



**AUTHORITY MONITORING REPORT**

**2019-2020**

**December 2020**

## Contents

1	Introduction .....	2
2	Local Development Scheme (LDS).....	3
3	Current Development Plan Documents .....	4
4	Article 4 Directions.....	6
5	Conservation Area Appraisals and Management Plans .....	7
6	Spatial Strategy: What, Where and When? .....	8
7	Shaping Places .....	9
8	Delivering Infrastructure .....	17
9	Creating High-Quality and Distinctive Environments.....	18
10	Meeting Local Needs.....	22
11	Creating Prosperous Communities .....	28
12	Managing the Natural Environment .....	30
13	Five-Year Housing Land Supply .....	34
14	Neighbourhood Planning .....	35
15	Duty to Cooperate.....	36

## **1 Introduction**

- 1.1 Rushmoor Borough Council produces an Authority Monitoring Report every year to assess progress on the delivery of the Development Plan and to review whether its policies are working.
- 1.2 This Authority Monitoring Report (AMR) covers the period 1 April 2019 to 31 March 2020. 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 This 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 are progressing. There are specific topics that the Council must report on, while 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 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 about this is set out in the Statement of Community Involvement, which is available at [www.rushmoor.gov.uk/sci](http://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.

## **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 (2018-2019) 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 first full year of the Local Plan's operation and reports on the Council's revised indicators and targets.

### 3 Current Development Plan 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](http://www.rushmoor.gov.uk/rushmoorlocalplan).
- 3.2 The South East Plan was revoked in March 2013, apart from 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 at [www.rushmoor.gov.uk/localplanpoliciesmap](http://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](http://www.rushmoor.gov.uk/sci).

#### Supplementary Planning Documents

- 3.8 Following the adoption of the Rushmoor Local Plan in February 2019, the Planning Policy Team has started a review of the Council's adopted Supplementary Planning Documents (SPDs) and published guidance notes.
- 3.9 On 28 May 2019, the Council's Cabinet agreed to revoke the following SPDs linked to the former Core Strategy and saved Rushmoor Local Plan Review policies. The revocation came into effect on 10 June 2019.
- Housing Density and Design (2006)
  - Sustainable Design and Construction (2006)
  - Aldershot Urban Extension (2009)
  - Telecommunications (2009)
- 3.10 As of April 2020, the following SPDs are in place:

- Farnborough Town Centre (2007)
- Planning Contributions for Transport (2008)
- Buildings of Local Importance (2012)
- 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)

- 3.11 During the monitoring year, the Affordable Housing SPD and the Home Improvements and Extensions SPD were adopted.
- 3.12 The Affordable Housing SPD (adopted September 2019) provides guidance on the implementation of the affordable housing policies of the Rushmoor Local Plan and the housing delivery objectives of the Housing and Homelessness Strategy 2017-2022. A core purpose of the document is to ensure that new affordable housing meets residents' needs and aspirations and supports the delivery of sustainable, inclusive communities.
- 3.13 The Home Improvements and Extensions SPD (adopted February 2020) supports national planning policy guidance and expands upon Rushmoor Local Plan Policy DE1: Design in the Built Environment. A core purpose of the document is to provide guidance for householders to assist in the design of proposals and how to avoid potential design and amenity issues. It outlines the design and amenity principles that the Council follows when considering planning applications.
- 3.14 Further information on all SPDs, as well as any new SPDs being prepared, is available on our website at [www.rushmoor.gov.uk/spds](http://www.rushmoor.gov.uk/spds).

#### **Draft Locally Listed Heritage Assets SPD**

- 3.15 During the monitoring year. The Council consulted on a draft Locally Listed Heritage Assets SPD which will update and replace the Buildings of Local Importance SPD. It is anticipated that the final document will be adopted in early 2021.

