



Rushmoor Plan

AUTHORITY MONITORING REPORT

October 2019

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1 Introduction

Purpose of the Report

- 1.1 Rushmoor Borough Council produces an Authority Monitoring Report every year to assess progress on the delivery of the Development Plan and to review whether our policies are working.
- 1.2 For the 2018/19 monitoring year, the Development Plan included the Core Strategy (2011) and saved policies from the Rushmoor Local Plan Review (2000). This changed in February 2019 when these documents were superseded by the new Rushmoor Local Plan (2019). Saved Policy NRM6 from the South East Plan (2009) is also still current. This monitoring report therefore looks at the data available and assesses the performance of some of the policies contained in the now superseded Core Strategy (2011) and Local Plan Review (2000) and the currently adopted Local Plan (2019)'. The Council's adopted Supplementary Planning Documents (SPDs) are currently being reviewed to ensure that they are consistent with the policies set out in the Rushmoor Local Plan (2019).
- 1.3 The Town and Country Planning Regulations 2012 (as amended) require local authorities to publish information at least annually that shows progress with Local Plan preparation, report any activity relating to the Duty to Co-operate as well as how the implementation of the policies in the Local Plan are progressing.
- 1.4 Local authorities are encouraged to report as frequently as possible on planning matters to communities. The Authority Monitoring Report is one of the methods that the Council uses to keep people informed about planning matters. This report is important as it enables communities and interested parties to keep up to date with any changes. Further information about this is set out in the Statement of Community Involvement, which is available at www.rushmoor.gov.uk/sci.

Baseline Dates

- 1.5 This Authority Monitoring Report is based on the year from 1st April 2018 to 31st March 2019. However, it takes the opportunity to present more up-to-date information where it is available to ensure that this report is current and useful.

Structure of the Report

- 1.6 The first part of this report reviews the performance of the Council's planning service and provides data on determining planning applications, our progress on delivering documents which form the Rushmoor Plan, and other reporting requirements.
- 1.7 The second part of the document reviews our performance in delivering Development Plan policies during 2018/2019. This enables us to assess how successfully our policies are being implemented.

2 Our Performance

Processing of Planning Applications

- 2.1 The Council's decision-making process for planning applications is one of the principal methods of implementing the Development Plan to help achieve sustainable development. The criteria for recording the types of application monitored by the government department known as the Ministry of Housing, Communities and Local Government (MHCLG) change from time to time, so our recording procedures change. The speedy and diligent determination of applications is vital for effective development management. Rushmoor aims to ensure that the consideration of applications is not delayed.

Table 1 Number of Planning Applications and Appeals (source: RBC Monitoring)

Planning Applications and Appeals	April 2018 - March 2019	April 2017 - March 2018
New planning applications received/registered	860	1,032
Planning applications determined/issued	783	975
Appeals determined	5	8
Appeals allowed	1	1
Appeals dismissed	4	7
Appeals withdrawn	0	1

Table 2 Percentage of Planning Applications Determined within Set Time (source: RBC Monitoring)

Targets (not less than)	April 2018 - March 2019	April 2017 - March 2018
60% of all Major applications within 13 weeks	91.5%	95.2%
65% of all Minor applications within 8 weeks	80.4%	71%
80% of all Other applications within 8 weeks	93.8%	94.90%

- 2.2 The general indication from the available data is that there has been a continued high demand on the Development Management Service, although there was a drop in planning applications towards the end of the monitoring year, which is reflected in the total figures.
- 2.3 The records show that there were five appeal decisions in the reporting year but only one of the appeals was allowed. This means that the appointed Inspector upheld the Council's decisions in four of the cases which were the subject of planning appeals.
- 2.4 During this reporting year, progress continued to be made on reserved matters applications for parts of the Aldershot Urban Extension (Wellesley) development, which was granted outline planning permission in March 2014. Further details are set out in Section 5 below.

3 Development Plan Documents

- 3.1 The Development Plan included the Core Strategy (2011) and saved policies from the Rushmoor Local Plan Review (2000) that were superseded in February 2019 by the Rushmoor Local Plan (2019). The table below sets out how the Local Plan was produced, including actions which took place over the monitoring period.

