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

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**Not Currently Developable  
Site Assessments**

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December 2024

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## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	8
<b>Address</b>	Union Street West Car Park Union Street Farnborough Hampshire GU14 7RD
<b>Site Area (ha)</b>	0.24
<b>How Site Was Identified</b>	Previously identified by the Rushmoor Development Partnership as part of the Council's regeneration programme.
<b>Use of Site</b>	Public car park.
<b>Character of Surrounding Area</b>	The site forms part of the main car park used by the railway station and is used by commuters during the working week. There are mature trees along the northern boundary at the rear of the site. Surrounding development is generally comprised of two-storey terraced properties fronting the highway.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and has an important function as a car park serving the railway station. It would need to be demonstrated that the loss of parking could be absorbed by other car parks in the vicinity, although additional capacity has been created at the station through the provision of decking.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site is flat and could facilitate development. No known physical constraints to development.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The loss of revenue from the existing car park could be a factor, particularly given the focus on income generation from local authorities.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is within the ownership of Rushmoor Borough Council. It was previously identified by the Rushmoor Development Partnership as part of the Council's regeneration programme but is no longer being taken forward for development.

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

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Yes. It is considered that the constraints can be overcome. However, the site is not currently available.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	9
<b>Address</b>	Union Street East Car Park Union Street Farnborough Hampshire GU14 7QB
<b>Site Area (ha)</b>	0.08
<b>How Site Was Identified</b>	Previously identified within the business plan for Rushmoor Homes Ltd.
<b>Use of Site</b>	Public car park.
<b>Character of Surrounding Area</b>	The site is currently in use as a car park and is bounded by residential redevelopment to the east, south and west. Accessed from Union Street to the north, off the Ham and Blackbird gyratory, the site is sloped, rising from north to south, and is fronted by established trees.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The loss of the car park would need to be justified.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	Topography needs to be taken into account. Proximity to neighbouring residential uses will require sensitive design.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The loss of revenue from the existing car park could be a factor, particularly given the focus on income generation from local authorities.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is within the ownership of Rushmoor Borough Council. It was previously identified within the business plan of Rushmoor Homes Ltd (the Council's housing company) as a potential site for housing delivery but is no longer being taken forward for development.

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

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Yes. It is considered that the constraints can be overcome. However, the site is not currently available.
<b>Is the Site Developable? (6-15 years)</b>	No

<u>Deliverability Assessment</u>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	11
<b>Address</b>	2 Victoria Road Farnborough Hampshire GU14 7GX
<b>Site Area (ha)</b>	0.23
<b>How Site Was Identified</b>	Identified within the 'Farnborough Town Centre' SPD (2007).
<b>Use of Site</b>	Apart-hotel
<b>Character of Surrounding Area</b>	Located within the defined Farnborough Town Centre boundary, the site is a converted office development. It now forms an apart-hotel and is currently occupied. The scale of surrounding development varies between two and six storeys.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and within the defined town centre boundary. There would be a requirement for appropriate parking provision.
<b>Physical Constraints</b>	Parking requirements may be a constraint to residential conversion.



<b><u>Suitability / Constraints to Development</u></b>	
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site contains several TPO tree specimens.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	There is no indication that the site is available from the current owners. Strong utilisation of the existing use and the development of further schemes around Farnborough demonstrate a strong market for such uses.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site could provide an opportunity for smaller dwellings within a town centre location, with good proximity to the railway station.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	At this stage, there is no indication that the site is available.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0

<b><u>Deliverability Assessment</u></b>	
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	12
<b>Address</b>	Westmead Car Park Westmead Farnborough Hampshire GU14 7PQ
<b>Site Area (ha)</b>	0.08
<b>How Site Was Identified</b>	Review of Council-owned assets.
<b>Use of Site</b>	Public car park.
<b>Character of Surrounding Area</b>	The site is a car park for town centre shoppers and workers. The area is characterised by public and private open car parking areas and is situated to the rear of businesses that front on to Victoria Road. The surrounding area is dominated by servicing to retail uses.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and within the defined town centre boundary. Any proposal would need to justify the loss of the car park, and the impact on the vitality and viability of the town centre would need to be assessed.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site is relatively flat and could facilitate development.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The loss of revenue from the existing car park could be a factor, particularly given the focus on income generation from local authorities.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is within the ownership of Rushmoor Borough Council. No known intention to release the site for development.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site could provide an opportunity for town centre living, with good proximity to the railway station.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The site is currently unavailable.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	13
<b>Address</b>	Princes Mead B Car Park Westmead Farnborough Hampshire GU14 7PG
<b>Site Area (ha)</b>	0.16
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Public car park.
<b>Character of Surrounding Area</b>	The site is a car park for town centre shoppers and workers and is adjacent to Princes Mead shopping centre and Westmead Car Park (SHELAA ID: 12). The area is characterised by public and private open car parking areas and servicing for retail users. The flank wall of the shopping centre creates a dead frontage.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and within the defined town centre boundary. Any proposal would need to justify the loss of the car park, and the impact on the vitality and viability of the town centre would need to be assessed.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site is relatively flat and could facilitate development.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	A foul water sewer crosses the site.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	It is understood that the site is within the ownership of Sovereign Housing Developments Ltd. However, the owner's intentions are unclear, and the site is not considered to be available at this stage.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site could provide an opportunity for town centre living, with good proximity to the railway station.
<b>Cost Factors</b>	A foul water sewer crosses the site.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	At this stage, there is no indication that the site is available.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0



## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	47
<b>Address</b>	Cartref 200 Sycamore Road Farnborough Hampshire GU14 6RH
<b>Site Area (ha)</b>	0.20
<b>How Site Was Identified</b>	Planning application refusal and appeal dismissal.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site is occupied by a detached dwelling which fronts on to a leafy no-through road. The street scene is generally characterised by low-density, detached properties. A large flatted development (Ardwick Court, 25 apartments) is set in spacious surroundings on a plot to the east of the site.
<b>Planning History</b>	Outline planning permission refused in March 2007 for the demolition of the existing property and the erection of a new building with 12 flats in two blocks with car parking in between (07/00120/OUT). Refused owing to piecemeal form of development, out of character, neighbour amenity, insufficient parking and lack of provision for public open space. Subsequent appeal dismissed in September 2007.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The character of the surrounding area would need to be taken into account.
<b>Physical Constraints</b>	The site is surrounded by mature trees.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was the subject of a planning application refusal in March 2007 (07/00120/OUT). A subsequent appeal was dismissed in September 2007 on the basis that the scheme was inappropriate to the character and appearance of the area.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers the opportunity for suburban living, with good access to the town centre and railway station.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	A more considered scheme in the context of surrounding character could result in a lower yield of units. However, there is no indication that the site is available.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	56
<b>Address</b>	198-206 Farnborough Road Farnborough Hampshire GU14 7JL
<b>Site Area (ha)</b>	0.25
<b>How Site Was Identified</b>	Planning application refusal.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site comprises three detached dwellings which front on to Farnborough Road. Each has its own vehicular access. The surrounding area is characterised by two-storey family housing. Although there are flats to the north (Stratford Court), these do not front on to Farnborough Road. The site is slightly elevated from the road and is enclosed by mature trees at the rear. There are mature trees at the front of Nos 204 and 206.
<b>Planning History</b>	Planning permission refused in January 2006 for the demolition of 198-206 Farnborough Road and the erection of 21 apartments and a ground-floor dental surgery (05/00676/FUL). Refused owing to design/mass/scale and consequent impact upon the street scene, disabled parking provision, public open space provision, and no sustainable transport modes included.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and lies just beyond the eastern boundary of the defined Farnborough Town Centre. Development would need to respect the scale and strong linear character of the street scene.
<b>Physical Constraints</b>	The site has established access points on to Farnborough Road (the A325). No known physical constraints to development.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	TPO trees are situated at the front of No. 204 and to the rear of No. 206.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was the subject of a planning refusal in January 2006 (05/00676/FUL). There has been no comprehensive scheme put forward for consideration since, and it appears that interest has waned. No. 200 was granted an HMO licence in June 2018 (licence no. 18/00312/HMOM) and again in May 2023 (licence no. 23/00308/HMOM, expires on 28th June 2028) and is currently in use as an HMO. The Council received a planning application in February 2020 for the change of use of No. 204 from a dental surgery to a single dwellinghouse, with the change of use recorded as complete in April 2021 (20/00096/FULPP). Householder applications at No. 206 have also been granted permission in the intervening period.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers good proximity to Farnborough Town Centre and the mainline railway station.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	There has been no further interest in the development of the site since 2006, with subsequent applications having been approved in the intervening period.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	62
<b>Address</b>	36-40 Fernhill Road Farnborough Hampshire GU14 9RX
<b>Site Area (ha)</b>	0.19
<b>How Site Was Identified</b>	Planning application refusal.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site comprises three gable-ended 2.5-storey dwellings and their rear gardens. This part of Fernhill Road has a generally linear character, with gaps between the dwellings. Immediately to the north of the site is Andrews Road, a comprehensive development of two-storey dwellings arranged around a small cul-de-sac.
<b>Planning History</b>	Planning permission refused in June 2005 for the demolition of the existing dwellings (Nos 38 and 40) and the erection of a building with 12 flats in a single block (05/00227/FUL). Access would have been taken from Fernhill Road, with parking to the side/rear. The application was refused because the development was too intense for a relatively unsustainable location, and on the grounds of the bulk and scale of the building, highway safety and lack of public open space provision.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The reasons for the refusal of the previous planning application give a clear steer that it is the Council's view that a high-density development would not be appropriate on this site because of its location and the bulk/scale of any replacement building.
<b>Physical Constraints</b>	The site is an established residential use. The previously refused proposal would represent an over-development of the site. The ability to create a viable development that is acceptable will be constrained by the size of the site.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	No comprehensive scheme has been put forward for consideration since the site was the subject of a planning refusal in June 2005, and householder applications at Nos 36 and 40 have since been granted permission, which suggests that interest has waned.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers the opportunity for suburban living.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	There has been no further interest in the development of the site since 2005, with subsequent minor householder applications having been approved in the intervening period.



<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	65
<b>Address</b>	9-11 Elmsleigh Road Farnborough Hampshire GU14 0ET
<b>Site Area (ha)</b>	0.20
<b>How Site Was Identified</b>	Planning application refusal and appeal dismissal.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site comprises the curtilages of two detached residential properties which front on to Elmsleigh Road. Elmsleigh Road is a residential road characterised by frontage development of predominantly two-storey detached dwellings, with gaps in between. There are mature coniferous trees in the front garden of No. 11.
<b>Planning History</b>	Planning permission refused in November 2004 for the demolition of No. 9 and the erection of 6 two-bedroom apartments with associated parking (04/00836/FUL). The application was refused on account of the proposed building being out of character and scale with the surrounding area in terms of its height, bulk and location, neighbouring amenity and highway safety. Planning permission subsequently refused in April 2005 for the demolition of Nos 9 and 11 and the erection of 14 apartments, with parking to the rear (05/00040/FUL). Dismissed at appeal in September 2005 because of harm upon the character and appearance of the area.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The reasons for the refusals of the previous planning applications give a clear steer that it is the Council's view that a high-density development would not be appropriate on this site because of its location and the bulk/scale of any replacement building.
<b>Physical Constraints</b>	The site is an established residential use. No known physical constraints to development.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	No comprehensive scheme has been put forward for consideration since the refusals of the planning applications in 2004 and 2005, and householder applications have since been approved at No. 9. This suggests that interest in the comprehensive redevelopment of the site has ceased.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is within an established residential street of family houses and has good access to Farnborough Town Centre and the railway station.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	There has been no further interest in the development of the site since 2005, with subsequent minor householder applications having been approved in the intervening period.

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	68
<b>Address</b>	326 Farnborough Road Farnborough Hampshire GU14 8BD
<b>Site Area (ha)</b>	0.71
<b>How Site Was Identified</b>	Planning application refusal.
<b>Use of Site</b>	Commercial use.
<b>Character of Surrounding Area</b>	The site is currently occupied by a car repair centre, which is accessed through the petrol station on Farnborough Road (the A325). Blackwater Shopping Park (formerly Farnborough Gate) is situated to the immediate north, beyond a tree belt. Residential properties back on to the southern boundary of the site (Ringwood Road). The Sixth Form College Farnborough is situated to the west of the site, beyond the A325.
<b>Planning History</b>	Planning permission refused in February 2005 for the demolition of the existing workshop and 2 dwellings (in Ringwood Road to form access) and the erection of 46 residential dwellings (04/00763/FUL). The proposal had officer recommendation to approve but was refused on the grounds of high density in an unsustainable location, overdevelopment that would be out of character, inadequate parking, disturbance from traffic movements and lack of provision for public open space, securing affordable housing and securing a contribution towards improvements to local transportation infrastructure. A subsequent appeal was withdrawn in June 2005.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Although in commercial use, the site is not a designated employment site.
<b>Physical Constraints</b>	Difficult access may require significant re-organisation of surrounding uses.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Possible contamination from the existing use.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site has been in active use as a car repair body shop for a number of years. There have been no further enquiries relating to its redevelopment since 2005.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is large enough to facilitate a mix of uses. Given its proximity to Blackwater Shopping Park and the A325 and A331, it may not command high values.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	There has been no further interest in the development of the site since 2005.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	75
<b>Address</b>	20-22 Elmsleigh Road Farnborough Hampshire GU14 0ET
<b>Site Area (ha)</b>	0.09
<b>How Site Was Identified</b>	Planning application refusal and appeal dismissal.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site comprises the curtilages of two detached residential properties which front on to Elmsleigh Road. Elmsleigh Road is a residential road characterised by predominantly two-storey detached dwellings, with gaps in between. However, No. 26 to the north has been redeveloped with 6 flats and is accessed from Anchor Meadow at the rear.
<b>Planning History</b>	Planning permission refused in February 2005 for the demolition of the existing houses and the erection of 10 two-bed apartments, with parking accessed from Anchor Meadow to the rear (04/01045/FUL). Subsequent appeal dismissed in May 2006 on the grounds of character and appearance, neighbour amenity, highway safety and SPA.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No



<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The Planning Inspector's decision gives a strong steer that, despite the neighbouring property, redevelopment with access from the rear (and parking) would be unacceptable.
<b>Physical Constraints</b>	The site is an established residential use. No known physical constraints to development.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	No comprehensive scheme has been put forward for consideration since the refusal of the planning application in 2005 and the appeal dismissal in 2006, and a householder application has since been approved at No. 22, which suggests that interest in the redevelopment of the site has ceased.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is within an established residential street of family houses and has good access to Farnborough Town Centre and the railway station.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	There has been no further interest in the development of the site since 2006, with a subsequent minor householder application having been approved in the intervening period.

