



AUTHORITY MONITORING REPORT

2020-2021

March 2022

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1. Introduction

- 1.1 Rushmoor Borough Council produces an Authority Monitoring Report (AMR) every year to assess progress on the delivery of the Development Plan and to review whether its policies are working.
- 1.2 The AMR covers the period 1 April 2020 to 31 March 2021. However, it takes the opportunity to present more up-to-date information where it is available to ensure that it is current and useful.
- 1.3 The AMR is prepared in accordance with Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012 which requires local authorities to publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the Duty to Cooperate as well as how the implementation of Local Plan policies is progressing. There are specific topics that the Council must report on, whilst others are discretionary.
- 1.4 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34) require that the AMR must identify any policies in a Local Plan that are not being implemented and explain the reasons why.
- 1.5 There are no policies in the Development Plan that are not being implemented. All policies remain part of the Development Plan and are accorded weight accordingly, in view of conformity with the National Planning Policy Framework (NPPF).
- 1.6 Local authorities are encouraged to report as frequently as possible on planning matters to communities. The AMR is one of the methods that the Council uses to keep people informed about planning matters. This report is important as it enables communities and interested parties to keep up to date with any changes. Further information is set out in the Statement of Community Involvement, which is available at www.rushmoor.gov.uk/sci.
- 1.7 The performance of the currently adopted Local Plan policies is reported in the same order as the policies are set out in the Local Plan, from Section 6 onwards. The AMR can only take account of circumstances and information available at the time of its completion and has been completed to the best of the Council's knowledge. The Council does not accept liability for any factual inaccuracies.

2. Local Development Scheme (LDS)

- 2.1 Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare and maintain a local development scheme (LDS). The LDS sets out the current planning policy framework for Rushmoor as well as the timeframe of the production of any new or replacement documents that the local authority is intending to produce within the next five years.
- 2.2 The Council's LDS was published in January 2016 and outlined the final body of work which was produced in preparation for the adoption of the Rushmoor Local Plan (adopted February 2019). However, the previous AMR (2019-2020) provided an initial outline of projects being carried out following the adoption of the Local Plan. The following section therefore reviews current progress against updated LDS targets for the preparation of the following range of local development documents:
- New or replacement development plan documents (DPDs); and
 - Supplementary planning documents (SPDs).
- 2.3 This AMR covers the second year of the Local Plan's operation and reports on the Council's revised indicators and targets.

3. Current Development Plan Documents and Other Supporting Documents

The Rushmoor Local Plan

- 3.1 The Rushmoor Local Plan was adopted by the Council on 21 February 2019 and will guide the future growth and development of Rushmoor up to 2032. The Rushmoor Local Plan (2019) replaced the Rushmoor Core Strategy (2011) and saved policies from the Rushmoor Local Plan Review 1996-2011 (2000). The Rushmoor Local Plan is available to view on the Council's website at www.rushmoor.gov.uk/rushmoorlocalplan.
- 3.2 The South East Plan was revoked in March 2013, except Policy NRM6 (Thames Basin Heaths Special Protection Area), which remains a material consideration as part of the development plan in Rushmoor.

The Rushmoor Local Plan Policies Map

- 3.3 The Local Plan Policies Map, showing the application of policies and key planning designations across the Borough, was adopted by the Council alongside the Local Plan on 21 February 2019.
- 3.4 The Policies Map is available to view as an interactive map or as a PDF document at www.rushmoor.gov.uk/localplanpoliciesmap.

Statement of Community Involvement

- 3.5 In September 2019, the Council adopted a new Statement of Community Involvement (SCI).
- 3.6 The SCI sets out the ways in which residents, businesses and other interested parties can become involved in planning for land use and development in Rushmoor. It also helps us, as a Council, to meet the requirements for consultation and engagement that are set out in national planning legislation. The Council will always meet these requirements and, where resources allow, will try to go beyond them to seek broader community involvement in plan-making.
- 3.7 Further details are available online at www.rushmoor.gov.uk/sci.

Supplementary Planning Documents

- 3.8 Following the adoption of the Rushmoor Local Plan, the Planning Policy Team started a review of the Council's adopted supplementary planning documents (SPDs) and published guidance notes.
- 3.9 As of 31 March 2021, the following SPDs are in place:

- Farnborough Town Centre (2007)
- Planning Contributions for Transport (2008)
- Development Affecting Public Houses (2015)
- Farnborough Civic Quarter Masterplan (2015)
- Shop Front Design Guide (2015)
- Aldershot Town Centre Prospectus (2016)
- Car and Cycle Parking Standards (2017)
- Affordable Housing (2019)
- Home Improvements and Extensions (2020)
- Locally Listed Heritage Assets (2020)

- 3.10 The Locally Listed Heritage Assets SPD was adopted during the monitoring year. The SPD (adopted in December 2020) replaces the former Buildings of Local Importance SPD (2012) and sets out the criteria for identifying buildings and structures of local importance and the procedure for adding them to the Council's Local List. It identifies the relevant conservation principles which apply to these heritage assets and expands upon Rushmoor Local Plan policies HE1 (Heritage) and HE2 (Demolition of a Heritage Asset).
- 3.11 Further information on all SPDs, as well as any new SPDs being prepared, is available at www.rushmoor.gov.uk/spds.

4. Article 4 Directions

- 4.1 Local planning authorities can remove permitted development rights from a defined area by drafting and implementing Article 4 directions. An Article 4 direction does not prevent the development to which it applies but instead requires that planning permission is first obtained from the local planning authority for that development.
- 4.2 There are currently four Article 4 directions in force in Rushmoor:
- Cargate Conservation Area (Aldershot)
 - Church Circle (Farnborough)
 - Employment Land (specific Strategic and Locally Important Employment sites)
 - Wellesley (Aldershot)
- 4.3 The Cargate and Wellesley Article 4 directions were confirmed during the monitoring year. An Article 4 direction which affected residential properties at Pinewood Park in Farnborough was also cancelled.
- 4.4 Further information on current and former Article 4 directions, and on the introduction of any new directions, is available at www.rushmoor.gov.uk/article/9838/Article-4-directions-and-planning-permission.

5. Conservation Area Appraisals and Management Plans

- 5.1 As set out within the Rushmoor Local Plan, the Council has committed to review all eight of the conservation areas within Rushmoor. It will review the conservation areas periodically and seek to develop character appraisals and management plans for each conservation area. These will identify and assess the features which make a positive or negative contribution to the significance of the conservation areas so that opportunities for beneficial change or the need for additional protection and restraint, including the implementation of Article 4 directions, may be identified.
- 5.2 The Council published a Conservation Areas Overview document during the monitoring year which sets out the legislative, planning policy, geographical and historic context which has informed the designation of Rushmoor's conservation areas. It also adopted conservation area appraisal and management plans for the Cargate and Aldershot Military conservation areas in December 2020 and February 2021 respectively.
- 5.3 Further information on the conservation areas in Rushmoor is available at www.rushmoor.gov.uk/conservationareas.

6. Spatial Strategy: What, Where and When?

- 6.1 The Rushmoor Local Plan will guide the location, scale and type of future development in Rushmoor up to 2032 and provide detailed development management policies to be used in determining planning applications. It sets out what type and level of development will take place, where it will take place and when it will take place. Policy SS2 (Spatial Strategy) of the Local Plan identifies the number of new homes that will be built over the Plan period (2014-2032), the locations where employment floorspace will be protected, and focuses town centre uses within Aldershot and Farnborough town centres.
- 6.2 Over the period 2014 to 2032, the Council will ensure, subject to the availability of deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area, that provision is made for the delivery of at least 7,850 new dwellings in the Borough, which equates to an average of 436 dwellings per annum. In the 2020-2021 monitoring year, 225 net new dwellings were completed in Rushmoor. When completions and losses of housing for older people in C2 use are taken into account, 204 net new dwellings were completed.
- 6.3 Policy SS2 sets out that Rushmoor's Strategic Employment Sites and Locally Important Employment Sites will be protected and supported for employment uses, as set out in policies PC1, PC2 and PC3, to ensure that the employment land needs of the Borough can be met. In 2020-21, there was a net gain of 6,717 sq. m of employment floorspace.¹
- 6.4 The Local Plan identifies that town centre uses will be located in Aldershot and Farnborough town centres to support their vitality, viability and regeneration, in line with policies SP1 and SP2, and that North Camp will be protected and enhanced as a District Centre, providing for local needs and specialist retail uses, in line with Policy SP3. As of October 2020, unit vacancy rates within the designated shopping frontages of Aldershot and Farnborough town centres and North Camp District Centre are 27%, 11% and 8% respectively, compared to the average national town centre vacancy rate of 13.7% in the fourth quarter of 2020, as reported by the British Retail Consortium.²
- 6.5 The following sections provide further detail on the above, as well as an overview of the performance of individual Local Plan policies. Policy performance is reported in the same order as the policies are set out within the Local Plan.
- 6.6 The Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. The following sections refer to the use classes which were in effect prior to September 2020 and at the date of the adoption of the Local Plan but also update information in respect of the current use classes where appropriate.

