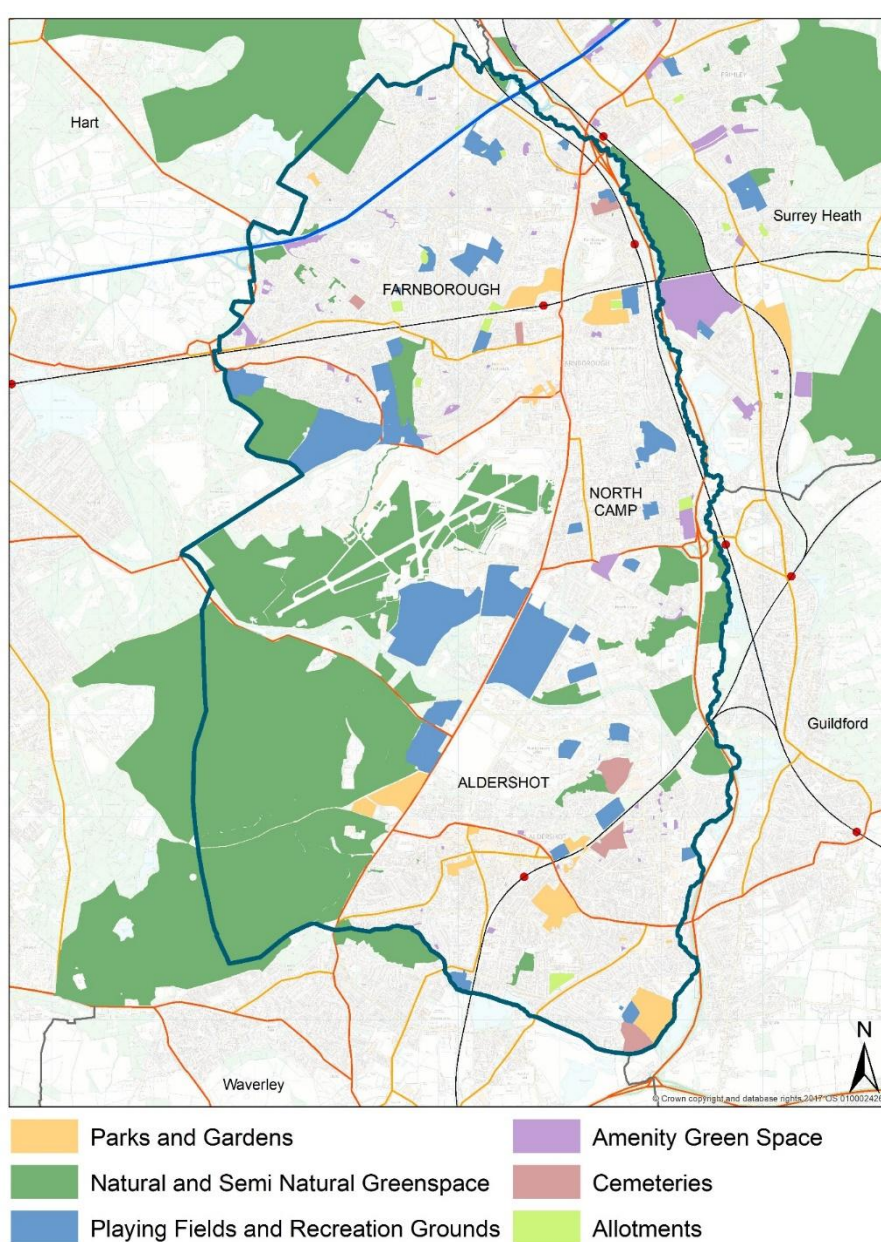
- Aldershot Crematorium, Aldershot
- Military Cemetery, Aldershot
- Redan Road Cemetery, Aldershot
- Ship Lane Cemetery, Farnborough
- St John's Churchyard, Farnborough
- Victoria Road Cemetery, Farnborough

A3.22 There are eleven allotment sites in Rushmoor, nine of which are managed by the Council. In addition to the sites identified below, eighty plots will be provided as part of the Wellesley development.

- Alexandra Road, Aldershot

- Birchett Road, Farnborough
- Cherrywood Road, Farnborough
- Church Road Allotments, Aldershot
- Cove Green, Farnborough
- Fernhill Road, Farnborough
- Hazel Avenue, Farnborough
- Jubilee Allotment Gardens, Farnborough
- Park Road, Farnborough
- Prospect Road, Farnborough
- Ratcliffe Road, Farnborough

Figure A12: Open Space (source: Rushmoor Green Infrastructure Strategy)



A3.23 As well as identifying and quantifying green space in Rushmoor, the Rushmoor Open Space, Sport and Recreation Study assessed and reported on the quality and accessibility of provision within the borough. The situation with regard to provision is likely to have changed since the study was undertaken, and the Council will update the study as part of work on the New Local Plan. However, Natural England has recently published mapping data which uses updated Access to Natural Greenspace Standards (ANGSt) to provide a high-level overview of accessibility to green space.²²⁵ It has focused its initial analysis on the three most local ANGSt buffers, as set out below:

- Doorstep Green Space: a green space of at least 0.5 ha within 200 m from home
- Local Natural Green Space: a natural green space of at least 2 ha within 300 m from home
- Neighbourhood Natural Green Space: a natural green space of at least 10 ha within 1 km from home

A3.24 Natural England has formed a composite picture of access to different sizes of green space within a 'fifteen-minute walk zone'. Nationally, it has identified that two in three people (65%) live within at least one of the three local ANGSt buffers and have access to different sizes of green space within a 'fifteen-minute walk zone'. It has also identified that in the two hundred most disadvantaged urban Lower Super Output Areas (those with the lowest levels of accessible green space combined with the highest levels of deprivation), 3% of people have access to green space within a 'fifteen-minute walk zone'.²²⁶

A3.25 In Rushmoor, the following areas are located outside the 'fifteen-minute walk zone' (see Figure A16):

- The majority of north Farnborough
- Parts of Farnborough town centre
- Northern parts of North Camp
- Parts of Aldershot (around North Lane)

A3.26 Natural England has analysed ANGSt standards in relation to Indices of Multiple Deprivation and population density to identify areas which are more deprived or more densely populated and have poorer access to natural green space. Areas identified in Rushmoor as being in the least favourable position in terms of deprivation and having limited access to green space (Doorstep, Local Natural and Neighbourhood Natural green spaces) are:

- Northern parts of Farnborough
- Western part of Farnborough (between Minley Road and Fleet Road)
- Areas north and south of Ash Road in Aldershot
- Northern parts of North Camp
- Parts of the area being redeveloped at Wellesley

A3.27 Areas identified in Rushmoor as being in the least favourable position in terms of population density and having limited access to green space (Doorstep, Local Natural and Neighbourhood Natural green spaces) are:

- Northern parts of Farnborough
- Western part of Farnborough (between Minley Road and Fleet Road)

²²⁵ Available to view at <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Map.aspx>.

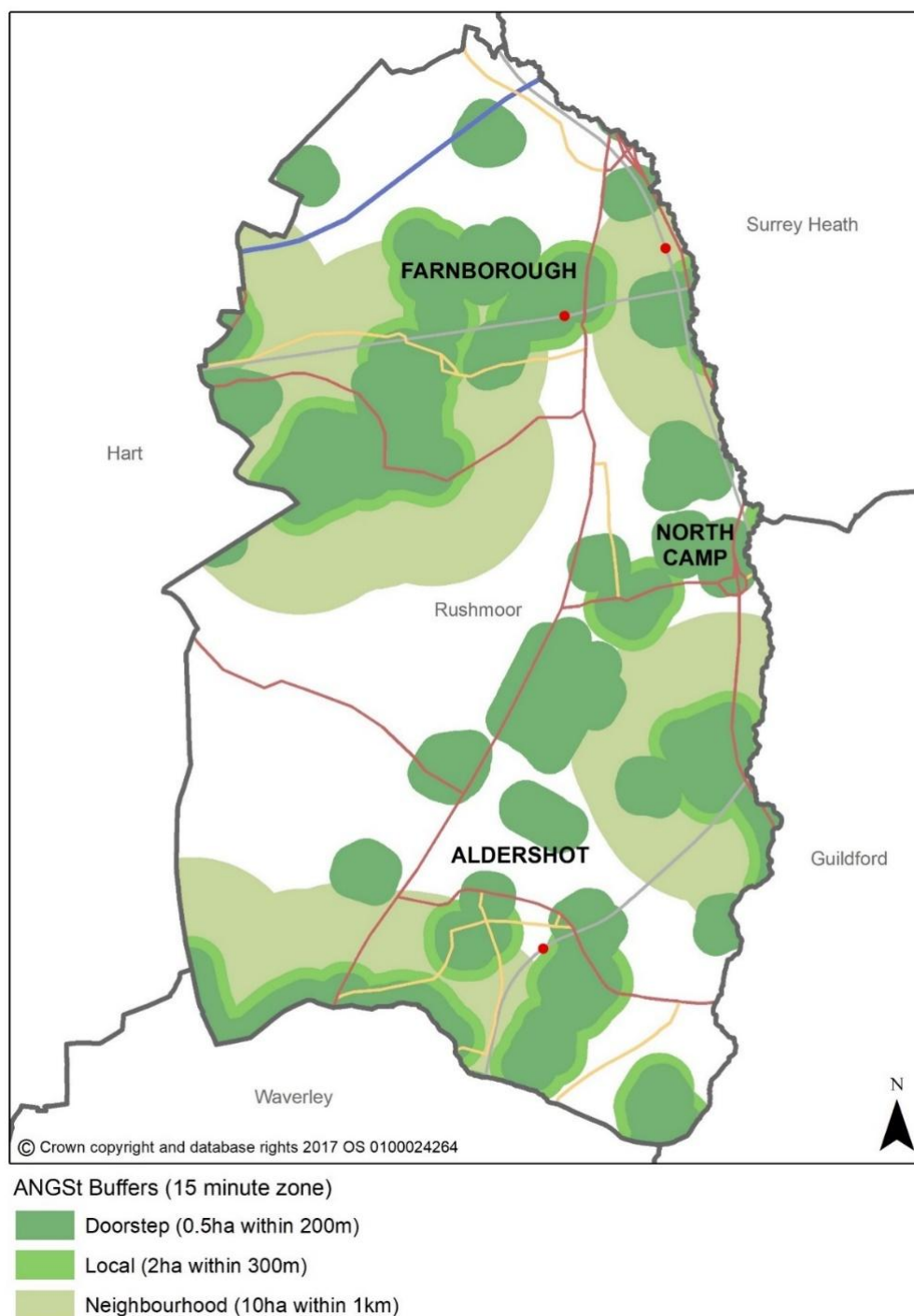
²²⁶ <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/MappingAnalysis.aspx>

- Northern parts of North Camp and parts of south Farnborough
- Areas north and south of Ash Road in Aldershot
- Areas either side of North Lane in Aldershot
- Parts of the area being redeveloped at Wellesley

A3.28 Natural England also holds data on access to nature close to home for the under-16 and over-65 age groups which identifies the proportion of the population within these age groups that live within 300 metres of a natural green space. Large areas of Rushmoor are identified as being within areas where less than 50% of the population in these age groups live within 300 metres of a natural green space. The areas where less than 10% of the population in these age groups live within 300 metres of a natural green space are:

- Northern parts of Farnborough
- Western part of Farnborough (between Minley Road and Fleet Road)
- Northern parts of North Camp and parts of south Farnborough
- Parts of the area being redeveloped at Wellesley
- Parts of Aldershot town centre
- Areas north and south of Ash Road in Aldershot
- Areas either side of North Lane in Aldershot

Figure A13: Access to Green Space (source: Natural England/Rushmoor Green Infrastructure Strategy)



A3.29 The Ministry of Defence (MoD) is the largest owner of open space within Rushmoor in terms of land area. Such spaces include large areas of heathland in the south west of the borough which is used periodically for training purposes. Much of this land is accessible to the public and forms part of the Thames Basin Heath Special Protection Area. The MoD also owns and manages parks and gardens which are used by the general public as well as Aldershot Military Cemetery. All open spaces under the ownership of the MoD are covered by specific guidelines and can be removed from public use at any time.