Table 3 Production of the Rushmoor Local Plan

Name	Stage Reached in Preparation	Reason if Late
Rushmoor Local Plan	Preferred Approach consultation: June- July 2015	The timetable in the Local Development Scheme (LDS) was revised to take account of the government's consultation on 'Planning for the Right Homes in the Right Places', which took place in September 2017. The timetable for examination is a matter for the Planning Inspector.
	Consultation on the Draft Submission version: June - July 2017	
	Submission version: June - July 2017	
	Plan submitted to the Planning Inspectorate for examination: 2nd February 2018	
	Public hearings took place: May 2018 Inspector's report published: January 2019 Adopted: February 2019	

4 Neighbourhood Development Plans

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

5 Community Infrastructure Levy

About the Community Infrastructure Levy

- 5.1 Local planning authorities can introduce the Community Infrastructure Levy to raise money to provide infrastructure that is needed to support development (e.g. transport schemes). This money is generated through a charge per square meter (sq. m) on new floorspace created.
- 5.2 The Community Infrastructure Levy is intended to replace Section 106 (s106) developer contributions, although these can still be used, particularly to provide site-specific infrastructure and affordable housing. To date, Rushmoor Borough Council has chosen not to introduce a Community Infrastructure Levy.

Our Approach to the Community Infrastructure Levy

- 5.3 The Community Infrastructure Levy has always been a challenging and difficult prospect for us. The main reasons for this are:
- The high cost of Special Protection Area (SPA) mitigation measures in relation to the potential receipts from the Community Infrastructure Levy: some developments would not generate any Community Infrastructure Levy payment (e.g. conversions which create no additional floorspace) but would still give rise to the considerable costs of mitigation;
 - Anticipated income levels are likely to be lower than income received through s106 contributions: on qualifying developments, the Levy is only chargeable on net additional floorspace, and some types of development are exempt from the Levy. This means that there will be less money to spend on infrastructure; We would need additional resources to implement a Community Infrastructure Levy charge.
- 5.4 Because of the complexity of the Community Infrastructure Levy, the resources needed to establish a charge and to implement it, and the likelihood of no financial advantage towards the funding of infrastructure in the Borough, our Cabinet has agreed that we should delay the introduction of a Community Infrastructure Levy charging schedule, until we have greater certainty about the future of the Community Infrastructure Levy.

Review of the Community Infrastructure Levy

- 5.5 In 2015, the government launched a review of the Community Infrastructure Levy and appointed an independent panel to assess if it does, or can, provide an effective way of funding infrastructure. The panel reported in 2017 and concluded that the current system is not as fast, simple, certain or transparent as originally intended¹.
- 5.6 A package of reforms was announced by the government in the Autumn Budget 2017, and a consultation on reforming developer contributions took place in 2018 and early 2019.
- 5.7 We are considering the implications of these proposals, and we may review the previous decision that we made to put the Community Infrastructure Levy on hold. The viability evidence² prepared to support the Local Plan has considered potential future Community Infrastructure Levy rates. This evidence will be available to inform an emerging Community Infrastructure Levy charge, subject to the need to update it to consider any government changes to the Community Infrastructure Levy.

¹ Available from: <https://www.gov.uk/government/publications/community-infrastructure-levy-review-report-to-government>

² Further information available on our website: <https://www.rushmoor.gov.uk/article/11462/Evidence-on-economic-viability>

6 Supplementary Planning Documents

- 6.1 As of April 2018, the following supplementary planning documents (SPDs) are in place:
- Housing Density and Design (2006)
 - Sustainable Design and Construction (2006)
 - Farnborough Town Centre (2007)
 - Planning Contributions for Transport (2008)
 - Aldershot Urban Extension (2009)
 - Telecommunications (2009)
 - Buildings of Local Importance (2012)
 - Shop Front Design Guide (2015)
 - Development Affecting Public Houses (2015)
 - Farnborough Civic Quarter Masterplan (2015)
 - Aldershot Town Centre Prospectus (2016)
 - Car and Cycle Parking Standards (2017)
- 6.2 A review of SPDs will commence in 2019 following the adoption of the Rushmoor Local Plan, with the intention of revoking any SPDs which are no longer current. More information is available on this as well as any new SPDs being prepared is on our website at www.rushmoor.gov.uk/spds.