¹ This document uses data on completions and outstanding planning permissions in relation to housing and commercial sites which is compiled by Hampshire County Council on behalf of all Hampshire local planning authorities. Data is derived from Building Control and NHBC reports and is verified by site visits.

² <https://brc.org.uk/news/corporate-affairs/shop-vacancies-increase-as-crisis-deepens/>.

7. Shaping Places

Policy SP1: Aldershot Town Centre

- 7.1 A good mix of active uses is important to the vitality and viability of Aldershot Town Centre. The Local Plan Town Centre policies are therefore designed to allow for a range of uses, with shopping focused within their core. The changing function of town centres is recognised, with an increasing role for leisure and service uses in contributing to the overall success of the Town Centre.
- 7.2 The Council monitors the occupation of its town and district centres. The proportion of non-retail and vacant units provides an indication of the vitality of the centres. The data below is taken from our surveys undertaken in October 2020.
- 7.3 As noted above, the Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. This included the incorporation of A1 retail uses within the new Class E use class (commercial, business and service use). For consistency with the Local Plan town centre policies, the Council continues to monitor town centre uses according to the use classes which were in effect at the date of the adoption of Local Plan. However, uses are also monitored in accordance with the new use classes which came into effect from September 2020.
- 7.4 Table 1 summarises the proportion of retail uses (former A1 use) and non-retail uses (former non-A1 uses), as well as the proportion of uses that fall within and outside the new Class E use class (commercial, business and service use), within the primary and secondary shopping frontages of Aldershot Town Centre. It shows that some frontages have a high proportion of non-retail uses but that the majority of uses fall within the new Class E use class. The shopping area with the highest vacancy rate is The Galleries, which closed in November 2017, but this site is the subject of regeneration plans (see Policy SP1.4 below).
- 7.5 If vacant units which form part of The Galleries and Union Street East (see Policy SP1.5) regeneration schemes are discounted, the overall vacancy rate for the designated Aldershot frontages drops from 27% to 10%, which is below the national average.

Table 1: Aldershot Town Centre Mix of Uses and Vacancy Rates (October 2020)								
Frontage Policy	Shopping Frontage	Policy % (non-A1)	No. Units	% A1 Uses	% Non-A1 Uses	% E Uses	% Non-E Uses	% Vacant
SP1.1 Primary	Union St (29-51, 38-62)	30%	19	84%	16%	95%	5%	68%
	Wellington Centre		29	76%	24%	93%	7%	7%
	Wellington St (1-15, 2-18, units in Wellington Centre with street frontage onto Wellington St)		14	64%	36%	86%	14%	14%
SP1.2 Secondary	The Galleries	50%	21	95%	5%	100%	0%	100%
	High St (1-57, 59-79)		25	40%	60%	72%	28%	20%
	Union St (1-27, 2b-36), Grosvenor Rd (4-16) and Upper Union St (2a-10)		45	60%	40%	84%	16%	13%
	Wellington St (20-30, 27-37), Victoria Rd (101-163, 116-138), and The Arcade		46	54%	46%	74%	26%	9%
Total			199	65%	35%	85%	15%	27%

Policy SP1.4: The Galleries

- 7.6 The Galleries site allocation comprises The Galleries shopping centre, a purpose-built retail development which has experienced high levels of vacancy in recent years and is currently closed, the High Street Multi-Storey Car Park to the north and The Arcade to the south. It is considered that the site presents an excellent opportunity to provide a residential-led mixed-use regeneration scheme in a key Town Centre location.
- 7.7 The Council received a planning application in July 2020 for the redevelopment of the Galleries, the High Street Multi-Storey Car Park and The Arcade site to provide a phased development of 596 flats (330 one-bedroom and 266 two-bedroom), flexible commercial uses within Use Class E (commercial, business and service uses) and/or Use Class F.1 (learning and non-residential institutions, excluding schools and places of worship), public car parking and residents' car and cycle parking, and external amenity areas, including roof gardens and public realm (ref. 20/00508/FULPP).
- 7.8 The Council's Development Management Committee resolved to grant planning permission in November 2020, subject to the completion of a satisfactory s106 legal agreement.

Policy SP1.5: Union Street East

- 7.9 The Union Street East site is located within the heart of Aldershot Town Centre and has a footprint of approximately 5,000 square metres. It represents one of the largest regeneration opportunities within the Town Centre, with active frontages on to Union Street, Wellington Street and High Street.
- 7.10 The Council received a planning application in March 2020 for the redevelopment of Union Street East, comprising the demolition of the existing buildings and the construction of 100 residential units (Use Class C3) and 128 student units (sui generis), together with 2,237 sq. m (GEA) of flexible retail/commercial/business/community floorspace (Use Class A1-A5/B1/D1) (ref. 20/00171/FULPP).
- 7.11 The Council's Development Management Committee resolved to grant planning permission in June 2020, subject to the completion of a satisfactory s106 legal agreement. Planning permission was subsequently granted in January 2021, and demolition of the existing buildings on the site is now complete.

Policy SP1.6: Hippodrome House

- 7.12 Hippodrome House is allocated for a mixed-use scheme within the Rushmoor Local Plan. The site is located within the defined Aldershot Town Centre but does not form part of the primary shopping area. The site allocation comprises Hippodrome House and adjacent units in Birchett Road and is part of a key gateway to the town centre from the railway station. Ground-floor uses should continue to reflect the town centre designation, with an active mix of uses. The site has been promoted for residential development, but no planning application has been received to date.

Policy SP1.7: Westgate Phase II

- 7.13 The Westgate Phase II site allocation comprises the Princes Hall multi-purpose centre, which includes a 595-seat auditorium and function rooms, and the Police Station/Magistrates Court building. The site extends north to the boundary with Wellington Avenue and to Princes Way to the east and is bounded to the south and west by the Westgate development.
- 7.14 The site is considered an under-utilised gateway site into Aldershot Town Centre. Given the evening economy role of the established Westgate development, it is anticipated that redevelopment of the Westgate Phase II site may incorporate complementary uses. There is also scope for residential development, but no planning applications have been received to date.

Policy SP1.8: Aldershot Railway Station and Surrounds

- 7.15 The Aldershot Railway Station and Surrounds site allocation comprises the bus station, railway station forecourt car park and Penmark/Progress House.
- 7.16 Planning permission was granted in February 2019 for the demolition of the existing bus station and the redevelopment of the site, with the erection of a mixed-use building comprising three commercial units on the ground floor and upper-floor residential use comprising 32 residential flats (16/00981/FULPP). Construction has yet to begin as of 31 March 2021.
- 7.17 Table 2 summarises the current planning status of the Local Plan site allocations within Aldershot Town Centre and at Aldershot Station as of 31 March 2021.