## 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
  - Wellesley (Aldershot)
- 4.3 During the monitoring year, the Cargate and Wellesley Article 4 Directions were introduced.
- 4.4 On 31 January 2020, the Council made an immediate Article 4 Direction to remove some permitted development rights from properties within the proposed Cargate Conservation Area in Aldershot. Following a period of public consultation, the Council decided to amend the Direction, based upon the responses received, and made a new immediate Article 4 Direction on 31 July 2020.
- 4.5 On 31 January 2020, the Council also made an immediate Article 4 Direction to remove some permitted development rights from properties within part of the new Wellesley development in Aldershot. The affected area has a strong relationship with the proposed Aldershot Military Conservation Area. The Article 4 Direction was confirmed and made permanent on 24 July 2020.
- 4.6 On 14 February 1978, an Article 4 Direction was made which removed some permitted development rights from properties at Pinewood Park in Farnborough. On 14 February 2020, the Council made a new Article 4 Direction to cancel the 1978 direction. The new Direction came into force and cancelled the 1978 Direction on 24 July 2020.
- 4.7 Further information on current and former Article 4 Directions, and on the introduction of any new Directions, is available at <https://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 periodically the Borough's conservation areas and seek to develop character appraisals/management plans to provide an analysis of what features make a positive or negative contribution to the significance of each conservation area so that opportunities for beneficial change or the need for additional protection and restraint, including the implementation of Article 4 Direction, may be identified.
- 5.2 In autumn 2019, character appraisals and management plan documents were prepared for the Cargate Conservation Area and Aldershot Military Conservation Area.
- 5.3 Between 31 January and 13 March 2020, the Council held a public consultation on proposed boundary changes to the Cargate Conservation Area and Aldershot Military Conservation Area, as well as on the appraisal and management plan documents.
- 5.4 The responses received will be reviewed before the Council decides whether the appraisals and management plans, as well as the boundary changes, should come into effect.
- 5.5 Further information on the conservation areas in Rushmoor is available on our website at <https://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 2019-2020 monitoring year, 724 net new dwellings were completed in Rushmoor.
- 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 2019-20, there was a net loss of 21,737 sq. m of employment floorspace. However, it should be noted that this data only provides a snapshot of floorspace changes over the monitoring year; when sites are redeveloped, a floorspace gain may be reported in a different monitoring year from the initial loss.
- 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 June/July 2019, unit vacancy rates within Aldershot and Farnborough town centres and North Camp District Centre are 25%, 14% and 7% respectively, compared to the average national town centre vacancy rate of 10.3% in July 2019, as reported by the British Retail Consortium.<sup>1</sup>
- 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.

---

<sup>1</sup> <https://brc.org.uk/news/2019/2019-aug-12-footfall-monitor-july>.

## 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 (A1 use) 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.<sup>2</sup>
- 7.2 The Council monitors the occupation of its town and district centres. The proportion of non-A1 uses (non-retail) and vacant units provides an indication of the vitality of the centres. The data below is taken from our surveys undertaken in June/July 2019.
- 7.3 Table 1 shows that there are some frontages within Aldershot Town Centre with particularly high proportions of non-A1 uses. 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).
- 7.4 If vacant units in The Galleries are excluded from the total, the overall vacancy rate in Aldershot drops from 25% to 14%, which is comparable to the national average.

**Table 1: Aldershot Town Centre Mix of Uses and Vacancy Rates (June/July 2020)**

Centre	Frontage Policy	Shopping Frontage	Policy % (non-A1)	No. Units	No. A1 Uses	No. Non-A1 Uses	% A1 Uses	% Non-A1 Uses	No. Vacant Units	% Vacant
Aldershot Town Centre	SP1.1 Primary	Union St (29-51, 38-62)	30%	19	15	4	79%	21%	9	47%
		Wellington Centre		30	25	5	83%	17%	3	10%
		Wellington St (1-15, 2-18, units in Wellington Centre with street frontage on to Wellington St)		14	9	5	64%	36%	2	14%
	SP1.2 Secondary	The Galleries	50%	21	20	1	95%	5%	21	100%
		High St (1-57, 59-79)		27	14	13	52%	48%	5	19%

<sup>2</sup> The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect on 1 September 2020 and made significant changes to the system of use classes by reclassifying certain uses of property. However, it should be noted that this document refers to the use classes which were in effect during the monitoring year.

	Union St (1-27, 2b-36), Grosvenor Rd (4-16) and Upper Union St (2a-10)	44	26	18	59%	41%	6	14%
	Wellington St (20-30, 27-37), Victoria Rd (101-163, 116-138), and The Arcade	46	23	23	50%	50%	4	9%
<b>Total:</b>		201	132	69	66%	34%	50	25%

#### Policy SP1.4: The Galleries

- 7.5 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.
- 7.6 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 classes A1-A3, B1a and D1, public car parking and residents' car and cycle parking, and external amenity areas, including roof gardens and public realm (ref. 20/00508/FULPP).
- 7.7 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

- 7.8 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.
- 7.9 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/commercial/business/community floorspace (Use Class A1-A5/B1/D1) (ref. 20/00171/FULPP).
- 7.10 The Council's Development Management Committee resolved to grant planning permission in June 2020, subject to the completion of a satisfactory s106 legal agreement.

#### Policy SP1.6: Hippodrome House

- 7.11 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 SP1.8: Aldershot Railway Station and Surrounds**

- 7.12 The Aldershot Railway Station and Surrounds site allocation comprises the Bus Station, Railway Station forecourt car park and Penmark/Progress House.
- 7.13 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 2020.
- 7.14 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 2020.

**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	Registered	20/00508/ FULPP	596	4,105	-	-
SP1.5	Union Street East	Registered	20/00171/ FULPP	100 (+128 student units)	2,237	-	-
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**

- 7.15 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.
- 7.16 Unit vacancy rates for Farnborough in June/July 2020 are comparable to the national average, as demonstrated by Table 3.