7 Statement of Community Involvement (SCI)

- 7.1 The Statement of Community Involvement (SCI) sets out the ways in which residents, businesses and other interested parties can become involved in planning in Rushmoor. It also helps us, as a Council, to meet the requirements for consultation and engagement set out in national planning legislation.
- 7.2 The latest adopted version of the document was adopted by the Council in October 2013. A revised version of the document is likely to be adopted in autumn 2019. Further details are available online at www.rushmoor.gov.uk/sci.
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8 Duty to Co-operate

- 8.1 Rushmoor Borough Council undertakes a process of continuous co-operation and engagement with neighbouring authorities on strategic planning work in relation to cross-boundary issues.
- 8.2 The Localism Act 2011 sets out the legislative basis for local authorities and other public bodies to have a 'Duty to Co-operate' in the preparation of planning documents. The Duty is to 'engage constructively, actively and on an ongoing basis' over matters that would have a significant impact on at least two planning areas, or in connection with infrastructure that is strategic.
- 8.3 The key strategic cross boundary issues that have been identified with other relevant bodies are:
- Housing (including traveller site provision);
 - Employment and economic development;
 - The natural environment (including the Thames Basin Heaths Special Protection Area);
 - Climate change, water supply and waste;
 - Flooding;
 - Transport; and
 - Healthcare provision.
- 8.4 Following the adoption of the Rushmoor Local Plan (February 2019), we have continued to engage with our neighbouring authorities on any issues which arise whilst they prepare their local plans. We have continued to engage actively with neighbouring authorities on cross-boundary issues.
- 8.5 The following is a summary of relevant Duty to Co-operate discussions and actions that took place in the 2018/19 monitoring year.
- Hart, Rushmoor and Surrey Heath Councils were awarded funding by the Ministry of Housing, Communities and Local Government (MHCLG) to undertake joint work over a two-year period to identify alternative and complementary avoidance and mitigation measures, which can be delivered in order to mitigate the effect of new residential development on the Thames Basin Heaths Special Protection Area (SPA). A Project Manager has been appointed and work on the project commenced in October 2018.
 - Discussions on how to meet the growing need for health facilities in the Borough were held with the North East Hampshire and Farnham Clinical Commissioning Group (CCG); this included a decision by the Council in November 2017 to use Compulsory Purchase Order (CPO) powers to purchase premises in Southwood, Farnborough, to provide new healthcare facilities.
 - Discussions with relevant local authorities, county councils and the Highways Agency on strategic transport matters have taken place. For example, the North Hampshire Transport Model Evidence Base was published by Hampshire County Council in February 2018.
 - A Statement of Common Ground on transport implications arising from the draft Local Plan signed on 4th May 2018 by the Council, Hampshire County Council, Hart District Council and Highways England.
- 8.6 Further information on the Duty to Co-operate is available in the Duty to Co-operate Statement (January 2018) on the Council's website at www.rushmoor.gov.uk/newlocalplan.

9 Section 106 Contributions

- 9.1 Development Plan Policies require developers to make payments (in accordance with Section 106 of the Town and Country Planning Act) towards the provision of infrastructure in the Borough, including transport, open space, and Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring Measures (SAMM) to mitigate the effect of development on the Thames Basin Heaths Special Protection Area (SPA).
- 9.2 In the reporting year, £1,301,418 in Section 106 contributions were received from developers to mitigate the impacts upon the Thames Basin Heaths Special Protection Area with further information provided in Table 4.

Table 4 Section 106 Contributions Received to mitigate impacts upon the Thames Basin Heaths SPA in 2018-19 (source: RBC monitoring)

SPA Mitigation Contributions		
SANG Site	SANG	SAMM ³
Hawley Meadows	£161,779	£17,708.69
Southwood II	£466,310	£51,034.90
Rowhill Nature Reserve	£242,540	£26,535
Wellesley Woodland ⁴	-	£200,482.43
Bramshot Farm (Hart) ⁵	-	£135,028
Total	£870,629	£430,789.02

- 9.3 It should be noted that the allocation of capacity in the Hawley Meadows, Southwood II and Rowhill SANGs is now almost complete (see Table 9). The collection of contributions in respect of these projects will therefore soon cease and will no longer form part of these reports.
- 9.4 In addition, to SPA mitigations contributions, in the monitoring year the Council received contributions towards other forms of infrastructure including transport and open space with further detail provided in Table 5.