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	76
<b>Address</b>	32 The Crescent Farnborough Hampshire GU14 7AS
<b>Site Area (ha)</b>	0.25
<b>How Site Was Identified</b>	Planning application refusals and appeal dismissal.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site comprises a wide two-storey dwelling, with a modest overall scale because of windows in the eaves. The street scene has a spacious low-density character, with gaps in between the dwellings and dwellings set back from the road behind mature vegetation. There are a number of large trees on the western boundary that contribute to the character of the area.
<b>Planning History</b>	Three refused planning applications. Erection of two buildings comprising 12 two-bedroom flats following demolition of the existing dwelling refused in October 2006 (06/00614/FUL). Subsequent appeal dismissed in May 2007 on account of neighbour amenity and unacceptable loss of trees. Erection of two buildings comprising a total of 10 two-bedroom flats and 2 one-bedroom flats refused in January 2007 because of the loss of a family dwelling, uncharacteristic high density, visual harm, residential amenity, trees, parking and lack of provision for public open space (06/00781/FUL). A subsequent appeal was withdrawn in July 2007. Erection of 4 detached dwellings (arranged in tandem) following demolition of existing dwelling refused in January 2008 by reason of layout, design, parking and lack of provision for public open space (07/00856/FUL).
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Constraints relate to the established character of the location.
<b>Physical Constraints</b>	The site is an established residential use. No known physical constraints to development.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Surroundings are low density and spacious in character. Mature trees contribute to this character.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	No comprehensive scheme has been put forward for consideration since 2008, and the property received permission for householder improvements in 2016, which would suggest that interest in the redevelopment of the site has ceased.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The Crescent is an established residential street of larger properties geared towards the family market. Plots offer off-street parking and large curtilages.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	There has been no further interest in the redevelopment of the site since 2008, with a subsequent minor householder application having been approved in the intervening period.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	77
<b>Address</b>	Abattoir 48-50 Sherborne Road Farnborough Hampshire GU14 6JT
<b>Site Area (ha)</b>	0.28
<b>How Site Was Identified</b>	Planning application refusal.
<b>Use of Site</b>	Abattoir
<b>Character of Surrounding Area</b>	The site is L-shaped and accessed from Peabody Road, with vehicles leaving from Sherborne Road. It is currently in use as an abattoir. Surrounding uses are residential and characterised by two-storey properties in a traditional grid pattern. Adjacent properties have large rear gardens.
<b>Planning History</b>	An outline planning application for the demolition of the existing building and the erection of 29 two-bed flats was refused in July 2004 on the grounds of over-development of the site (03/00917/OUT).
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. No known policy constraints that would preclude residential development, but dependent upon current use being relocated. Although in commercial use, the site is not a designated employment site.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	Possible capacity issues on Sherborne Road (cul-de-sac).
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	There have been recent planning approvals for improvements to the existing abattoir use. No further residential enquiries have been submitted since 2003.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is within an established residential area which offers family accommodation in the form of Victorian/Edwardian properties.
<b>Cost Factors</b>	Costs associated with the closure of the abattoir are unknown. There may be costs associated with the remediation of the land.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Whilst it is considered that the constraints could be overcome, the site is currently unavailable.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0



## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	85
<b>Address</b>	74-76 Victoria Road Aldershot Hampshire GU11 1SS
<b>Site Area (ha)</b>	0.05
<b>How Site Was Identified</b>	Identified within the superseded 'Aldershot Town Centre' SPD (2009).
<b>Use of Site</b>	Office use.
<b>Character of Surrounding Area</b>	The site is currently occupied by Catherine House, a two-storey office building which houses the National Caravan Council. It abuts a four-storey office building (78-82 Victoria Road). The site includes car parking at the rear. A site to the east (52 Victoria Road) has permission for a residential development of five storeys (SHELAA ID: 113).
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The site is currently in office use and could convert to residential use via permitted development rights. As such, the principle of the loss of employment use is accepted.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site is located on a corner plot, with access on to Crimea Road for parking purposes. No apparent physical constraints to development.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is currently occupied by the National Caravan Council. There is no indication of an intention to vacate the site.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site has the capacity to deliver a flatted scheme, with parking likely to be accommodated below podium level.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Whilst it is considered that the site could deliver residential development, there is no indication that the site is available for development. It has never been actively promoted by the landowner.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	88
<b>Address</b>	Tower Hill Garage 53 Cove Road Farnborough Hampshire GU14 0EL
<b>Site Area (ha)</b>	0.11
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Car dealership.
<b>Character of Surrounding Area</b>	The site is currently occupied by a single-storey car showroom. Surrounding uses include retail frontage to the north, St Christopher's Church to the west, and residential to the south and east. Character is typically two-storey dwellings and frontage development.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Although in commercial use, the site is not a designated employment site.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site is a tight corner plot located on a junction, which may restrict the height and location of development.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is currently in use by a used-car dealership. To date there has been no interest shown in redeveloping the site.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site may be able to offer some frontage development of houses on to Cove Road, with a smaller infill to the Tower Hill frontage. The shape of the site is unconventional and would require careful design.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Whilst it is considered that the site could deliver residential development, there is no indication that the site is available. It has never been actively promoted by the landowner.
<b>Is the Site Developable? (6-15 years)</b>	No

<u>Deliverability Assessment</u>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	97
<b>Address</b>	Open Space at Salamanca Park Willems Avenue Aldershot Hampshire
<b>Site Area (ha)</b>	0.62
<b>How Site Was Identified</b>	Identified within the superseded 'Aldershot Town Centre' SPD (2009).
<b>Use of Site</b>	Informal open space.
<b>Character of Surrounding Area</b>	Located to the north of Aldershot Town Centre at the junction between Hospital Hill and Wellington Avenue, the site is an area of grassed open space and separates residential development at Cole Avenue and Greville Close to the west (service family accommodation) from the highway. The site contains a number of mature trees. The Grade II listed Union Buildings lie to the north of the site.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area but is not formally identified as an open space designation. A defined green corridor runs down Hospital Hill to the east of the site.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is located south of the Union Buildings (Grade II listed). TPO trees are located on the southern part of the site. A large underground sewer runs through the site.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	It is understood that the site is within the ownership of Grainger (development partner for the Wellesley development). To date there has been no interest shown in redeveloping the site.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is adjacent to the town centre/Westgate, with good access to amenities.
<b>Cost Factors</b>	Any scheme would need to take account of a number of constraints, which may affect the yield.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	There are policy concerns in respect of the loss of amenity space.
<b>Is the Site Developable? (6-15 years)</b>	No



<u>Deliverability Assessment</u>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	98
<b>Address</b>	Open Space at Salerno Close Aldershot Hampshire
<b>Site Area (ha)</b>	0.39
<b>How Site Was Identified</b>	Promoted in Call for Sites (2010).
<b>Use of Site</b>	Amenity land to Talavera Park development.
<b>Character of Surrounding Area</b>	The site is grassed open space located at the junction of Wellington Avenue and Hospital Hill and provides a buffer between the adjacent residential development and the highway. Talavera Park housing development to the north of the site comprises terraced and semi-detached properties associated with the army. To the south of the site are a number of town centre uses, including Princes Hall and Princes Gardens.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area but is not formally identified as an open space designation. A defined green corridor runs down Hospital Hill to the west of the site. The site has a number of established tree specimens and is maintained as a green buffer/informal parkland setting to the Talavera Park housing estate. The loss of this established character would likely be a consideration of any residential scheme.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site is in a prominent location, but the plot is an unusual shape. Access may be an issue, given the existing layout of the surrounding development and proximity to a main road.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site acts as a landscaped buffer to the Talavera Park development to the north.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was submitted for consideration in 2010 by Annington Homes, but no formal enquiries have been made since.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is adjacent to the town centre/Westgate, with good access to amenities.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	There are policy concerns in respect of the loss of amenity space and issues relating to access, which are considered to be barriers to development.
<b>Is the Site Developable? (6-15 years)</b>	No

<u>Deliverability Assessment</u>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	100
<b>Address</b>	12-14 Union Street Aldershot Hampshire GU11 1EG
<b>Site Area (ha)</b>	0.02
<b>How Site Was Identified</b>	Withdrawn planning application.
<b>Use of Site</b>	Retail on the ground floor, with ancillary office/storage use above.
<b>Character of Surrounding Area</b>	The site is located within the primary shopping area of Aldershot Town Centre and the Aldershot West conservation area. It is occupied by a two-storey building which is currently in use as a retail unit on the ground floor, with offices and storage above. The site is surrounded by a number of Victorian two- and three-storey buildings, with active ground-floor uses, although the building itself is of later construction (1960s). The rear of the properties are typically service areas.
<b>Planning History</b>	The Council received a planning application in November 2008 for the demolition of the existing building and the erection of a four-storey building comprised of retail on the ground floor, with 12 one-bedroom flats above (08/00774/FUL). The application was invalid as it did not include a heritage statement and was subsequently returned. The Council subsequently received a prior approval application in July 2018 for the change of use of the first floor to residential use to create 2 flats under Class M of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The application was withdrawn and returned.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the primary shopping area of Aldershot Town Centre and forms part of the designated secondary shopping frontage (Policy SP1.2). Active ground-floor uses would be required as part of any development proposal. An Article 4 Direction removes permitted development rights granted by Class M, Class MA and Class N of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
<b>Physical Constraints</b>	The site is located within the middle of an established development block. Parking requirements associated with any redevelopment could be problematic.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is located within the Aldershot West conservation area. Policies would support the replacement of this incongruous building and other enhancements to the street scene. However, consideration will need to be given to design.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site has recently been the subject of a prior approval application for the change of use of the first floor to residential (18/00579/PRIOR) and applications related to the retail use on the ground floor, which have also proposed non-residential uses for the first floor. This suggests that interest in the comprehensive redevelopment of the site has ceased.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers the opportunity for town centre living, likely in the form of a flatted development above an active ground-floor use. On the basis of similar schemes, it is likely to appeal to the buy-to-let market.
<b>Cost Factors</b>	The current building would need to be demolished. The site is constrained, which may give rise to additional costs.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	A key issue would be how the parking associated with any residential units can be accommodated.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	101
<b>Address</b>	28-30 Union Street Aldershot Hampshire GU11 1EW
<b>Site Area (ha)</b>	0.04
<b>How Site Was Identified</b>	Identified within the superseded 'Aldershot Town Centre' SPD (2009).
<b>Use of Site</b>	Retail and parking to the rear.
<b>Character of Surrounding Area</b>	The site is located within the primary shopping area of Aldershot Town Centre and includes a 1.5-storey poor-quality building with a deep footprint which fronts on to Union Street. Surrounding properties have active ground-floor uses, and typical heights are of three or four storeys.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the primary shopping area of Aldershot Town Centre and forms part of the designated secondary shopping frontage (Policy SP1.2). Current policies would require the retention of an active ground-floor use. An Article 4 Direction removes permitted development rights granted by Class M, Class MA and Class N of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The principle of residential use above is acceptable.



<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site is accessible from Short Street. However, parking land at the rear of the building is within separate ownership (owned by Rushmoor Borough Council) and is not available to serve any residential units above 28-30 Union Street as it forms part of the Union Yard site (20/00171/FULPP; see SHELAA ID: 591). Parking requirements associated with any redevelopment could therefore be problematic.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	There is no indication that the site is available for residential development.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers the opportunity for town centre living, likely in the form of a flatted development above an active ground-floor use. On the basis of similar schemes, it is likely to appeal to the buy-to-let market.
<b>Cost Factors</b>	The current site would need to be demolished. The site is constrained, which may give rise to additional costs.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	A key issue would be how the parking associated with any residential units can be accommodated. However, there is no indication that the site is available for redevelopment at this stage.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	104
<b>Address</b>	2-4 Heathland Street Aldershot Hampshire GU11 1NS
<b>Site Area (ha)</b>	0.07
<b>How Site Was Identified</b>	Identified within the superseded 'Aldershot Town Centre' SPD (2009).
<b>Use of Site</b>	Warehouse, with ancillary retail use.
<b>Character of Surrounding Area</b>	The site is occupied by warehousing, which fronts on to Heathland Street to the immediate south of the defined Aldershot Town Centre. There is a relatively modern flatted development to the south of the site (Mountbatten Court), and a new residential development at 42-46 Birchett Road lies to the west.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area adjacent to the defined town centre boundary but is not a designated employment site. Careful consideration of design would be required on the basis of the site's proximity to neighbouring residential uses.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site would require substantial demolition works in order to facilitate residential development.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is in active commercial use and has never been formally promoted by the landowner for residential use.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers good proximity to the town centre and has the capacity to deliver a flatted scheme, but would require parking. On the basis of adjacent schemes, a podium-style approach may be acceptable.
<b>Cost Factors</b>	Costs associated with demolition.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Whilst it is considered that the constraints can be addressed, a key issue would be how the parking associated with any residential units can be accommodated. However, there is no indication that the site is available for redevelopment at this stage.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	106
<b>Address</b>	Birchett Road Car Park Birchett Road Aldershot Hampshire GU11 1LG
<b>Site Area (ha)</b>	0.19
<b>How Site Was Identified</b>	Review of Council-owned assets.
<b>Use of Site</b>	Public car park.
<b>Character of Surrounding Area</b>	The site is occupied by a car park which provides convenient short-term surface parking for town centre shopping and the night-time economy. There are residential properties fronting Birchett Road on both sides, with gardens at the rear. There are also residential properties backing on to the site which front on to Elms Road, all of which are suburban in scale.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The loss of the car park would need to be justified. Careful consideration of design would be required on the basis of the site's proximity to neighbouring residential uses.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site has an existing access on to Birchett Road. No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The loss of revenue from the existing car park could be a factor, particularly given the focus on income generation from local authorities.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is within the ownership of Rushmoor Borough Council. No known intention to release the site for development.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers good proximity to the town centre and could offer frontage-style development, similar to that within the existing elevation, or a flatted development/maisonettes, with parking accommodated to the rear.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Whilst it is considered that the constraints could be overcome, the site is currently unavailable.
<b>Is the Site Developable? (6-15 years)</b>	No

<u>Deliverability Assessment</u>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	0



## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	109
<b>Address</b>	Car Park between Windsor Way and Alice Road Aldershot Hampshire
<b>Site Area (ha)</b>	0.05
<b>How Site Was Identified</b>	Identified within the superseded 'Aldershot Town Centre' SPD (2009).
<b>Use of Site</b>	Private car park.
<b>Character of Surrounding Area</b>	The site is located to the south east of Aldershot Town Centre and is occupied by a private car park which serves the residents of Avery Court, which is situated to the immediate north. Avery Court is immediately adjacent to 49 Victoria Road, which is a Grade II listed building. The site abuts the curtilage of Holy Trinity Church, which is also a Grade II listed building. To the immediate south are Penmark and Progress House, a vacant locally listed industrial building, and 15 Albert Road, which is also locally listed.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The loss of the residential car parking associated with the Avery Court flats would be a key concern.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site is located on a corner plot. Concerns in terms of creating a vehicular access on to Windsor Way.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is in close proximity to the Grade II listed 49 Victoria Road and is adjacent to the principal elevation of the Grade II listed Holy Trinity Church. It is very unlikely that development would be supported in terms of the impact on the setting of this building.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	It is assumed that the site is within the same ownership as Avery Court, given that the site shares the same curtilage and access point. No proposals have been presented to the Council for consideration, and it is assumed that the parking area is required to serve the existing properties.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site would likely offer the opportunity for a flatted development similar in scale and appearance to Avery Court.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Any development of this site would have a detrimental impact on the setting of Holy Trinity Church, and the loss of the Avery Court residents' parking would be unacceptable.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	116
<b>Address</b>	Land to the South East of Ordnance Roundabout Aldershot Hampshire
<b>Site Area (ha)</b>	0.55
<b>How Site Was Identified</b>	Identified within the superseded 'Aldershot Town Centre' SPD (2009).
<b>Use of Site</b>	Car dealership and office use.
<b>Character of Surrounding Area</b>	The site is occupied by a car dealership and an office building, the Aldershot Enterprise Centre, which provides flexible office space to small businesses. To the west of the site is another car dealership, and there is a row of two-storey terraces on the southern side of Victoria Road to the south. The scale of development to the west steps up to three storeys at Interpower House.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area, but the office building is not located within a designated employment area. It could be converted to residential use via the permitted development route. The car dealership is a sui generis use, and no protection is therefore offered to the employment use by local policy.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site has existing access from Victoria Road and High Street. The majority of the site is dedicated to parking and a sales area. An area of adopted highway land (used for footpath purposes) divides the two land parcels. This would make the Citroen garage parcel difficult to develop in isolation.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is bounded by the Crimea public house to the east. Amenity would need to be taken into account.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The office building is within the freehold ownership of Rushmoor Borough Council, and the car dealership is in active use. There is no indication that either part of the site is available.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site could provide an opportunity for flatted development on the Council-owned site. The building could feasibly be converted to residential use.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Whilst the site has the potential to deliver residential uses, there is no indication that it is available.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	117
<b>Address</b>	1 Wellington Avenue and Car Wash Wellington Avenue Aldershot Hampshire GU11 1SD
<b>Site Area (ha)</b>	0.49
<b>How Site Was Identified</b>	Identified within the superseded 'Aldershot Town Centre' SPD (2009).
<b>Use of Site</b>	Drive-through restaurant and car wash.
<b>Character of Surrounding Area</b>	The site is occupied by a car wash and a drive-through restaurant. A playground is situated on higher land at the rear. To the north and west of the site is low-density residential development that fronts on to Anzio Close. These dwellings do not have a physical relationship with Wellington Avenue, as they are set back behind an area of grassed open space.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and is situated outside of the defined Aldershot Town Centre boundary to the north. There is no protection offered to the existing commercial uses.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	Existing uses have access on to Wellington Avenue. No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	It is understood that the existing tenants are tied into long-term leases.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site could provide an opportunity for a higher density of development, with good access to the town centre and public transport.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	The site has two tenants that are tied into long-term leases. It is unlikely to become available within the timescale of the SHELAA.
<b>Is the Site Developable? (6-15 years)</b>	No