- A3.30 There are a number of community groups dedicated to supporting the management of open spaces in Rushmoor. For example, managed by the Blackwater Valley Countryside Trust, the Blackwater Valley Countryside area/path is located on the eastern boundary of Rushmoor and comprises a string of lakes and wetland habitats which form the floodplain of the River Blackwater.

Playing Pitches and Recreation

- A3.31 The Rushmoor Playing Pitch Strategy 2024-2035²²⁷ informed the policy approach of the current Local Plan in terms of outdoor sports and recreation provision. Following Sport England's ten-stage approach to developing and delivering a playing pitch strategy, and with a particular focus upon football, cricket, rugby (both codes) and hockey, it assesses the quality, quantity and accessibility of playing pitches within Rushmoor and includes an action plan to maintain and enhance provision. The Strategy was developed in partnership with Rushmoor Borough Council, Hampshire County Council, Sport England and the relevant sports' governing bodies (the Football Association (FA) and Hampshire FA, the England and Wales Cricket Board (ECB), the Rugby Football Union (RFU) and Hampshire RFU, and England Hockey) and recognises that outdoor sport has an important role to play in delivering the health and well-being and social agenda.²²⁸
- A3.32 Sport England data observes that there are 88 grass football pitches across 31 sites in Rushmoor, as of May 2025; 58 pitches are available for community use, across 18 sites. The remaining 30 pitches across 16 sites are unavailable for community use. There are also an additional twelve artificial grass playing pitches located at ten sites within the borough.²²⁹ Some of pitches may be owned by the Ministry of Defence or form part of school playing fields and may therefore not be publicly accessible.
- A3.33 The Rushmoor Open Space, Sport and Recreation Study 2014 assessed and reported on the quantity, quality and accessibility of indoor sport provision in Rushmoor, including in relation to swimming pools, sports halls, and health and fitness sites. As noted above, the study will be updated as part of work on the new Local Plan Review. Sport England data provides a more up-to-date picture of both indoor and outdoor sport and recreation facilities in Rushmoor, as outlined in Table A20.

²²⁷ Rushmoor Borough Council – Playing Pitch Strategy Needs Assessment, May 2025.

²²⁸ Available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-infrastructure-and-community-facilities/>.

²²⁹ Source: <https://www.activeplacespower.com/>

Table A20: Indoor and Outdoor Sport Facilities in Rushmoor (source: Sport England)

Type of Facility	Number of Facilities
Outdoor Tennis Court	32
Health and Fitness Gym	17
Sports Hall	16
Studio	11
Swimming Pool	8
Squash Courts	6
Athletics	2
Golf	1

Outdoor Play for Children and Young People

A3.34 The Rushmoor Open Space, Sport and Recreation Study 2014 assessed and reported on the quantity, quality and accessibility of outdoor play facilities in Rushmoor for children and young people. Following guidance from Fields in Trust, it categorised facilities as follows:

- Local Areas for Play (LAPs): specifically designated and primarily laid out for very young children up to the age of six; minimum activity zone is 100 m²
- Local Equipped Areas for Play (LEAPs): specifically designated and laid out with features and equipment for children who are beginning to go out and play independently close to where they live; minimum activity zone is 400 m²
- Neighbourhood Equipped Areas for Play (NEAPs): specifically designated, laid out and equipped mainly for older children but with play opportunities for younger children; minimum activity zone is 1,000 m², comprising features to enable formal play activities and a hard-surfaced area of at least 465 m²

A3.35 The study identified 50 LAPs, 21 LEAPs and 7 NEAPs in Rushmoor but observed that provision within some areas of the borough was deficient in terms of quantity, quality and accessibility. The Council will update the study as part of work on the New Local Plan, therefore taking into account any changes that may have occurred in provision since the study was undertaken. For example, the Council's website includes an up-to-date list of outdoor play spaces within the borough and provides details of new facilities provided and upgrades and improvements to existing facilities.²³⁰

Residential Gardens

A3.36 Residential gardens make a significant contribution to local character, provide safe and secure play space, support biodiversity, help to reduce flood risk and mitigate the effects of climate change. They represent an important wildlife resource, providing a habitat for a wide range of wildlife, including garden birds, and collectively can create important green corridors within the urban area. The Covid-19 pandemic and subsequent lockdown periods also highlighted the significance of gardens in relation to mental health and well-being.²³¹

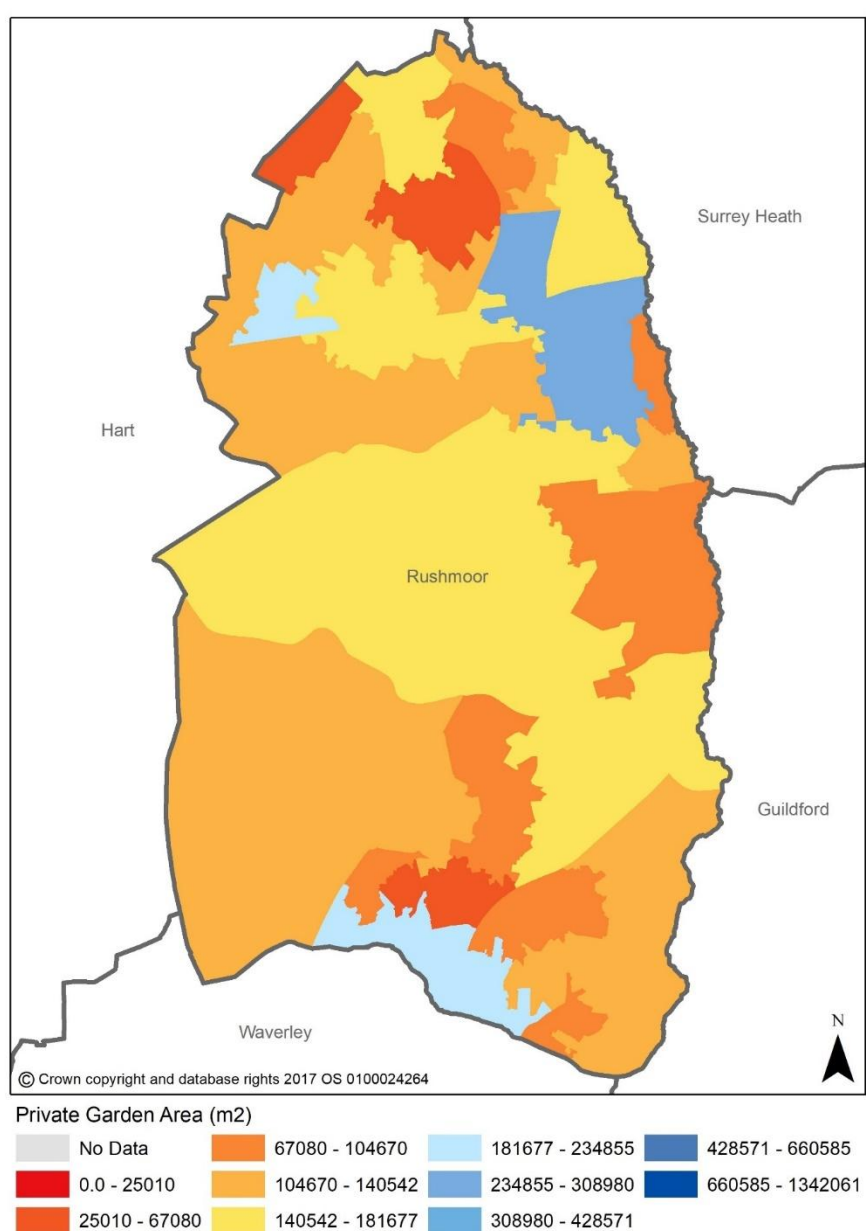
²³⁰ <https://www.rushmoor.gov.uk/community-parks-and-leisure/parks-and-outdoors/parks-and-playgrounds/>

²³¹ For example, see Natural England (2021) 'Impact of COVID-19 on Engagement with Green and Natural Spaces' (September 2021), available at <http://publications.naturalengland.org.uk/publication/4513040482697216>.

A3.37 Natural England green infrastructure mapping provides an indication of the extent of private gardens across Rushmoor and identifies that the following areas have more limited access to gardens, as shown in Figure A13 below:²³²

- Totland and Prospect Estate area in Farnborough
- Pinewood Park and north west of Sandy Lane in Farnborough
- Area north of Invincible Road Industrial Estate and west of Cody Road in Farnborough
- Southern parts of North Camp
- Large parts of Aldershot, including the town centre and areas to the south (south west of Aldershot Park)

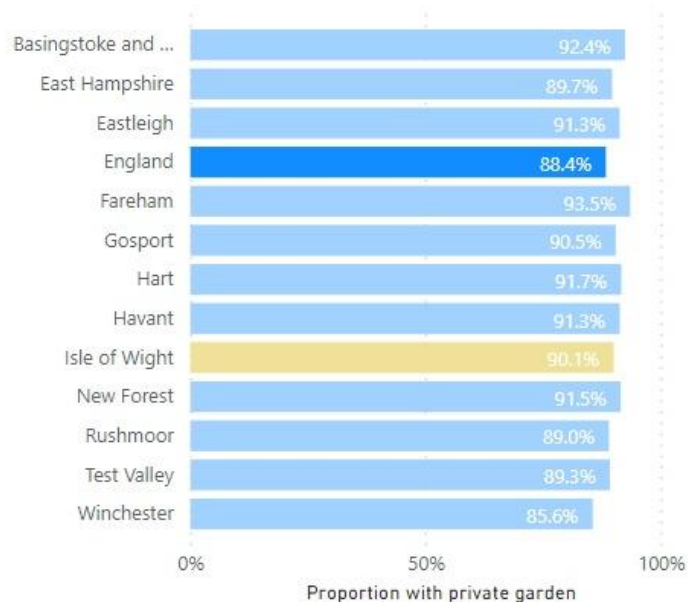
Figure A13: Amount of Private Garden Space (m²) (source: Natural England/Rushmoor Green Infrastructure Strategy)



²³² Available to view at <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Map.aspx>.

A3.38 Data from the Public Health team at Hampshire County Council indicates that the proportion of homes with a private garden in Rushmoor (89.0%) is comparable with England (88.4%) but below all other local authorities in Hampshire except Winchester.²³³

Figure A14: Proportion of Homes with a Private Garden (source: Public Health team, HCC)

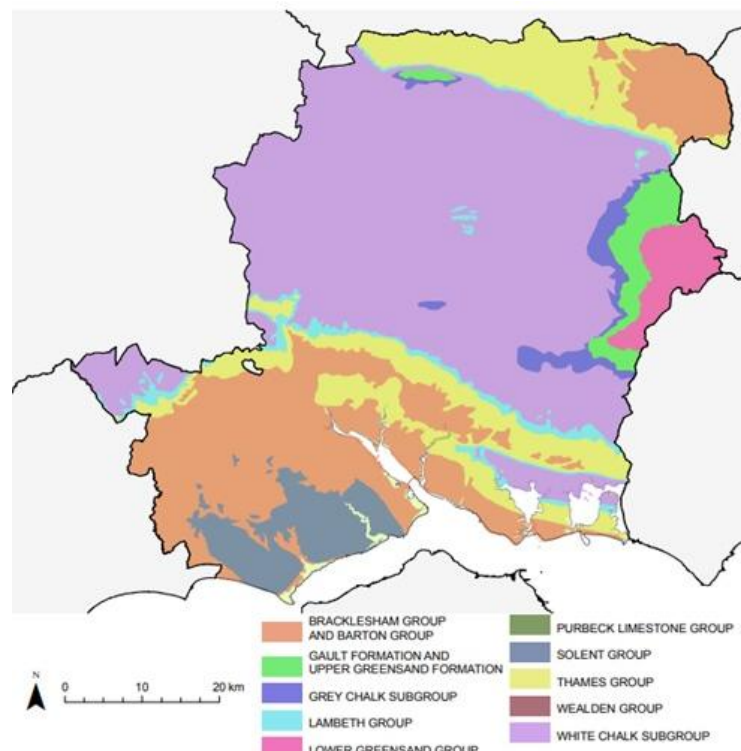


²³³ <https://www.hants.gov.uk/socialcareandhealth/publichealth/jsna/2021-jsna-reports>

A4 Topic (f) Soil

- A4.1 The geology of Hampshire is the major factor determining the area's topography and its soils. Together with the climate, it determines the natural vegetation and habitats which support a range of species and influence farming practices. The combination of all these factors results in the distinctive landscape of different parts of the county.
- A4.2 Hampshire's geology is largely characterised by a gently folded succession of sedimentary rocks dating from the Cretaceous and Palaeogene periods, but Rushmoor's geology is primarily London Clay with sand deposits below (see Figure A15)²³⁴.