Table 2: Status of Local Plan Site Allocations (Aldershot Town Centre and Station)							
Policy	Site Allocation	Planning Application Status	Planning Application Reference	Residential Units	Non-Residential Floorspace (sq. m)	Development Commenced	Development Complete
SP1.3	Westgate	Granted	10/00076/ FULPP	0	16,454	Yes	Yes
SP1.4	The Galleries	Granted (subject to s106)	20/00508/ FULPP	596	4,105	-	-
SP1.5	Union Street East	Granted	20/00171/ FULPP	100 (+128 student units)	2,237	Yes	No
SP1.6	Hippodrome House	-	-	-	-	-	-
SP1.7	Westgate Phase II	-	-	-	-	-	-
SP1.8	Aldershot Railway Station and Surrounds	Granted	16/00981/ FULPP	32	617	No	-

Policy SP2: Farnborough Town Centre

- 7.18 The key objective for Farnborough Town Centre is to encourage and improve its vitality and viability to deliver revitalisation of the Centre. Policy SP2 sets out criteria to guide future development in the Town Centre to help to deliver this revitalisation.
- 7.19 As noted above, the Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. This included the incorporation of A1 retail uses within the new Class E use class (commercial, business and service use). For consistency with the Local Plan town centre policies, the Council continues to monitor town centre uses according to the use classes which were in effect at the date of the adoption of Local Plan. However, uses are also monitored in accordance with the new use classes which came into effect from September 2020.
- 7.20 Table 3 summarises the proportion of retail uses (former A1 use) and non-retail uses (former non-A1 uses), as well as the proportion of uses that fall within and outside the new Class E use class (commercial, business and service use), within the primary and secondary shopping frontages of Farnborough Town Centre. It shows that the secondary frontages comprise a high proportion of non-retail uses but that the majority of uses fall within the new Class E use class. The overall unit vacancy rate for the frontages in October 2020 was also below the national average.

Table 3: Farnborough Town Centre Mix of Uses and Vacancy Rates (October 2020)								
Frontage Policy	Shopping Frontage	Policy % (non-A1)	No. Units	% A1 Uses	% Non-A1 Uses	% E Uses	% Non-E Uses	% Vacant
SP2.1 Primary	Prince's Mead, incl. Asda	20%	33	91%	9%	97%	3%	6%
	Queensmead (61-71, 56-76) and The Meads, incl. Sainsbury's		29	79%	21%	97%	3%	14%
SP2.2 Secondary	Kingsmead	50%	20	45%	55%	90%	10%	15%
	Queensmead (73-93, 78-98) and Briarcliff House (93-99)	50%	24	46%	54%	88%*	13%*	13%
	Victoria Road (14-48) and Firgrove Parade (1-5)	n/a	15	27%	73%	60%	40%	7%
Total			121	64%	36%	89%	11%	11%

*Does not sum to 100% because of rounding to the nearest whole percent.

Policy SP2.1: Farnborough Civic Quarter

- 7.21 The Farnborough Civic Quarter site allocation is located to the south of Farnborough Town Centre between the retail core and the Council Offices. It presents a significant opportunity for development that integrates with the Town Centre and brings wider strategic benefits, whilst improving the existing green space.
- 7.22 Following public consultation undertaken by the developer (Rushmoor Development Partnership) in September 2021, the Council received an outline planning application in March 2022 for a mixed-use development at the Civic Quarter site (ref. 22/00193/OUTPP). The proposal includes the demolition of all existing structures and the erection of up to 1,006 residential units and non-residential floorspace comprising the following mix of uses: leisure centre (Use Class E); hotel (Use Class C1); office (Use Class E); retail, commercial, healthcare and entertainment (Use Class E/sui generis); and community uses, including a new library (Use Class F1/F2). The application also proposes the construction of two transport mobility hubs, associated infrastructure and highway works, and the creation of new publicly accessible open spaces, including a replacement skate park.

Table 4: Status of Local Plan Site Allocations (Farnborough Town Centre)							
Policy	Site Allocation	Planning Application Status	Planning Application Reference	Residential Units	Non-Residential Floorspace (sq. m)	Development Commenced	Development Complete
SP2.3	Farnborough Civic Quarter	The Council received an outline planning application in March 2022 (ref. 22/00193/OUTPP).					

Policy SP3: North Camp District Centre

- 7.23 North Camp District Centre serves the needs of the residents of south Farnborough by providing a range of small shops and services for local needs. The policy approach of the Local Plan is to protect the vitality and viability of the existing centre and to support the retention of retail units, restaurants, local community uses and car parking facilities.
- 7.24 Table 5 summarises the proportion of retail uses (former A1 use) and non-retail uses (former non-A1 uses), as well as the proportion of uses that fall within and outside the new Class E use class (commercial, business and service use), within the primary and secondary shopping frontages of North Camp District Centre. It shows that the frontages comprise a high proportion of retail uses and that most uses fall within the new Class E use class. The overall unit vacancy rate for the frontages in October 2020 was also below the national average.

Table 5: North Camp District Centre Mix of Uses and Vacancy Rates (October 2020)								
Frontage Policy	Shopping Frontage	Policy % (non-A1)	No. Units	% A1 Uses	% Non-A1 Uses	% E Uses	% Non-E Uses	% Vacant
SP3.1 Primary	Camp Road (1-79, 2-48) and Lynchford Road (81, 83)	40%	53	66%	34%	83%	17%	8%
SP3.2 Secondary	Lynchford Road (51-79, 85-107)	n/a	20	50%	50%	60%	40%	10%
	Queens Road (3-11)		3	67%	33%	100%	0%	0%
Total			76	62%	38%	78%	22%	8%

Policies SP4-SP4.4: Farnborough Airport

- 7.25 Policy SP4 restricts development within the Farnborough Airport Planning Policy Boundary (APPB) to that supporting business aviation and associated Airport-related uses. The APPB encompasses land

deemed necessary for the continued operational use of the Airport for business aviation and land vital to the continued viability of the biennial Airshow, including access and storage provisions.

- 7.26 Planning permission was granted in December 2019 at ETPS Road (within the APPB) for the erection of a building for office use together with business and hospitality accommodation to be used in connection with the biennial Farnborough International Airshow (524 sq. m) (ref. 19/00599/FULIA). The site is under construction as of 31 March 2021 and is expected to be completed within the next monitoring year (2021-22).
- 7.27 The construction of a new hangar for the maintenance, repair and overhaul of aircraft to the south of Templar Avenue was completed within the monitoring year. Planning permission was subsequently granted in February 2021 for the installation of a fuel storage facility at the site (ref. 20/00836/FULPP).
- 7.28 The Council received an application from Farnborough Airport in November 2020 to vary and remove some planning conditions attached to the planning permission granted on appeal by the Secretary of State in 2011 (ref. 09/00313/REVPP) which allows the Airport to handle up to 50,000 business aviation flight movements a year (ref. 20/00871/REVPP). Planning permission was granted in February 2022 (within the 2021-22 monitoring year).
- 7.29 The Council received a planning application in March 2021 for temporary permission until August 2024 for the erection of two sound stages, the erection of workshops and the change of use of existing hospitality chalets to ancillary offices for the purposes of film-making at ETPS Road (ref. 21/00187/FULPP). Planning permission was granted in May 2021 (within the 2021-22 monitoring year).
- 7.30 The Farnborough Airport operator produces monitoring reports which provide information on aircraft noise, air quality and flight movements at the Airport. These reports can be viewed at www.rushmoor.gov.uk/article/3287/Airport-monitoring. The Airport is currently performing in line with the related planning permissions.

Policy SP5: Wellesley

- 7.31 The Wellesley development is a residential-led scheme on former military land to the north of Aldershot Town Centre. In addition to new homes, the development includes new community facilities, schools, a local centre, refurbishment of listed buildings, the creation of a heritage trail and 110 hectares of Suitable Alternative Natural Greenspace (SANG).
- 7.32 Outline planning permission was granted in March 2014 for 3,850 homes and associated infrastructure, and construction commenced on the first phase in 2015. As of 31 March 2021, 972 new dwellings have been completed, with 168 completed in 2020-21.
- 7.33 The Council received an application in February 2021 for the part approval of reserved matters for the construction of 430 dwellings, with associated landscape, access and parking, for part of Zone K (Stanhope Lines East) and part of Zone M (Buller) (ref. 21/00108/REMPP). The reserved matters were approved in May 2021 (within the 2021-22 monitoring year).

Table 6: Wellesley Housing Delivery by Phase and Monitoring Year								
Wellesley Phases	Number of Units	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Completed
A. Maida	228	21	117	85	5			228
B. Corunna	731			21	123	285	105	534
C. CMH	161						9	9
D. McGrigor	116					40	54	94
E. Gunhill	107					107		107
F. Knollys Road	22	Awaiting reserved matters approval						
G. Pennefathers	123							
H. Stanhope Lines West	160							
I. School End	100							
J. Browning / Canalside	475							
K. Stanhope Lines East	430							
M. Buller								
L. Neighbourhood Centre	71	Awaiting reserved matters approval						
N. God's Acre	165							
O. Mandora	130							
P. Peaked Hill	60							
Q. Clayton	298							
R. ABRO	0							
S. REME	367							
T. Parsons	106							
Total	3,850							

Policy SP6: The Crescent

- 7.34 The Crescent site allocation was comprised of mostly vacant office buildings adjacent to an occupied employment area (Southwood Business Park).
- 7.35 Planning permission was granted in March 2019 for the comprehensive redevelopment of the site, including the demolition of the existing buildings and the erection of 159 residential units (ref. 16/00837/FULPP). Demolition of the office buildings is complete, and construction has commenced as of 31 March 2021.