Table 3: Farnborough Town Centre Mix of Uses and Vacancy Rates (June/July 2020)										
Centre	Frontage Policy	Shopping Frontage	Policy % (non-A1)	No. Units	No. A1 Uses	No. Non-A1 Uses	% A1 Uses	% Non-A1 Uses	No. Vacant Units	% Vacant
Farnborough Town Centre	SP2.1 Primary	Prince's Mead, incl. Asda	20%	33	30	3	91%	9%	5	15%
		Queensmead (61-71, 56-76) and The Meads, incl. Sainsbury's		29	23	6	79%	21%	1	3%
	SP2.2 Secondary	Kingsmead	50%	23	11	12	48%	52%	7	30%
		Queensmead (73-93, 78-98) and Briarcliff House (93-99)	50%	24	11	13	46%	54%	3	13%
		Victoria Road (14-48) and Firgrove Parade (1-5)	n/a	14	3	11	21%	79%	1	7%
	<b>Total:</b>				123	78	45	63%	37%	17

**Policy SP2.1: Farnborough Civic Quarter**

- 7.17 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.
- 7.18 The Council has yet to receive a planning application for the comprehensive redevelopment of the Civic Quarter site, as of 31 March 2020.

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	No Planning Application Received					

### Policy SP3: North Camp District Centre

7.19 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.

7.20 Table 5 demonstrates that vacancy rates for North Camp District Centre in June/July 2020 are comparable to the national average.

Centre	Frontage Policy	Shopping Frontage	Policy % (non-A1)	No. Units	No. A1 Uses	No. Non-A1 Uses	% A1 Uses	% Non-A1 Uses	No. Vacant Units	% Vacant
North Camp District Centre	SP3.1 Primary	Camp Road (1-79, 2-48) and Lynchford Road (81, 83)	40%	53	36	17	68%	32%	5	9%
	SP3.2 Secondary	Lynchford Road (51-79, 85-107)	n/a	20	9	11	45%	55%	0	0%
		Queens Road (3-11)		3	2	1	67%	33%	0	0%
<b>Total:</b>				76	47	29	62%	38%	5	7%

### Policies SP4-SP4.4: Farnborough Airport

7.21 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.

7.22 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). In addition, the construction of a new hanger for the maintenance, repair and overhaul of aircraft to the south of Templar Avenue is ongoing as of March 2020 and is expected to be completed within the next monitoring year (2020-21).

7.23 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](http://www.rushmoor.gov.uk/article/3287/Airport-monitoring). The Airport is currently performing in line with the related planning permissions.

**Policy SP5: Wellesley**

7.24 The Wellesley development is a residential-led development 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).

7.25 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 2020, 804 new dwellings have been completed, with 432 completed in 2019-20.

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	Completed
A. Maida	228	21	117	85	5		228
B. Corunna	731			21	123	285	429
C. CMH	161						
D. McGrigor	116					40	40
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	250						
L. Neighbourhood Centre	16						
M. Buller	235						
N. God's Acre	165						
O. Mandora	130						
P. Peaked Hill	60						
Q. Clayton	298						
R. ABRO	0						
S. REME	367						
T. Parsons	106						
<b>Total:</b>	<b>3,850</b>	<b>21</b>	<b>117</b>	<b>106</b>	<b>128</b>	<b>432</b>	<b>804</b>

**Policy SP6: The Crescent**

- 7.26 The Crescent site allocation comprises mostly vacant office buildings adjacent to an occupied employment area (Southwood Business Park).
- 7.27 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). Construction has commenced as of 31 March 2020.

**Policy SP7: Meudon House/117 Pinehurst**

- 7.28 The Meudon House/117 Pinehurst site allocation is located on the edge of Farnborough Town Centre and comprises two bespoke office buildings that originate from the 1980s.
- 7.29 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 2020.
- 7.30 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 yet to begin as of 31 March 2020.

**Policy SP8: Land at 68-70 Hawley Lane**

- 7.31 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**

- 7.32 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.
- 7.33 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.



7.34 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).

**Policy SP10: Blandford House and Malta Barracks**

7.35 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.

7.36 The Council's Development Management Committee resolved to grant outline planning permission in March 2018 and November 2019 for the development of up to 180 dwellings, including the conversion of Blandford House and the retention of three existing dwellings, subject to the completion of a satisfactory s106 legal agreement (ref. 17/00914/OUTPP). Outline permission was granted in May 2020 following the completion of the legal agreement. No reserved matters applications have been received to date.

7.37 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	No	-
SP8	Land at 68-70 Hawley Lane	-	-	-	-	-	-
SP9	Aldershot Military Town	Granted (Land at Wavell Barracks)	18/00911/FULPP	50*	0	-	-
SP10	Blandford House and Malta Barracks	Outline Permission Granted	17/00914/OUTPP	180	0	-	-

\*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 As a result of updated planning legislation, the Council has to produce Infrastructure Funding Statements (IFS), which will provide further information on planning obligations secured via Section 106 agreements. The first Infrastructure Funding Statement will cover the period 1 April 2019 to 31 March 2020 and will be published on the Council's website by 31 December 2020. The Infrastructure Funding Statement can be viewed on our website at <https://www.rushmoor.gov.uk/cil>.
- 8.3 It should be noted that the allocation of SANG capacity in respect of the Hawley Meadows, Southwood II and Rowhill SANGs is now almost complete. The collection of contributions in respect of these projects will therefore soon cease.
- 8.4 In total, £1,717,682.50 of Section 106 contributions were received during the monitoring year.