Figure A15: Simplified Geology of Hampshire (source: Hampshire Minerals and Waste Plan: LAA)

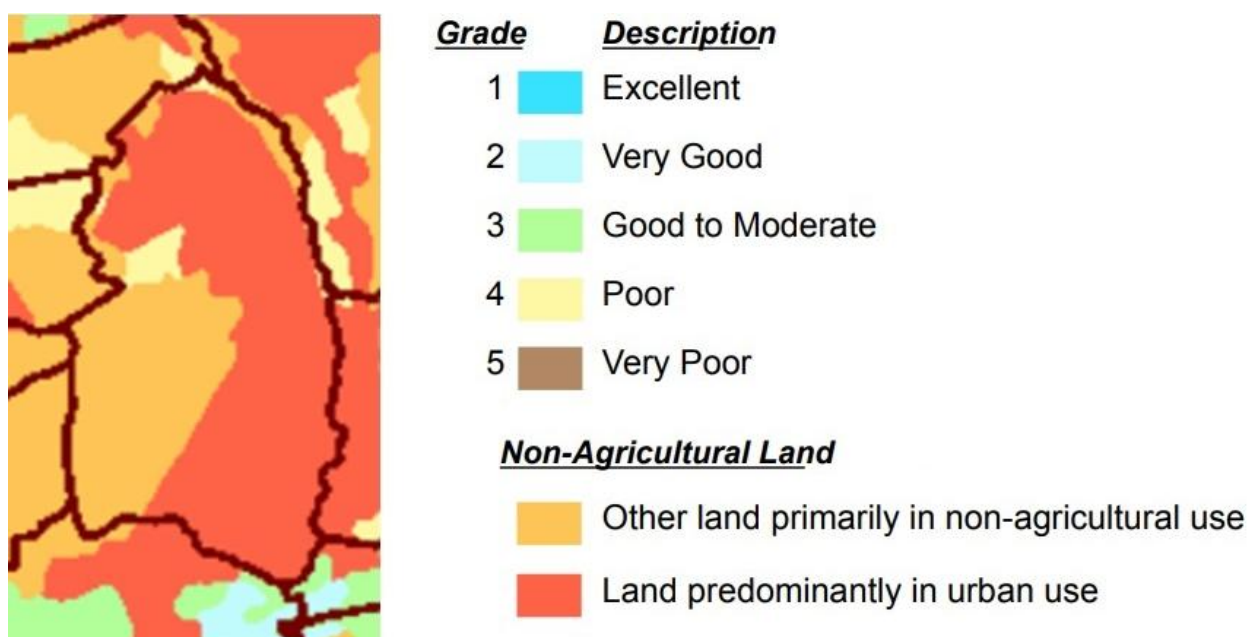


- A4.3 Rushmoor has very limited areas of land that have the potential to be used as agricultural land (see Figure A16).²³⁵

²³⁴ [LAA 2015 \(hants.gov.uk\)](http://hants.gov.uk)

²³⁵ Natural England (2011) 'Agricultural Land Classification Map: London and the South East', available to view at <http://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>

Figure A16: Soil Classification (source: DEFRA)²³⁶



²³⁶ Available at <https://magic.defra.gov.uk/>.

A5 Topic (g) Water

Flood Risk

- A5.1 Hampshire County Council is the Lead Local Flood Authority for Rushmoor. It is responsible under the Flood and Water Management Act 2010 for managing the risk of flooding from rivers, other watercourses and groundwater. It is also responsible for the Local Flood Risk Management Strategy.²³⁷ Separately, Rushmoor Borough Council consults the Environment Agency on planning proposals that may affect flood risk areas, including flood risk assessments affecting all sites of one hectare or more. It did not issue any planning decision contrary to Environment Agency advice within the period 2016/17 to 2023/24.²³⁸
- A5.2 The last Strategic Flood Risk Assessment Update (SFRA, 2015) identified that the majority of Rushmoor is in Flood Zone 1, where there is a low probability of river flooding.²³⁹ Only about 3% of the borough is in Flood Zone 3, where the probability of flooding is high. There are areas at risk of flooding from the River Blackwater which rises to the south of Aldershot and flows to the north along the boundaries of Aldershot and Farnborough. There is also flood risk from the Blackwater's tributaries, notably the Cove Brook which flows through the western part of Farnborough. In addition, there is flood risk from the Basingstoke Canal and from other water bodies, such as lakes and former mineral workings, and from groundwater in some locations.
- A5.3 The SFRA also identifies that large areas of the borough are particularly susceptible to surface water flooding due to the geology and location of urban development. Flash flooding from surcharged surface water sewers and drains has also caused concern; this can occur away from the floodplain as a result of development, where off-site infrastructure is not in place ahead of development.
- A5.4 Hampshire County Council published the draft Rushmoor Surface Water Management Plan (SWMP) in 2012.²⁴⁰ It describes the significant features which can impact on surface water flood risk in Rushmoor. It collates and assesses historic data on surface water flood events in the borough and uses DEFRA and Environment Agency mapping data and projections to determine likely future flood risk, taking into account the impacts of climate change. Since publication of the SWMP, Hampshire County Council has moved towards a more strategic, catchment-based approach to flood risk management, with earlier SWMPs now largely superseded by Catchment Management Plans and the Local Flood Risk Management Strategy (updated 2020), which provide a more integrated and up-to-date framework for managing local flood risk across the county.

²³⁷ Available to view at

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies/local-flood-risk-management-strategy>.

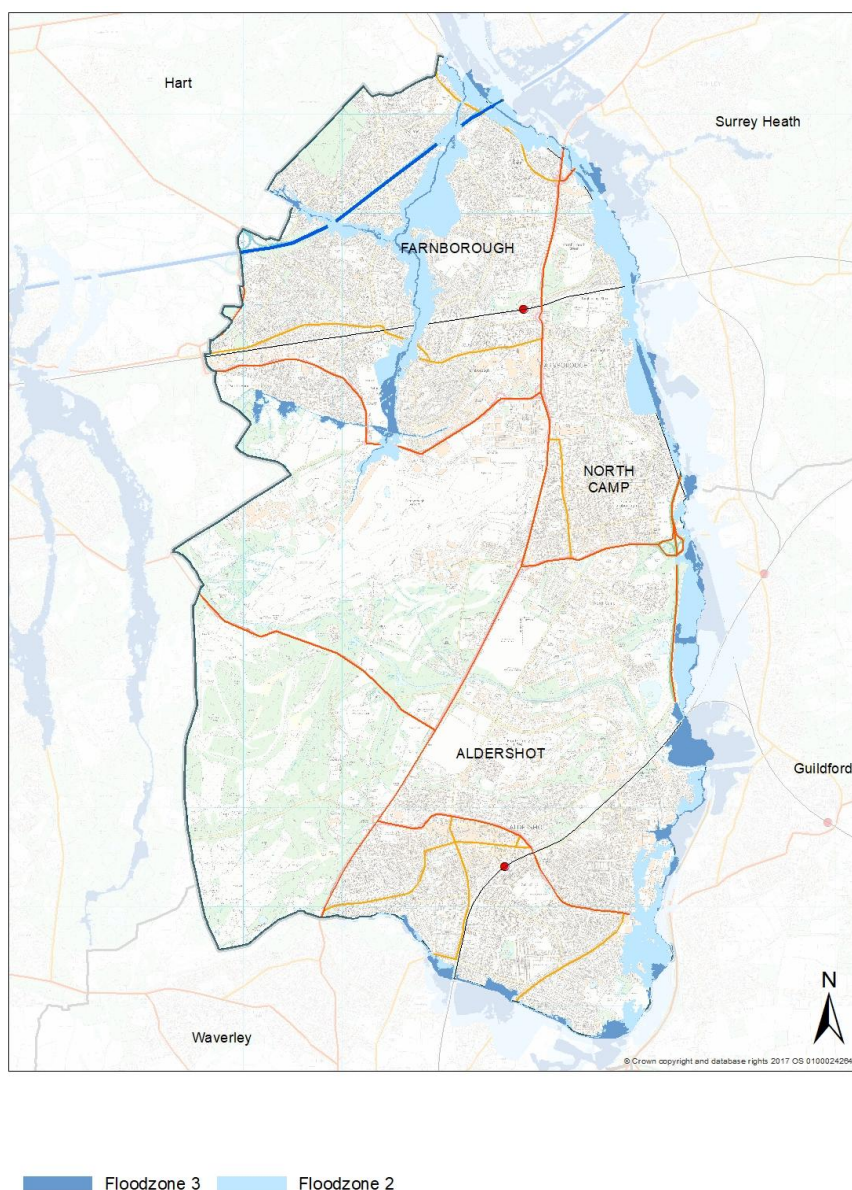
²³⁸ The Environment Agency records objections to planning applications based on flood risk and water quality at <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>.

²³⁹ Available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-the-environment/>.

²⁴⁰ Available to view at

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies/catchment-management-plans>.

Figure A17: Flood Risk Map (source: Environment Agency/Rushmoor Green Infrastructure Plan)



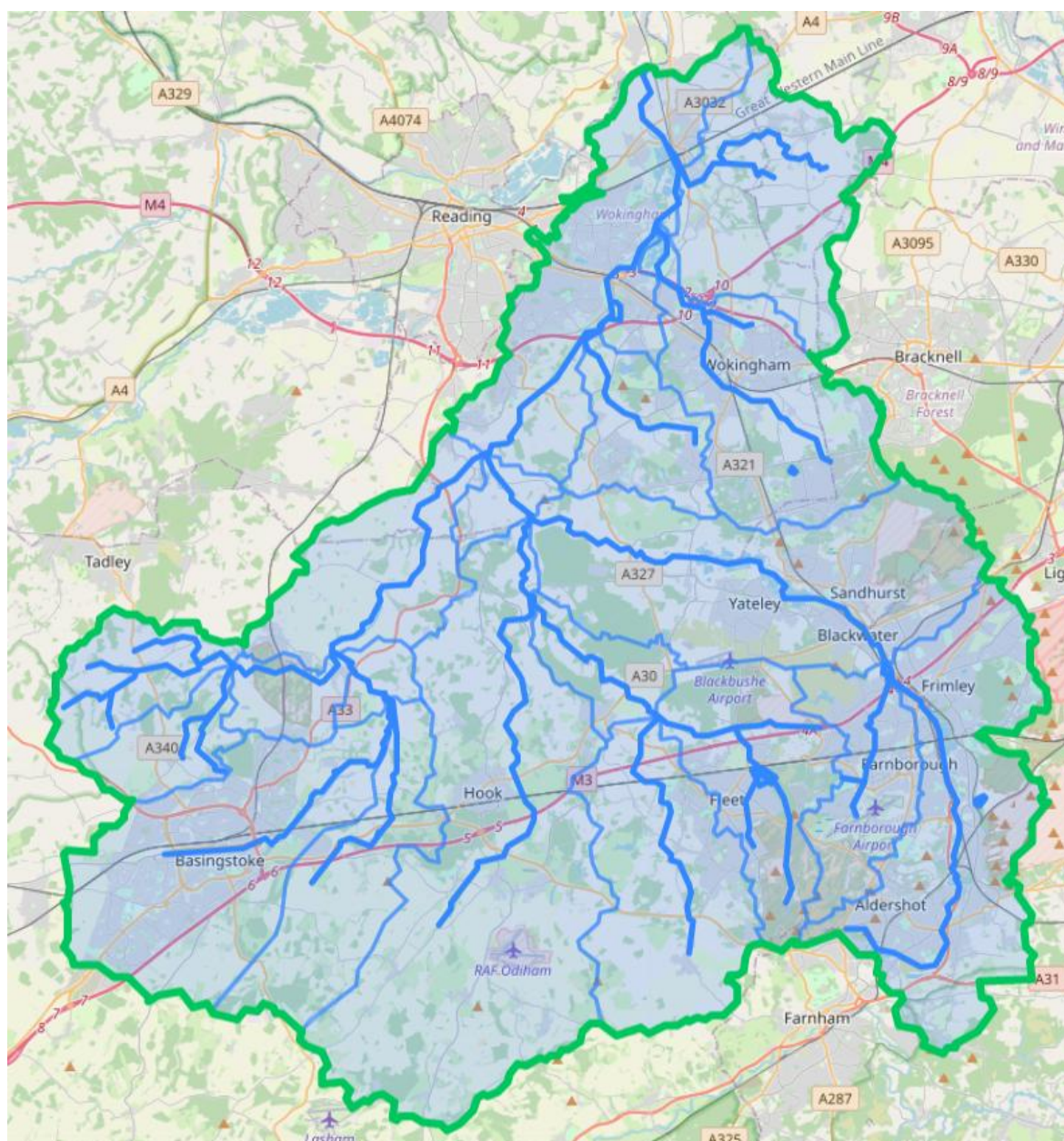
Water Quality

- A5.5 The main sources of water quality information are River Basin Management Plans which provide information on the ecological and chemical status of water bodies. The Environment Agency keeps a catchment data tool which supports and builds on River Basin Management Plans.²⁴¹ Rushmoor is located within the Thames River Basin District, a wider area that covers 16,200 square kilometres, and lies within the Loddon and Trib Management Catchment which covers an area of 680 square kilometres across Hampshire, Berkshire and Surrey.²⁴²

²⁴¹ Available at <https://environment.data.gov.uk/catchment-planning/>.