Policy SP7: Meudon House/117 Pinehurst

- 7.36 The Meudon House/117 Pinehurst site allocation is located on the edge of Farnborough Town Centre and was comprised of two bespoke office buildings that originated from the 1980s.
- 7.37 At Meudon House, planning permission was granted in January 2020 for the demolition of the existing building and the erection of 197 dwellings (86 one-bedroom flats, 77 two-bedroom flats and 34 three-bedroom houses) (ref. 19/00337/FULPP). Construction has commenced as of 31 March 2021.

- 7.38 At 117 Pinehurst, planning permission was granted on appeal in October 2019 for the erection of extensions and alterations to the existing building to facilitate conversion and change of use to provide 113 dwellings (ref. 18/00466/FULPP). Construction has commenced as of 31 March 2021.

Policy SP8: Land at 68-70 Hawley Lane

- 7.39 The site is located within the defined urban area and has been allocated for residential or a mixed residential and community use within the Rushmoor Local Plan. The site comprises the former Camberley Rubber Mouldings site and the adjoining Methodist church, which has been vacant for a number of years. The use of the site for only residential purposes and the loss of the Methodist church for community uses would have to be assessed against the relevant Local Plan policies. The site has been promoted for residential development, but no planning application has been received to date.

Policy SP9: Aldershot Military Town

- 7.40 Aldershot Garrison lies to the north of Aldershot Town Centre and is known as 'the home of the British Army'. The area comprises personnel accommodation, training facilities and land, administration offices, workshops, stores and extensive sports facilities. Alongside the Army facilities, there is service family accommodation, community buildings and shared facilities, such as Aldershot Centre for Health.
- 7.41 Where planning permission is required for development on MoD land, the Council will expect the MoD to address the policy requirements of the Local Plan, with the specific exception of housing mix and affordable housing policies. Where this is not feasible due to specific operational defence requirements for the use of military buildings and land, this will be a material consideration in applying the Local Plan policies and in the determination of planning applications.
- 7.42 In April 2019, planning permission was granted for Land at Wavell Barracks for the erection of a two-storey single living accommodation block comprising 50 en-suite bedrooms (ref. 18/00911/FULPP). This development was completed within the 2020-21 monitoring year.

Policy SP10: Blandford House and Malta Barracks

- 7.43 The Blandford House and Malta Barracks site lies on land to the west of the A325, immediately to the north of the Basingstoke Canal. The site comprises Blandford House, a large detached former military residence, which is locally listed and set within extensive grounds. Malta Barracks, a former army barracks, is located to the south of the site and comprises a number of low-level buildings and hard standing.
- 7.44 The Council received a hybrid application in October 2017 which sought outline permission for up to 180 dwellings, including the conversion of Blandford House and the retention of three existing dwellings, and full permission for the provision of 13.7 hectares of Suitable Alternative Natural Greenspace (SANG). The Council's Development Management Committee resolved to grant planning permission in March 2018 and November 2019, subject to the completion of a satisfactory s106 legal agreement (ref. 17/00914/OUTPP). Permission was granted in May 2020 following the completion of the legal agreement.
- 7.45 Table 7 summarises the status of the Local Plan site allocations located outside of the defined town centres.

Table 7: Status of Local Plan Site Allocations (outside of defined town centres)							
Policy	Site Allocation	Planning Application Status	Planning Application Reference	Residential Units	Non-Residential Floorspace (sq. m)	Development Commenced	Development Complete
SP6	The Crescent	Granted	16/00837/FULPP	159	0	Yes	-
SP7	Meudon House/117 Pinehurst	Granted	19/00337/FULPP	197	0	Yes	-
			18/00466/FULPP	113	0	Yes	-
SP8	Land at 68-70 Hawley Lane	-	-	-	-	-	-
SP9	Aldershot Military Town	Granted (Land at Wavell Barracks)	18/00911/FULPP	50*	0	Yes	Yes
SP10	Blandford House and Malta Barracks	Outline Permission Granted	17/00914/OUTPP	180	0	No	-

*Single living accommodation providing 50 bedrooms for military personnel

8. Delivering Infrastructure

Policy IN1: Infrastructure and Community Facilities

- 8.1 Development Plan policies require developers to make payments (in accordance with Section 106 of the Town and Country Planning Act) towards the provision of infrastructure in the Borough, including transport, open space, and Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring Measures (SAMM) to mitigate the effect of development on the Thames Basin Heaths Special Protection Area (SPA).
- 8.2 The Council is required to produce an Infrastructure Funding Statement (IFS) on an annual basis to provide further information on planning obligations secured via Section 106 agreements. The Infrastructure Funding Statement can be viewed at www.rushmoor.gov.uk/cil.
- 8.3 The IFS identifies that the total amount of money to be provided under any planning obligations which were entered into during the monitoring year was £144,638.88.

Policy IN2: Transport

- 8.4 The provision of a safe, convenient and efficient transport network in the Borough is key to supporting residents, employees and visitors to the Borough, as well as assisting the wider economy.
- 8.5 The Infrastructure Funding Statement provides further information on planning obligations secured via Section 106 agreements.

Policy IN3: Telecommunications

- 8.6 The Council determined that prior approval was required and granted prior approval for nine telecommunication developments during the monitoring year. The proposals were permitted development under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

9. Creating High-Quality and Distinctive Environments

Policies HE1-HE4: Heritage, Conservation Areas and Archaeology

- 9.1 There are eight conservation areas in Rushmoor, and the Council is currently reviewing the Borough's conservation areas. The Council adopted the Cargate Conservation Area Appraisal and Management Plan (December 2020) and the Aldershot Military Conservation Area Appraisal and Management Plan (February 2021) during the monitoring year.
- 9.2 Rushmoor is also home to 95 nationally listed buildings and structures, three of which are classed as being at risk, and 170 locally listed buildings and structures. The Council adopted the Locally Listed Heritage Assets supplementary planning document (SPD) in December 2020. Eleven new locally listed buildings and structures were added to the local list during the monitoring year, as part of the ongoing programme to identify heritage assets within the Borough.
- 9.3 The Council's Development Management Committee resolved to grant planning permission in June 2020, subject to the completion of a satisfactory s106 legal agreement, for the redevelopment of Union Street East (see Policy SP1.5), comprising the demolition of existing buildings and the construction of 100 residential units (Use Class C3), 128 student units (sui generis) and 2,237 sq. m (GEA) of flexible retail/commercial/business/community floorspace (Use Class A1-A5/B1/D1) (20/00171/FULPP). Planning permission was subsequently granted in January 2021. The buildings to be demolished included a locally listed building at 48-48a Union Street. It was determined that the benefits of the proposal outweighed the harm resulting from the loss of the locally listed building. The Council removed the building from the local list in December 2020.
- 9.4 The Council's Conservation Officer is consulted on every planning application which is located within a conservation area, affects a listed building or may impact a heritage asset. The Officer was consulted 91 times during the monitoring year.

Policy DE1: Design in the Built Environment

- 9.5 Of the eight planning appeals decided within this monitoring period, four Planning Inspectors cited Policy DE1 in their decisions. Of these four appeals, three were dismissed, and one was part dismissed and part allowed.

Policy DE2: Residential Internal Space Standards

- 9.6 During the monitoring year, the Council's Development Management Committee resolved to grant planning permission for the redevelopment of The Galleries, the High Street Multi-Storey Car Park and The Arcade shopping centre in Aldershot to provide a phased development comprising 596 flats and flexible commercial uses within Use Class E (commercial, business and service uses) and/or Use Class F.1 (learning and non-residential institutions, excluding schools and places of worship), subject to the completion of a satisfactory legal agreement (ref. 20/00508/FULPP, see Policy SP1.4). However, the proposal was not in full conformity with Policy DE2.
- 9.7 The Planning Officer's report to the Development Management Committee stated that 'the proposed dwellings are one-bedroom, two-person; two-bedroom, three-person; and two bedroom, four-person units. However, whilst a small number of the proposed dwellings fall just below the required standard, they are all considered to fall within an acceptable tolerance'.