Table 5 Section 106 Contributions Received to mitigate impacts upon the Thames Basin Heaths SPA in 2018-19 (source: RBC monitoring)

Section 106 Contributions Received April 2018 - March 2019	
Transport (specific projects set out in agreements) ⁶	£124,649.65
Open Space (specific projects set out in agreements)	£217,829.80
Other ⁷	£73,731.03
Total contributions received (Rushmoor and Hampshire), apportioned as set out above.	£416,210.48

- 9.5 In total, **£1,717,682.50** of Section 106 contributions were received during the monitoring year.

³ SAMM contributions are paid to Hampshire County Council.

⁴ A bespoke solution has been delivered to mitigate the impact of Wellesley (secured through a Section 106 legal agreement attached to a planning permission granted in March 2014).

⁵ The securing of, and payment for, the allocation of SANG in Hart District is a contractual arrangement between the developer and Hart District Council (HDC).

⁶ Transport contributions are paid to Hampshire County Council.

⁷ This figure also includes monitoring charges, interest and receipts for the Farnborough Airport Community Environmental Fund.

10 Meeting Housing Needs

Delivery

- 10.1 During the monitoring year, 352 dwellings were completed. There were 49 losses, resulting in a net gain of 303 dwellings. This figure is less than the average annual requirement set out in the now superseded Core Strategy (374 dwellings) and the recently adopted Local Plan (436 dwellings). The Rushmoor Local Plan (2019) covers the period 2014 to 2032. The housing delivery since the start of the plan period is reported in Table 6.

Table 6 Housing Delivery (net) since 2014/15 (source: RBC/HCC monitoring)

Monitoring Year	Market Dwellings Completed (net)	Affordable Dwellings Completed (net)	Housing Completions (net)
2018/19	157	146	303
2017/18	212	238	450
2016/17	261	103	364
2015/16	245	-72	173
2014/15	189	110	299
Total delivery since April 2014	1,064	525	1,589

- 10.2 However, it should be noted that the number of homes delivered within Rushmoor has exceeded the government's target for the Borough, as measured by the Housing Delivery Test.
- 10.3 The Housing Delivery Test is a percentage measurement of the number of net homes delivered against the number of homes required within an area over a rolling three-year period undertaken by the Ministry of Housing, Communities and Local Government (MHCLG). It is calculated using the government's new standard methodology for assessing local housing need and draws upon published household growth projections. The MHCLG published the results of the first Housing Delivery Test in February 2019 which showed that 987 net new dwellings were delivered in Rushmoor between April 2015 and March 2018 against a need of 800 dwellings, which equates to a housing delivery of 123%.
- 10.4 The Rushmoor Local Plan housing trajectory (Appendix 15 of the Local Plan) estimated that 740 dwellings would be completed in this monitoring year. However, the Council has since updated the trajectory in the Strategic Housing and Economic Land Availability Assessment (SHELA) (June 2019) in light of updated information regarding scheme delivery and development progress that forecast 362 dwelling completions in the 2018/19 monitoring year which is slightly more than what was actually delivered.

Housing Mix (market dwellings)

- 10.5 The mix of market dwellings delivered in the monitoring year is shown below compared to the recommendations of the Strategic Housing Market Assessment (SHMA) that supported the Rushmoor Local Plan.

Table 7 Mix of Market Homes Delivered in 2018/19 (source: RBC/HCC monitoring)

Unit Size	Number of Units	Proportion	Local Plan Recommended Mix of Market Homes
1-bed	144	41%	7%
2-bed	139	39%	28%
3-bed	33	9%	44%
4 or more beds	32	9%	21%
Unknown	4	1%	-

- 10.6 It is important to note that the Rushmoor Local Plan (para 10.5) identifies that the Council will have regard to the overall need and the ability of specific sites to accommodate the recommended mix of dwelling sizes. It is recognised that not all sites will be able to provide a full mix of dwelling types.

Housing Mix (affordable dwellings)

- 10.7 The mix of affordable dwellings delivered during the monitoring year is shown below compared to the recommended percentage set out in the Strategic Housing Market Assessment (SHMA) that supported the Rushmoor Local Plan:

Table 8 Mix of Affordable Homes Delivered in 2018/19 (source: RBC/HCC monitoring)

Unit Size	Number of Units	Proportion	Local Plan Recommended Mix of Affordable Homes
1-bed	73	50%	30%
2-bed	64	44%	30-40%
3 or more beds	5	3%	30% (with 10% sought as 4-bed units)
Unknown	4	3%	

- 10.8 The table above shows that the number of 1 and 2 bed units being delivered is higher than the recommended mix set out in the Local Plan. However, it also shows that there is less than recommended 3+ bed units being delivered. It is important to note that the recommended housing mix is for the plan period whereas the data presented covers just one year.