<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	126
<b>Address</b>	Buzz Bingo, 4, and Empire Banqueting and Hall High Street Aldershot Hampshire GU11 1DJ
<b>Site Area (ha)</b>	0.33
<b>How Site Was Identified</b>	Identified within the 'Aldershot Town Centre Prospectus' SPD (2016).
<b>Use of Site</b>	Bingo hall, banqueting hall and car wash.
<b>Character of Surrounding Area</b>	The site fronts on to High Street and backs on to Wellington Avenue and is occupied by the Empire Banqueting Hall, a disused petrol station currently in use as a hand car wash, and an old cinema building, now occupied by Buzz Bingo. The town centre lies to the immediate south, whilst Princes Gardens Surgery is situated to the west. The scale of development varies from three to five storeys on High Street.
<b>Planning History</b>	The Council received a planning application in November 2004 for the demolition of the existing buildings and the erection of a new building comprising a new church and community centre, with ancillary office use, 2 retail units and 84 residential flats, with associated parking (04/01002/FUL). The application was withdrawn in December 2010.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and the defined town centre boundary, but is outside the primary shopping area. The Buzz Bingo building and the Empire Banqueting Hall are locally listed.
<b>Physical Constraints</b>	No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	It is understood that the different parts of the site are within separate ownerships. The Empire building and car wash facility were promoted for residential development during the Call for Sites (2014), but the Bingo site was not included. Since 2014, the site of the Empire has been sold, and it is understood that a new lease is in place for a period which runs beyond the timescale of the Rushmoor Local Plan.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site would provide the opportunity for town centre living. However, it is unlikely that the buildings in their current format would easily convert to residential use.
<b>Cost Factors</b>	Costs associated with the demolition of substantial properties, land remediation and the possible removal of petrol tanks from the infill area (unclear as to whether this has already occurred).

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Whilst it is considered that the constraints could be overcome, the site is currently unavailable.

<u>Deliverability Assessment</u>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	128
<b>Address</b>	Land to the Rear of 26-68 Cove Road Farnborough Hampshire GU14 0EN
<b>Site Area (ha)</b>	0.28
<b>How Site Was Identified</b>	Refused planning application and appeal dismissal, and desktop survey.
<b>Use of Site</b>	Industrial units, car parking and hard standing.
<b>Character of Surrounding Area</b>	The site is situated behind the retail frontage on Cove Road and comprises small industrial units, car parking and hardstanding. There are residential properties to the north, west and east. Vehicular access is via two passages which break up the retail frontage on Cove Road.
<b>Planning History</b>	Planning permission refused in October 2018 for the redevelopment of land (36, 40 and land to the rear of 26-54 Cove Road) involving the erection of seven houses following the demolition of the existing buildings. Reasons for refusal included, amongst other things, poorly contrived design and piecemeal development which would not be in the interests of the proper planning of the vicinity, inadequate consideration given to the relationship of the proposed development with nearby residential properties, contrived and inadequate living environment for potential future occupiers, highways impacts and lack of SPA mitigation (18/00580/FULPP). Subsequent appeal dismissed in May 2019 on the basis of unacceptable harm to the character and appearance of the area, the living conditions of existing and future residents and in relation to highway safety. Planning permission was subsequently granted in March 2021 at land to the rear of 26-40 Cove Road for the retention of an existing light-industrial building, the demolition of the remaining light-industrial buildings and the erection of new buildings for flexible light-industrial employment use (20/00856/FULPP). This permission has been implemented.
<b>With Permission for Residential Development on 1st April 2024?</b>	No

<b><u>Site Information</u></b>	
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area but does not form part of an employment designation or a designated local neighbourhood facility. Careful consideration of design would be required on the basis of the site's proximity to neighbouring residential uses.
<b>Physical Constraints</b>	Access to the site from Gables Close may be unachievable because of current parking areas associated with the existing residential units. As such, access would be required off Cove Road. Current access to the site offers separate in/out points, but there would be difficulties for refuse vehicles accessing the site, and bin collections would therefore require consideration. Units on Cove Road may need to be demolished to facilitate better access. Site lines on to Cove Road are also a concern.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	There is the potential for land contamination, given the existing use.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The whole site would be required to achieve an acceptable proposal. The submission of a planning application and the subsequent consent in March 2021 for commercial uses for part of the site, which has been implemented and is almost complete as of April 2024 (20/00856/FULPP), suggests that the entire site is unavailable.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site has the capacity to deliver a mix of smaller units, perhaps a mews-style development. The scale of any development in terms of height is restricted by the established residential uses which surround the site (neighbour amenity).

<b><u>Achievability</u></b>	
<b>Cost Factors</b>	There may be costs associated with ground remediation, subject to any contamination from industrial uses. Site assembly is also a prohibitive cost.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	It is not considered that the constraints can be overcome at this stage. The whole site would be required to achieve an acceptable proposal, but there is no indication that the land is available.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
2024-2029	2029-2034	2034-2039
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	202
<b>Address</b>	Former Manor Annexe Playing Field Manor Walk Aldershot Hampshire
<b>Site Area (ha)</b>	2.39
<b>How Site Was Identified</b>	Promoted in Call for Sites (2017).
<b>Use of Site</b>	Open space.
<b>Character of Surrounding Area</b>	The site is an area of informal open space. The land abuts Manor Park but is of a different character, with rougher ground and longer grass. Rushmoor Borough Council has undertaken tree planting on this land, and informal paths have been formed in desire lines across the site.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The Rushmoor Local Plan designates the site as an area of open space (Policy DE6). The site is also located within the Manor Park conservation area.



<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	Difficult to obtain vehicular access to the site. Manor Walk, along the south-western boundary, is a busy pedestrian route.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Drainage issues would need to be considered. There is a history of flooding in the area, and any development would need to ensure that it would not result in a flooding problem elsewhere.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is within the ownership of Hampshire County Council and is leased to Rushmoor Borough Council. The site was submitted for consideration in 2017 by Hampshire County Council.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site would be large enough to deliver a comprehensive development. Taking the existing character into account, it is likely that a mix of family housing could be accommodated. The site's proximity to Manor Park is likely to appeal to the market.
<b>Cost Factors</b>	Costs associated with the installation of infrastructure and new connections.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The site is designated as open space, and its loss would be resisted.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	207
<b>Address</b>	Open Space at Blenheim Park and Chartwell Gardens Aldershot Hampshire
<b>Site Area (ha)</b>	4.34
<b>How Site Was Identified</b>	Promoted in Call for Sites (2010).
<b>Use of Site</b>	Informal amenity space.
<b>Character of Surrounding Area</b>	The site is currently grassed open amenity space surrounded by mature trees and is adjacent to service family accommodation (married quarters) at Chartwell Gardens and Blenheim Park. The part of the site that wraps around the rear of Blenheim Park is densely treed and separates residential properties from Wavell School to the west. Rushmoor Fire Station is situated to the north of the site on Lynchford Road, whilst Queens Avenue lies to the east.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Although the site is not designated as an area of open space, any proposal would need to be considered against Policy DE6 of the Rushmoor Local Plan. The open area would appear to make a significant visual contribution to the entrance of the Military Town. A small part of the site is located within the Aldershot Military conservation area.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	Mature trees on the boundary of Blenheim Park would need to be protected.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Site investigation may be required, and the nature of previous uses is unknown. Separation from the 24-hour fire station would be required because of night-time noise. The site is also enclosed by green corridors.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was submitted for consideration in 2010 by Annington Homes, but no formal enquiries have been made since. It is understood that the site is within the ownership of the Defence Infrastructure Organisation and that it is leased on a long-term basis to Annington Homes. The Garrison has deemed that the site's proximity to the military estate could give rise to security issues.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site could offer the potential for family housing, similar in format/layout to that within the married quarters.
<b>Cost Factors</b>	Costs associated with the installation of infrastructure and new connections. Site investigation may be required to establish the ground condition because of a lack of information relating to previous usage.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The site is not available for market housing, and there are policy concerns in respect of the loss of amenity space.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	208
<b>Address</b>	Talavera Park Aldershot Hampshire
<b>Site Area (ha)</b>	0.35
<b>How Site Was Identified</b>	Promoted in Call for Sites (2010).
<b>Use of Site</b>	Amenity land to the Talavera Park development.
<b>Character of Surrounding Area</b>	The site is an area of grassed open space and contains several mature trees. Located opposite the Grade II listed Union Buildings on the eastern side of Hospital Hill, the site provides a buffer between the highway and the Talavera Park housing development, which is comprised of terraced and semi-detached properties associated with the army.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area but is not formally designated as open space. It has a number of established tree specimens on it and is maintained as a green buffer/informal parkland setting to the Talavera Park residential development. The loss of this established character would likely be a consideration of any residential scheme. The site also forms part of a green corridor and is in close proximity to the Aldershot Military conservation area.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site is a narrow plot on a gradient.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is located opposite the Grade II listed Union Buildings.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was submitted for consideration in 2010 by Annington Homes, but no formal enquiries have been made since.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is a narrow plot, with a rising topography. There are limited development options, but a frontage development on Hospital Hill of family housing to achieve off-street parking could be possible.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. There are policy concerns relating to the loss of amenity space.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0



## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	209
<b>Address</b>	Land off Camp Farm Road Aldershot Hampshire
<b>Site Area (ha)</b>	0.89
<b>How Site Was Identified</b>	Promoted in Call for Sites (2010).
<b>Use of Site</b>	Informal amenity space.
<b>Character of Surrounding Area</b>	The site is located on Camp Farm Road and within a secluded development of service family accommodation (married quarters) at Lock Road, Anne Armstrong Close and Fishermen's Close which is comprised of two-storey semi-detached houses. The site comprises areas of open space, a play area, a locally listed building on Camp Road which comprises two dwellings, and an area of trees.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area on the boundary with the defined countryside. Development could result in the loss of the play area, which is particularly important in this remote location; the loss of the play space would need to be justified or a replacement facility would need to be provided elsewhere. The open space is not designated as such, but its loss would need to be assessed against Policy DE6 of the Rushmoor Local Plan.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	There are mature trees around the site. Loss of structural landscaping. Some of the landscaping may be used as balancing ponds.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	There could be difficulties providing infrastructure to new non-military housing and ensuring free public access to the development; there is no adopted public highway to the site. The site also contains a locally listed building (Dairy Quarters) which comprises two dwellings, and a further dwelling to the north (Bailiff's Cottage).

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was submitted for consideration in 2010 by Annington Homes, but no formal enquiries have been made since.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site provides service family accommodation within a suburban setting. Developable areas are very limited, and the site is not considered to offer potential.
<b>Cost Factors</b>	Developable areas are very limited, and the site is not considered to offer potential.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The site does not offer the potential for housing on the basis of environmental constraints and limited developable areas.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	211
<b>Address</b>	Ramillies Park North Road Aldershot Hampshire
<b>Site Area (ha)</b>	2.32
<b>How Site Was Identified</b>	Promoted in Call for Sites (2010).
<b>Use of Site</b>	Open space.
<b>Character of Surrounding Area</b>	The site is an area of open space adjacent to army housing on North Road, O'Connor Road and Ramillies Close. There are wildflowers growing in the grass, giving the open space an informal character. Normandy Barracks lies to the south of the site, whilst Lille Barracks is situated to the west.
<b>Planning History</b>	The site previously accommodated married quarters (believed to be 97 dwellings in the form of 43 houses and 6 blocks of 9 flats). These were demolished some time ago, although the exact date of demolition is unknown.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	Located within the defined urban area, the site is an area of open space, but is not designated as such, and was formerly developed for housing. The loss of the open space would need to be assessed against Policy DE6 of the Rushmoor Local Plan. Established army housing surrounds the site and would have some bearing on development type.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	There could be difficulties providing infrastructure to new non-military housing and ensuring free public access to the development; there is no adopted public highway to the site.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was submitted for consideration in 2010 by Annington Homes, but no formal enquiries have been made since. It is understood that the land is held by Annington Homes under a 999-year lease from the MoD.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site has the potential to meet the needs of family housing in a suburban location.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	The site may require easements for access over MoD land and public services to be connected. Although the site is not designated open space, there are policy concerns relating to the loss of amenity space.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	212
<b>Address</b>	Open Space adjacent to Marlborough Park Aldershot Hampshire
<b>Site Area (ha)</b>	2.00
<b>How Site Was Identified</b>	Promoted in Call for Sites (2010).
<b>Use of Site</b>	Informal amenity space.
<b>Character of Surrounding Area</b>	Located to the south of Marlborough Park and to the rear of army housing on Slim Close and Gort Close, the site comprises a densely treed area of land and provides a buffer between the dwellings and the A331 to the east. The site also includes a play area.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The majority of the site lies outside the defined urban area within the designated countryside. The site includes a play area, which would need to be provided elsewhere or its loss justified.
<b>Physical Constraints</b>	The site has no existing access, which could require the demolition of existing dwellings. The land is heavily wooded and offers no development parcels.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Proximity to the A331, in terms of pollution, noise and smell. There could be difficulties providing infrastructure to new non-military housing and ensuring free public access to the development; there is no adopted public highway to the site.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was submitted for consideration in 2010 by Annington Homes, but no formal enquiries have been made since.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	There are no developable areas.
<b>Cost Factors</b>	There are no developable areas.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The majority of the site lies outside the defined urban area, is heavily wooded and is close to the A331.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0



SHELAA ID: 212  
Open Space adjacent to Marlborough Park, Aldershot

<b><u>Deliverability Assessment</u></b>	
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	213
<b>Address</b>	Open Space between High Street and Cassino Close Aldershot Hampshire
<b>Site Area (ha)</b>	1.47
<b>How Site Was Identified</b>	Promoted in Call for Sites (2010).
<b>Use of Site</b>	Informal/formal amenity space.
<b>Character of Surrounding Area</b>	The site is a maintained open space and play area situated between the town centre to the south west and army housing to the north. Two-storey terraced dwellings on Cassino Close face on to the site to the north, whilst residential and commercial terraced properties of three and four storeys on High Street lie to the south. A drive-through restaurant at 1 Wellington Avenue (SHELAA ID: 117) is situated to the west, whilst a care home (Harlow Hall) lies to the east.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Although it is not formally designated as open space, the loss of the established character and existing play space would likely be considerations of any residential scheme.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was submitted for consideration in 2010 by Annington Homes, but no formal enquiries have been made since.