Policy DE3: Residential Amenity Space Standards

- 9.8 As noted above, during the monitoring year the Council's Development Management Committee resolved to grant planning permission for the redevelopment of The Galleries, the High Street Multi-Storey Car Park and The Arcade shopping centre in Aldershot to provide a phased development comprising 596 flats, subject to the completion of a satisfactory legal agreement (ref. 20/00508/FULPP, see Policy SP1.4). However, the proposal was not in full conformity with Policy DE3.
- 9.9 The Planning Officer's report to the Development Management Committee noted 'that the majority of the proposed dwellings are provided with private outdoor amenity space and that 155 dwellings are provided with additional living accommodation of five square metres or more in lieu of such space' but that 'an additional 142 flats have no private outdoor amenity space and are not provided with additional indoor space in compensation'. However, it also noted that 'all flats will benefit from access to a communal roof garden for each building'. The report highlighted that the scheme's 'Design and Access Statement provides detail on the long-term maintenance and management of the roof gardens, and this matter can be secured by suitably worded planning conditions'.

Policy DE4: Sustainable Water Use

- 9.10 One non-residential development of over 1,000 square metres gross external area was completed during the monitoring year (Gulfstream Service Centre at Farnborough Airport, ref. 18/00657/FULPP).

Policy DE5: Proposals Affecting Existing Residential (C3) Uses

- 9.11 Two planning applications were granted during the monitoring year which involved the net loss of residential dwellings. Planning permission was granted in November 2020 for the retrospective change of use of a residential property to a children's home at 145 Alexandra Road in Farnborough (ref. 20/00394/FULPP). Planning permission was also granted in January 2021 for the removal of the top-floor flats (four in total) at Stafford House, 37-39 Station Road, in Aldershot to facilitate the replacement of external building cladding (ref. 20/00861/FULPP). Both schemes were considered to be compliant with Policy DE5.

Policy DE6: Open Space, Sport and Recreation

- 9.12 Planning permission was granted for the development of a new 90-place campus for children with social, emotional and mental health (SEMH) needs at Samuel Cody Specialist Sports College in Farnborough during the monitoring year (ref. 21/00013/HCC). The development will result in the loss of 1.15 hectares of land formally used as playing fields.

Policy DE7: Playing Fields and Ancillary Facilities

- 9.13 Planning permission was granted for the erection of 'Big Rig' outdoor gym frames at Manor Park in Aldershot and at King George V Playing Fields in Farnborough during the monitoring year (refs 20/00440/RBCRG3 and 20/00441/RBCRG3). As noted above, planning permission was also granted for the development of a new campus at Samuel Cody Specialist Sports College in Farnborough which will result in the loss of 1.15 hectares of playing field land (ref. 21/00013/HCC).

Policy DE8: Indoor and Built Sport and Recreation Facilities

- 9.14 Planning permission was granted for the erection of a detached single-storey building to be used as a dance studio/performing arts space at Wellington Community Primary School (Alexandra Campus) in Aldershot during the monitoring year (ref. 20/00770/FULPP).

Policy DE9: Advertisements

- 9.15 Eleven advertisement applications received advertisement consent during the monitoring year.

Policy DE10: Pollution

- 9.16 The Council carries out regular reviews of local air quality and publishes annual status reports which detail the results of monitoring undertaken across the Borough. These demonstrate that air quality in Rushmoor is good and meets the National Air Quality Standard for Nitrogen Dioxide (NO₂). The Council is also working with Guildford Borough Council, Surrey Heath Borough Council, Hampshire County Council and Surrey County Council to improve air quality on the A331. Further information can be found at www.rushmoor.gov.uk/article/3927/Air-quality and at www.a331airquality.co.uk.
- 9.17 To support the Local Plan, the Council prepared a Habitats Regulation Assessment to assess whether the Local Plan would have significant adverse effects on the integrity of internationally designated sites of nature conservation importance, including Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and a RAMSAR site. It concluded that the Local Plan will not result in an adverse effect on the integrity of these sites due to air quality. However, it is recognised that background nitrogen deposition rates are high, and avoidance and mitigation measures should therefore be considered. The Habitat Regulations Assessment (2017) is available to view on the Council's website at www.rushmoor.gov.uk/article/11454/Evidence-on-Thames-Basin-Heaths.

Policy DE11: Development on Residential Gardens

- 9.18 The National Planning Policy Framework (NPPF; July 2021, para. 71 and Annex 2) excludes private residential gardens from the definition of previously developed land and states that local plans 'should consider the case for setting out policies to resist inappropriate development of residential gardens'. Policy DE11 seeks to prevent the inappropriate development of garden land but does not preclude the development of residential gardens. Proposals for development on residential gardens in Rushmoor tend to be on sites which are located within the defined urban area where residential development is considered acceptable, provided that it is appropriate to the character of the area and satisfies the relevant policies of the Local Plan.
- 9.19 Planning permission was granted in July 2020 for the erection of seven two-storey houses, following the demolition of existing buildings in general industrial use (Use Class B2), at Woodcot Court, 2a Woodcot Gardens in Farnborough (ref. 20/00229/FULPP). The proposal involved the erection of a dwelling on part of the rear garden of a neighbouring residential property, but the Planning Officer's report to the Development Management Committee concluded that the existing property would retain adequate outdoor amenity space and on-site parking.
- 9.20 In addition, planning permission was granted in June 2020 for an attached three-bedroom dwelling, following the demolition of an existing garage, at 29 Whites Road in Farnborough, which would reduce the size of the existing dwelling plot (ref. 20/00248/FULPP). Planning permission was also granted in November 2020 for the demolition of a garage and outbuildings and the erection of a three-bedroom detached dwelling on land to the west and within the curtilage of 1 Cold Harbour

Lane in Farnborough (ref. 20/00653/FULPP). Both applications were considered to be compliant with Policy DE11.

10. Meeting Local Needs

Policy LN1: Housing Mix

Housing Completions

- 10.1 The National Planning Practice Guidance (NPPG, para. 016a, ref. ID: 63-016a-20190626) states that plan-making authorities 'need to count housing provided for older people against their housing requirement'. In its guidance on how to calculate a five-year housing land supply, it further highlights that local planning authorities 'need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply' (para. 035, ref. ID: 68-035-20190722). C2 uses are comprised of residential institutions, such as residential care homes and nursing homes.
- 10.2 The NPPG (para. 034, ref. ID: 68-034-20190722) also states that 'all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply'.
- 10.3 In line with the NPPG guidance on counting housing for older people in C2 use and student housing within the housing land supply, the Council has reviewed completions of such accommodation since the start of the Local Plan period and updated Rushmoor's dwelling completions data accordingly. Because no purpose-built student accommodation has been completed in Rushmoor since the start of the Local Plan period, Table 8 adjusts the data according to completions of housing for older people in C2 use.

Table 8: Housing Completions in Rushmoor (adjusted to include housing for older people in C2 use)				
Year	Dwelling Completions (net)	Bed Space Completions (net)	Equivalent Number of C3 Dwellings (net)	Total Housing Completions
2014-2015	299	0	0	299
2015-2016	173	0	0	173
2016-2017	364	90	47	411
2017-2018	450	0	0	450
2018-2019	303	-9	-5	298
2019-2020	730	-11	-6	724
2020-2021	225	-40	-21	204
Total	2,544	30	15	2,559

- 10.4 In determining the level of housing contribution that C2 uses make to housing land supply, the Council recognises that an individual bed space may not necessarily replace an individual unit of C3 accommodation. For residential institutions, the NPPG (para. 016a, ref. ID: 63-016a-20190626) states that 'to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data'. At the time of its completion, the 2011 Census estimated that there were 70,091 adults (aged 16 or over) within 36,340 households in Rushmoor. This provides a ratio of 1.9 adults per household. The number of dwellings generated by accommodation in C2 use can therefore be derived by dividing the number of bed spaces by 1.9.