### Policy IN2: Transport

- 8.5 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.
- 8.6 The [Infrastructure Funding Statement](#) provides further information on planning obligations secured via Section 106 agreements.

### Policy IN3: Telecommunications

- 8.7 No major planning applications for telecommunications were granted during the monitoring period.

## 9 Creating High-Quality and Distinctive Environments

### Policies HE1-HE4: Heritage, Conservation Areas and Archaeology

- 9.1 There are eight conservation areas in Rushmoor. The Council is currently reviewing the Borough's conservation areas, and consultation was undertaken on draft conservation area appraisals and management plans for the Cargate Conservation Area and the Aldershot Military Conservation Area 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 156 locally listed buildings.
- 9.3 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. Over the monitoring year, the Officer was consulted 115 times.
- 9.4 During the monitoring year, there were two appeals in which Planning Inspectors referred to the heritage policies (HE1-HE4) in their decisions:

- 18/00639/REVPP: 38 Southampton Street, Farnborough  
Variation of Condition 3 of planning permission RSH05910 to allow a single-storey rear extension and create a doorway into existing garage

This appeal was allowed, with the Planning Inspector stating that 'the proposal is in keeping with the existing building and surroundings and would preserve the character and appearance of the South Farnborough Conservation Area, a matter to which I have given particular regard given the statutory duties that apply. As such, there is no harm to a designated heritage asset, and the proposal does not conflict with the conservation objectives set out in Policy HE3'.

- 18/00251/FULPP: Willow House, 23 Grosvenor Road, Aldershot  
Demolition of the existing building and the erection of a part-3-, part-4- and part-5-storey building containing 23 flats and two retail units

This appeal was dismissed, with the Planning Inspector stating that 'the design of the proposed building is of insufficient quality and would fail to respect the character and appearance of the area. It would fail to respect the prominent corner settings of the listed buildings around it ... and the character and appearance of the conservation area and its immediate setting'.

### Policy DE1: Design in the Built Environment

- 9.5 Of the fourteen planning appeals decided within this monitoring period, twelve Planning Inspectors cited Policy DE1 in their decisions. Of these twelve appeals, ten were dismissed, and two were allowed.

### Policy DE2: Residential Internal Space Standards

- 9.6 During the monitoring year, there was one appeal in which the Planning Inspector referred to Policy DE2 within their decision:

- 18/00251/FULPP: Willow House, 23 Grosvenor Road, Aldershot  
Demolition of the existing building and the erection of a part-3-, part-4- and part-5-storey building containing 23 flats and two retail units

This appeal was dismissed, with the Planning Inspector stating that ‘it is unclear to me why the proposed new flats could not and should not meet the minimum internal floor space standards in Policy DE2. Such standards are necessary to provide an acceptable quality of life for future residents of the proposed development. A minor diversion from the standards may be acceptable, but a breach of them to the extent proposed would not be’.

### **Policy DE3: Residential Amenity Space Standards**

- 9.7 During the monitoring year, planning permission for a town centre regeneration scheme was consented where the proposals were not in full conformity with Policy DE3:

- 19/00103/FUL: Block 3 Queensmead, Farnborough  
Partial demolition of Kingsmead Shopping Centre and the erection of an extension comprising retail use on the ground floor (3,108 sq. m) and 99 apartments over nine floors

The Planning Officer’s delegated report stated that the shared amenity space provided as part of the scheme exceeds the overall requirement for private amenity space for the development. Therefore, provided that the shared amenity space has an acceptable acoustic environment, the balconies could be considered as an additional benefit.

- 9.8 In addition, there were two appeal decisions which referenced Policy DE3:

- 18/00677/FUL: 1 Cold Harbour Lane, Farnborough  
Demolition of garage and outbuildings and the erection of a two-storey building comprising two flats

This appeal was dismissed, with the Planning Inspector stating that ‘the proposed amenity space to the rear of the proposed building is considered to be unusable. On this basis, it is considered that the proposal would fail to provide good quality usable private outdoor amenity space for future residents and is unacceptable’.

- 19/00213/FULPP: 206 Sycamore Road, Farnborough  
Demolition of existing buildings and the erection of a part-3-, part-4-storey building with a mix of 11 dwellings

This appeal was dismissed, with the Planning Inspector stating that ‘the development does not include any balconies, and equivalent additional internal living space is not provided to compensate for this. Instead, significant areas of open space are proposed within the site. This would not adequately compensate for the failure to provide private outdoor space as required by Policy DE3’.