²⁴² Sources: <https://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/6> and <https://environment.data.gov.uk/catchment-planning/ManagementCatchment/3048>.

Figure A18: Loddon and Trib Management Catchment (source: Environment Agency)²⁴³



A5.6 The latest River Basin Management Plan for the Thames River Basin District (2022)²⁴⁴ identifies five key challenges which limit the uses and potential benefits of managing the water environment in a sustainable way. These are:

- Physical modifications: affecting approximately 44% of water bodies in the river basin district. This includes flood defences and weirs, and changes to the size and shape of natural river channels for land drainage, urban development and navigation. These alterations can significantly affect natural habitats and ecological processes.
- Pollution from wastewater: affecting around 45% of water bodies in the river basin district and includes wastewater, or sewage, from treatment works and privately owned septic tanks. Population growth, urbanisation and more intense rainfall events

²⁴³ <https://environment.data.gov.uk/catchment-planning/ManagementCatchment/3048>

²⁴⁴ https://assets.publishing.service.gov.uk/media/635248048fa8f554cca7b226/Thames_river_basin_management_plan_2022_HRA.pdf

linked to climate change are increasing pressure on the sewer network and treatment capacity.

- Pollution from towns, cities and transport: affecting approximately 17% of water bodies in the river basin district. This includes contaminated surface runoff from urban areas, roads and transport infrastructure, which carries pollutants such as oils, metals and sediments into watercourses.
- Changes to the natural flow and level of water: affecting about 12% of water bodies in the river basin district. Reduced flows and altered groundwater levels, caused by abstraction and changing rainfall patterns, can result in insufficient water availability for people, agriculture and the natural environment. Climate change is expected to lead to more pronounced seasonal variations, with higher winter flows, lower summer flows, and an overall reduction in water availability in the long term.
- Negative effects of invasive non-native species: affecting around 3% of water bodies in the river basin district. These species can damage ecosystems and have significant economic impacts. Climate change is expected to increase the spread and establishment of invasive species, further affecting the condition and resilience of water bodies.

A5.7 The majority of Rushmoor lies within the River Blackwater catchment. The River Blackwater rises to the south of Aldershot and flows north through the Blackwater Valley. It joins the River Loddon, which ultimately joins the River Thames. The only significant tributary of the River Blackwater within Rushmoor is Cove Brook. Most of the northern part of the borough drains into the River Blackwater via Cove Brook, which flows northwards to its confluence with the River Blackwater just beyond the borough's northern boundary. Marrow Brook, Hawley Lake Stream and Ively Brook are tributaries of Cove Brook and are designated as Main Rivers by the Environment Agency. The southernmost tip of the borough lies within the Fleet Brook catchment.

A5.8 The status of the main watercourses in the borough using the Water Framework Directive is as follows:

- River Blackwater (Aldershot to Cove Brook confluence at Hawley) achieved 'moderate' ecological status in 2019 and remains 'moderate' in the latest (2022) classification, having improved from 'poor' in 2016, but continues to fail the assessment of chemical status (2019 and 2022), a reduction from 'good' in 2016.²⁴⁵
- Cove Brook achieved 'poor' ecological status in 2019 and remains 'poor' in the latest (2022) classification, an improvement from 'bad' in 2016, and continues to fail the assessment of chemical status (2019 and 2022), a reduction from 'good' in 2016.²⁴⁶
- Basingstoke Canal achieved 'moderate' ecological status in 2016, 2019 and remains 'moderate' in the latest (2022) classification, but continues to fail the assessment of chemical status (2019 and 2022), down from 'good' in 2016.²⁴⁷

Water Use

A5.9 South East Water is responsible for the supply of water in Rushmoor. It divides its supply area into water resource zones and identifies that Rushmoor falls within Water Resource Zone 4 (WRZ4), which also includes Basingstoke, Bracknell and Maidenhead (see Figure A23). Based on its latest Water Resources Management Plan (WRMP24)²⁴⁸, South East Water indicates

²⁴⁵ <https://environment.data.gov.uk/catchment-planning/WaterBody/GB106039017180>

²⁴⁶ <https://environment.data.gov.uk/catchment-planning/WaterBody/GB106039017130>

²⁴⁷ <https://environment.data.gov.uk/catchment-planning/WaterBody/GB70610019>

²⁴⁸ <https://www.anglianwater.co.uk/corporate/strategies-and-plans/water-resources-management-plan>

that demand across its supply area has continued to increase since 2019/20, reflecting population growth and higher per-capita consumption, with baseline forecasts for the mid-2020s showing a modest uplift compared to the previous WRMP19 position.²⁴⁹ The supply of water within the area continues to be drawn predominantly from groundwater sources, with the company reporting that around 70% of its supply is derived from groundwater aquifers, supplemented by surface water sources (including rivers and reservoirs) and smaller transfers from other suppliers.²⁵⁰

²⁴⁹ <https://www.southeastwater.co.uk/about/resources/publications/water-resources-management-plan-2024/>

²⁵⁰ <https://www.southeastwater.co.uk/about/resources/publications/water-resources-management-plan-2024/>

Figure A19: Water Resource Zone 4 (source: South East Water's Water Resources Management Plan 2020-2080)



- A5.10 Water consumption across the South East Water area in 2024/25 was approximately 143 litres per person per day (with a three-year average of around 145.7 litres per person per day), compared with a national average of around 136–137 litres per person per day in England. South East Water's latest Water Resource Management Plan (WRMP24), covering the period to 2075, confirms that the supply area continues to experience acute water stress and that this is likely to be exacerbated by climate change and significant population growth.²⁵¹
- A5.11 The South East Water supply area was designated as an Area of Serious Water Stress by the Department for Environment, Food and Rural Affairs (DEFRA) in 2007, which is defined by the Environment Agency as an area where current or future household demand for water is a high proportion of the effective rainfall available to meet that demand. The Environment Agency reviewed water-stressed areas in 2021 and confirmed that the South East Water supply area remains designated as an Area of Serious Water Stress, with no subsequent change in designation. The use of the water stress determination allows water companies to consider compulsory metering to charge customers based on volumes used, and South East Water introduced compulsory metering in 2011. The determination also enables local authorities to

²⁵¹ <https://performance.southeastwater.co.uk/odi/per-capita-consumption/>

consider tighter water efficiency standards in new development, such as 110 litres per person per day.²⁵²

- A5.12 In anticipation of increased water stress in the future owing to climate change and population growth, the WRMP identifies the need to provide a new treatment scheme in Bracknell and to manage this significant challenge by means of leakage reduction, water efficiency measures, water treatment, regional transfers of water and new reservoirs.

Wastewater

- A5.13 Thames Water is responsible for sewerage infrastructure in Rushmoor, except at the Wellesley development in Aldershot where Severn Trent serves as the sewerage services provider.
- A5.14 Thames Water has divided its wastewater service region into several catchment areas. Rushmoor lies within a catchment which covers the West Berkshire, Reading, Wokingham, Bracknell Forest, Windsor and Maidenhead, Hampshire and West Sussex upper-tier and unitary local authority areas. The catchment covers 2,273 km² and consists of 11,990 km of sewers, 80 sewage treatment works (including four non-Thames-Water-owned works) and 986 pumping stations.²⁵³
- A5.15 Thames Water published a draft Drainage and Wastewater Management Plan for the period 2025-2050 in June 2022 for consultation and aims to adopt its final Plan in March 2023. The draft Plan is accompanied by Strategic Plans for each of Thames Water's wastewater catchment areas, including the area which covers Rushmoor. The Drainage and Wastewater Management Plan identifies the impact of climate change and growth on catchments and provides a long-term view of investment to ensure a resilient wastewater service. The Plan will be reviewed and updated every five years.²⁵⁴
- A5.16 Thames Water estimates that it will need to invest £2.2 billion within the catchment area which covers Rushmoor to mitigate the impact of climate change and population growth over 25 years. Its stated goals are to prevent, where possible, internal and external property sewer flooding up to a 1-in-50-year storm event, to eliminate harm from sewer overflows by ensuring that no more than an average of 10 spills per annum per location take place at overflow locations by 2045, and to enhance resilience at its sewage treatment works to ensure 100% permit compliance and to protect river water quality.
- A5.17 Thames Water has identified that the sewerage network in Aldershot can become overwhelmed in some locations during heavy rainfall. During heavy rainfall and prolonged rainfall, Aldershot wastewater treatment works can become overwhelmed by large volumes of surface water flow in the foul network, leading to storm tanks spilling more regularly into the River Blackwater and affecting its water quality. It has also identified defective private drainage whereby surface water drains are misconnected to the foul sewer and thereby

²⁵²

https://assets.publishing.service.gov.uk/media/60def659d3bf7f7c33274649/Updating_the_determination_of_water_stressed_areas_in_England_-_consultation_response_document.pdf

²⁵³ Thames Water (2022) 'Catchment Strategic Plan: A Long-Term Strategic Plan for West Berkshire, Reading, Wokingham, Bracknell Forest, Windsor and Maidenhead, Hampshire and West Sussex', available to view at <https://www.thameswater.co.uk/about-us/regulation/drainage-and-wastewater-management#csplans>.

²⁵⁴ Available to view at <https://www.thameswater.co.uk/about-us/regulation/drainage-and-wastewater-management#csplans>.

contributing to sewer flooding issues. It published a Catchment Plan for Aldershot in 2018 which sets out short-, medium- and long-term interventions for the Aldershot catchment, including the implementation of sustainable drainage systems (SuDS), the refurbishment of the sewer network, and identifying and rectifying property misconnections.²⁵⁵ It has identified that central and south Aldershot would benefit from the implementation of SuDS schemes and has proposed increasing the size of the pond in Manor Park in this regard.

²⁵⁵ Available to view at <https://www.thameswater.co.uk/about-us/regulation/drainage-plans>.

A6 Topic (h) Air

- A6.1 Air quality in the UK is strongly linked to anthropogenic emissions of pollutants. Monitoring of air quality helps to ensure that levels of identified pollutants remain below national standards and targets in order that human health and ecosystems are protected. Identified pollutants include nitrogen oxides (NOX), nitrogen dioxide (NO₂), particulate matter (PM₁₀ and PM_{2.5}), sulphur dioxide (SO₂), benzene, carbon monoxide (CO), and 1,3-butadiene.
- A6.2 Rushmoor Borough Council is obliged to monitor air quality under the Environment Act 1995 (as amended by the Environment Act 2021), and it collaborates with Guildford Borough Council, Surrey Heath Borough Council, Hampshire County Council and Surrey County Council to monitor and improve air quality on the A331. Monitoring is undertaken as part of the Local Air Quality Management (LAQM) regime, which requires regular review of pollutant levels and assessment against national objectives.²⁵⁶
- A6.3 The main source of air pollution within Rushmoor is NO₂ from vehicle emissions. Monitoring of NO₂ within the borough is undertaken using a network of passive diffusion tubes, with 25 monitoring sites in operation during 2024. Monitoring results indicate a continuing long-term improvement in NO₂ concentrations across the borough, with levels significantly lower than those recorded prior to the Covid-19 pandemic and a general downward trend since 2002. During 2024, there were no exceedances of the annual mean NO₂ air quality objective (40 µg/m³) at any monitoring location, and all air quality objectives were achieved.²⁵⁷
- A6.4 Six NO₂ diffusion tube triplicate sites were established in 2019 along the A331 and Blackwater Valley path to support targeted monitoring associated with the Blackwater Valley Group Local Plan. Monitoring demonstrates continued compliance with the EU limit value for NO₂, following the introduction of a 50 mph speed restriction along a 1.8 km section of the A331.²⁵⁸ There are no Air Quality Management Areas (AQMAs) in the borough, as pollutant concentrations remain below the relevant objectives and no exceedances are anticipated.