11 Five-Year Housing Land Supply

- 11.1 The Council is required to have a five-year housing land supply. Rushmoor's five-year housing land supply position for the period 2018-2023 is set out within a separate paper. Using evidence from the Strategic Housing and Economic Land Availability Assessment (SHELAA) (June 2019), it concludes that Rushmoor has a housing land supply of 7.9 years for the period. This is derived from the following:

- Deliverable housing land identified to support 3,879 net new dwellings

With 1,286 net new dwellings completed since 2014 (the base date of the Rushmoor Local Plan), the residual housing target for the period 2018-2032 is 6,562 new dwellings, or 469 per annum. This rises to 492 dwellings per annum when applying a 5% buffer, as required by the National Planning Policy Framework (NPPF).

- 11.2 The Five-Year Housing Land Supply paper for the period 2018-2023 is available on our website at www.rushmoor.gov.uk/article/11452/Monitoring-evidence, whilst the SHELAA (June 2019) is available at www.rushmoor.gov.uk/shlaa.

12 Suitable Alternative Natural Greenspace (SANG)

- 12.1 The amount of land implemented as SANG is monitored and is currently sufficient for developments completed and receiving planning permission this year. There have also been improvements to existing areas and new SANGs, which are described in the next section. The Wellesley Woodlands SANG has been delivered as part of the development of the Aldershot Urban Extension.
- 12.2 The Council needs to demonstrate the existence and availability of sufficient SANG mitigation capacity for new residential development. During this monitoring year, there was SANG available for developments in most of the Borough. However suitably located capacity to support developments in parts of Aldershot is currently limited.
- 12.3 The Wellesley development has its own on-site SANG. This covers around 110 hectares, roughly the size of 105 football pitches, and contains paths through woodland at Rushmoor Bottom, as well as circular walks around the freshwater lakes at Camp Farm.
- 12.4 Table 9 below shows the total capacity of the available SANGs to mitigate development in Rushmoor and the estimated unallocated capacity in terms of average sized dwellings. This may include developments where permission has been granted, but which are yet to be commenced or completed. Capacity changes quickly, and applicants are advised to contact the Council regarding available capacity at any point in time.

Table 9 SANG Capacity as of 11th February 2019 (source: RBC monitoring)

SANG	Dwellings	
	Total Capacity	Unallocated Capacity
Hawley Meadows	636	0
Southwood	464	0
Rowhill	380	7
Bramshot Farm ⁸	1,500	1,099
Wellesley	N/A	N/A

- 12.5 The Council's full approach is set out in our Avoidance and Mitigation Strategy (2019), which is available at www.rushmoor.gov.uk/spa.

Use of SANG Contributions

- 12.6 The Council is collecting s106 contributions towards improving and maintaining SANG sites at Southwood Woodlands, Hawley Meadows and Rowhill. The following section sets out how the contributions have been used to upgrade these areas in the year 2018-19. Wellesley Woodlands is also included as it is connected to the Wellesley development.⁹
- 12.7 In the last year at **Southwood Woodland**, Blackwater Valley Countryside Partnership (BVCP) staff and volunteers from the Southwood Woodland Improvement Group (SWIG) have been opening up the heathland glade by digging out tree saplings and cutting back Broom and European gorse.
- 12.8 In the reporting year at **Hawley Meadows**, the BVCP staff and volunteers, students on work experience, the Environment Agency (EA) and employees from local companies have carried out annual hay cutting and mowing across the site which will encourage meadow wildflowers.
- 12.9 At **Rowhill Copse**, projects to implement SANG improvements and site maintenance work was undertaken in the last year by BVCP and the Rowhill Nature Reserve Society (RNRS) including installing

⁸ Bramshot Farm SANG is located in Hart District, but capacity has been agreed through a Memorandum of Understanding between Hart District Council and Rushmoor Borough Council.

⁹ Blackwater Valley Countryside Partnership.

new bridges to help with access for heavy equipment.