### **Policy DE4: Sustainable Water Use**

- 9.9 There were no non-residential completions in 2019-20 of 1,000 square metres gross external area which were covered by this policy. There was one completion (the new Halfords unit at

Blackwater Shopping Park), but this was granted permission before the Local Plan was adopted.

**Policy DE5: Proposals Affecting Existing Residential (C3) Uses**

- 9.10 One planning application was granted in the last monitoring year which will result in the net loss of residential dwellings. Planning permission was granted in January 2020 for the demolition of an existing bungalow and the erection of a two-storey extension to an existing doctors' surgery at Giffard Drive in Farnborough (ref. 19/00341/FULPP). In line with Policy DE5, the extension to the doctors' surgery was considered an essential community facility.

**Policy DE6: Open Space, Sport and Recreation**

- 9.11 There were no planning applications allowing development on areas of open space, sport and recreation land during the monitoring year.

**Policy DE7: Playing Fields and Ancillary Facilities**

- 9.12 Improvements were carried out to the Moor Road recreation ground in Farnborough during the monitoring year. This included new play equipment as well as outside gym equipment. Further information can be found at [www.rushmoor.gov.uk/moorroadplayground](http://www.rushmoor.gov.uk/moorroadplayground).

**Policy DE8: Indoor and Built Sport and Recreation Facilities**

- 9.13 Outside gym equipment was installed at Moor Road recreation ground in Farnborough during the monitoring year. Three applications for new gyms were also granted permission.
- 19/00469/FULPP: Units 6-7, Westgate, Aldershot  
Change of use of two separate restaurant units to a gym
  - 19/00490/FULPP: 40-50 Kingsmead, Farnborough  
Change of use of A1 units and A3 units to a gym
  - 19/00593/FULPP: 19 Holder Road, Aldershot  
Change of use of building from storage and distribution use (Use Class B8) to a gym

**Policy DE9: Advertisements**

- 9.14 During the monitoring year, 31 advertisement applications were granted planning permission.

**Policy DE10: Pollution**

- 9.15 The Council is meeting its target by having robust measures to improve air quality across the Borough, and health-based air quality objectives are set for seven key pollutants, including nitrogen dioxide (NO<sub>2</sub>), which are monitored on an annual basis.
- 9.16 The Habitat Regulations Assessment (2017) concluded that the Local Plan will not result in an adverse effect on the integrity of European 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 at [www.rushmoor.gov.uk/article/11454/Evidence-on-Thames-Basin-Heaths](http://www.rushmoor.gov.uk/article/11454/Evidence-on-Thames-Basin-Heaths).

9.17 The Council continues to work with other local authorities, land managers and strategic highway authorities to develop a framework by which air quality measures can be linked to monitoring of the air quality in the European sites before, and for a number of years after, introduction of the measures.

9.18 Further information can be found at [www.rushmoor.gov.uk/article/3927/Air-quality](http://www.rushmoor.gov.uk/article/3927/Air-quality).

**Policy DE11: Development on Residential Gardens**

9.19 Most planning applications for development on residential gardens are 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.

9.20 During the monitoring year, a planning application to demolish an existing garage and to erect a three-bedroom detached dwelling at 1 Romaine Close in Farnborough (ref. 19/00057/FUL) was granted permission. The Planning Officer's report stated that adequate green space would be maintained and that the amenity space of the area would be preserved.

9.21 An application was also received for the demolition of an existing garage at 14 Hilder Gardens in Farnborough (ref. 19/00482/FULPP) and for the erection of two new detached dwellings to the rear, with ancillary parking and an access road. This application was refused in December 2019, and the subsequent appeal was dismissed by a Planning Inspector in October 2020. The Inspector's decision highlighted that the proposal was contrary to policies DE1 and DE11 of the Local Plan in that they require development to not cause harm to existing neighbours, including by reason of loss of privacy and outlook.

## 10 Meeting Local Needs

### Policy LN1: Housing Mix

#### Housing Completions

- 10.1 The National Planning Practice Guidance (NPPG, para. 016a, ref. ID: 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: 68034-20190722) 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
<b>Total:</b>	2,319	70	36	2,355

- 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: 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, 794 dwellings were completed. There were 64 losses, resulting in a net gain of 730 dwellings. When taking into account housing provided for older people in C2 use, 724 net new dwellings were completed, which compares favourably with the average annual requirement set out within the Local Plan (436 dwellings). This also compares favourably with the government’s minimum annual local housing need figure for Rushmoor for 2019-20 (266 dwellings).
- 10.6 The minimum annual local housing need figure is calculated using the standard methodology for assessing housing need, which was introduced alongside the revised National Planning Policy Framework 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 Ministry of Housing, Communities and Local Government (MHCLG). The MHCLG published the results of the latest Housing Delivery Test in February 2020 and concluded that Rushmoor had delivered 141% of the homes required for the period April 2016-March 2019.