²⁵⁶ https://www.rushmoor.gov.uk/media/appfict1/asr_rbc_2025-accessible.pdf

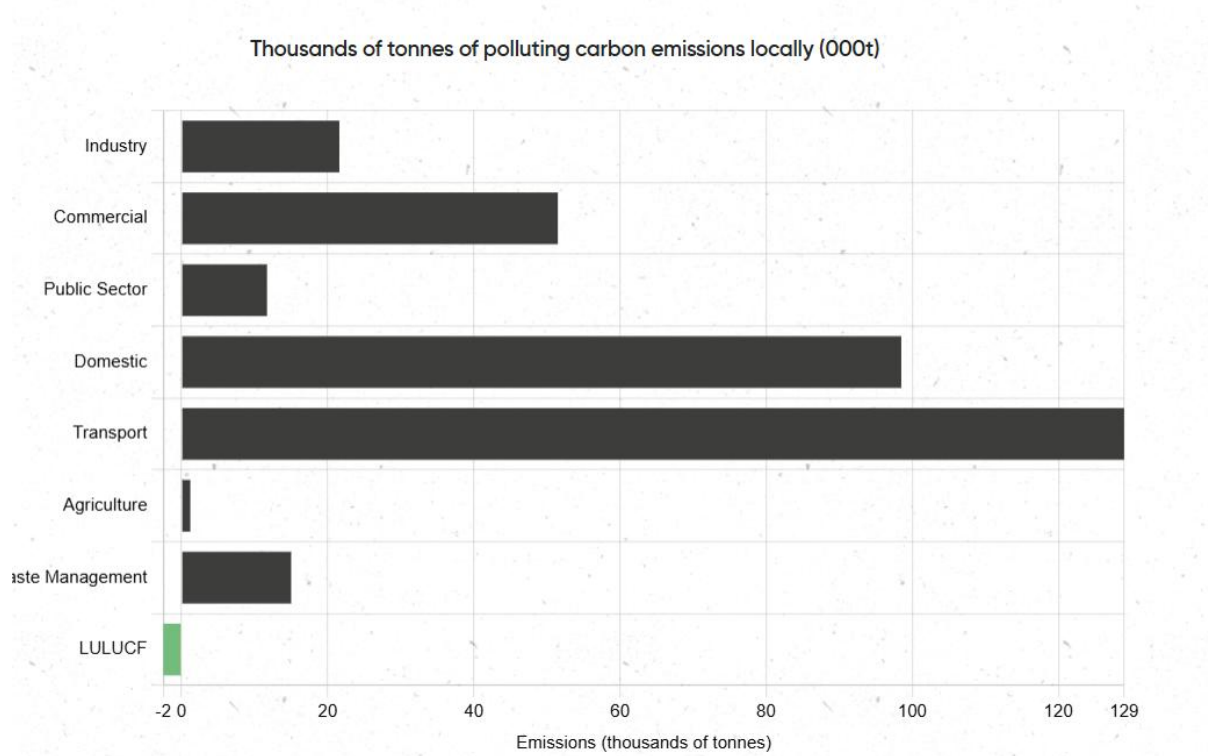
²⁵⁷ https://www.rushmoor.gov.uk/media/appfict1/asr_rbc_2025-accessible.pdf

²⁵⁸ https://www.rushmoor.gov.uk/media/appfict1/asr_rbc_2025-accessible.pdf

A7 Topic (i) Climatic Factors

- A7.1 In 2023, Rushmoor continued to record relatively low carbon dioxide (CO₂) emissions per capita compared to many local authority areas, reflecting its urban characteristics, limited strategic road network and the absence of heavy industry or major power generation facilities. The latest estimates from the Department for Business, Energy and Industrial Strategy (BEIS) local authority emissions dataset (now published by DESNZ) indicate emissions of approximately 3.2 tonnes of CO₂ per person. The borough's per capita emissions remain below wider regional and national averages, consistent with its established emissions profile.²⁵⁹
- A7.2 Per capita CO₂ emissions in the borough have shown an overall decline since 2005, falling from around 6.55 tonnes of CO₂ per person to approximately 3.2 tonnes per person in 2023. This long-term reduction is consistent with regional and national trends, which show substantial decreases in emissions across England over the same period driven by decarbonisation of electricity, improved energy efficiency and changes in transport and industry.²⁶⁰

Figure A20: CO₂ Emissions by sector (2023) (source: BEIS)



Source: [DESNZ Local Authority CO2eq Emissions 2023](#)

- A7.3 In 2023, 30% of total carbon emissions in Rushmoor derived from domestic energy use, mainly electricity and gas, compared to 30% in 2005 and 31% in 2015. The industry and commercial

²⁵⁹ <https://carboncopy.eco/local-climate-action/rushmoor>

²⁶⁰ <https://assets.publishing.service.gov.uk/media/686538ace6c3cc924228943a/2023-local-and-regional-greenhouse-gas-emissions-statistics-statistical-release.pdf>

sectors contributed 22% of total carbon emissions in 2023, compared to 34% in 2005 and 29% in 2015.²⁶¹

- A7.4 Carbon emissions in Rushmoor from transport have fallen between 2005 and 2023. However, transport's contribution to carbon emissions in the borough has shown a more mixed trend over the period: increasing between 2005 and 2019, before stabilising or declining slightly in recent years. Transport accounted for approximately 26% of total emissions in 2005, rising to around 33% in 2015 and 39% in 2019. More recent data indicate that, although overall emissions have continued to fall, transport still represents a significant proportion of emissions (generally around one-third). Transport therefore remains one of the largest sources of emissions within Rushmoor, with road transport the greatest contributor. Emissions in this regard are influenced in part by the presence of the M3 motorway in the north of the borough.²⁶²

Renewable Energy

- A7.5 There are no major renewable energy installations in Rushmoor, but it is estimated that renewable energy from photovoltaics has more than doubled between 2014 and 2024, from 1629 MWh of electricity in 2014 to 3335 MWh in 2024²⁶³, a very small contribution to overall renewable energy output.
- A7.6 The recorded increase in renewable energy from photovoltaics in the borough in recent years is lower than that for the South East and England overall (see Table A21). In addition, the South East's production of renewable energy has significantly increased as a result of new offshore wind production coming on stream.

Table A21: Renewable Energy from Photovoltaics (GWh a year) (source: BEIS)

Area	2014	2020	2024	Change
Rushmoor	1.6	3.3	3.3	105%
South East	627.6	2149.3	2735	336%
England	3529.2	11136.7	13515	283%

- A7.7 There were an estimated 1,738 installations of photovoltaics in the borough in 2024.²⁶⁴ Many domestic installations of renewable energy do not require planning permission, so others may exist without the Council's knowledge.

Effects of Climate Change

- A7.8 The New Local Plan will need to both develop policies that reduce greenhouse gas emissions, consistent with the Council's and Hampshire County Council's declarations of a climate emergency, and demonstrate measures to mitigate and adapt to climate change. Met Office

²⁶¹ <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-statistics-2005-to-2023>

²⁶² <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2019?msclkid=b8689438cf8511ec84e9b4748d721579>

²⁶³ <https://www.gov.uk/government/statistics/regional-renewable-statistics>

²⁶⁴ <https://www.gov.uk/government/statistics/regional-renewable-statistics>

modelling anticipates an increase in rainfall or snow in winter, with decreases in rainfall during the summer and increased temperatures, depending on the rate of global warming.²⁶⁵

A7.9 In Hampshire, climate change is likely to have the following effects:

- Implications for agricultural practices, such as change in crops grown and season of activity;
- Threats to the natural environment and native biodiversity;
- Implications for human health;
- Risks for some local businesses but opportunities too in the leisure and tourism sector;
- Weather-related disruption of the transport system;
- New types of building design and existing buildings no longer being fit for purpose;
- Drought conditions and associated restrictions following prolonged dry periods;
- Increased rainfall in winter, with greater variability of weather events; and
- Increased river and surface water flood risk.

²⁶⁵ Joint Meteorological Office and BBC research, available at <https://www.bbc.co.uk/news/resources/identity-d6338d9f-8789-4bc2-b6d7-3691c0e7d138>.

A8 Topic (j) Material Assets

Land for Housing and Economic Development

- A8.1 As a largely urban authority, Rushmoor has historically delivered a significant proportion of new housing and commercial development on previously developed, or brownfield land.
- A8.2 Data for the period 2019 to 2022 identifies that 78% of all land use changes in Rushmoor to residential use took place on previously developed land compared to the average in England of 58%. In Hampshire, only the Fareham (68%) and Gosport (60%) saw a higher proportion of new residential development take place on previously developed land. p.²⁶⁶ As of March 2026, the Council had a housing land supply of 4.74 years.²⁶⁷

Employment Land

- A8.3 Reflecting its good infrastructure and transport links, Rushmoor has historically had a relatively buoyant employment land market, both for offices and other employment uses within the light industrial, general industry and warehouse/storage sectors, with the bulk of recent investment and higher rents having been secured at Farnborough Business Park.²⁶⁸ However, land availability for expansion in the borough is constrained.
- A8.4 In terms of the office market, there is approximately 3.8 million square feet of office space in the Rushmoor market area. Total availability currently stands at circa 506,000 square feet, equating to a vacancy rate of c.13.1%, which represents a notable increase over recent years and places vacancy at an elevated level relative to historic norms. The vacancy rate is expected to remain broadly stable in the short term, reflecting limited new development and continued rationalisation of occupier space requirements, with no material compression forecast through 2026.²⁶⁹ Net absorption has remained subdued, with take-up averaging approximately 112,000 square feet per annum over the past five years, representing a decline on long-term averages and broadly consistent with weak net absorption trends observed across regional office markets since 2020.²⁷⁰
- A8.5 Rents have shown resilience despite weaker demand conditions. The overall market rent for office space in Rushmoor currently stands at approximately £22–£24 per square foot, having increased from the high-teens in the early 2010s, although growth has moderated in recent years and rents are expected to remain broadly flat through to 2026. Prime ('four- and five-star') office space is achieving rents of circa £34.50 per square foot, having increased significantly in recent years, with this level expected to be maintained in the near term given the continued "flight to quality" and constrained supply of best-in-class space.²⁷¹ Inventory has contracted over the past five years, as demolition, change of use and refurbishment activity has outpaced new construction. This reflects a structurally constrained development

²⁶⁶ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-land-use-change-statistics#full-publication-update-history>

²⁶⁷ <https://www.rushmoor.gov.uk/media/dnihw2ib/rushmoor-five-year-housing-land-supply-2025-2030-180326.pdf>

²⁶⁸ Hart, Rushmoor and Surrey Heath Joint Employment Land Review Update: Final Report (November 2016), available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-the-economy/>.