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

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. There are policy concerns in respect of the loss of amenity space.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No

SHELAA ID: 213  
Open Space between High Street and Cassino Close, Aldershot

<b><u>Deliverability Assessment</u></b>	
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	216
<b>Address</b>	Land to the Rear of the Church of the Good Shepherd Sand Hill Farnborough Hampshire GU14 8ER
<b>Site Area (ha)</b>	0.09
<b>How Site Was Identified</b>	Extant planning permission.
<b>Use of Site</b>	Church and associated parking.
<b>Character of Surrounding Area</b>	The site is a grassed area situated to the rear of the Church of the Good Shepherd on Sand Hill. Two-storey residential dwellings on Sand Hill Court and Sedgemoor back on to the site.
<b>Planning History</b>	Planning permission granted in October 1990 for a new church and 22 sheltered units (RSH05996). The floorplan for the consent indicates that the units would be C3-style units, with a central access point (not going through a reception). Each unit would have its own sitting room, kitchen, bathroom and bedroom. The church was implemented, so the residential consent is extant.
<b>With Permission for Residential Development on 1st April 2024?</b>	Yes
<b>Implemented on 1st April 2024?</b>	Yes

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. It has permission for 22 sheltered units, but the permission has never been fully implemented.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	Site access would need to be through the existing church car park, which would reduce its parking capacity.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site has been with permission since October 1990 and has never been fully implemented (with the exception of the church). It is not considered to be available.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is with permission for 22 sheltered units.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	The site was partially built out, but the residential element was never undertaken. It is not considered to be available.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	241
<b>Address</b>	12-14 Peabody Road Farnborough Hampshire GU14 6EY
<b>Site Area (ha)</b>	0.08
<b>How Site Was Identified</b>	Planning application refusal and appeal dismissal.
<b>Use of Site</b>	Travelling showperson's yard.
<b>Character of Surrounding Area</b>	Located on Peabody Road, the site is a travelling showperson's yard and is situated just outside North Camp District Centre to the east. A public car park lies immediately to the west, whilst the rear gardens of residential properties on High Street adjoin the site to the north. Surrounding uses are a mix of residential and commercial, with development primarily comprised of two- to three-storey terraced properties of Victorian/Edwardian character or residential redevelopments of a domestic scale.
<b>Planning History</b>	Outline planning permission refused in December 2008 for a three-storey development of 14 flats (08/00729/OUT). Reasons for refusal included, amongst other things, the loss of the travelling showperson's site, unsatisfactory living environment for new residents and neighbour amenity. A subsequent appeal was dismissed in December 2009 for the loss of the travelling showperson's site, harm to the Thames Basin Heaths Special Protection Area and the lack of adequate cycle parking.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No



<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area but meets an identified housing need for travelling showpeople and is allocated as such within the Rushmoor Local Plan (Policy LN3). Additional plots for travelling showpeople are designated to the immediate west of the site. The neighbouring property at 10 Peabody Road is also designated as a site for travelling showpeople.
<b>Physical Constraints</b>	The site has good access, given the nature of the existing use. No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The ownership of the site is complex, and the site forms part of a larger site allocation for travelling showpeople. Part of Peabody Road Car Park to the west was granted planning permission in March 2018 and implemented for change of use to a plot for travelling showpeople (18/00142/FULPP). The requirement for additional land for travelling showpeople use beyond the existing site suggests that the site is not available.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site meets an identified need for travelling showpeople. It is unlikely that a scheme would be acceptable on this basis.
<b>Cost Factors</b>	It is not considered that a scheme would be developable.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The site is integral to travelling showpeople provision, and its loss would be resisted.

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	242
<b>Address</b>	36-40 Grosvenor Road Aldershot Hampshire GU11 3DY
<b>Site Area (ha)</b>	0.07
<b>How Site Was Identified</b>	Planning application refusal.
<b>Use of Site</b>	Retail and adult entertainment club on the ground floor, with residential and bed and breakfast accommodation above.
<b>Character of Surrounding Area</b>	The site is occupied by an adult entertainment club (with bed and breakfast accommodation above) and a neighbouring shop and forms part of a larger terrace of properties on Grosvenor Road comprised of ground-floor commercial uses with residential use above. Development on the opposite side of Grosvenor Road is predominantly residential in nature and comprised of two- to three-storey terraced properties. There is rear access to the site off Laburnum Road. Municipal Gardens is located to the north of the site.
<b>Planning History</b>	Planning permission refused at Nos 38-40 in March 2008 for the demolition of the existing building and the erection of a three-storey building comprising 6 flats (08/00023/FUL). Reasons for refusal included impact upon the character and appearance of the area, neighbour amenity, inadequate parking and servicing access, highway safety and lack of provision for public open space. Planning permission subsequently refused in January 2009 at Nos 36-40 for a three-storey development with 10 apartments because of neighbour amenity, parking and access, lack of provision for public open space and failing to secure a transport contribution (08/00739/FUL). Planning permission granted at No. 36 in November 2011 for the change of use of part of the ground floor to residential to facilitate access for the permitted change of use of the upper floor to residential (11/00515/COU).
<b>With Permission for Residential Development on 1st April 2024?</b>	No

<b>Site Information</b>	
<b>Implemented on 1st April 2024?</b>	No

<b>Suitability / Constraints to Development</b>	
<b>Policy Constraints</b>	The site is located within the defined urban area but does not form part of a designated local neighbourhood facility. On the basis of previous refusals, matters relating to parking and scale are likely to be the key constraints.
<b>Physical Constraints</b>	The site offers a tight development plot. The ability to achieve parking on site may therefore be a constraint.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site ties into a locally listed building (32-34 Grosvenor Road). Parking at the rear would affect neighbour amenities (as per reason for refusal).

<b>Availability</b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is in two separate ownerships. The most recent permission at Nos 38-40 in July 2013 related to extensions to serve the current use (13/00323/FULPP), and both units continue to be in commercial use. There is no indication that the site (in comprehensive terms) will become available.

<b>Achievability</b>	
<b>Market Factors</b>	The site is close to the town centre and has good access to services and transport connections.
<b>Cost Factors</b>	Costs associated with demolition and party wall issues. Potential costs associated with existing tenants.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	The site is not considered to be available, and the likely net gain in residential units is considered to fall below the minimum requirements of the SHELAA. The refusals of the proposed schemes for 6 and 10 flats suggest that the capacity is limited, particularly given the existing presence of residential units at first-floor level.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	245
<b>Address</b>	West Farnborough Social Club 25 St Christopher's Road Farnborough Hampshire GU14 0AH
<b>Site Area (ha)</b>	0.25
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Social club.
<b>Character of Surrounding Area</b>	The site is currently occupied by a social club, with parking at the front and a pub and beer garden at the rear. St Christopher's Road wraps around the site to the north and west, whilst the rear gardens of residential properties on Wood Lane adjoin the site to the east. Coniferous trees on part of the western frontage wrap around the site's southern boundary and provide a buffer between the site and dwellings on St Christopher's Road to the south. Surrounding residential dwellings are generally two storeys in nature.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The loss of the existing community use and drinking establishment would need to be justified.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site offers a good plot size, with access associated with the existing use. No known physical constraints to development.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site has never been promoted for alternative uses and is not considered to be available.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site could accommodate family housing in a similar format to the remainder of the block.
<b>Cost Factors</b>	Costs associated with demolition, but these are not considered prohibitive to development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Whilst it is considered that the constraints could be overcome, the site has never been promoted and is not considered to be available.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0



## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	246
<b>Address</b>	42 St John's Road Farnborough Hampshire GU14 9RN
<b>Site Area (ha)</b>	0.08
<b>How Site Was Identified</b>	Planning application refusal and withdrawn planning applications.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	Located immediately south of Cove School, the site is a constrained site occupied by a small bungalow. The neighbouring (western) site is occupied by a 2.5-storey building containing flats/maisonettes, and there are mature trees along the boundary with the school and in the rear garden. Development in the surrounding area is a mix of residential types, with larger properties and infill redevelopments present. Landscaping features prominently in the street scene.
<b>Planning History</b>	Planning permission refused in May 2005 for the demolition of the existing building and the erection of a three-storey building comprising 6 two-bedroom apartments (05/00212/FUL) because of the impact upon trees, insufficient car and cycle parking, and highway safety. A subsequent appeal was withdrawn in August 2005. A planning application was subsequently withdrawn in March 2008 for the erection of a three-storey building comprising 9 one-bedroom flats (08/00075/FUL), with a further application for 8 one-bedroom flats also withdrawn in January 2009 (08/00233/FUL).
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Matters relating to character and amenity, as well as the provision of parking, are likely to be the key considerations.
<b>Physical Constraints</b>	There are TPO trees located at the rear of the site, whilst a TPO group at Cove School adjoins the site at the front. The site is a narrow, constrained plot.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	No formal planning application for the redevelopment of the site has been received since the withdrawal of the last submitted planning application in 2009. The site is not considered to be available.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site provides the opportunity for suburban living.
<b>Cost Factors</b>	Costs associated with the demolition of the existing property. Whilst these are not considered prohibitive, they need to be considered against what the plot can offer.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	The site has been the subject of three planning applications. Any redevelopment is likely to fall below the minimum requirements of the SHELAA in terms of net gain, especially considering the existing dwelling on site.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	252
<b>Address</b>	16, 18 and 22a Canning Road Aldershot Hampshire GU12 4RT
<b>Site Area (ha)</b>	0.09
<b>How Site Was Identified</b>	Planning application refusal.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site is occupied by three terraced properties, with access between 16 and 22a Canning Road. The properties have large back gardens. The North Town regeneration area lies to the east of the site, whilst Redan Road Cemetery is situated to the west. Residential properties on Canning Road are typically two-storey terraced or semi-detached dwellings.
<b>Planning History</b>	Planning permission refused in January 2006 for the conversion of dwellings into four flats at 16-18 Canning Road and the erection of rear extensions to the rear of No. 22a to provide 2 flats (6 flats in total) (05/00774/COU). Reasons for refusal included the loss of small family dwellings, high-intensity use out of character with the surrounding area, unacceptable loss of amenity for existing residents, unacceptable living environment for future residents, unacceptable highways impact, lack of cycle parking and no open space contribution.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Matters relating to character and amenity, as well as the provision of parking, are likely to be the key considerations.
<b>Physical Constraints</b>	The site would require the introduction of three separate parcels of land and the demolition of a property in order to achieve access. There are large established tree specimens within the existing garden areas.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Off-street parking and proposed sight lines on to Canning Road.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site has not been promoted for development since 2005. Householder extensions at No. 16 were refused permission in December 2014 on the basis of overdevelopment and inadequate provision for parking and vehicular access (14/00771/FULPP), whilst an application for a two-storey rear extension at No. 22a was granted permission in August 2017 (17/00526/FULPP), therefore suggesting that interest has waned.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is not considered to have the capacity for additional development.
<b>Cost Factors</b>	The site is not considered to have the capacity for additional development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. There are fundamental policy concerns relating to the possible redevelopment of this site.

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	253
<b>Address</b>	27 Church Avenue Farnborough Hampshire GU14 7AT
<b>Site Area (ha)</b>	0.10
<b>How Site Was Identified</b>	Planning application refusal.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site is occupied by a large detached dwelling. The area is residential in nature and is characterised by gaps between dwellings and a leafy character. There are mature trees along the southern boundary, and large plot-to-building ratios.
<b>Planning History</b>	Outline planning permission refused in February 2006 for the demolition of the existing property and garage and the erection of 9 two-bedroom flats, with parking at the rear (05/00826/OUT). Reasons for refusal included the impact upon the character and appearance of the surrounding area on account of the size, height, mass and bulk of the proposed building, impact upon the amenities of neighbouring residents, impact upon highway safety and trees, and lack of provision for public open space.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. There is a very strong established character to the street scene. Matters relating to appearance would likely be the key considerations.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site is an established residential use, with off-street parking. No known physical constraints to development.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	A group TPO runs along the southern boundary of the site with the neighbouring property at 23 Church Avenue.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site has not been promoted for development since 2005 and is not considered to be available.

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

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The site is unlikely to yield any further development on the basis of the established character within the street. The current dwelling offers the most appropriate format for this location and the established setting.
<b>Is the Site Developable? (6-15 years)</b>	No



<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	259
<b>Address</b>	126 Farnborough Road Farnborough Hampshire GU14 7JH
<b>Site Area (ha)</b>	0.08
<b>How Site Was Identified</b>	Planning application refusal.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site is occupied by a large detached dwelling and is set within a row of similar dwellings fronting on to the A325 (Farnborough Road). The street scene is characterised by gaps between dwellings and established soft landscaping to the front. The dwellings typically benefit from large plots.
<b>Planning History</b>	Planning permission refused in February 2007 for the demolition of the existing dwelling and the erection of 4 one-bedroom and 2 two-bedroom apartments (6 units in total), with parking at the rear (07/00041/FUL). Reasons for refusal related to the impact upon the character and appearance of the surrounding area on account of the size, mass, bulk, depth and design of the proposed building, and lack of provision for open space.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Key considerations would likely relate to the scale, massing and appearance of proposals.
<b>Physical Constraints</b>	The site is in existing residential use as a single dwelling. Any redevelopment would need to ensure that appropriate parking is provided on site.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	There is an individual TPO tree at the front of the property, but it is not considered to be a constraint to the development of the site.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	A householder extension was granted permission in June 2017, which suggests that the site is no longer available. It is understood that the previous interest in the site was from a third party.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is in existing use as a single family dwelling, with good access to the town centre and public transport links.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The site is not considered to be available. On the basis of the previously refused scheme, it would struggle to achieve a capacity that would meet the minimum requirements of the SHELAA.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	264
<b>Address</b>	48-52 Chingford Avenue Farnborough Hampshire GU14 8AD
<b>Site Area (ha)</b>	0.27
<b>How Site Was Identified</b>	Planning application refusals and appeal dismissal.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site comprises the south-east corner of Chingford Avenue, a cul-de-sac containing 1930s bungalows. Some are fairly close together at the front, but their splayed plots widen at the rear and present large gardens. North Farnborough Infant School adjoins the eastern boundary of the site, whilst the South Western Main Line runs to the south.
<b>Planning History</b>	Planning permission refused in September 2007 for the erection of 9 new dwellings, following the demolition of Nos 50 and 52 (07/00555/FUL). Reasons for refusal included impact upon the character and appearance of the area on account of uncharacteristic design features, scale and form, and being an over-intensive and cramped form of development, impact upon neighbouring residential amenities, highways impacts and lack of provision for public open space. Outline planning permission subsequently refused in February 2008 for the erection of 8 dwellings, following the demolition of Nos 50 and 52 (07/00806/OUT). Reasons for refusal included impact upon the character and appearance of the area and conservation area on account of being an over-intensive, contrived and cramped form of development, lack of provision for public open space and impact upon protected species. A subsequent appeal was dismissed for SPA reasons and because of the proposed gaps between the dwellings and the short gardens, which would lead to the appearance of a cramped development, and therefore harm the conservation area.
<b>With Permission for Residential Development on 1st April 2024?</b>	No

<b><u>Site Information</u></b>	
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Issues relate to the character of the area and the appearance of proposals.
<b>Physical Constraints</b>	The site is sloping, and there are established trees on much of the plot. Demolition of the existing properties would be required to achieve access.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Strong character of low-density frontage development and the proximity of the railway line (noise) are the main constraints. The eastern boundary of the site is adjacent to North Farnborough Infant School, which is locally listed.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site has not been promoted for development since the appeal dismissal in 2008 and has been the subject of householder applications relating to the individual properties. This suggests that the site is no longer available.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	It is unlikely that a scheme would be acceptable on this site because of the existing constraints.
<b>Cost Factors</b>	It is not considered that a scheme would be developable.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. There are concerns relating to character and availability, which are considered to be barriers to development.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	271
<b>Address</b>	15 Osborne Road Farnborough Hampshire GU14 6AA
<b>Site Area (ha)</b>	0.02
<b>How Site Was Identified</b>	Planning application refusal.
<b>Use of Site</b>	Retail
<b>Character of Surrounding Area</b>	The site is situated on a corner plot on Osborne Road and Guildford Road West, and the building is currently occupied by a swimming pool supplies shop. It is located within the South Farnborough conservation area, which is characterised by close-knit residential dwellings of Victorian/Edwardian character.
<b>Planning History</b>	Planning permission granted in March 2007 for the conversion of the building into 3 flats and 1 bedsit (06/00252/COU). This permission was not implemented. Planning permission subsequently refused in April 2008 for the erection of a first-floor extension to facilitate the conversion of the building into 4 flats and 1 bedsit (08/00122/COU). Reasons for refusal related to a lack of adequate on-site parking and concerns about neighbouring residential amenity.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No



<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and within a designated conservation area. Constraints therefore relate to the character and appearance of proposals.
<b>Physical Constraints</b>	The site is constrained and may struggle to provide adequate off-street parking and amenity space.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is situated within the South Farnborough conservation area. Intense development of such a constrained site could result in neighbour amenity issues.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site has not been promoted for development since planning permission was refused in 2008. Planning permission was subsequently granted in April 2016 for extensions to provide a workshop and store to support the existing commercial use, which suggests that the site is no longer available for development.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site has good proximity to North Camp District Centre and would most likely lend itself to a flatted conversion.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	The site is not considered to be available and would struggle to achieve a capacity that would meet the minimum requirements of the SHELAA.