### Housing Mix (market dwellings)

- 10.7 The majority of market dwellings delivered during the monitoring year were one- and two-bed properties. Whilst the proportion of three- and four-bed homes 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	274	35%	7%
2-bed	276	35%	28%
3-bed	151	19%	44%
4-bed +	93	12%	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.
- 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 2019, the Council had received 169 eligible applications from individuals for entry to the Self-Build and Custom Housebuilding Register. An additional 14 eligible individual applications were received up to 31 March 2020. There are currently no associations of individuals registered.

10.11 The Council had received 49 eligible applications as of 30 October 2016 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 2019. Planning records indicate that 38 planning applications for single dwellings were granted permission within this period and that seven were likely to be self-build or custom-build projects.

**Policy LN2: Affordable Housing**

**Affordable Dwelling Completions**

10.12 There were 121 affordable dwellings completed in 2019-20. However, 52 affordable dwellings were demolished as part of the North Town Estate regeneration scheme in Aldershot. It is important to note that these dwellings will be replaced by 52 new affordable homes in the future.

Table 10: Affordable Dwelling Completions			
Monitoring Year	Affordable Dwellings Completed (gross)	Affordable Dwellings Lost	Affordable Dwellings Completed (net)
2019-20	121	52	69

**Housing Mix (affordable dwellings)**

10.13 The majority of affordable dwellings delivered during the monitoring year were two- and three-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.

Table 11: Housing Mix (affordable dwellings)			
Unit Size	Number of Units (gross)	Proportion*	Local Plan Recommended Mix of Affordable Homes
1-bed	19	16%	30%
2-bed	54	45%	30-40%
3-bed +	48	40% (4-bed: 8%)	30% (with 10% sought as 4-bed units)

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

**Policy LN3: Gypsies, Travellers and Travelling Showpeople**

- 10.14 It is the Council’s objective not to have a net loss in the yards which are allocated for Travelling Showpeople within the Borough. There was no change in the number of yards for travelling showpeople in the monitoring year, with long-established yards in Peabody Road, Queen’s Road and Farnborough Road.
- 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.

Table 12: Status of Travelling Showpeople Site Allocations					
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 Ministry of Housing, Communities and Local Government (MHCLG) publishes counts of caravans on Traveller sites, and the Council refers to the MHCLG twice-yearly 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. In January 2020, 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 2019-20 reporting year, 10 encampments were recorded on Council, private or MoD land. The encampments ranged in size from between two and 17 caravans.

**Policy LN4: Specialist and Supported Accommodation**

- 10.18 One residential care home for older people in C2 use, which consisted of eleven bedrooms, was lost during the monitoring year through change of use and conversion to two flats (76 Cambridge Road in Aldershot; ref. 19/00679/COU). The planning application was considered acceptable having regard to the Rushmoor Local Plan, with the Planning Officer’s report concluding that the proposal sought to re-use an under-used property which was vacated prior to acquisition by the current owners.
- 10.19 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 (Use Class C2) (ref. 18/00614/FULPP).

### **Policy LN5: Neighbourhood Deprivation Strategy**

- 10.20 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.
- 10.21 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.
- 10.22 In terms of other areas, eleven 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).
- 10.23 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 2020, 456 dwellings have been completed, with another 108 under construction.

### **Policy LN6: Local Neighbourhood Facilities**

- 10.24 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 which provide access to a valuable range of day-to-day facilities for residents in the Borough, from individual convenience units to larger shopping parades.
- 10.25 The Council monitors the occupation of Local Neighbourhood Facilities and the proportion of A1 and non-A1 uses to monitor how they are functioning. Whilst Local Neighbourhood Facilities will be expected to retail about 50% of uses within Use Class A1 to ensure that there is not an over-concentration of non-A1 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.
- 10.26 The Local Neighbourhood Facilities were last surveyed in February 2019, and the following uses were recorded:

<b>Table 13: Retail Profile of Local Neighbourhood Facilities (February 2019)</b>			
<b>Local Centre</b>	<b>Number of Units</b>	<b>% A1 Use</b>	<b>% Non-A1 Use</b>
<b>Aldershot</b>			
Andover Way	3	33%	67%
Ash Road	6	17%	83%
Church Road	5	80%	20%
Lower Farnham Road	4	75%	25%
North Lane	22	55%	45%
<b>Farnborough</b>			
Chapel Lane	3	67%	33%
Churchill Crescent	4	75%	25%
Cove Road	17	65%	35%
Farnborough Road	10	50%	50%
Farnborough Road (opposite The Swan)	5	40%	60%
Fernhill Road	12	50%	50%
Giffard Drive	7	86%	14%
Medway Drive	5	80%	20%
Southwood	3	100%	0%
St John's Road	1	100%	0%
Whetstone Road	6	17%	83%
Woburn Avenue	2	50%	50%

#### **Policy LN7: Retail Impact Assessments**

- 10.27 The Council received one planning application during the monitoring year which required a retail impact assessment (Unit 14, Ivy Road, Aldershot; ref. 19/00252/REVPP). The application sought permission to vary the conditions associated with a previous planning permission to allow the sale of food from the premises. Permission was granted in June 2019.