²⁶⁹ <https://hurstwarne.co.uk/wp-content/uploads/2025/09/Hurst-Warne-2024-Office-Market-Report-1.pdf>

²⁷⁰ <https://hurstwarne.co.uk/wp-content/uploads/2025/09/Hurst-Warne-2024-Office-Market-Report-1.pdf>

²⁷¹ <https://hurstwarne.co.uk/wp-content/uploads/2025/09/Hurst-Warne-2024-Office-Market-Report-1.pdf>

pipeline and the ongoing removal of obsolete secondary stock, a trend consistent with wider regional and national office markets. However, there are no significant supply-side pressures on vacancy or rent in the near term, with limited speculative development and modest demand expected to keep market conditions broadly balanced through the short-term forecast period.²⁷²

- A8.5 In terms of the industrial market, there is approximately 3.3 million square feet of industrial and storage or distribution space in Rushmoor. Vacancies currently stand at 2.2% and have declined in the last year, but there is little room for further tightening. Net absorption over the last year was about 40,000 square feet, below the five-year annual average of 73,000. Rents have also increased by 10.9% over the past twelve months, bringing three-year average annual rent growth up to 6.0%. Over the last ten years, rents in Rushmoor have cumulatively risen by 65.2%, matching the performance of the wider Berkshire and North Hampshire market. There are no supply-side pressures on vacancy or rent in the near term.²⁷³
- A8.6 Over the last five years (April 2017-March 2022), 54,342 square metres of new floorspace has been completed in Rushmoor for office (former B1a use), light industrial (former B1c use), general industry (B2 use) and storage and distribution (B8 use) uses. However, 59,362 square metres of comparative floorspace was also lost, meaning that there was a net loss of 5,019 square metres of floorspace within the period. Much of the lost floorspace (26,049 square metres) can be attributed to the commencing of residential development schemes at the Crescent, Meudon House and 117 Farnborough Road in Farnborough, all of which are former office sites allocated for housing within the existing Local Plan. In terms of extant permissions, 32,609 square metres of net floorspace for current and former B-class employment uses is outstanding and yet to be completed as of April 2022.
- A8.7 The Council's Economic Development team observes that whilst Farnborough Business Park and Farnborough Aerospace Park have been highly successful in attracting high-quality office relocations into Rushmoor, this has recently been offset by substantial reductions in existing tenant requirements, leading to significant levels of availability for Class A office space in 2022 and no plans on behalf of investors to increase investment into this employment use. There is also a continuing trend of loss of lower-quality office space to residential. This is generally to be encouraged, but a balance is needed for town centres to maintain levels of employment in these locations. Between April 2016 and March 2024, more than 17,900 square metres of employment (including office) floorspace was lost in Rushmoor, much of it through change to residential use.²⁷⁴
- A8.8 In line with the general market trend, there is increased demand for light industrial and logistics/warehousing. However, Rushmoor lacks larger premises in this sector above 5,000 square feet and particularly above 10,000 square feet which limits expansion opportunities. The bringing forward of larger units is an important focus, particularly in the hi-tech sector. Whilst a new 170,000 square foot unit has recently been completed at Hawley Lane in Farnborough, Rushmoor struggles to find land for very large logistics/warehousing schemes because of its constrained nature. Consideration of the logistic needs for last-mile delivery will need to be undertaken.

²⁷² CoStar Rushmoor Office Submarket Report (September 2022).

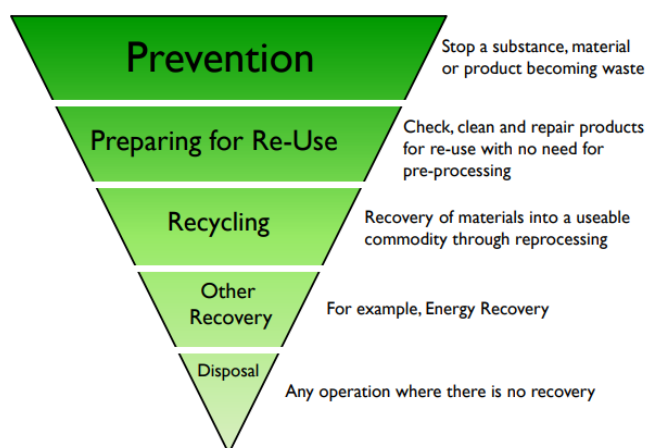
²⁷³ CoStar Rushmoor Industrial Submarket Report (September 2022).

²⁷⁴ <https://www.rushmoor.gov.uk/media/avqn12k3/rushmoor-authority-monitoring-report-2021-24-accessible.pdf>

Waste

- A8.9 Hampshire County Council is the waste disposal authority and minerals and waste planning authority for Rushmoor. The Hampshire Minerals and Waste Plan (2013) was reviewed in 2018 and 2020, with a partial update now progressing. The Plan seeks to provide appropriate waste infrastructure and manage waste in line with the waste hierarchy, including targets to achieve at least 60% recycling and 95% diversion from landfill by 2020. Recent data shows these targets have not been met: Hampshire's recycling rate is around 39–40% (2023/24), compared with 42–43% in England (43.8% in 2024).
- A8.10 In Rushmoor, recycling has improved to 42.4% (2023/24) following service changes.²⁷⁵ Landfill diversion has significantly increased, with only a small proportion (~6%) of local authority waste now going to landfill, reflecting greater use of recycling and energy recovery.²⁷⁶ At 42.4%, Rushmoor is ranked 153 out of 320 local authorities in England (with 1 being best recycling rate). In 2022/23 Rushmoor was ranked 161. Rushmoor has the second highest recycling rate in Hampshire.

Figure A21: Waste Hierarchy (source: Hampshire Minerals and Waste Plan (October 2013))



- A8.11 In 2023/24 Rushmoor had a lower recycling rate than the South East but a higher rate than Hampshire and England (see Table A22)²⁷⁷.

Table A22: Percentage of Household Waste Sent to Re-Use, Recycling or Composting, 2023-2024 (source: DEFRA)

²⁷⁵ <https://www.rushmoor.gov.uk/media/bjbd5do1/waste-and-recycling-data-sheet-may-2025.pdf?id=11207&p=0>

²⁷⁶ <https://www.altonherald.com/news/more-waste-recycled-in-hampshire-782569>

²⁷⁷ [NI 192 - Household waste recycled and composted - data.gov.uk](#)

Household waste sent for reuse, recycling or composting – year on year

%	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024
Rushmoor	25.9	25.9	26.6	29.0	29.0	29.6	31.9	36.8	41.7	42.4
Hampshire	38.0	39.1	41.6	41.7	41.3	41.7	37.6	38.6	38.7	39.7
South East	45.0	44.5	46.2	46.7	47.2	47.6	46.1	46.4	45.4	46.2
England	43.7	43.0	43.7	43.2	43.5	43.8	42.3	42.5	41.7	42.3

(Source: Department for the Environment, Food and Rural Affairs [Local authority collected waste management - annual results](#)
- GOV.UK (www.gov.uk))

A8.13 The latest published data (2023/24) indicates that the total waste collected from households in Rushmoor was approximately 30,970 tonnes. Whilst 42.4% (around 13,250 tonnes) was sent for recycling, reuse or composting²⁷⁸, the remaining 17,720 tonnes, or 57.6%, was not recycled and is understood to be managed primarily through energy recovery processes. Only a negligible proportion of the borough's residential waste is now sent to landfill, effectively 0% in recent years, reflecting the continued diversion of waste away from landfill.²⁷⁹ The review of the HMWP will identify sites for the treatment and disposal of the county's waste. This includes energy and minerals recovery sites and landfill. The county currently operates two Household Waste Recycling Centres in the borough that handle recycling: one in Aldershot and one in Farnborough.²⁸⁰

Wastewater and Sewage

A8.14 Thames Water is responsible for sewerage infrastructure in Rushmoor, except at the Wellesley development in Aldershot where Severn Trent serves as the sewerage services provider. There are two wastewater treatment works in Rushmoor, Camp Farm and Aldershot Town, with a further two works located just outside the borough in Camberley and Ash Vale. The Council commissioned a joint Water Cycle Study with Hart and Surrey Heath councils in 2017 which found that future growth for the area could be accommodated within the existing wastewater treatment works.²⁸¹

Aggregates and Minerals

A8.15 Hampshire County Council is the minerals planning authority for Rushmoor. Rushmoor has a duty to co-operate with the county as it discharges its functions to facilitate a sufficient supply of minerals to meet future needs and to secure their long-term conservation. This includes acknowledging the county's minerals resources and other infrastructure and not prejudicing its operations. The county prepares a regular Local Aggregate Assessment (LAA), the latest of which was published in 2025.²⁸²

²⁷⁸ <https://www.rushmoor.gov.uk/media/bjbd5do1/waste-and-recycling-data-sheet-may-2025.pdf?id=11207&p=0>

²⁷⁹ <https://www.wikiwaste.org.uk/index.php/component/content/article/rushmoor-borough-council?catid=49>

²⁸⁰ <https://www.hants.gov.uk/wasteandrecycling/recyclingcentres/hwrcfinder?search=search>

²⁸¹ Available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-the-environment/>.

²⁸² Available to view at <https://documents.hants.gov.uk/mineralsandwaste/2024-LocalAggregateAssessment.pdf>

A8.16 The bedrock geology of Rushmoor consists of a number of different formations (see Figure A22). The northern two-thirds of the borough comprise Camberley Sand Formation and Windlesham Formation consisting of sand silt and clay. The majority of Farnborough is underlain by Camberley Sand Formation. The southern third of the borough is underlain by a succession of formations which run approximately west to east consisting of Windlesham Formation, Swinley Clay Member, Bagshot Formation comprising sand, and London Clay Formation in the very south-east of the borough. Superficial deposits are dispersed throughout Rushmoor but are not of any commercial value. Its economic value and extraction are heavily constrained by existing urban settlements and the ecological values of the Thames Basin Heaths Special Protection Area.

Figure A22: Simplified Geological Map of the Main Mineral Resources in Hampshire (source: Hampshire Minerals and Waste Plan LAA)

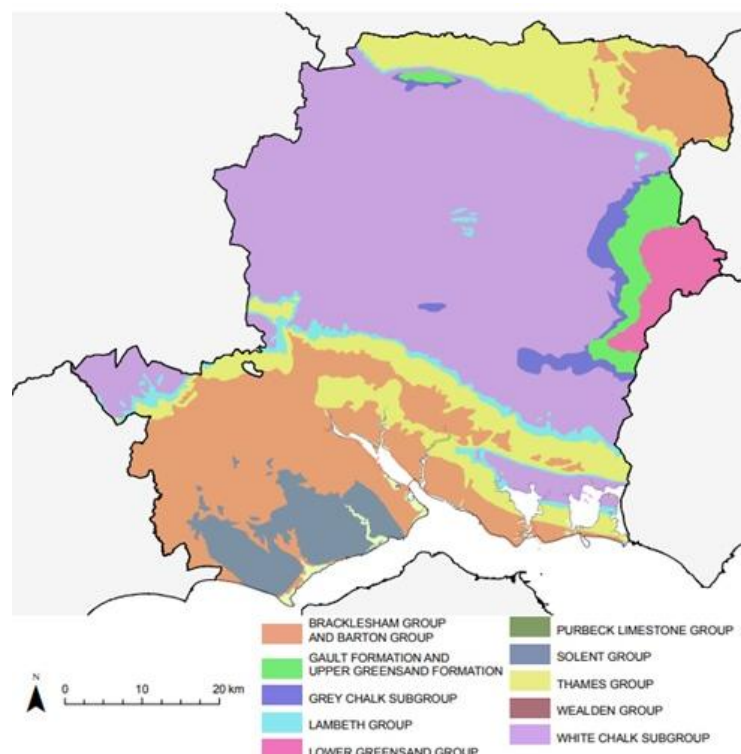
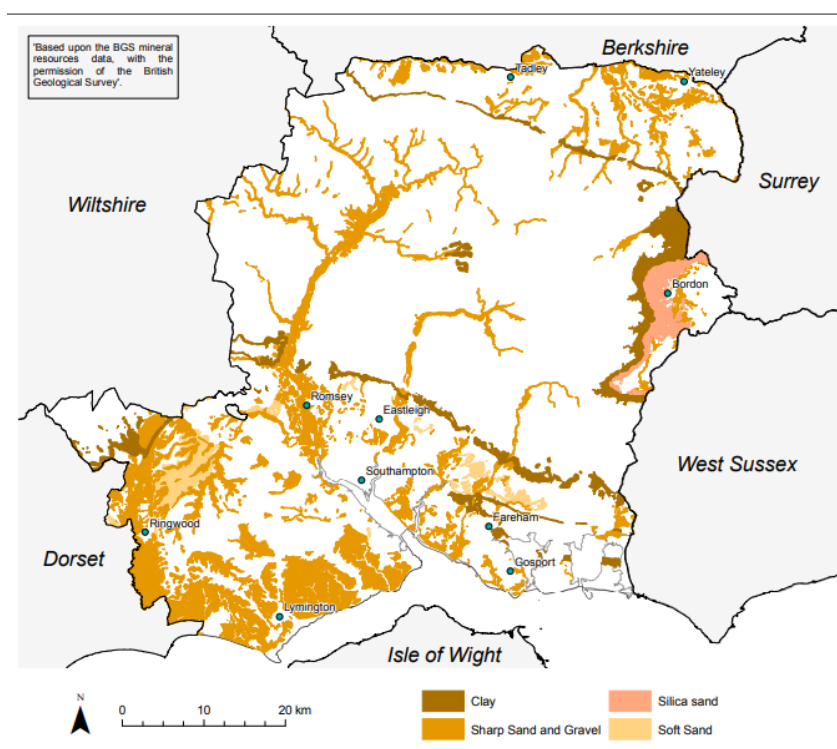