- 12.10 **Wellesley Woodlands** consists of six separate parcels of military-owned land totaling 110 hectares. The SANG is connected to the major Wellesley development, which will provide up to 3,850 new homes in Aldershot. Linked by the Basingstoke Canal and its towpath, the Woodlands have been transferred to the Land Trust on a 999-year lease. Work by the Land Trust and others to implement the Management Plan in this monitoring year included removing a laurel 'wall' from Thornhill to allow more light.
- 12.11 The Woodlands are intended to provide a safe public greenspace which can be used for physical activities, such as walking, running and cycling. The SANG also has wider community, educational and economic benefits. Wellesley Woodlands has a dedicated website (www.wellesleywoodlands.co.uk) administered by the Land Trust, which has a news feed and provides information on events.

Need for Additional SANG

- 12.12 We continue to work with other councils and Natural England to explore further opportunities for SANG provision.
- 12.13 A new SANG at Southwood Country Park is expected to become available in the autumn of 2019 and should allow us to grant permission for around 2,500 new homes to be built in Aldershot and Farnborough town centres as well as elsewhere across the Borough, as identified in the Rushmoor Local Plan.
- 12.14 In addition, the Rushmoor Local Plan allocates Blandford House and Malta Barracks for a sustainable residential development of approximately 165 homes focused on the areas of previously developed land at Blandford House and Malta Barracks. The site also includes the provision of approximately 14ha of SANG to avoid and mitigate the impact of development on the Thames Basin Heaths SPA.
- 12.15 Further information about progress on this and other new SANG sites will be made available on the Council's website: <https://www.rushmoor.gov.uk/planningpolicy>.

13 Gypsies, Travellers and Travelling Showpeople

Travelling Showpeople Yards

- 13.1 It is the Council's policy, as set out in the Rushmoor Local Plan, not to have a net loss in the yards which are allocated for Travelling Showpeople within the Borough.
- 13.2 There was no change in the number of yards for Travelling Showpeople in the monitoring year, with long-established yards in Peabody Road, Queens Road and Farnborough Road. As a result of ongoing discussions with the Travelling Showpeople community, two further plots (at Peabody Road in North Camp and at Hawley Lane South in Farnborough) were allocated in the Rushmoor Local Plan (February 2019). The Peabody Road site received planning consent in March 2018 and is now implemented.

Traveller Count

- 13.3 There are no permanent Gypsy and Traveller sites in Rushmoor, and historically there have been few visits by Travellers to Rushmoor. The Ministry of Housing, Communities and Local Government (MHCLG) publishes counts of caravans on traveller sites, and we refer to the MHCLG twice-yearly snapshot count only for information and context purposes. However, some figures are estimated, and there may be discrepancies with the Rushmoor entries in the published table. There were no Traveller caravans recorded in 2015-2017, although 19 caravans were recorded in July 2018. In January 2019 no caravans were recorded.
- 13.4 If there are short-term unauthorised encampments and the Council is notified or is directly involved, a record is kept. For the 2018-19 reporting year, 7 encampments were recorded on Council, private or MoD land. The encampments ranged in size from 4 to 47 caravans.

14 Delivering the Aldershot Urban Extension (AUE) (Wellesley)

- 14.1 The Aldershot Urban Extension (Wellesley) is a residential-led development on former military land north of Aldershot Town Centre. As well as new homes, the development includes new community facilities, schools, a local centre, refurbishment of six listed buildings, the creation of a heritage trail and 110 hectares of Suitable Alternative Natural Greenspace (SANG).
- 14.2 Outline planning permission was granted in March 2014 for 3,850 homes, and associated infrastructure and construction commenced on the first phase of the development, now known as 'Wellesley', in 2015.

Performance

- 14.3 There have been 372 completions to date at Wellesley with Table 10 providing more information on housing delivery since development commenced in the 2015/16 monitoring year. In the current monitoring year, 128 dwellings (of which 72 were affordable) were completed from two development phases.

Table 10 Housing Completions at Wellesley (source: RBC/HCC monitoring)

Wellesley Phases	No of Units	2015/16	2016/17	2017/18	2018/19	Completed
A. Maida	228	21	117	85	5	228
B. Corunna	731			21	123	144
C. CMH	161					
D. McGrigor	116					
E. Gunhill	107					
F. Knollys Road	22	Awaiting reserved matters approval				
G. Pennefathers	123					
H. Stanhope Lines West	160					
I. School End	100					
J. Browning/Canalside	475					
K. Stanhope Lines East	250					
L. Neighbourhood Centre	16					
M. Buller	235					
N. God's Acre	165					
O. Mandora	130					
P. Peaked Hill	60					
Q. Clayton	298					
R. ABRO	0					
S. REME	367					
T. Parsons	106					
Total:	3850	21	117	106	128	372

- 14.4 With regard to provision of social and community infrastructure with Wellesley, significant SANG has been provided together with lettable community rooms. The new Cambridge Primary School opened in September 2018.
- 14.5 Employment and retail facilities planned within the AUE are yet to be delivered.
- 14.6 More details can be found on Grainger's website at www.wellesleyhampshire.co.uk, and on the Council's website at www.rushmoor.gov.uk/aue.