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	277
<b>Address</b>	The Old Bakery and New Inn Public House Hawley Road Blackwater Hampshire GU17 9ES
<b>Site Area (ha)</b>	0.32
<b>How Site Was Identified</b>	Planning application and desktop survey.
<b>Use of Site</b>	Restaurant/public house and vehicle repair/MOT test centre.
<b>Character of Surrounding Area</b>	The site comprises a vehicle repair/MOT test centre (the Old Bakery) and a restaurant/public house (the New Inn), with a large car park and beer garden. The site is surrounded by residential uses, and neighbouring residential properties face on to Hawley Road. A Grade II listed building (Draycott) adjoins the site to the west.
<b>Planning History</b>	The Council received a planning application in July 2018 for the erection of a two-storey building to provide 4 one-bedroom flats and 1 two-bedroom flat, following the demolition of the existing buildings at the Old Bakery (18/00565/FULPP). The application was found to be invalid and was returned. Planning permission was subsequently granted in February 2021 for the erection of an MOT bay and the continued use of the premises as a mixed use comprising an MOT testing station and vehicle repairs (20/00907/FULPP).
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The loss of the public house would need to be justified in policy terms. Although in commercial use, the site is not a designated employment site.
<b>Physical Constraints</b>	Access on to Hawley Road is already established via the existing uses on the site. No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Possible contamination from the car servicing/MOT test centre use. A small part of the site is located within Flood Zone 2. The setting of the listed building (Draycott) to the west would also be a consideration.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is within two separate ownerships. The public house has never been the subject of redevelopment proposals. The Council received a planning application in July 2018 for the residential redevelopment of the Old Bakery part of the site, but the application was found to be invalid (18/00565/FULPP). The subsequent planning permission in February 2021 for the erection of an MOT bay and the continued use of the premises as a mixed use comprising MOT testing station and vehicle repairs (20/00907/FULPP) suggests that this part of the site is no longer available for development.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site would most likely lend itself to frontage development of flats/family dwellings in a similar format to recent developments to the south east of the site.
<b>Cost Factors</b>	Costs associated with the remediation of the land at the Old Bakery.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	The site is currently in commercial use and is not considered to be available.

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	284
<b>Address</b>	Former Laundry 53 Rectory Road Farnborough Hampshire GU14 7BT
<b>Site Area (ha)</b>	0.16
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Laundry; destroyed by fire.
<b>Character of Surrounding Area</b>	The site was occupied by a single-storey light-industrial unit which was used as a commercial laundry, but the building was destroyed by fire in 2012. The site is located to the rear of existing residential properties within the defined urban area and to the immediate south of St Michael's Abbey conservation area.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located within the defined urban area and to the immediate south of St Michael's Abbey conservation area. Given the location of the site to the rear of existing residential properties, the issue of overlooking and amenity will be key.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site appears to have an electricity substation within its curtilage. Access already exists off Rectory Road. There is also a difference in site levels in relation to adjoining land and properties.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is adjacent to St Michael's Abbey conservation area. Land remediation may also be required.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	Unknown
<b>Site Ownership and Owner's Intentions</b>	The ownership of the site is unknown, but the site does have the capacity to be redeveloped. The site has been promoted for redevelopment since the laundry was destroyed by fire, but no correspondence has been received since 2014.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site has the capacity to deliver smaller units. However, design will need to be considered sensitively.
<b>Cost Factors</b>	Site clearance. Potential costs associated with the substation and land remediation.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	The site is currently in a redundant state and would lend itself to redevelopment. However, having regard to the existing constraints, it is considered that the site may struggle to achieve a capacity that would meet the minimum requirements of the SHELAA.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0



## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	285
<b>Address</b>	Employment Uses adjacent to Farnborough North Station Farnborough Street Farnborough Hampshire
<b>Site Area (ha)</b>	0.51
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Employment uses.
<b>Character of Surrounding Area</b>	The site is situated within the Farnborough Hill conservation area and includes a mix of commercial buildings, including offices and a builders' merchant immediately adjacent to Farnborough North Station on the former goods yard. The surrounding area is lower density and reflective of the conservation area designation, with a mix of single- and two-storey buildings. The area is primarily residential in nature, with the commercial buildings, occupied by smaller independent businesses, pepper-potted in between dwellings.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and within the Farnborough Hill conservation area. Any development would therefore need to be of a sympathetic design and scale. Although in commercial use, the site is not a designated employment site.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	Any development proposal would need to provide off-street parking because of constrained provision near to the station.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is located within the Farnborough Hill conservation area. Parts of the site are in close proximity to a Grade II listed building (4 Farnborough Street) and a locally listed building (Imperial Arms, 12 Farnborough Street). Although none of the commercial buildings which comprise the site are statutory or locally listed, some may also have historic value. Parts of the site are located within Flood Zone 2. Noise from the railway could also be a constraint.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is within multiple ownerships and is in active use for commercial enterprises. No known intention to redevelop any part of the site.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site has good proximity to local transport connections and services.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	The site is well utilised by SMEs, and there is no indication that the site is available for development.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	286
<b>Address</b>	Council Depot The Grove Farnborough Hampshire GU14 6QR
<b>Site Area (ha)</b>	0.29
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	B8 storage.
<b>Character of Surrounding Area</b>	The site is located immediately adjacent to King George V Playing Field. The northern and western boundaries are shared with the Field, whilst South Farnborough Junior School adjoins the site to the east. Detached two-storey residential dwellings are situated opposite, whilst a footpath to the southern boundary separates the site from a dwelling at No. 1 The Grove. The site is surrounded by mature trees and has a longstanding lawful use for purposes ancillary to the Council's maintenance of the King George V Playing Field and other parks.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located within the defined urban area but is designated as open space (ancillary use to the adjacent park). There would be strong resistance to its loss under current policy.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site has access from The Grove. Established trees surround the site, which could have a bearing on the developable area.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Foul water sewers cross the site.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is within the ownership of Rushmoor Borough Council. No known intention to redevelop the site for alternative purposes.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is not considered to be available for residential development.
<b>Cost Factors</b>	The site is not considered to be available for residential development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The site is designated as open space. The loss to alternative uses would not be acceptable.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	288
<b>Address</b>	Telephone Exchange 1 Reading Road Farnborough Hampshire GU14 6NA
<b>Site Area (ha)</b>	0.37
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Telephone exchange.
<b>Character of Surrounding Area</b>	Located at the no-longer used junction of Reading Road and Farnborough Road (the A325), the site is occupied by a two-storey flat-roofed building which is currently in use as a telephone exchange. The building is set back from Reading Road within mature grounds and has a grassed frontage with mature planting. The building is also well screened on Farnborough Road by mature trees and vegetation. The Aviator Hotel is situated opposite the site on Farnborough Road to the west. Reading Road is primarily residential in nature and characterised by a mix of dwelling types.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and the South Farnborough conservation area. The site is not a designated employment site.

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

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	There is no indication that the site is available. Planning applications were granted permission in May 2019 (19/00169/FULPP), December 2020 (20/00784/FULPP), May 2022 (22/00247/FULPP) and March 2024 (24/00067/FULPP) in relation to its current use as a telephone exchange.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site has good proximity to North Camp District Centre and could offer a mix of unit types. Development to the immediate south is flats, with a parking court, and units to the east are traditional family units.
<b>Cost Factors</b>	Costs associated with the demolition and clearance of the existing Telephone Exchange. Potential for asbestos, given the age of the building.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The site continues to be in active operation as a telephone exchange, with evidence of recent investment. It is not considered to be available.
<b>Is the Site Developable? (6-15 years)</b>	No



<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	292
<b>Address</b>	2-8 Cambridge Road Aldershot Hampshire GU11 3JZ
<b>Site Area (ha)</b>	0.28
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Family resource centre.
<b>Character of Surrounding Area</b>	The site is located at the junction of Cambridge Road and Alexandra Road and is occupied by a former convent building (St Anthony's) which is used as a family resource centre for the provision of social and welfare services in relation to children and young people. The building is a large Victorian building, with a strong road frontage. There is a large parking area to the rear, with its principal access from Cambridge Road. The surrounding land uses are residential in nature.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Justification would be required for the loss of the current use to alternative uses.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	No known physical constraints. The site benefits from car parking associated with the existing building.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Although not statutory or locally listed, the existing building has heritage interest.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is within the ownership of Hampshire County Council and is used as a family resource centre for the provision of social and welfare services. There is no known intention to redevelop the site for alternative uses.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site has good proximity to the town centre and would likely lend itself to residential conversion for a mix of one- and two-bed flats.
<b>Cost Factors</b>	No known cost factors which would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. There is no known intention to redevelop the site for alternative uses.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	298
<b>Address</b>	80 Cove Road Farnborough Hampshire GU14 0EU
<b>Site Area (ha)</b>	0.18
<b>How Site Was Identified</b>	Brownfield Land Register enquiry.
<b>Use of Site</b>	Retail
<b>Character of Surrounding Area</b>	The site is situated within the defined urban area and is occupied by a small supermarket, with a car park to the east. The current building is locally listed and was formerly in use as a public house. The surrounding uses are a mix of retail and residential properties of two and three storeys. A public house is located opposite the site, whilst Elmsleigh Court, a flatted development of three storeys, lies to the east. The rear gardens of residential properties at 49-60 Anchor Meadow adjoin the site to the north.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and forms part of a designated local neighbourhood facility (Policy LN6). Any development proposal would be required to create an active frontage and ensure that the dominant local retail and service function of the facility is not undermined. The current building is also locally listed.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site has established access from the existing use as a retail store, with associated car parking. No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The building on the site is locally listed. Any redevelopment should seek to retain/re-use the building.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site has previously been promoted for inclusion within the Council's Brownfield Land Register. It is currently in use as a supermarket, but the length and terms of the current lease are unknown.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site could have the capacity to deliver residential use. However, the site's designation as a local neighbourhood facility requires active-ground floor uses. Given that the building is locally listed, this further reduces the capacity. The existing car park would need to be retained to some extent.
<b>Cost Factors</b>	No known cost factors which would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Any redevelopment would likely struggle to achieve a capacity that would meet the minimum requirements of the SHELAA.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	300
<b>Address</b>	West Heath Garage Minley Road Farnborough Hampshire GU14 9RR
<b>Site Area (ha)</b>	0.23
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Car dealership/service centre.
<b>Character of Surrounding Area</b>	The site is located on Minley Road and is currently occupied by a car dealership and servicing centre. The area has a residential character, with two-storey dwellings fronting the street on both sides of the road. Church Path runs to the immediate rear of the site.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located within the defined urban area but is not a designated employment site. There would be no requirement to justify the loss of the existing commercial use if residential development were proposed.



<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site has established access points on to Minley Road. No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Land remediation may be required.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is in active use as a car dealership and servicing centre. Planning permission was granted in September 2020 for the recladding of the front elevation, the installation of five shutter doors and an increase in roof height over the existing workshop (20/00549/FULPP). Planning permission was also granted in February 2022 for the erection of a first-floor extension above the existing showroom (21/00836/FULPP), which suggests that the current use will continue.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site has a limited depth and would lend itself to a frontage development similar to the established residential units adjacent and across the road.
<b>Cost Factors</b>	There may be costs associated with the remediation of the land, depending on the extent of contamination from the car repair facility.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Whilst it is considered that the constraints could be overcome, the site is currently in active use as a car dealership and servicing centre.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	320
<b>Address</b>	Fleet Road Car Park Fleet Road Farnborough Hampshire
<b>Site Area (ha)</b>	0.10
<b>How Site Was Identified</b>	Identified within the business plan for Rushmoor Homes Ltd (2023-2028).
<b>Use of Site</b>	Car park.
<b>Character of Surrounding Area</b>	The site is located immediately adjacent to Gower Lodge (11 Fleet Road), which houses a local scout group and a children's nursery, and comprises a car park which is used by users of the building. The site lies immediately to the north of the South Western Main Line but is screened by mature trees. Because of limited off-road parking and highway restrictions, the car park can be busy at times.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The loss of the car park would need to be justified.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	Access to the site is already established. No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Potential noise from the railway line. A green corridor runs along the southern boundary of the site.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	Yes
<b>Site Ownership and Owner's Intentions</b>	The site is within the ownership of Rushmoor Borough Council and has been identified within the business plan of Rushmoor Homes Ltd (the Council's housing company) as a potential site for housing delivery (see Cabinet Report No. CEX2303, April 2023).

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers the potential for suburban living, but its proximity to the railway line may affect marketability.
<b>Cost Factors</b>	No known cost factors which would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	It would need to be demonstrated that the loss of the car park would not cause parking stress and harm to the local highway network. At this stage, it is not considered that the constraints could be overcome, and any redevelopment would likely struggle to achieve a capacity that would meet the minimum requirements of the SHELAA.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	409
<b>Address</b>	16 Union Street Aldershot Hampshire GU11 1EG
<b>Site Area (ha)</b>	0.01
<b>How Site Was Identified</b>	Lapsed planning permission.
<b>Use of Site</b>	Retail on the ground floor, with offices/storage above.
<b>Character of Surrounding Area</b>	The site is located on the north side of Union Street, within the Aldershot West conservation area and the primary shopping area of Aldershot Town Centre. The building forms part of a terrace. To the east is a traditional red-brick shop of three storeys, whilst a modern two-storey flat-roofed shop unit lies to the west. To the rear is Nelson House, a residential conversion of former commercial premises. The building is in a simple style of two storeys, in painted render under a slate roof. The shop front has been replaced with a modern large-pane aluminium design. There is pedestrian access to Short Street at the rear.
<b>Planning History</b>	Planning permission granted in November 2007 for the demolition of the existing building and the erection of 6 one-bedroom flats above a shop unit on the ground floor (07/00541/FUL). The Council received an application to determine condition compliance in June 2018 and determined in October 2018 that permission had lapsed in 2010 as Condition 1 (implementation) of 07/00541/FUL had not been complied with within the requisite three-year time period (18/00505/COND).
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and within the primary shopping area of Aldershot Town Centre. It forms part of the secondary shopping frontage (Policy SP1.2). An active ground-floor use will therefore be required.
<b>Physical Constraints</b>	The provision of off-street car parking could be an issue.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is located within the Aldershot West conservation area. No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	Unknown
<b>Site Ownership and Owner's Intentions</b>	The Council determined in October 2018 that permission 07/00541/FUL had lapsed in 2010 as Condition 1 (implementation) had not been complied with within the requisite three-year time period. The owners' current intentions are unknown.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers the opportunity for smaller units within a town centre location, with good access to transport and local services. Likely to be geared towards the rental market.
<b>Cost Factors</b>	The site is constrained, which may give rise to additional costs.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	A key issue will be how the parking associated with any residential units can be accommodated. It is considered that the capacity of the site is limited and that any redevelopment is likely to fall below the minimum requirements of the SHELAA in terms of net gain.