Figure A23: Mineral Resources of Economic Importance in Hampshire (source: HCC LAA²⁸³)



Geodiversity

A8.17 Geodiversity is the variety of rocks, fossils, minerals, natural processes, landforms and soils that underlie and determine the character of the landscape and environment.²⁸⁴ Regionally Important Geological and Geomorphological Sites are the most important places for geology and geomorphology after statutorily protected land such as SSSIs. There are no Regionally Important Geological and Geomorphological Sites in Rushmoor.²⁸⁵

²⁸³ [LAA 2015 \(hants.gov.uk\)](http://hants.gov.uk)

²⁸⁴ <https://www.ukgap.org.uk/geodiversity.html>

²⁸⁵ Email exchange with Natural England

A9 Topic (k) Cultural Heritage, including Architectural and Archaeological Heritage

Designated Heritage Assets

- A9.1 Rushmoor has a variety of heritage assets. The retention of such assets has inherent benefit, adding to the tradition, continuity and character of the area, especially the borough's military and aviation heritage. National planning policy, the policies in the existing Local Plan and the law place clear controls on safeguarding heritage assets and restricting development likely to harm them.
- A9.2 Historic England maintains the National Heritage List for England which records listed buildings, registered parks and scheduled monuments.²⁸⁶ The Council maintains the schedule of conservation areas and the Local List, which covers buildings and structures of local interest not covered by national protection under the Planning (Listed Buildings and Conservation Areas) Act 1990 but protected under the National Planning Policy Framework.²⁸⁷ In addition, Hampshire County Council keeps a Historic Environment Record that records archaeological finds and remains and which contains information on historic buildings and structures, historic parks and landscapes across the county.²⁸⁸ These sources of information should be used to assess how heritage assets could be affected by planning policies within the New Local Plan, especially in relation to site allocations.
- A9.3 In summary, the key elements of the borough's heritage assets comprise the following:
- 97 statutorily listed buildings, including four Grade I buildings and three Grade II* buildings
 - Three scheduled monuments
 - nine conservation areas.
 - 170 locally listed buildings and structures
 - One Grade II* registered park and garden at Aldershot Military Cemetery. Minley Manor Gardens, a Grade II registered park and garden, is partially located in Rushmoor, but the majority of the site extends beyond the borough boundary into Hart.
- A9.4 There are no World Heritage or historic battlefield sites in Rushmoor.
- A9.5 As of September 2022, there are three buildings in Rushmoor on Heritage England's Heritage at Risk Register:²⁸⁹
- Church of the Holy Trinity (Grade II), Aldershot
 - Building Q121 (24-foot wind tunnel) at former Royal Aircraft Establishment site (Grade I), Farnborough
 - Building R133 (transonic wind tunnel) at former Royal Aircraft Establishment site (Grade I), Farnborough

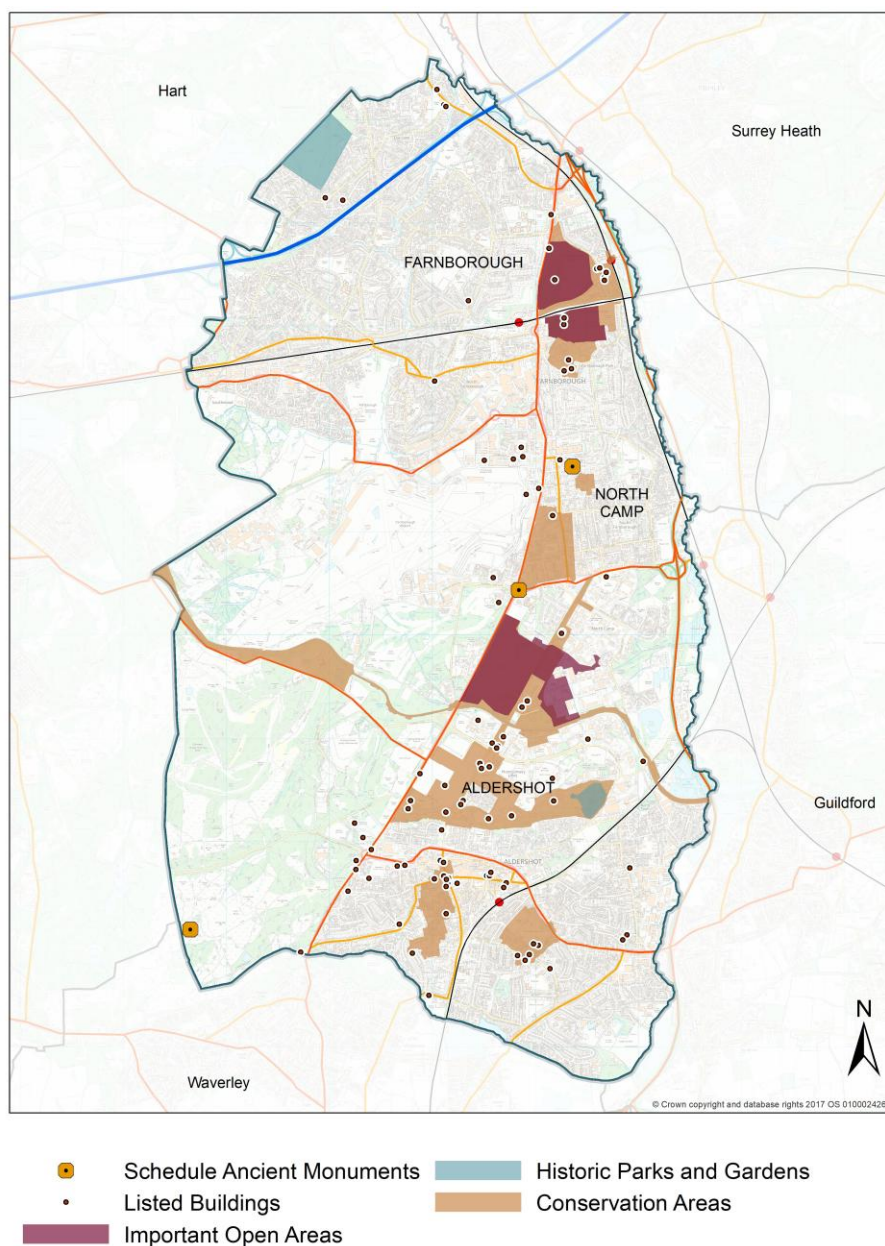
²⁸⁶ Available to view at <https://historicengland.org.uk/listing/the-list/>.

²⁸⁷ Further information on conservation areas in Rushmoor is available at <https://www.rushmoor.gov.uk/conservationareas>. The Local List is available to view at <https://www.rushmoor.gov.uk/locallylistedbuildings>.

²⁸⁸ Available to view at <https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/archaeologyatlas>.

²⁸⁹ Available to view at <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>.

Figure A24: Heritage Assets and Important Open Spaces in Rushmoor (sources: Historic England/Rushmoor Borough Council)²⁹⁰



A9.6 There are three scheduled monuments in Rushmoor:

- Cockadobby Hill, a Bronze Age bowl barrow
- A Bronze Age bowl barrow in Albert Road
- Caesar's Camp, an Iron Age hillfort, including Jubilee Clump, a Mesolithic site

A9.7 Archaeological records indicate an absence of settlements (such as long barrows) over heathland areas but suggest exploitation by populations whose settlements were located

²⁹⁰ Excludes locally listed buildings and structures.

elsewhere. For example, there is a lack of abandoned field systems. Caesar's Camp implies continued interest and control of this landscape in the Iron Age. More recent military archaeology reflects the military use of heathland plain in the 18th century.²⁹¹

A9.8 There are nine conservation areas in Rushmoor.²⁹² As of June 2025, conservation area appraisal and management plans are in place for the following conservation areas:

- Cargate (2020)
- Aldershot Military (2021)
- Basingstoke Canal (2022)
- Manor Park (2022)
- St Michael's Abbey (2023)
- Aldershot West (2025)
- Farnborough Hill (2025)
- Farnborough Street (2025)
- South Farnborough (2025)

Other Cultural Assets in Rushmoor

A9.10 There is a wide range of cultural facilities in Rushmoor, including those set out in Table A23.²⁹³

Table A23: Cultural Facilities in Rushmoor

Name and Type of Facility	Brief Description
Monuments	
Duke of Wellington Statue	40-tonne statue erected in Aldershot in 1865 (Grade II listed).
Heroes Shire, Manor Park	National memorial to people killed in the civilian bombing during the Battle of Britain.
Cenotaph, Municipal Gardens, Aldershot	Grade II listed memorial to armed services killed in the WW1 and WW2.
Farnborough Observatory, Cody Technology Park	Used by Cody Astronomy Society.
St Michael's Abbey, Farnborough	Benedictine monastery whose grounds contain the Grade I listed Abbey Church.

²⁹¹ Hampshire County Council (2012) 'Hampshire Integrated Character Assessment: North East Hampshire Plantations and Heath', available at <https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment/characterareas>; Sustainability Appraisal (SA) for the Rushmoor Local Plan (2017), available to view at <https://www.rushmoor.gov.uk/rushmoorlocalplan>.

²⁹² <https://www.rushmoor.gov.uk/media/2fhiysal/conservation-areas-overview-document-june-2025.pdf?id=21381&p=0>

²⁹³ Source: Sustainability Appraisal (SA) for the Rushmoor Local Plan (2017), available to view at <https://www.rushmoor.gov.uk/rushmoorlocalplan>.

Name and Type of Facility	Brief Description
Theatres	
Princes Hall, Aldershot	Multi-purpose entertainment centre capable of accommodating 595 people in a 'terraced' seating layout or over 800 for a standing concert. Three additional function rooms available for conference and parties.
West End Centre, Aldershot	Local centre for theatre, classes and workshops.
Museums	
Farnborough Air Sciences Museum	Promotes Farnborough's heritage in aviation science.
Aldershot Military Museum	Tells the story of daily life for both soldier and civilian since 1854.
Army Physical Training Corps Museum	Tells the story of the officers and instructors who have trained the British Army to be Fighting Fit and Fit to Fight since 1854.
Football Clubs	
Aldershot Town Football Club	Local football club (National League) with youth section for training children
Farnborough Town Football Club	Local football club.
Further Learning	
Prince Consort's library, Aldershot	Military specialist library of the Army Library Service.
Libraries	One in Aldershot and one in Farnborough.
University of the Third Age, Farnborough	Local branch providing a range of courses for older people.
Publicly Accessible Leisure and Sporting Facilities²⁹⁴	
Runway's End Outdoor Centre, Aldershot	Indoor and outdoor activities, accommodation and camping.
Samuel Cody Specialist Sports College	Range of leisure courses.

²⁹⁴ Excludes private gyms.

Name and Type of Facility	Brief Description
Bohunt School Sports Hall, Farnborough	Wide range of facilities outside school hours.
Aldershot Garrison Sports Centre	Wide range of sports facilities and activities.
Wavell Community Leisure, Farnborough	Range of indoor and outdoor sports and leisure facilities for evenings and weekends.
Aldershot Pools and Lido	Aldershot Pool has gym, pool and 3G football pitches. It is the largest open-air pool in the area.
Alpine Snowsports Centre, Aldershot	Three slopes each with own lift. Provides skiing, donutting, snowboarding, courses, kids activities, x-bob toboggans.
Alderwood Leisure Centre, Aldershot	Wide range of activities provided, fitness suite, sports hall.
Football and Cricket Pitches	Located at Aldershot Park, Southwood Playing Fields, King George V Playing Fields, Rectory Road Recreation Ground, Cove Green Recreation Ground, Moor Road Recreation Ground.
Places of Worship	
There are over thirty places of worship in Rushmoor. ²⁹⁵	
Other	
Halls to hire in Aldershot and Farnborough	Range of halls available, including church halls, leisure centres, the West End Centre and Princes Hall.
Rushmoor Voluntary Services	Helps to enable all people in Rushmoor to play a full and active part in the life of the local community.