- 10.5 During the monitoring year, 232 dwellings were completed. There were 7 losses, resulting in a net gain of 225 dwellings. When taking into account housing provided for older people in C2 use, 204 net new dwellings were completed. Whilst this figure is below the average annual housing requirement set out within the Local Plan (436 dwellings), it compares favourably with the government’s minimum annual local housing need figure for Rushmoor for 2020-21 (173 dwellings).³
- 10.6 The minimum annual local housing need figure is calculated using the standard methodology for assessing housing need, which was introduced in July 2018. The figure forms the basis of the government’s Housing Delivery Test, which is a percentage measurement of the number of net new homes delivered against the number of homes required within an area over a rolling three-year period and undertaken annually by the Department for Levelling Up, Housing and Communities (DLUHC). The results of the Housing Delivery Test for the period 2018-2021 were published in January 2022. The Test found that Rushmoor had delivered 179% of the homes required for the period April 2018-March 2021.

Housing Mix (market dwellings)

- 10.7 The majority of market dwellings delivered during the monitoring year were two- and three-bed properties. Whilst the proportion of two-, three- and four-bed homes delivered is less than that ‘recommended’ within the Local Plan, it should be noted that the recommended mix relates to housing delivered across the Local Plan period rather than for each monitoring year.

Table 9: Housing Mix (market dwellings)			
Unit Size	Number of Units (gross)	Proportion*	Local Plan Recommended Mix of Market Homes
1-bed	55	24%	7%
2-bed	74	32%	28%
3-bed	74	32%	44%
4-bed +	29	13%	21%

* Does not sum to 100% because of rounding to the nearest whole percent

Self-Build and Custom Housebuilding

- 10.8 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. The Act also imposes a duty upon local authorities to grant suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority’s area, as evidenced by an authority’s self-build and custom housebuilding register. The Council maintains a self-build and custom housebuilding register.

³ A Ministerial Statement was made on 6th September 2021 which outlined that the government intends to apply a four-month adjustment (122 days) to minimum annual local housing need figures for 2020-21 for the purposes of calculating the 2021 Housing Delivery Test to take into account disruption caused by the coronavirus pandemic. Four months are removed from the minimum annual housing requirement figure, thereby giving a value that covers eight months.

- 10.9 The period for monitoring demand for self-build and custom housebuilding is the period from 31 October to 30 October, and local authorities must grant a sufficient number of development permissions within the subsequent three-year period.
- 10.10 As of 30 October 2020, the Council had received 199 eligible applications from individuals for entry to the Self-Build and Custom Housebuilding Register. An additional 10 eligible individual applications were received up to 31 March 2021. There are currently no associations of individuals registered.
- 10.11 The Council had received 96 eligible applications as of 30 October 2017 and was required to grant an equivalent number of permissions for self-build and/or custom-build plots/dwellings between 31 October 2016 and 30 October 2020. Planning records indicate that 51 planning applications for single dwellings were granted permission within this period and that nine were likely to be self-build or custom-build projects. In addition, outline planning permission was granted in May 2020 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, see Policy SP10).

Policy LN2: Affordable Housing

Affordable Dwelling Completions

- 10.12 There were 81 affordable dwellings completed in 2020-21, comprising 36% of all dwellings delivered during the monitoring year. No affordable dwellings were demolished.

Monitoring Year	Affordable Dwellings Completed (gross)	Affordable Dwellings Demolished	Affordable Dwellings Completed (net)
2020-21	81	0	81

Housing Mix (affordable dwellings)

- 10.13 The majority of affordable dwellings delivered during the monitoring year were two-bed properties. Whilst the proportion of one-bed dwellings delivered is less than that 'recommended' within the Local Plan, it should be noted that the recommended mix relates to affordable housing delivered across the Local Plan period rather than for each monitoring year.

Unit Size	Number of Units (gross)	Proportion	Local Plan Recommended Mix of Affordable Homes
1-bed	13	16%	30%
2-bed	39	48%	30-40%
3-bed	29	36% (4-bed: 11%)	30% (10% sought as 4-bed units)

Policy LN3: Gypsies, Travellers and Travelling Showpeople

- 10.14 There was no change in the number of yards for Travelling Showpeople during the monitoring year, with long-established yards in Peabody Road and Queen’s Road in North Camp, and Farnborough Road in Farnborough.
- 10.15 Following discussions with the Travelling Showpeople community as part of the development of the Local Plan, two further plots (at Peabody Road in North Camp and at Hawley Lane South in Farnborough) were allocated for Travelling Showpeople in the Local Plan. Table 12 summarises the status of these allocations and confirms that the Peabody Road site has received planning consent and is now complete.

Policy	Site	Planning Application Reference	Number of Plots	Development Commenced	Development Complete
LN3.1	Peabody Road Car Park	18/00142/FULPP	1	Yes	Yes
LN3.2	Land at Hawley Lane South, Farnborough	--	-	-	-

- 10.16 There are no permanent Gypsy and Traveller sites in Rushmoor, and historically there have been few visits by Travellers to the Borough. The Department for Levelling Up, Housing and Communities (DLUHC) publishes twice-yearly counts of caravans on Traveller sites, and the Council refers to the DLUHC snapshot count only for information and context purposes. However, some figures are imputed, and there may be discrepancies with the Rushmoor entries in the published table. The latest available data derives from January 2020, when no caravans were recorded.
- 10.17 If there are short-term unauthorised encampments and the Council is notified or directly involved, a record is kept. For the 2020-21 monitoring year, eleven encampments were recorded on Council, private or MoD land. The encampments ranged in size from between two and sixteen caravans.

Policy LN4: Specialist and Supported Accommodation

- 10.18 In April 2019, planning permission was granted at Randell House in Blackwater for the erection of a new building, following the demolition of the existing buildings, to accommodate a specialist nursing facility comprising 58 bedrooms (a net gain of 18 bedrooms) and a two-bedroom rehabilitation apartment to provide 24-hour care for people with a range of complex care needs, including those with dementia (Use Class C2) (ref. 18/00614/FULPP). The permission was implemented during the monitoring year, resulting in the loss of 40 care home bedrooms for elderly people.
- 10.19 One residential care home for people with learning disabilities in C2 use, which consisted of eleven bedrooms, was lost during the monitoring year. Planning permission was granted in October 2020 and subsequently implemented for change of use to a single dwellinghouse at 31 Salisbury Road in Farnborough (ref. 20/00661/FULPP). However, planning permission was granted in October 2020 for the erection of a two-storey and single-storey extension at Glenside, 82 Albert Road, in Farnborough, a residential care home for adults with acquired or traumatic brain injuries, to provide an additional 14 bedrooms (ref. 20/00346/FULPP).

- 10.20 Planning permission was also granted in November 2020 for the retrospective change of use of a residential property to a children's home at 145 Alexandra Road in Farnborough (ref. 20/00394/FULPP).

Policy LN5: Neighbourhood Deprivation Strategy

- 10.21 The 2019 English Indices of Deprivation were published in September 2019. The 2019 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 Indices of Deprivation have been produced at Lower-Layer Super Output Area (LSOA) level. There are 32,844 LSOAs in England, with 58 in Rushmoor.
- 10.22 According to the latest data, Rushmoor has three small areas of multiple deprivation, whereby three LSOAs are in the 20% most deprived in the country. These LSOAs are located within Cherrywood, Aldershot Park and Wellington wards.
- 10.23 In terms of other areas, 11 LSOAs are in the 40% most deprived, 12 LSOAs are in the middle 20%, 14 LSOAs are in the 40% least deprived and 18 LSOAs are in the 20% least deprived areas in the country. Part of Cove and Southwood ward (LSOA 93) is the eighth least deprived area in England (ranked 32,837).
- 10.24 The Council is involved in projects to improve quality of life within the Borough's communities through targeted improvement interventions. For example, the redevelopment of the North Town Estate in Aldershot, formerly one of the Borough's most deprived areas, is a joint project between VIVID (formerly First Wessex Housing Association) and the Council and involves the replacement of 471 dwellings with 471 up-to-date homes of various types (ref. 09/00431/FULPP) and a further 226 dwellings being delivered in a further phase (ref. 13/00081/FULPP). As of 31 March 2021, 456 dwellings have been completed, with another 160 under construction.