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0



## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	412
<b>Address</b>	45 Cambridge Road Aldershot Hampshire GU11 3JY
<b>Site Area (ha)</b>	0.04
<b>How Site Was Identified</b>	Extant planning permission.
<b>Use of Site</b>	House in Multiple Occupation (HMO)
<b>Character of Surrounding Area</b>	The property is a substantial five-bedroom semi-detached dwelling on the north side of Cambridge Road. The part of the building facing the road is three storeys, and there is a two-storey wing projecting to the rear. A private driveway runs along the western boundary of the property, providing vehicle access to the flats at Summer Court, 43 Cambridge Road, and to an electricity substation to the north east of the site. The driveway continues eastwards behind 45-51 Cambridge Road, giving access to a garage court and joining into Queens Road.
<b>Planning History</b>	Planning permission granted in October 2008 for extensions and conversion from HMO into 6 flats (net gain of 5) (08/00271/COU). It appears that the permission was implemented but that the change of use from HMO did not take place. The site remains in use as an HMO (licence no. 23/00912/HMOM).
<b>With Permission for Residential Development on 1st April 2024?</b>	Yes
<b>Implemented on 1st April 2024?</b>	Yes

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

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	It appears that permission 08/00241/COU was implemented but that the change of use from HMO has not taken place. The property has been granted HMO licences in the intervening years (e.g., in June 2018, licence no. 18/00075/HMOM; and in April 2024, licence no. 23/00912/HMOM, which expires on 6th May 2029) which suggests that the site will remain in HMO use and that there is no interest in completing the consented scheme. According to the Council's HMO licence records, the site is owned by Alldermen Properties Ltd.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is part-finished but remains in HMO use.
<b>Cost Factors</b>	The site is part-finished and is to be finalised.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Yes. The site is incomplete but remains in HMO use.

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	417
<b>Address</b>	2 Netley Street Farnborough Hampshire GU14 6AQ
<b>Site Area (ha)</b>	0.05
<b>How Site Was Identified</b>	Lapsed planning permission.
<b>Use of Site</b>	Garage displaying/selling motor vehicles.
<b>Character of Surrounding Area</b>	The site is situated within the South Farnborough conservation area and lies at the eastern end of Netley Street, close to the junction with Alexandra Road. The site is occupied by a car dealership and includes a forecourt and a single-storey commercial building. The area is residential nature.
<b>Planning History</b>	Planning permission granted in March 2013 for the erection of a 2.5-storey block comprising 1 two-bed and 4 one-bed flats (13/00089/FULPP). Permission has since lapsed. A subsequent planning application was refused in March 2015 for the redevelopment of the site for a food store (Use Class A1) (14/00943/FULPP).
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and within the South Farnborough conservation area. It is not a designated employment site, and there would be no requirement to justify the loss of the existing commercial use if residential development were proposed.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	No known physical constraints. The site is a corner plot with established access.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is located within the South Farnborough conservation area. Careful and sensitive design would therefore be required.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is in operation as a car dealership. No known intention to vacate the site.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers good proximity to North Camp District Centre and transport connections.
<b>Cost Factors</b>	The site is not likely to incur significant costs to clear the existing use. No known barriers to development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Yes. It is considered that a scheme could be viable.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	422
<b>Address</b>	55-61 Fleet Road Farnborough Hampshire GU14 9RB
<b>Site Area (ha)</b>	0.33
<b>How Site Was Identified</b>	Withdrawn planning application.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site is situated on the southern side of Fleet Road and is occupied by a detached dwelling (No. 55), a pair of semi-detached dwellings (Nos 57-59) and part of the rear garden of No. 61. The southern boundary is the South Western Main Line. The eastern boundary is a public footpath which links to Southwood Road to the south (via a foot tunnel under the railway line). Properties in Woodcot Gardens are situated to the south west. The residential scale is typically two-storey detached and semi-detached units. The dwellings on the southern side of Fleet Road benefit from large gardens.
<b>Planning History</b>	The Council received a planning application in April 2004 for the demolition of the three existing dwellings and the erection of 24 residential dwellings, comprising 18 two-bedroom flats and 6 three-bedroom houses (04/00400/FUL). The application was withdrawn in July 2004 because the applicant could not achieve the required sight lines.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Any proposal would likely involve the redevelopment of garden land, which could be an issue in the context of local character.
<b>Physical Constraints</b>	Issues have been raised previously regarding the ability to achieve required sight lines.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	A group TPO runs along the south-western boundary of the site. Careful design would be required to ensure that backland development does not overlook neighbours or cause disturbance from car movements. A green corridor runs along the southern boundary.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	No further interest has been forthcoming since the initial application was withdrawn in 2004. Permission has been granted for householder extensions since the original application, which suggests that interest has waned.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	On the basis of similar infill schemes in the local area, the site would most likely lend itself to smaller family homes.
<b>Cost Factors</b>	Costs associated with the acquisition of land from the current homeowners.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. From a policy perspective, there are concerns in respect of character and access to the site. In addition, the group TPO would diminish the developable parcel. The site is not considered to be available and has seen approvals for householder extensions since the planning application withdrawal in 2004.



<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	423
<b>Address</b>	The Old Brewery Chapel Street Farnborough Hampshire GU14 8FG
<b>Site Area (ha)</b>	0.05
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Employment uses.
<b>Character of Surrounding Area</b>	The site is situated within the Farnborough Hill conservation area and is occupied by a split single-/two-storey building which is divided into eight commercial units. The surrounding area is lower density and reflective of the conservation area designation, with a mix of single- and two-storey buildings. Development parcels are quite small, and Farnborough North railway station is located to the immediate north. The wider area is primarily residential in nature, with some smaller independent businesses pepper-potted in between dwellings.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and within the Farnborough Hill conservation area. Any development would therefore need to be of a sympathetic design and scale. Although in commercial use, the site is not a designated employment site.
<b>Physical Constraints</b>	Any development would need to provide off-street parking because of constrained provision near to the station.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is located within the Farnborough Hill conservation area and is in close proximity to a locally listed building (Imperial Arms, 12 Farnborough Street). Part of the site is located within Flood Zone 2. Noise from the railway could also be a constraint.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is in active commercial use, and there has been recent investment in the units. No indication that the site will come forward for residential use.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The existing building retains a strong character and could offer conversion. The site is not a conventional footprint, so options for redevelopment would be limited.
<b>Cost Factors</b>	Costs associated with any redevelopment would depend on whether the existing building would be retained and converted.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The site is constrained and an unconventional shape for development. Provision of off-street parking would likely make a scheme unviable. There has been no interest in the redevelopment of the site by the owners.

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	509
<b>Address</b>	83a Victoria Road Farnborough Hampshire GU14 7PP
<b>Site Area (ha)</b>	0.04
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Office use.
<b>Character of Surrounding Area</b>	The site is occupied by a part-two-storey and part-single-storey building which is in office use. It lies to the rear of Nos. 83-85 Victoria Road, a two-storey semi-detached property which is in use as residential flats and attached to No. 87 Victoria Road, and is bounded on all sides by the curtilages of residential properties on Victoria Road and Station Road. The site is accessed off Victoria Road between Nos. 81 and 83-85.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Although in commercial use, the site is not a designated employment site. Careful consideration of design would be required on the basis of the site's proximity to neighbouring residential uses.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The ability to achieve adequate parking on the site may be problematic.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Character of the area and backland development, although a substantial footprint is already present.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site has never been put forward for consideration. Permissions were granted for building improvements in 2016 and 2018 which suggest that the site is not available.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is in close proximity to Farnborough Town Centre and Farnborough Main railway station.
<b>Cost Factors</b>	No known cost factors which would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The site is considered to be too small to accommodate the level of development required to meet the minimum requirements of the SHELAA.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	548
<b>Address</b>	Ayling Hill / York Road Aldershot Hampshire
<b>Site Area (ha)</b>	0.26
<b>How Site Was Identified</b>	Promoted in Call for Sites (2014).
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site comprises 10 residential one-bed bungalows and is bounded by Ayling Hill to the south, York Road to the west and York Crescent, an unadopted road, to the north. The surrounding development is residential in nature, with an established suburban character.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. No known policy constraints to development.
<b>Physical Constraints</b>	No known physical constraints.



<b><u>Suitability / Constraints to Development</u></b>	
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is within the ownership of VIVID, a registered housing provider. It was submitted for consideration in 2014, but no formal enquiries have been made since. It is not considered to be available at this stage.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers the opportunity to deliver affordable housing.
<b>Cost Factors</b>	Costs associated with demolition.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Yes. It is considered that the constraints can be overcome. However, the site is not considered to be available at this stage.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0

<b><u>Deliverability Assessment</u></b>	
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	550
<b>Address</b>	Former Garage Site at Bideford Close and Carmarthen Close Farnborough Hampshire
<b>Site Area (ha)</b>	0.10
<b>How Site Was Identified</b>	Promoted in Call for Sites (2014).
<b>Use of Site</b>	Residential car park (former garage blocks).
<b>Character of Surrounding Area</b>	Situated within a residential estate development of terraced and semi-detached properties, the site was previously occupied by two separate garage blocks, which have been demolished. It is currently in use as a car park for residential properties.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located within the defined urban area. The loss of the car park would need to be justified, as it appears to be connected to the residential properties.
<b>Physical Constraints</b>	The site is accessible by nature of its existing use. Underground foul and surface water sewers cross part of the site.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is located within Flood Zone 2.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is within the ownership of VIVID, a registered housing provider. It was identified under a stock asset review as having development potential and was submitted for consideration in 2014, but no formal enquiries have been made since. It is not considered to be available at this stage.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers the opportunity to deliver affordable housing.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Any scheme would be required to pass the Sequential Test for flooding.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0

SHELAA ID: 550  
Former Garages at Bideford Close and Carmarthern Close, Farnborough

<b><u>Deliverability Assessment</u></b>	
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	552
<b>Address</b>	Aldershot Police Station and Magistrates' Court Wellington Avenue Aldershot Hampshire GU11 1NZ
<b>Site Area (ha)</b>	0.57
<b>How Site Was Identified</b>	Promoted in Call for Sites (2014). Also forms part of a site allocation within the Rushmoor Local Plan (Policy SP1.7)
<b>Use of Site</b>	Police station and magistrates' court.
<b>Character of Surrounding Area</b>	Located off Wellington Avenue with a dedicated access/junction, the site is occupied by a two- to four-storey Brutalist-style building which is currently in use as a police station and magistrates' court, with a car park to the front. The building is situated to the immediate north of the Westgate development, whilst Princes Hall theatre adjoins the site to the east. Surrounding uses are predominantly commercial.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and within the Aldershot Town Centre boundary, but outside the primary shopping area. There would need to be some certainty that the current use could be reprovided or is surplus to requirements. The site also forms part of the Westgate Phase II site designation within the Rushmoor Local Plan (Policy SP1.7).

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Surface water and foul water sewers cross the site. The demolition of bespoke buildings would be necessary.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The police station was put forward for consideration as part of the Call for Sites (2014). However, there are currently no known plans to close the police station or magistrates' court. It is also understood that the magistrates' court is the subject of a long-term lease from Hampshire Constabulary.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site would provide the opportunity for town centre living.
<b>Cost Factors</b>	Costs associated with demolition.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. It is not considered that the constraints can be overcome at this stage.
<b>Is the Site Developable? (6-15 years)</b>	No

<u>Deliverability Assessment</u>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	0



## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	553
<b>Address</b>	Former Lafarge Site Hollybush Lane Aldershot Hampshire
<b>Site Area (ha)</b>	16.40
<b>How Site Was Identified</b>	Promoted in Call for Sites (2014).
<b>Use of Site</b>	Formerly a vehicle sales/storage/breaker's yard, which was unauthorised. Subject of a successful enforcement action in 2017 which required the land to be returned to countryside (15/00192/COUGEN).
<b>Character of Surrounding Area</b>	The site is located within a countryside gap on Rushmoor's boundary with Guildford Borough and separates the settlement areas of North Camp and Ash Vale. The A331 abuts the site to the west, and the River Blackwater runs to the east. Beyond the River Blackwater, the North Downs railway line further serves to isolate the site. The site contains a number of lakes which were created in the 1970s through gravel and sand extraction. The centre of the site contains a hard-surfaced area, which is surrounded by fencing and earth bunds, and is a legacy of its previous use as a concrete-batching plant during the construction of the A331 in the 1990s.
<b>Planning History</b>	Planning permission granted in March 2023 for the redevelopment of the site to create a leisure facility comprising an aquatic sports centre, an equestrian centre and 9 floating holiday lodges (20/00400/FULPP). A non-material amendment was approved in December 2023 (23/00800/NMAPP). A minor material amendment application was also received in March 2024 to increase the number of floating holiday lodges to 21 (24/00140/REVPP). The Council received an application for a revised scheme in August 2024 comprising an aquatic sports centre, a golf-driving range and the floating holiday lodges (24/00465/FULPP).
<b>With Permission for Residential Development on 1st April 2024?</b>	Permission for non-residential uses.
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located outside the defined urban area within the designated countryside.
<b>Physical Constraints</b>	The site comprises a number of lakes and few previously developed areas.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Part of the site contains a designated Site of Importance for Nature Conservation (SINC), and green corridors run to the east and west. The site is also located within Flood Zone 2, with small areas within Flood Zone 3.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was promoted for residential development within the Call for Sites (2014). Its current use was the subject of a successful enforcement action in 2017, which required the land to be returned to countryside (15/00192/COUGEN). Planning permission granted in March 2023 for the redevelopment of the site to create a leisure facility comprising an aquatic sports centre, an equestrian centre and 9 floating holiday lodges (20/00400/FULPP). A minor material amendment application was received in March 2024 (24/00140/FULPP), and a planning application for a revised scheme was received in August 2024 (24/00465/FULPP).

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is an unsustainable location for residential development.
<b>Cost Factors</b>	The site is an unsustainable location for residential development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. The site is an unsustainable location for residential development and is situated outside the defined urban area within a countryside location.

<u>Deliverability Assessment</u>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	559
<b>Address</b>	Abbey House 282 Farnborough Road Farnborough Hampshire GU14 7NA
<b>Site Area (ha)</b>	0.55
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Office use.
<b>Character of Surrounding Area</b>	The site is occupied by Abbey House, a six-storey office building, with associated car parking. It is accessible from Farnborough Road and has a dedicated junction. Surrounding uses are a mix of office and residential uses. The grounds of the Grade I listed St Michael's Abbey Church are situated to the immediate east.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Although in commercial use, the site is not a designated employment site. It is in office use and would qualify for permitted development through the prior approval process.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	No known physical constraints. The site offers the potential for conversion.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is immediately adjacent to Saint Michael's Abbey conservation area and is in proximity to the Grade I listed St Michael's Abbey Church and the Grade II listed monastic buildings. A green corridor runs to the west of the site.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site has been refurbished recently and is currently in use as Arena Business Centre, which provides flexible workspace and serviced offices for a range of businesses.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is located in a sustainable location, close to Farnborough Main railway station and the town centre. It would lend itself to residential apartments, similar to schemes that are adjacent to the site.
<b>Cost Factors</b>	No known cost factors which would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Whilst it is considered that the constraints could be overcome, there is no indication that the site is available for development.
<b>Is the Site Developable? (6-15 years)</b>	No

<u>Deliverability Assessment</u>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	563
<b>Address</b>	30 Grosvenor Road Aldershot Hampshire GU11 3EB
<b>Site Area (ha)</b>	0.08
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Office use and children's day nursery.
<b>Character of Surrounding Area</b>	Located on Grosvenor Road within the Aldershot West conservation area, the site is occupied by a Grade II listed L-shaped building which is set back from the roadside, with parking to the front. The site is bounded by Grade II listed buildings to the north (26-28 Grosvenor Road) and to the south (Old Town Hall). Another Grade II listed building (27 Grosvenor Road) is located opposite the site on the eastern side of Grosvenor Road. Surrounding uses are a mix of residential and commercial.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located within the defined urban area to the south of the defined Aldershot Town Centre boundary and within the Aldershot West conservation area.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	No known physical constraints. The site offers the potential for conversion.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site contains a Grade II listed building. The site is also located within the Aldershot West conservation area and is in close proximity to a number of listed buildings.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was previously owned by Hampshire County Council and was formerly in use as Aldershot Register Office. The Register Office relocated to Aldershot Library in 2019. It is understood that the site is occupied by the Rock and Pop Foundation and a children's day nursery.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site contains a Grade II listed building which would lend itself to conversion.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Yes. It is considered that the constraints can be overcome.
<b>Is the Site Developable? (6-15 years)</b>	No



<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	570
<b>Address</b>	Pickford House 4 Pickford Street Aldershot Hampshire GU11 1PH
<b>Site Area (ha)</b>	0.03
<b>How Site Was Identified</b>	Lapsed planning permission.
<b>Use of Site</b>	Residential use.
<b>Character of Surrounding Area</b>	Pickford Street is located to the east of Aldershot Town Centre. It is urban in character, with a number of properties constructed during the Victorian era. The dominant material is red brick, and the scale of development/density is higher and reflective of an urban location. Building heights are generally between three and six storeys.
<b>Planning History</b>	Planning permission for the erection of a third- and fourth-floor extension to provide 9 one-bedroom flats refused in December 2013 but subsequently allowed on appeal in June 2014 (13/00783/FULPP). The permission lapsed unimplemented.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located within the defined urban area to the east of Aldershot Town Centre.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	Parking requirements may be a constraint.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Pickford House is a curtilage-listed building. It is visually distinguished from the rear of the main elevations of the old Post Office by virtue of a variety of intervening buildings and structures.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	Planning permission for the erection of a third- and fourth-floor extension to provide 9 one-bedroom flats refused in December 2013 but subsequently allowed on appeal in June 2014 (13/00783/FULPP). The permission lapsed unimplemented, and the current owners' intentions are unknown.