A9.11 Farnborough Leisure Centre closed in 2021. However, there are plans for a replacement facility as part of regeneration proposals for the Farnborough Civic Quarter.

²⁹⁵ Rushmoor Infrastructure Plan 2018, available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-infrastructure-and-community-facilities/>.

A10 Topic (I) Landscape

Landscape Designations

A10.1 There is no National Park or Area of Outstanding Natural Beauty (AONB) in Rushmoor.

A10.2 Natural England has sub-divided England into 159 National Character Areas (NCAs) which examine the landscape character and challenges in each area.²⁹⁶ Rushmoor is almost entirely located within the Thames Basin Heaths NCA (No. 129) which stretches from Weybridge in Surrey to the countryside around Newbury in Berkshire.

A10.3 The Thames Basin Heaths NCA identifies key characteristics as:

- Geology comprising sands and gravels of the London Basin, London Clay flooring the river valleys and areas of chalk further west.
- Primary habitat types: conifers and large plantations on former heathland. Mosaics of heathland, grassland with scrub and secondary woodland. Heather, gorse, oak and beech are common. Much of the heathland habitat within the NCA area benefits from the highest level of statutory protection for its internationally rare habitats and three ground-nesting bird species.
- Acid soils resulting in limited farming suitability and alternative land.
- Uses including military training areas, forestry and golf courses.
- The Blackwater Valley is flagged as a distinct area due to its heavy urbanisation and transport links of M3 and M25.

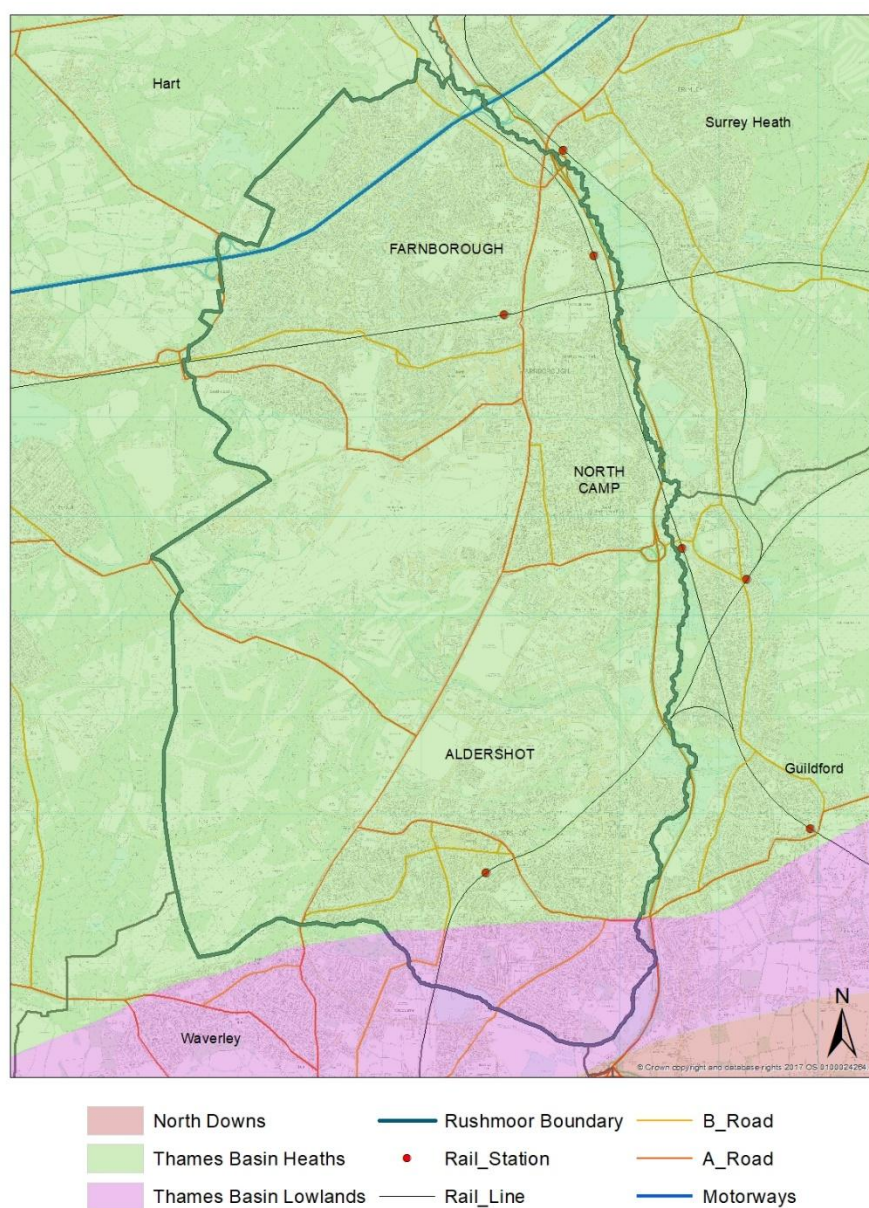
A10.4 The NCA profile identifies the following environmental opportunities as relevant to Rushmoor:²⁹⁷

- Manage and create woodlands and highway verges to intercept run-off and filter pollutants.
- Within the heavily developed floodplains of the Blackwater Valley, adapt the urban environment to manage floodwaters, and restore and enhance modified watercourses.
- Management of woodlands to enhance biodiversity, manage for timber and other ecosystem services, such as soil and water conservation.
- Provide good quality green infrastructure (incorporating commons, woodlands and restored gravel pits) to seek benefits for public engagement, wildlife, water quality, flood amelioration and climate regulation.

²⁹⁶ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-south-east-england-and-london>

²⁹⁷ Available to view at <http://publications.naturalengland.org.uk/publication/4685559624630272?category=587130>.

Figure A25: Map of NCAs covering Rushmoor (source: Natural England/Rushmoor Green Infrastructure Strategy)



A10.5 The southern areas of Aldershot fall within and adjacent to the Thames Basin Lowlands NCA (No. 114) which is a low-lying plain within the London Basin which stretches from South Norwood in the East to Hale on the Surrey/Hampshire border in the west.

A10.6 The NCA identifies key characteristics as:²⁹⁸

- Geology largely London Clay and river gravels forming gently undulating valleys with broad flat valley plains.
- Modified and straightened rivers marked by riparian woodlands and meadows in places.

²⁹⁸ Available to view at

<http://publications.naturalengland.org.uk/publication/5682232412864512?category=587130>.

- Land use primarily farmland, woodland and commons, increasingly fragmented by urban development and numerous major road/rail networks.

A10.7 The NCA profile identifies the following environmental opportunities as relevant to Rushmoor:

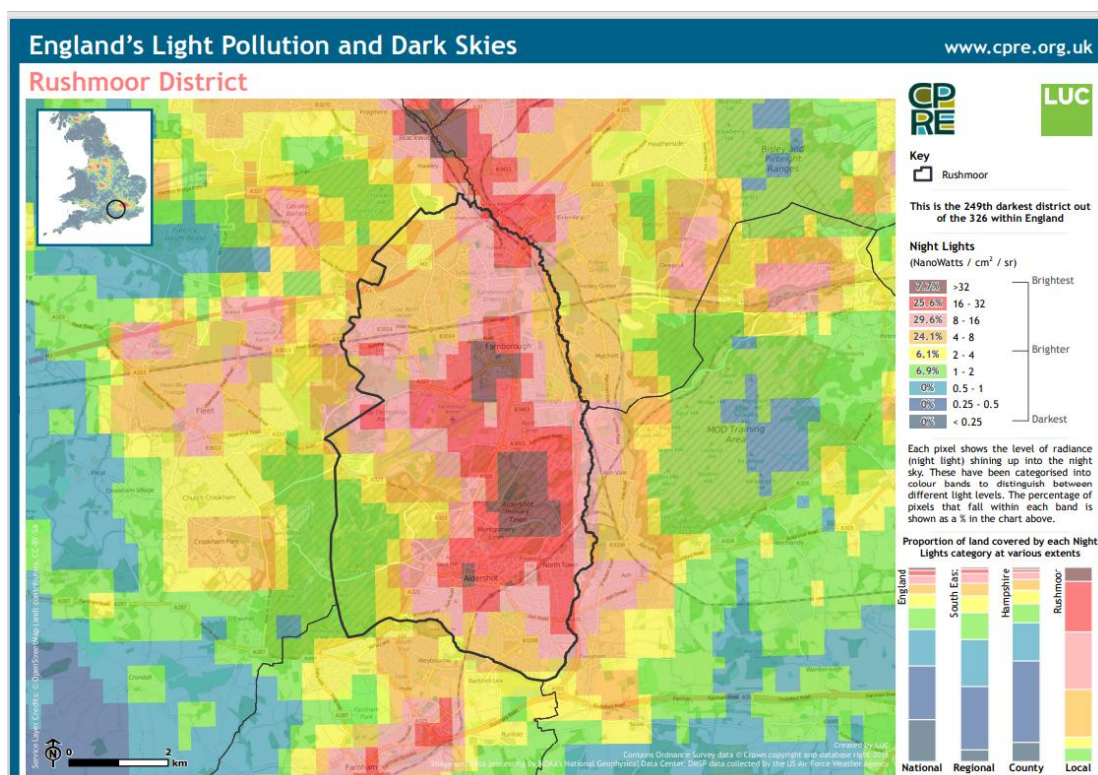
- Conserve and enhance the semi-natural vegetation and farmed landscape to reduce fragmentation and enhance ecological connectivity.
- Promote sustainable urban development, including a well-connected network of green infrastructure and enhanced public green spaces for recreational opportunities.

Light Pollution

A10.8 The Campaign for the Protection of Rural England (CPRE) has worked with environmental consultants LUC to review light pollution across England. Light pollution can negatively impact people's experience of the countryside, disrupt sleep and affect wildlife by interrupting natural rhythms, including migration, reproduction and feeding patterns. CPRE and LUC's latest 'Night Blight' Report found that Rushmoor scored in the top third of authorities for light pollution.²⁹⁹

A10.9 Figure A26 and Table A24 record CPRE and LUC's findings for the borough. It ranked 247 out of 326 local authority areas, where 1 is the darkest and 326 is the most adversely affected by light pollution. Generally, the west of the borough away from Aldershot and Farnborough experience lower levels of light pollution. Data for Hampshire is only given on an aggregate county basis. The county ranked 23 out of 41 counties.

Figure A26: Light Pollution across Rushmoor (source: CPRE/LUC)



²⁹⁹ Available to view at <https://www.nightblight.cpre.org.uk/resources>.

Table A24: Comparative Levels of Light Pollution (Source: CPRE/LUC)

Brightness Values (NanoWatts)	Rushmoor	South East England	England
Colour Band 9 (> 32 (brightest))	7.7%	1.0%	1.59%
Colour Band 8 (16 – 32)	25.6%	2.7%	3.23%
Colour Band 7 (8 – 16)	29.6%	4.9%	4.29%
Colour Band 6 (4 – 8)	24.1%	6.4%	4.98%
Colour Band 5 (2 – 4)	6.1%	8.5%	6.81%
Colour Band 4 (1 – 2)	6.9%	13.6%	11.02%
Colour Band 3 (0.5 – 1)	0.0%	24.3%	19.04%
Colour Band 2 (0.25 – 0.5)	0.0%	32.7%	27.31%
Colour Band 1 (< 0.25 (darkest))	0.0%	5.9%	21.73%
Rank (where a rank of 1 has the darkest skies)	247/326 local authorities	4/9 regions	

A10.10 Since the publication of CPRE and LUC's report, Hampshire County Council, as the local highway authority, has launched an initiative whereby it switches off most street lights in the county between the hours of 1am and 4am, both to reduce carbon emissions and to cut its electricity bill. Rushmoor is covered by this part-night lighting policy.³⁰⁰

³⁰⁰ <https://www.hants.gov.uk/transport/roadmaintenance/streetlighting/part-night-lighting>