Policy LN6: Local Neighbourhood Facilities

- 10.25 In addition to the retail facilities provided within Aldershot and Farnborough town centres and North Camp District Centre, there are a range of smaller shopping parades and individual retail units that provide access to a valuable range of day-to-day facilities for residents in the Borough, from individual convenience units to larger shopping parades.
- 10.26 The Council monitors the occupation of Local Neighbourhood Facilities and the proportion of retail and non-retail uses to monitor how they are functioning.
- 10.27 As noted above, the Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. This included the incorporation of A1 retail uses within the new Class E (commercial, business and service use). For consistency with Policy LN6 of the Local Plan, the Council continues to monitor uses according to the use classes which were in effect at the date of the adoption of the Local Plan. However, uses are also monitored in accordance with the new use classes which came into effect from September 2020. Whilst Local Neighbourhood Facilities will be expected to retail about 50% of uses within retail use to ensure that there is not an over-concentration of non-retail uses, Policy LN6 will be applied flexibly to take account of the scale and mix of uses in individual Local Neighbourhood Facilities and to ensure that they provide for a range of goods and services. The table below summarises the proportion of retail uses (former A1 use) and non-retail uses (former non-A1 uses), as well as the proportion of uses that

fall within and outside the new Class E use class within the Local Neighbourhood Facilities in August 2021.⁴

Table 13: Profile of Local Neighbourhood Facilities (August 2021)							
Town	Local Centre	Number of Units	% A1 Use	% Non-A1 Use	% E Uses	% Non-E Uses	% Vacant
Aldershot	Andover Way	2	50%	50%	50%	50%	50%
	Ash Road	6	33%	67%	67%	33%	0%
	Church Road	4	100%	0%	100%	0%	0%
	Lower Farnham Road	4	75%	25%	75%	25%	0%
	North Lane	14	50%	50%	64%	36%	0% ⁵
Aldershot Total		30	57%	43%	70%	30%	3%
Farnborough	Chapel Lane	5	60%	40%	60%	40%	0%
	Churchill Crescent	4	75%	25%	75%	25%	0%
	Cove Road	17	53%	47%	82%	18%	0%
	Farnborough Road	7	43%	57%	43%	57%	0%
	Farnborough Road (opposite The Swan)	5	40%	60%	100%	0%	0%
	Fernhill Road	10	60%	40%	70%	30%	0%
	Giffard Drive	6	67%	33%	67%	33%	0%
	Medway Drive	5	80%	20%	100%	0%	20%
	Southwood	1	100%	0%	100%	0%	0%
	St John's Road	1	100%	0%	100%	0%	0%
	Whetstone Road	4	25%	75%	50%	50%	0%
	Woburn Avenue	1	100%	0%	100%	0%	0%
Farnborough Total		66	58%	42%	74%	26%	2%
Rushmoor Total		96	57%	43%	73%	27%	2%

Policy LN7: Retail Impact Assessments

10.28 The Council received two planning applications that required a retail impact assessment to be submitted during the monitoring year.

- 20/00287/FULPP: Units 3 and 4, Solartron Retail Park, Farnborough
The application sought the refurbishment, extension and amalgamation of Units 3 and 4 to facilitate new enlarged single retail premises (Use Class A1) to be used as a food store and associated works to Unit 2 and the service yard, and the reconfiguration of the car park. Permission was granted in September 2020 but has yet to be implemented.

⁴ The latest available data is presented, as a survey of the Local Neighbourhood Facilities did not take place during the monitoring year.

⁵ Note that vacant units awaiting demolition in North Lane in Aldershot which form part of the North Town redevelopment scheme (ref. 09/00431/FULPP) are not included in the unit count.

- 20/00149/FULPP: Units 2A and 3, Blackwater Shopping Park, Farnborough
The application sought the amalgamation of existing units to allow use as a food store (Use Class A1). Permission was refused in January 2021, and an appeal has been lodged by the applicant.

Policy LN8: Public Houses

10.29 The Council received no planning applications relating to the change of use of public houses during the monitoring year.

11. Creating Prosperous Communities

Policy PC1: Economic Growth and Investment

- 11.1 The Council monitors the completion and loss of employment floorspace and the amount of available employment land. These measures provide an indication of how well the local economy is functioning. Table 14 shows the amount of floorspace completed and lost during the monitoring year to provide a snapshot of the floorspace changes. It is important to note that when sites are redeveloped, a floorspace gain may be reported in a different monitoring year from the initial loss.
- 11.2 As noted above, the Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. This included the incorporation of B1 employment uses within the new Class E use class (commercial, business and service use). However, for consistency with the Local Plan employment policies, the Council continues to monitor the completion and loss of employment floorspace in accordance with the use classes which were in effect at the date of the adoption of the Local Plan.

Monitoring Year	New Employment Floorspace Completed (sq. m)	Employment Floorspace Lost (sq. m)	Net Gain or Loss of Employment Floorspace (sq. m)
2020-21	20,191	13,474	6,717

- 11.3 During the monitoring year, 20,191 square metres of B1-B8 employment floorspace was completed (Gulfstream Service Centre at Farnborough Airport, ref. 18/00657/FULPP), whilst 13,474 square metres of comparable floorspace was lost. There was therefore a net gain of 6,717 square metres of floorspace. The majority of lost floorspace (7,400 sq. m) was due to the commencing of residential development at 117 Farnborough Road in Farnborough (ref. 18/00466/FULPP), which is a former office site allocated for housing within the Rushmoor Local Plan (see Policy SP7).
- 11.4 In 2020-21, seven planning applications to provide additional B-class employment floorspace were granted permission.

Policy PC2: Strategic Employment Sites

- 11.5 In 2020-21, two planning applications to provide additional B-class employment floorspace were granted permission within the designated Strategic Employment Sites.
- 11.6 Planning permission was granted in February 2021 at Farnborough Aerospace Park (at Ascent 2, 1 Lakeside Road) for the erection of a single-storey extension to an existing office building to provide an additional 3,308 square metres of B1 and B2 employment floorspace (ref. 20/00870/FULPP). Construction has yet to commence as of 31 March 2021.
- 11.7 Planning permission was also granted at 6 Invincible Road in Farnborough for the change of use of the existing building from Use Class D2 (assembly and leisure) to provide 1,051 square metres of floorspace in flexible B2/B8 use (ref. 20/00280/FULPP). The permission has yet to be implemented as of 31 March 2021.

Policy PC3: Locally Important Employment Sites

11.8 In 2020-21, one planning application to provide additional B-class employment floorspace was granted permission within the designated Locally Important Employment Sites.

11.9 Planning permission was granted in December 2020 at Unit 6, 108 Hawley Lane in Farnborough for the construction of a mezzanine first floor to create an ancillary office area (net 47 sq. m) (ref. 20/00766/FUL). The permission has been implemented as of 31 March 2021.

Policy PC4: Farnborough Business Park

11.10 The Council received no planning applications relating to this policy during the monitoring year.

Policy PC5: Cody Technology Park

11.11 The Council received no planning applications relating to this policy during the monitoring year.

Policy PC6: Aldershot Industrial Cluster

11.12 The Council received no planning applications relating to this policy during the monitoring year.

Policy PC7: Hawley Lane South

11.13 The Council received no planning applications relating to this policy during the monitoring year.

Policy PC8: Skills, Training and Employment

11.14 The Council agreed skills and employment plans related to the following developments during the monitoring year.

- 20/00171/FULPP: Development at Union Street, Aldershot (Union Street East, see Policy SP1.5)
Demolition of the existing buildings and construction of 100 residential units (Use Class C3) and 128 student units (sui generis), together with 2,237 sq. m (GEA) of flexible retail/commercial/business/community floorspace (Use Class A1-A5/B1/D1).
- 20/00024/FULPP: 36 Invincible Road, Farnborough
Erection of one commercial building for use as builders' merchant (sui generis) for the display, sale and storage of building, timber and plumbing supplies, storage and distribution of kitchen joinery products, plant and tool hire, including outside display and storage, including storage racking; access and servicing arrangements, car parking, landscaping and associated works.

12. Managing the Natural Environment

Policy NE1: Thames Basin Heaths Special Protection Area

- 12.1 Part of the Thames Basin Heaths Special Protection Area (SPA) lies within Rushmoor. The SPA is designated and protected from adverse impact under UK and European law to conserve the natural habitats of certain rare and vulnerable birds, and areas used regularly by migrating birds.
- 12.2 There were no changes to statutory sites in 2020-21.