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

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	There is no indication that the site is available for development.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	577
<b>Address</b>	The Wellington Centre Victoria Road Aldershot Hampshire GU11 1DB
<b>Site Area (ha)</b>	0.92
<b>How Site Was Identified</b>	Planning application refusal and appeal dismissal.
<b>Use of Site</b>	Shopping centre/multi-storey car park.
<b>Character of Surrounding Area</b>	The site is a shopping centre within Aldershot Town Centre. Vehicular access is off Victoria Road. Surrounding uses are reflective of the town centre location (i.e., active ground-floor uses and residential uses above).
<b>Planning History</b>	Planning permission refused in March 2017 for residential development involving the erection of extensions to form 43 dwelling units on the basis that the proposal would have had a detrimental impact on the visual character and appearance of the town centre and because it failed to make provision for SPA mitigation and avoidance, public open space contributions and transport contributions (16/00905/FULPP). A subsequent appeal was dismissed in February 2018.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the primary shopping area of Aldershot Town Centre. Active ground-floor and town centre uses would be expected to support the vitality of the centre. Massing and impact are key planning issues.
<b>Physical Constraints</b>	Proposals would need to be built upon the existing fabric of the building, which may present problems.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The site is immediately adjacent to the Aldershot West conservation area and is in close proximity to statutory and locally listed buildings.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	It is understood that the site is within the leasehold ownership of London and Cambridge Properties Ltd. The freehold is owned by Rushmoor Borough Council. No further planning applications have been received since the refusal of the planning application in 2017 and the subsequent appeal dismissal in 2018.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers immediate access to the town centre and good transport links.
<b>Cost Factors</b>	Costs associated with construction may be higher than normal because of the existing structure.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Whilst it is considered that the constraints can be overcome with careful design, the site is not considered to be available at this stage.

<u>Deliverability Assessment</u>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	583
<b>Address</b>	208 Farnborough Road Farnborough Hampshire GU14 7JN
<b>Site Area (ha)</b>	0.09
<b>How Site Was Identified</b>	Identified in the context of seeking reprovion for the doctors' surgery.
<b>Use of Site</b>	Doctors' surgery.
<b>Character of Surrounding Area</b>	The site is currently home to a doctors' surgery and is located to the east of Farnborough Town Centre. To the east is an established residential area, which is of a lower density. A flatted scheme (Stratford Court) is located to the immediate north. Access to the site is from the A325 (Farnborough Road).
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located to the immediate east of Farnborough Town Centre within the defined urban area. Justification for the loss of the existing use would be required given that it is an integral part of local healthcare provision.



<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site already has access from the existing use. No known constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Access on to the A325 may be a constraint. However, there is already an established use which is likely to generate more trips than a residential scheme. It also appears that a drain crosses part of the site.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	It is understood that the site is within the ownership of Milestone Surgery. Planning permission was granted in August 2021 for an extension to provide enhanced physiotherapy and rehabilitation space (21/00539/FULPP).

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers good proximity to Farnborough Town Centre and the mainline railway station.
<b>Cost Factors</b>	No known cost factors which would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. It is not considered that the constraints can be overcome at this stage.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	584
<b>Address</b>	2 Salisbury Road Farnborough Hampshire GU14 7AW
<b>Site Area (ha)</b>	0.07
<b>How Site Was Identified</b>	Identified in the context of seeking reprovion for the doctors' surgery.
<b>Use of Site</b>	Doctors' surgery.
<b>Character of Surrounding Area</b>	The surgery is sited on a corner plot and fronts on to Salisbury Road. It is within a five-minute walk of Farnborough Town Centre. To the north and south are established residential areas characterised by larger dwellings within substantial plots, typically of two and three storeys.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located to the immediate east of Farnborough Town Centre within the defined urban area. Justification for the loss of the existing use would be required given that it is an integral part of local healthcare provision.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site already has access from the existing use. No known constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	There are two individual TPO designations on the plot, but these are unlikely to preclude development given their peripheral location.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	It is understood that the site is within the ownership of Alexander House Surgery. It is understood that the owners had considered releasing the site if the surgery could be reprovided elsewhere.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers an attractive setting for development, with good proximity to the town centre and public transport links.
<b>Cost Factors</b>	No known cost factors that would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. It is not considered that the constraints can be overcome at this stage.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	593
<b>Address</b>	3 Windsor Way Aldershot Hampshire GU11 1JG
<b>Site Area (ha)</b>	0.33
<b>How Site Was Identified</b>	Identified within the superseded 'Aldershot Town Centre' SPD (2009).
<b>Use of Site</b>	Car dealership.
<b>Character of Surrounding Area</b>	Located at the junction between Victoria Road and Windsor Way to the east of Aldershot Town Centre, the site is occupied by a car dealership and is surrounded by a mix of commercial uses and residential development. The area is urban in appearance, with very little soft landscaping. The site is immediately adjacent to 52 Victoria Road, which has permission for residential development and is currently under construction.
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. Although in commercial use, the site is not a designated employment site. Any redevelopment would need to take into account the adjacent residential development at 52 Victoria Road, which is currently under construction.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Foul and surface water sewers cross part of the site. The site is also situated opposite a Grade II listed building (49 Victoria Road). Another Grade II listed building (Holy Trinity Church) is located to the south.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is in active use as a car dealership and is not considered to be available.

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

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Whilst it is considered that the constraints could be overcome, there is no indication that the site is available for development.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0



## Site Survey and Assessment Pro Forma

<u>Site Information</u>	
<b>SHELAA ID</b>	594
<b>Address</b>	Land at Former Site of Easter Ross House Minley Road Cove Farnborough Hampshire
<b>Site Area (ha)</b>	0.63
<b>How Site Was Identified</b>	Promoted in a consultation response to the Rushmoor Local Plan.
<b>Use of Site</b>	Motorway storage depot.
<b>Character of Surrounding Area</b>	The site is a parcel of land sandwiched between the old Minley Road and the London-bound slip road (Junction 4a) of the M3 motorway. It comprises a hard-surfaced area which has been used as a highways maintenance compound to enable construction of Junction 4a and works in relation to the M3 Smart Motorway project. To the north of the site beyond Rushmoor's boundary lies the former Guillemont Barracks in Hart District, where a comprehensive residential redevelopment has taken place (Sun Park and Helios Park).
<b>Planning History</b>	No relevant planning history.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<u>Suitability / Constraints to Development</u>	
<b>Policy Constraints</b>	The site is located outside the defined urban area within the designated countryside and is adjacent to a green corridor.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	The site is sandwiched between the old Minley Road and the London-bound slip road (Junction 4a) to the M3 motorway. There is poor access to the site, as the old Minley Road is currently closed and inaccessible.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Poor access to the site. The only access to the site is via the London-bound slip road (Junction 4a) of the M3 motorway. The old Minley Road (the connection between Sandy Lane and the A327/M3 roundabout) is closed. There could be potential noise and pollution issues, given the proximity of the site to the M3.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was submitted for consideration in 2017 by the estate of Mr M. Collard, but no formal enquiries have been made since. The site is not considered to be available at this stage.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is situated close to the former Guillemont Barracks in Hart District, where a comprehensive residential redevelopment has taken place (Sun Park and Helios Park). Whilst, in theory, the site could offer a similar type of housing, it is not considered that a scheme would be acceptable on this site because of the existing constraints.
<b>Cost Factors</b>	There may be costs associated with the remediation of the land, given that the site has been used as a storage area for motorway maintenance equipment.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	No. At this stage, it is not considered that the constraints could be overcome.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	603
<b>Address</b>	1 Clockhouse Road Farnborough Hampshire GU14 7QY
<b>Site Area (ha)</b>	0.08
<b>How Site Was Identified</b>	Lapsed planning permission.
<b>Use of Site</b>	Office use.
<b>Character of Surrounding Area</b>	The site is located north of Farnborough Town Centre at the junction between Clockhouse Road and Victoria Road. Characterised by its prominent three-storey clock tower, the current building is locally listed and fronts on to the Clockhouse Roundabout. The surrounding uses are a mix of residential and offices.
<b>Planning History</b>	Planning permission granted in December 2017 for the extension and conversion of the existing building to create 6 flats (5 one-bedroom and 1 two-bedroom units) on the upper floors (17/00846/FULPP). Permission lapsed unimplemented in December 2018.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and occupied by a locally listed building. Careful consideration of design will therefore be required.

<b><u>Suitability / Constraints to Development</u></b>	
<b>Physical Constraints</b>	No known physical constraints.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The building on the site is locally listed. Any redevelopment should seek to retain/re-use the building. The site is in proximity to a green corridor.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was with planning permission for the extension and conversion of the existing building to create 6 flats on the upper floors (17/00846/FULPP). Permission lapsed unimplemented in December 2018, and the current intentions of the owner are unknown. The site is not currently considered to be available for residential development.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers the opportunity for smaller units, has good access to the town centre and is within a five-minute walk of Farnborough Main railway station.
<b>Cost Factors</b>	Costs associated with the conversion of the building, but these are unlikely to restrict viability.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Yes. It is considered that the constraints can be overcome. However, the site is not considered to be available at this stage.
<b>Is the Site Developable? (6-15 years)</b>	No

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	604
<b>Address</b>	149-165 Victoria Road Aldershot Hampshire GU11 1JR
<b>Site Area (ha)</b>	0.15
<b>How Site Was Identified</b>	Lapsed planning permission.
<b>Use of Site</b>	Retail and takeaway use on the ground floor, with office/storage use and dental practice above.
<b>Character of Surrounding Area</b>	The site is located within the primary shopping area of Aldershot Town Centre and fronts on to Victoria Road and the Wellington Centre multi-storey car park. The current building comprises a supermarket and takeaway on the ground floor, with office/storage and a dental practice above. Surrounding uses are generally comprised of retail on the ground floor, with residential and office/storage above.
<b>Planning History</b>	Planning permission granted in January 2018 for the Class O permitted development change of use of first-floor offices to residential use to create 6 one-bedroom flats (17/00832/FULPP). Permission lapsed unimplemented in January 2019.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area within the primary shopping area of Aldershot Town Centre and forms part of the defined secondary shopping frontage (Policy SP1.2). Active ground-floor and town centre uses will be required as part of any redevelopment proposals. Part of the first floor is in office use and would qualify for permitted development through the prior approval process.
<b>Physical Constraints</b>	The provision of off-street car parking could be an issue.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Potential noise from the supermarket and takeaway establishments below and from external plant equipment to the rear of the site.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site was with planning permission for the change of use of first-floor offices to residential to create 6 one-bedroom flats (17/00832/FULPP). Permission lapsed unimplemented in January 2019, and the current intentions of the owner are unknown. No further correspondence has been received.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers the opportunity for smaller units within a town centre environment and has good access to transport links and services.
<b>Cost Factors</b>	Costs associated with the conversion of the building, but these are unlikely to restrict viability.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Yes. It is considered that the constraints can be overcome. However, the site is not considered to be available at this stage.



<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	623
<b>Address</b>	206 Sycamore Road Farnborough Hampshire GU14 6RH
<b>Site Area (ha)</b>	0.19
<b>How Site Was Identified</b>	Planning application refusals and appeal dismissal.
<b>Use of Site</b>	Residential
<b>Character of Surrounding Area</b>	The site is occupied by a two-storey detached dwelling, with a single-storey building located to the rear. The street scene is generally characterised by low-density, detached properties. The grounds of Farnborough College of Technology are situated to the south, whilst the College's car park lies to the immediate west.
<b>Planning History</b>	Planning permission refused in July 2019 for the demolition of the existing buildings and the erection of a new building to provide 11 flats (19/00213/FULPP). Reasons for refusal included unacceptable overdevelopment of the site and impact upon the character and appearance of the area, lack of private amenity space and failure to provide a satisfactory living environment, inadequate parking provision, highway safety, lack of provision for affordable housing and public open space, lack of detail regarding surface water drainage, and impact upon the SPA. Subsequent appeal dismissed in November 2019 on the grounds of character and appearance, highway safety, inadequate parking and living conditions for future occupiers.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. No known policy constraints to development.
<b>Physical Constraints</b>	The site has access on to Sycamore Road, but the previous permission was refused and dismissed at appeal because of inadequate visibility splays and the impact upon highway safety.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	No further planning applications have been received since the refusal of the planning application and subsequent appeal dismissal in 2019. Planning permission was subsequently granted in April 2024 for building alterations, including a single-storey side extension, to an existing garage/barn and for its conversion to an annexe (23/00663/FULPP), which suggests that interest has waned.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site offers the opportunity for suburban living, with good access to the town centre.
<b>Cost Factors</b>	No known cost factors which would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	On the basis of the previously refused scheme, it is considered that the capacity of the site is limited and that any redevelopment is likely to fall below the minimum requirements of the SHELAA in terms of net gain.

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	632
<b>Address</b>	Riverside Yard Hawley Road Blackwater Hampshire GU17 9EP
<b>Site Area (ha)</b>	0.16
<b>How Site Was Identified</b>	Planning application refusal.
<b>Use of Site</b>	Storage yard.
<b>Character of Surrounding Area</b>	The site is situated within the defined urban area close to the boundary with Hart District. Roberts Way, a residential development of 10 dwellings comprising one- and two-storey detached, semi-detached and terraced properties, lies to the immediate south. There is a bund around part of the southern and eastern boundary of the site, and Cove Brook lies to the north. The site adjoins the rear garden of 5 Bayford Close to the east.