#### **Policy LN8: Public Houses**

- 10.28 The Council received no planning application 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.

Monitoring Year	New Employment Floorspace Completed (sq. m)	Employment Floorspace Lost (sq. m)	Net Gain or Loss of Employment Floorspace (sq. m)
2019-20	600	22,337	-21,737

- 11.2 During the monitoring year, 600 square metres of B1-B8 employment floorspace was completed, whilst 22,337 square metres of comparable floorspace was lost. This means that there was a net loss of 21,737 square metres. The vast majority of this floorspace loss (18,649 sq. m) is due to the commencing of residential development schemes at The Crescent and Meudon House in Farnborough, both of which are former office sites allocated for housing within the Rushmoor Local Plan (see policies SP6 and SP7).
- 11.3 In 2019-20, five planning applications to provide additional B-class employment floorspace were granted.

### Policy PC2: Strategic Employment Sites

- 11.4 In 2019-20, one planning application for B-class employment floorspace was granted at the Council's Strategic Employment Sites.
- 11.5 Planning permission was granted in April 2019 at Farnborough Business Park (at Pinehurst 4) for the erection of a four-storey office building (Use Class B1a) and a four-floor decked car park, with associated landscaping and alterations to the existing site layout (net 10,090 sq. m) (ref. 19/00048/FULPP) (also see Policy PC4). Construction has yet to commence as of 31 March 2020.

### Policy PC3: Locally Important Employment Sites

- 11.6 In 2019-20, one planning application for B-class employment floorspace was granted at the Council's Locally Important Employment Sites.
- 11.7 Planning permission was granted in September 2019 at Unit 2, Lynchford Lane in Farnborough for the erection of a two-storey building comprising a showroom and office space, and a single-storey storage unit following the demolition of the existing showroom and storage unit buildings (net 141 sq. m) (ref. 19/00434/FULPP). Construction has yet to commence as of 31 March 2020.

**Policy PC4: Farnborough Business Park**

- 11.8 As noted above, planning permission was granted in April 2019 at Farnborough Business Park (at Pinehurst 4) for the erection of a four-storey office building (Use Class B1a) and a four-floor decked car park (ref. 19/00048/FULPP).

**Policy PC5: Cody Technology Park**

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

**Policy PC6: Aldershot Industrial Cluster**

- 11.10 Planning permission was granted in October 2019 for a change of use from storage and distribution use (B8) to a gym (D2) at 19 Holder Road in Aldershot (ref. 19/00593/FULPP). It was considered that the scheme would provide a complementary use which would not be detrimental to the function and operation of the Strategic Employment Site (in accordance with Policy PC2).

**Policy PC7: Hawley Lane South**

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

**Policy PC8: Skills, Training and Employment**

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

## 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 2019-20.

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 During the monitoring year, 94 Tree Preservation Order applications were approved and three refused. Of the three refused applications, all would have resulted in the removal of one or more protected trees.
- 12.5 In addition, 58 applications requesting works to trees located within a conservation area were received. A small number of these applications were withdrawn, but all were otherwise approved.
- 12.6 There were no new Tree Preservation Orders served or confirmed during the monitoring year.
- 12.7 During the monitoring year, Policy NE3 was referenced six times within planning appeal decisions:

- 18/00113/FULPP: Park End, 152 Sycamore Road, Farnborough  
Erection of a three-bedroom detached house on land to the rear

This appeal was dismissed, with the Planning Inspector stating that the proposal would have a significant and demonstrably harmful effect on the tree cover at the appeal site.

- 18/00493/TPOPP: Land affected by TPO416A – within Links Way, Fox Heath and Randolph Drive, Farnborough  
Remove one Oak tree (T13 of TPO416A) in woodland to the rear of 28 Randolph Drive

This appeal was dismissed, with the Planning Inspector stating that there was little evidence that felling T13 would improve the health of the surrounding woodland.

- 18/00580/FULPP: 36, 40 and Land to the Rear of 26-54 Cove Road, Farnborough  
Re-development of land involving the erection of seven houses

This appeal was dismissed, with the Planning Inspector stating that the development would result in significant harm to the character and appearance of the area, including a potential adverse impact upon trees.

- 18/00677/FUL: 1 Cold Harbour Lane, Farnborough  
Demolition of garage and outbuildings and the erection of a two-storey building comprising two flats

This appeal was dismissed, with the Planning Inspector stating that the proposal would conflict with policies DE1 and NE3 of the Local Plan, which seek to ensure that development respects the character and appearance of the local area and provides landscaping which improves and enhances visual amenity.

- 18/00697/FULPP: 6 Church Avenue, Farnborough  
Demolition of side extension and outbuilding and the erection of a detached three-bedroom house

This appeal was dismissed, with the Planning Inspector stating that the development would result in significant harm to the character and appearance of the area, including a potential adverse impact upon trees protected by Tree Preservation Order.

- 19/00367/FULPP: 145 Alexandra Road, Farnborough  
Erection of a two-storey side extension

This appeal was dismissed, with the Planning Inspector stating that the proposal would cause significant harm to the character and appearance of the area.