Designation	Name of Site	Reason for Designation	Area
SPA	Thames Basin Heaths	Internationally important populations of Nightjar, Woodlark and Dartford Warbler	450.68 ha

Policy NE2: Green Infrastructure

- 12.3 The Local Plan aims to improve and enhance the green infrastructure within Rushmoor. The Council is committed to producing a Green Infrastructure Strategy which will identify key areas of green infrastructure within the Borough and set a baseline for future monitoring.

Policy NE3: Trees and Landscaping

- 12.4 The Council approved 139 applications for works to trees protected by Tree Preservation Orders during the monitoring year. In addition, eight applications were part allowed and part refused (a split decision), and three applications were refused.
- 12.5 The Council also approved 62 applications for works to trees located within conservation areas; no applications were refused.
- 12.6 The Council served a Tree Preservation Order (TPO) during the monitoring year. TPO 476 (Trees within 6 and 10 Ayling Lane, Aldershot) was served in January 2021 and confirmed in July 2021 (within the 2021-22 monitoring year). The TPO protects trees that were previously located within the Cargate conservation area but which would otherwise no longer be protected after the conservation area boundary change. A survey found that a pine and oak tree were worthy of protection based on the Tree Evaluation Method for Preservation Orders (TEMPO).
- 12.7 Further information on the Tree Preservation Orders in force in Rushmoor is available at www.rushmoor.gov.uk/tpo.

Policy NE4: Biodiversity

- 12.8 Policy NE4 was referenced within one planning appeal decision during the monitoring year:
- 19/00482/FULPP: 14 Hilder Gardens, Farnborough
Demolition of existing garage at 15 Hilder Gardens and erection of two new detached dwellings to the rear with ancillary parking and access road

This appeal against the Council's refusal to grant permission was dismissed, with the Planning Inspector stating that the proposal was in conflict with policies NE1 and NE4 of the Local Plan.

Policy NE5: Countryside

12.9 The following planning applications for major development within the designated countryside were approved during the monitoring year:

- 17/00914/OUTPP: Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot (see Policy SP10)
Outline application for the development of up to 180 dwellings, including the conversion of Blandford House and the retention of three existing dwellings, and full permission for the provision of 13.7 hectares of Suitable Alternative Natural Greenspace (SANG).
- 20/00518/FULPP: Temporary Construction Compound on Land South of Government Road, Aldershot
Temporary compound and working area with associated tree removal and replacement woodland planting scheme in connection with the installation of a replacement gas main.
- 20/00576/FULPP: Land at Government Road, Aldershot
Redevelopment of the site to provide 80 allotment plots.

Policy NE6: Managing Fluvial Flood Risk

12.10 Whilst there were no new dwellings permitted within Flood Zone 3 during the monitoring year, one planning application for ten dwellings was permitted within Flood Zone 2:

- 20/00716/FULPP: Land adjacent Green Hedges, Hawley Road, Blackwater, Camberley
Planning permission was granted in March 2021 for the redevelopment of the site to provide ten dwellings, comprising six two-bedroom and four three-bedroom houses. The Planning Officer's report to the Development Management Committee concluded that the proposal was acceptable, having regard to Policy DE6 of the Local Plan.

Policy NE7: Areas at Risk of Surface Water Flooding

12.11 No planning applications for major or minor development in areas at risk of surface water flooding were consented during the monitoring year. However, thirteen applications for householder development were approved.

Policy NE8: Sustainable Drainage Systems

12.12 The implementation of integrated and maintainable Sustainable Drainage Systems (SuDs) is required for development in all flood zones for both brownfield and greenfield sites. Policy NE8 was referenced within one planning appeal decision during the monitoring year:

- 20/00593/FULPP: 16 Churchill Avenue, Aldershot
Alterations and extensions to existing dwelling to form two three-bedroom semi-detached dwellings and one three-bedroom detached dwelling house with parking and additional dropped kerb.

This appeal against the Council's refusal to grant permission was dismissed, with the Planning Inspector concluding that the proposal would not make adequate provision for surface water drainage and would therefore conflict with Policy NE8 of the Local Plan.

Policy NE9: Surface Water Flooding at Farnborough Airport

12.13 The following planning applications for development within the Farnborough Airport Planning Policy Boundary were approved during the monitoring year.

- 20/00836/FULPP: Land to the South of Templer Avenue, Farnborough
Installation of a fuel storage facility.

13. Five-Year Housing Land Supply

- 13.1 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of supply against housing requirements.
- 13.2 Rushmoor's five-year housing land supply position for the period 2021-2026 is set out within a separate paper. Using evidence from the Strategic Housing and Economic Land Availability Assessment (SHELAA) (March 2022), it concludes that Rushmoor has a housing land supply of **6.9 years** for the period. This is derived from the following:
- Deliverable housing land identified to support 3,484 net new dwellings
 - With 2,559 net new dwellings completed since 2014 (the base date of the Rushmoor Local Plan), the residual housing target for the period 2021-2032 is 5,289 new dwellings, or 481 per annum. This rises to 505 net new dwellings per annum when applying a 5% buffer, as required by the National Planning Policy Framework (NPPF).
- 13.3 The Five-Year Housing Land Supply paper for the period 2021-2026 is available to view at www.rushmoor.gov.uk/article/11452/Monitoring-evidence, whilst the SHELAA (March 2022) is available at www.rushmoor.gov.uk/shlaa.

14. Neighbourhood Planning

- 14.1 The Localism Act 2011 introduced a new right for local communities to draw up neighbourhood plans. Neighbourhood planning allows parish or town councils or communities (residents, employees and businesses) to come together through neighbourhood forums and say where they think new houses, businesses and shops should go in their local areas, and what they should look like.
- 14.2 As there are no parish or town councils in Rushmoor, groups would need to establish neighbourhood forums to bring forward neighbourhood plans. At present, there are no neighbourhood development plans or neighbourhood development orders being progressed in Rushmoor.
- 14.3 The Council will support communities who wish to establish a neighbourhood forum to prepare a neighbourhood plan.

15. Duty to Cooperate

- 15.1 The Duty to Cooperate places a legal duty on local planning authorities and county councils in England and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross-boundary matters.
- 15.2 It is a requirement of the AMR to report on what actions have been taken when a local planning authority has co-operated with another local planning authority, county council or a prescribed body. In addition, the NPPF requires strategic policy-making authorities to prepare and maintain a Statement of Common Ground, documenting the cross-boundary matters being addressed and progress in co-operating to address these.
- 15.3 Rushmoor Borough Council undertakes a process of continuous co-operation and engagement with neighbouring authorities on strategic planning work in relation to cross-boundary issues.
- 15.4 The key strategic cross-boundary issues that have been identified with other relevant bodies are:
- Housing (including traveller site provision);
 - Employment and economic development;
 - The natural environment (including the Thames Basin Heaths Special Protection Area);
 - Climate change, water supply and waste;
 - Flooding;
 - Transport; and
 - Healthcare provision.
- 15.5 Since the adoption of the Rushmoor Local Plan (February 2019), the Council has continued to engage with neighbouring authorities on any issues which arise whilst they prepare their local plans. The Council has continued to engage actively with neighbouring authorities on cross-boundary issues, as demonstrated below:
- Attended a Duty to Cooperate meeting in relation to the Bracknell Forest Local Plan in March 2021.
 - Engaged with and attended workshops organised by Transport for the South East as part of its work on publishing a Strategic Investment Plan to support its Transport Strategy.
 - Completed the Hart, Rushmoor and Surrey Heath Special Protection Area Mitigation Project, a two-year joint project which investigated alternative and complementary avoidance and mitigation measures that could be delivered to mitigate net new residential development within the Hart, Rushmoor and Surrey Heath Housing Market Area. Hart District Council, Rushmoor Borough Council and Surrey Heath Borough Council worked in partnership with Natural England, with funding awarded by DLUHC (formerly MHCLG) under the Joint Working Planning Delivery Fund.
 - Liaised with Natural England on revised SANG guidelines, which were partly updated to reflect the outcomes of the HRSB SPA Mitigation Project.
 - Engaged with Hart District Council on an emerging Hart Green Grid.
 - Engaged with Hampshire County Council on an emerging Cycling and Walking Strategy.