<b><u>Site Information</u></b>	
<b>Planning History</b>	<p>Planning permission was refused in October 2013 for the erection of 14 dwellings on a larger site, which included this site and land to the south which was granted permission in December 2018 (18/00709/FULPP) and in March 2021 for the erection of 10 dwellings (20/00716/FULPP). Planning permission subsequently refused in relation to this site in June 2022 for the erection of a block of 6 two-bedroom flats, with associated car parking, landscaping, detached cycle and bin storage outbuildings and vehicular and pedestrian access to Hawley Road via the adjoining development permitted by planning permission 20/00716/FULPP (Roberts Way) (21/00848//FULPP). Reasons for refusal included the site being located within Flood Zones 2 and 3 and failure to demonstrate that there are no sequentially preferable locations with a lower risk of flooding, the submitted Flood Risk Assessment not complying with national requirements for such assessments, failure to provide adequate details in respect of surface water drainage, failure to have regard to ground contamination, failure to make provision for SPA mitigation and public open space, and failure to demonstrate that there would no adverse impact on protected wildlife species and biodiversity. Planning permission was then refused in September 2023 for a slightly amended scheme, with an amended site layout, also for 6 residential flats (23/00042/FULPP). Reasons for refusal included the site being located within Flood Zones 2 and 3 and failure to demonstrate that there are no sequentially preferable locations with a lower risk of flooding, failure to provide adequate details in respect of surface water drainage, failure to have regard to ground contamination, detrimental impact on nature conservation and physical habitats, impact on the SPA and failure to make provision for public open space.</p>
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area.
<b>Physical Constraints</b>	Access will be required from Roberts Way to the south.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	Group TPO designation to the east of the site. The majority of the site is also located within Flood Zone 2, with a small part located within Flood Zone 3. Any scheme would be required to pass the Sequential Test for flooding.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	Unknown
<b>Site Ownership and Owner's Intentions</b>	No further planning applications have been received since the refusal of the latest planning application in September 2023.

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

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Any scheme would be required to pass the Sequential Test for flooding. At this stage, it is not considered that the constraints can be overcome.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	0



## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	634
<b>Address</b>	2a Windsor Way Aldershot Hampshire GU11 1JG
<b>Site Area (ha)</b>	0.05
<b>How Site Was Identified</b>	Previously identified within the business plan for Rushmoor Homes Ltd.
<b>Use of Site</b>	Community food store and men's shed.
<b>Character of Surrounding Area</b>	The site is occupied by a brick-built, largely single-storey building with dormers which is currently in use as a community food store and men's shed. Holy Trinity Church Hall (Galpin Hall) and the Holy Trinity Church, a Grade II listed building, adjoin the site to the immediate east. The rear gardens of residential properties on Arthur Street adjoin the site to the west, whilst rear parking for properties on Victoria Road is situated to the north. Kingsley Court, a flatted development of three to four storeys which provides sheltered accommodation for older people, is located opposite the site to the south. Light industrial/warehouse and storage units are located further to the south west.
<b>Planning History</b>	Planning permission granted in March 2021 to vary conditions associated with planning permission 93/00079/FUL (for the erection of St John's Ambulance HQ) to allow the use of the building as a community food store (bank) and men's shed with ancillary meeting rooms (Use Class F2b) (21/00109/RBCRG3).
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

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

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	No
<b>Site Ownership and Owner's Intentions</b>	The site is within the ownership of Rushmoor Borough Council. It was previously identified within the business plan of Rushmoor Homes Ltd (the Council's housing company) as a potential site for housing delivery but is no longer being taken forward for development.

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

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Yes. It is considered that the constraints can be overcome.

<b><u>Deliverability Assessment</u></b>	
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	645
<b>Address</b>	The Royal Staff 37a Mount Pleasant Road Aldershot Hampshire GU12 4NW
<b>Site Area (ha)</b>	0.05
<b>How Site Was Identified</b>	Planning application refusals and appeal dismissal.
<b>Use of Site</b>	Vacant public house.
<b>Character of Surrounding Area</b>	Located on the north-eastern side of Mount Pleasant Road in Aldershot, at the crossroads with Staff Road and Waterloo Road, the site is occupied by a two-storey vacant public house, with a single-storey rear extension and pub garden; there is living accommodation to the first floor. The public house fronts on to Mount Pleasant Road and Staff Road, whilst the pub garden fronts on to Staff Road and Holly Road to the rear. Surrounding development is residential in nature and comprised of two-storey semi-detached and terraced dwellings and flats.

<b><u>Site Information</u></b>	
<b>Planning History</b>	<p>Planning permission refused in September 2021 for change of use from public house to grocery shop (Use Class E), with continued use above ground floor of ancillary residential accommodation (21/00476/FULPP). Reason for refusal was that insufficient evidence had been provided to demonstrate that there is no longer-term need for the public house, in conflict with Local Plan policy. Subsequent appeal was dismissed in July 2023 for the same reason. A planning application was withdrawn in June 2022 for change of use of the pub garden to facilitate the erection of a three-bedroom dwelling (22/00289/FULPP). A planning application was also withdrawn in June 2022 for the erection of extensions and the change of use of the public house and ancillary staff accommodation to 6 one-bedroom flats (22/00290/FULPP). A subsequent planning application was then refused in June 2023 for extensions and the change of use of the public house and ancillary first-floor accommodation to 5 one-bed flats and 1 two-bed flat (23/00304/FULPP). Reasons for refusal included insufficient evidence to demonstrate that there is no longer-term need for the public house, in conflict with Local Plan policy; failure to demonstrate that minimum internal floor space and external private amenity space requirements had been met; failure to provide safe, suitable and convenient parking provision; failure to demonstrate that there would be no loss or disturbance to any active bat roosts or bats present; failure to address the impact on the Thames Basin Heaths Special Protection Area; and failure to make adequate provision for public open space. A planning application was subsequently withdrawn in June 2023 for the part change of use of the pub garden to residential and the erection of a three-bedroom dwelling (23/00262/FULPP).</p>
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	<p>The site is located within the defined urban area and is occupied by a public house. Any planning application for a change of use would need to demonstrate that there is no longer-term need for the public house, in line with the requirements of Policy LN8 of the Rushmoor Local Plan and the 'Development Affecting Public Houses' supplementary planning document (SPD, adopted in June 2015).</p>
<b>Physical Constraints</b>	<p>The site already has access. However, parking could be a constraint.</p>

<b><u>Suitability / Constraints to Development</u></b>	
<b>Other Constraints (e.g., heritage, access, environmental)</b>	No known additional constraints.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	Unknown
<b>Site Ownership and Owner's Intentions</b>	The site has been the subject of numerous change-of-use applications in recent years. It is understood that the public house is currently vacant, but no further planning applications have been received since the refusal and withdrawal of the latest planning applications in June 2023.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is close to Aldershot Town Centre and has good access to transport links. Based upon the conversion of the existing building, the site would likely support smaller units.
<b>Cost Factors</b>	No known cost factors which would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Any planning application for a change of use would need to demonstrate that there is no longer-term need for the public house, in line with the requirements of Policy LN8 of the Rushmoor Local Plan and the 'Development Affecting Public Houses' supplementary planning document (SPD, adopted in June 2015). Whilst it is considered that the constraints can be overcome, on the basis of the previously refused scheme for change of use to residential, it is considered at this stage that the capacity of the site is limited and that any redevelopment is likely to fall below the minimum requirements of the SHELAA in terms of net gain.
<b>Is the Site Developable? (6-15 years)</b>	No

<u>Deliverability Assessment</u>	
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<u>Timeframe for Delivery</u>		
2024-2029	2029-2034	2034-2039
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	646
<b>Address</b>	Mytighar 28 Waterloo Road Aldershot Hampshire GU12 4NU
<b>Site Area (ha)</b>	0.04
<b>How Site Was Identified</b>	Planning application refusal.
<b>Use of Site</b>	Public house.
<b>Character of Surrounding Area</b>	Located on the western side of Waterloo Road in Aldershot, the site is occupied by a two-storey building, currently in use as a public house, with staff living accommodation provided on the first floor. Surrounding uses on Waterloo Road are predominantly residential in nature and characterised for the most part by two-storey terraced and semi-detached housing, with employment uses located to the south west and adjoining the site to the rear. The property itself is an end terrace within a terrace of three properties which includes two terraced houses. It comprises a single-storey front extension that has facilitated its current use and which projects forward from the established building line of the terrace and of other residential properties on Waterloo Road
<b>Planning History</b>	Planning permission refused in December 2021 for the conversion and extension of the public house to provide 5 one-bedroom flats (21/00840/FULPP). Reasons for refusal included insufficient evidence to demonstrate that there is no longer-term need for the public house, in conflict with Local Plan policy, failure to make provision for public open space, design and unacceptable impact upon the amenity of neighbouring residents, and parking and highway safety.
<b>With Permission for Residential Development on 1st April 2024?</b>	No
<b>Implemented on 1st April 2024?</b>	No



<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and is occupied by a public house. Any planning application for a change of use would need to demonstrate that there is no longer-term need for the public house, in line with the requirements of Policy LN8 of the Rushmoor Local Plan and the 'Development Affecting Public Houses' supplementary planning document (SPD, adopted in June 2015).
<b>Physical Constraints</b>	The provision of off-street car parking could be an issue.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	A locally important employment site lies immediately adjacent to the rear of the site but is unlikely to constrain development given the proximity of existing residential uses.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	Unknown
<b>Site Ownership and Owner's Intentions</b>	No further planning applications have been received since the refusal of the latest planning application in December 2021. It is understood that the public house is currently trading.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is close to Aldershot Town Centre and has good access to transport links. Based upon the conversion of the existing building, the site would likely support smaller units.
<b>Cost Factors</b>	No known cost factors which would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	Any planning application for a change of use would need to demonstrate that there is no longer-term need for the public house, in line with the requirements of Policy LN8 of the Rushmoor Local Plan and the 'Development Affecting Public Houses' supplementary planning document (SPD, adopted in June 2015). Whilst it is considered that the constraints can be overcome, on the basis of the previously refused scheme, it is considered at this stage that the capacity of the site is limited and that any redevelopment is likely to fall below the minimum requirements of the SHELAA in terms of net gain.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b>Site Information</b>	
<b>SHELAA ID</b>	647
<b>Address</b>	Hockliffe House 14 The Grove Aldershot Hampshire GU11 1NL
<b>Site Area (ha)</b>	0.07
<b>How Site Was Identified</b>	Planning application refusal.
<b>Use of Site</b>	House in Multiple Occupation (HMO)
<b>Character of Surrounding Area</b>	Located on the western side of The Grove in Aldershot, the site is occupied by Hockliffe House, a two- to three-storey late-nineteenth/early-twentieth century brick-built building which is currently in use as a house in multiple occupation (HMO). To the rear of the site, fronting Cavendish Road, are three two-storey recently built terraced dwellings. Surrounding development is residential in nature and predominantly comprised of two-storey terraced dwellings and three- to four-storey flatted development.
<b>Planning History</b>	Planning permission granted in July 2012, and subsequently implemented, for the change of use of the building from a family day centre to a house in multiple occupation (HMO) with 14 letting rooms (12/00309/COUPP). Planning permission granted in March 2017, and subsequently implemented, for the erection of a block of 3 two-bedroom houses at the rear of the site, fronting Cavendish Road (16/00968/FULPP). Planning permission subsequently refused in August 2023 for the conversion of the building from a 14-unit HMO into 12 self-contained flats, including a partial first- and second-floor rear extension and loft conversion (23/00362/FULPP). Reasons for refusal included an unsatisfactory living environment by reason of the substandard size of some of the flats and the lack of natural daylight, ventilation and outlook from the main living areas; lack of provision for affordable housing; unsatisfactory parking provision; failure to demonstrate that there would be no adverse impact on protected wildlife species; and failure to provide details of appropriate surface water drainage.
<b>With Permission for Residential Development on 1st April 2024?</b>	No

<b><u>Site Information</u></b>	
<b>Implemented on 1st April 2024?</b>	No

<b><u>Suitability / Constraints to Development</u></b>	
<b>Policy Constraints</b>	The site is located within the defined urban area. No known policy constraints to development.
<b>Physical Constraints</b>	The provision of adequate off-street car parking could be an issue. The 2023 planning application, which was refused, included an area for parking to the rear which should have been provided with the three dwellings built to the rear of the site under permission 16/00968/FULPP.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The building derives from the late-nineteenth- and early-twentieth century and has some interesting architectural details but is neither statutory nor locally listed.

<b><u>Availability</u></b>	
<b>Is the Site Available?</b>	Unknown
<b>Site Ownership and Owner's Intentions</b>	It is understood that the site is within the ownership of Group Properties Ltd. The site was granted an HMO licence in January 2023 (licence no. 22/01244/HMOM), which expires on 20th February 2028, and is currently in use as an HMO. Following the refusal of the planning application in 2023, a further planning application was received in January 2024 but was invalid upon receipt (24/00047/FULPP), and no further correspondence has been received since.

<b><u>Achievability</u></b>	
<b>Market Factors</b>	The site is close to Aldershot Town Centre and has good access to transport links
<b>Cost Factors</b>	No known cost factors which would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	There are some questions regarding whether the site can accommodate the level of parking required. Whilst it is considered that the constraints can be overcome, the 2023 planning application, which was refused, also highlighted some potential ownership issues.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0

## Site Survey and Assessment Pro Forma

<b><u>Site Information</u></b>	
<b>SHELAA ID</b>	648
<b>Address</b>	32 Alexandra Road Farnborough Hampshire GU14 6DA
<b>Site Area (ha)</b>	0.04
<b>How Site Was Identified</b>	Desktop survey.
<b>Use of Site</b>	Vacant restaurant.
<b>Character of Surrounding Area</b>	Located on the western side of Alexandra Road, the site is occupied by an extended two-storey late-nineteenth-century building which was last in use as a restaurant on the ground floor, with ancillary accommodation above. The building formerly served as the gate lodge to Tredenham House, a substantial Victorian mansion which was built in the 1890s and demolished in the 1970s, the site of which is now occupied by residential dwellings on Tredenham Close to the rear. Surrounding development is predominantly commercial in nature and of two to three storeys.
<b>Planning History</b>	Planning permission granted in May 2019 for the change of use of the existing restaurant and ancillary accommodation (Use Class A3) into short-stay serviced accommodation (Use Class C1) comprising 8 one-bedroom serviced apartments (19/00172/FULPP). The permission lapsed unimplemented in May 2022. Planning permission was subsequently refused in November 2022 for extensions and the change of use of the first-floor ancillary staff accommodation to 8 one-bedroom serviced apartments at first and second level and the retention of the restaurant at ground level (22/00591/FULPP). Reasons for refusal included failure to demonstrate that there would be no harm to protected wildlife species and/or their habitats and detrimental impact on highway safety and occupant amenity. A subsequent appeal was dismissed in November 2023 for the potential harm to protected wildlife. The application was resubmitted and granted permission in November 2024 (24/00374/FULPP).
<b>With Permission for Residential Development on 1st April 2024?</b>	No

<b>Site Information</b>	
<b>Implemented on 1st April 2024?</b>	No

<b>Suitability / Constraints to Development</b>	
<b>Policy Constraints</b>	The site is located within the defined urban area and within the South Farnborough conservation area. It is not a designated employment site, and there would be no requirement to justify the loss of the existing commercial use if residential development were proposed.
<b>Physical Constraints</b>	The provision of adequate off-street car parking could be an issue.
<b>Other Constraints (e.g., heritage, access, environmental)</b>	The building has heritage interest but is neither statutory nor locally listed. The site is located within the South Farnborough conservation area. Careful and sensitive design would therefore be required.

<b>Availability</b>	
<b>Is the Site Available?</b>	Not for residential development.
<b>Site Ownership and Owner's Intentions</b>	It is understood that the property is within the ownership of YBC Property Ltd. Planning permission was granted in November 2024 for extensions and the change of use of the first-floor ancillary staff accommodation to 8 one-bedroom short-stay serviced apartments (Use Class C1), with the retention of the restaurant on the ground floor (24/00374/FULPP).

<b>Achievability</b>	
<b>Market Factors</b>	The site is in close proximity to North Camp District Centre and has good access to transport links.
<b>Cost Factors</b>	No known cost factors which would preclude development.

<b><u>Deliverability Assessment</u></b>	
<b>Can the Constraints Be Overcome?</b>	The building would lend itself to residential conversion. However, there is no indication that it is available for residential development.
<b>Is the Site Developable? (6-15 years)</b>	No
<b>Is the Site Deliverable? (within the next 5 years)</b>	No
<b>Gross Yield</b>	0
<b>Net Yield</b>	0
<b>Yield Justification</b>	

<b><u>Timeframe for Delivery</u></b>		
<b>2024-2029</b>	<b>2029-2034</b>	<b>2034-2039</b>
0	0	0



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