#### **Policy NE4: Biodiversity**

12.8 During the monitoring year, Policy NE4 was referenced four times within planning appeal decisions:

- 17/00956/FULPP: 110-118 Victoria Road, Farnborough  
Demolition of five detached dwellings and the erection of 42 apartments

This appeal was dismissed, with the Planning Inspector stating that the proposal was in conflict with Saved Policy NRM6 of the South East Plan and policies NE1 and NE4 of the Rushmoor Local Plan.

- 18/00466/FULPP: 117 Farnborough Road, Farnborough  
Erection of extensions and alterations to existing office building to facilitate conversion and change of use to residential use to provide 113 flats

This appeal was allowed, with the Planning Inspector stating that the proposal would not adversely affect the integrity of the SPA and would accord with policies NE1 and NE4.



- 18/00580/FULPP: 36, 40 and Land to the Rear of 26-54 Cove Road, Farnborough  
Re-development of land involving the erection of seven houses

Although this appeal was dismissed on other matters, the Planning Inspector stated that it would be unlikely that the proposal would result in adverse harm to a protected species and that it would not conflict with the objectives of Policy NE4, which seeks to prevent significant harm to biodiversity.

- 18/00697/FULPP: 6 Church Avenue, Farnborough  
Demolition of side extension and outbuilding and the erection of a detached three-bedroom house

This appeal was dismissed, with the Planning Inspector stating that the proposal would have a harmful effect on the Thames Basin Heaths Special Protection Area, when taken in combination with other plans and projects, and concluding that it conflicts with policies NE1 and NE4 and Saved Policy NRM6 of the South East Plan (2009).

#### **Policy NE5: Countryside**

- 12.9 There were no major applications consented within the monitoring year for development within the designated Countryside.

#### **Policy NE6: Managing Fluvial Flood Risk**

- 12.10 Whilst there were no new dwellings permitted within Flood Zone 3 during the monitoring year, one additional dwelling was permitted within Flood Zone 2:

- 19/00682/FULPP: Clyde Court, 233 Ash Road, Aldershot.  
Planning permission was granted in December 2019 for a second-floor rear extension to provide one additional self-contained two-bed flat.

#### **Policy NE7: Areas at Risk of Surface Water Flooding**

- 12.11 Eighteen applications were received during the monitoring year for development located within areas at risk of surface water flooding, as defined on the Local Plan Policies Map, all of which were consented. Two applications were for the formation of self-contained annexes, and the remaining applications were for householder development, predominantly single-storey rear extensions.

#### **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 the following planning appeal decisions:

- 18/00580/FULPP: 36, 40 and Land to the Rear of 26-54 Cove Road, Farnborough  
Re-development of land involving the erection of seven houses

Although this appeal against the Council's refusal to grant permission was dismissed, the Planning Inspector concluded that the application did not conflict with Policy NE8.

- 18/00697/FULPP: 6 Church Avenue, Farnborough  
Demolition of side extension and outbuilding and the erection of a detached three-bedroom house

Although this appeal against the Council's refusal to grant permission was dismissed, the Planning Inspector concluded that the development would not conflict with Policy NE8.

**Policy NE9: Surface Water Flooding at Farnborough Airport**

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

- 19/00599/FULIA: Farnborough International Exhibition and Conference Centre, ETPS Road, Farnborough  
Erection of a building for office use together with business and hospitality accommodation to be used in connection with the biennial Farnborough International Airshow

## 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 2020-2025 is set out within a separate paper. Using evidence from the Strategic Housing and Economic Land Availability Assessment (SHELAA) (December 2020), it concludes that Rushmoor has a housing land supply of **7.5 years** for the period. This is derived from the following:
- Deliverable housing land identified to support 3,602 net new dwellings
  - With 2,355 net new dwellings completed since 2014 (the base date of the Rushmoor Local Plan), the residual housing target for the period 2020-2032 is 5,493 new dwellings, or 458 per annum. This rises to 481 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 2020-2025 is available to view on our website at <https://www.rushmoor.gov.uk/article/11452/Monitoring-evidence>, whilst the SHELAA (December 2020) is available at [www.rushmoor.gov.uk/shlaa](http://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 now 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 Following 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 green infrastructure event hosted by Hart District Council in January 2020.
  - Commented on the Surrey Heath draft Strategic Land Availability Assessment (SLAA) methodology in January 2020.
  - Liaised with Natural England on the SAMM Tariff Review in October 2019.
  - Engaged with Hart District Council in relation to their updated Gypsy and Traveller Accommodation Assessment (GTAA) in September 2019.
  - Attended the Thames Basin Heaths Joint Strategic Partnership Board Meeting in September 2019.
  - Engaged with Hart District Council in relation to the Memorandum of Understanding for Hart and Rushmoor SANG in September 2019.
  - Engaged with Surrey Heath Borough Council on their employment evidence base update in April 2019.