15 Economic Development

Town and District Centres

- 15.1 The Council monitors the occupation of its town and district centres, and the proportion of non-A1 (retail) uses and vacant units provide an indication of the vitality of the centres. The data below is taken from our surveys undertaken in January 2019.
- 15.2 Unit vacancy rates for Farnborough and North Camp are comparable to the national average. The vacancy rate for Aldershot is 29%, which is well above the national average which the British Retail Consortium reported as 10.2% in April 2019 and 10.3% in June 2019.¹⁰
- 15.3 The Rushmoor Local Plan identifies primary and secondary shopping frontages for Aldershot and Farnborough town centres and North Camp District Centre and defines the proportion of retail and non-retail uses that each should contain.
- 15.4 The data shows that there are some frontages within our town centres with particularly high proportions of non-A1 uses. The shopping areas with the highest vacancy rates are the Galleries (which closed in November 2017) and the Arcade in Aldershot, but these areas are the subject of regeneration plans (see Section 16). If the vacant units in the Galleries and the Arcade are excluded from the total, the overall vacancy rate in Aldershot drops from 29% to 15%, which is still above the average for the south east.

Table 11 Retail Profile of Town and District Centres in January 2019 (source: RBC monitoring)

Centre	Frontage Policy	Shopping Frontage	Policy % (non-A1)	Units	A1 Uses	Non-A1 Uses	% A1 Uses	% Non-A1 Uses	Vacant Units	% Vacant
Aldershot Town Centre	SP1.1 Primary	Union St	30%	19	15	4	79%	21%	9	47%
		Wellington Centre		30	25	5	83%	17%	3	10%
		Wellington St		14	9	5	64%	36%	2	14%
	SP1.2 Secondary	The Galleries	50%	21	20	1	95%	5%	21	100%
		High Street		27	14	13	52%	48%	5	19%
		Union St, Grosvenor Rd and Upper Union St		44	26	18	59%	41%	6	14%
		Wellington St, Victoria Rd, and The Arcade		46	23	23	50%	50%	4	9%
Total:				201	132	69	66%	34%	50	25%
Farnborough Town Centre	SP2.1 Primary	Prince's Mead, inc. Asda	20%	33	30	3	91%	9%	5	15%
		Queensmead and The Meads		29	23	6	79%	21%	1	3%
	SP2.2 Secondary	Kingsmead	50%	23	11	12	48%	52%	7	30%
		Queensmead and Briarcliff House	50%	24	11	13	46%	54%	3	13%

Centre	Frontage Policy	Shopping Frontage	Policy % (non-A1)	Units	A1 Uses	Non-A1 Uses	% A1 Uses	% Non-A1 Uses	Vacant Units	% Vacant
		Victoria Road and Firgrove Parade	n/a	14	3	11	21%	79%	1	7%
Total:				123	78	45	63%	37%	17	14%
North Camp District Centre	SP3.1 Primary	Camp Rd and Lynchford Rd	40%	53	36	17	68%	32%	5	9%
	SP3.2 Secondary	Lynchford Rd	n/a	20	9	11	45%	55%	0	0%
		Queens Rd		3	2	1	67%	33%	0	0%
Total:				76	47	29	62%	38%	5	7%

Local Neighbourhood Centres

- 15.5 The Council also monitors the occupation of local neighbourhood centres and the proportion of A1 uses to monitor how they are functioning. The Rushmoor Local Plan limits non-A1 uses to 50%. The local neighbourhood centres were surveyed in October 2018, and the following uses were recorded:

Table 12 Retail Profile of Local Neighbourhood Centres in October 2018 (source: RBC monitoring)

Local Centre	Number of Units	A1 Use	Non-A1 Use
Aldershot			
Andover Way	2	50%	50%
Ash Road	6	17%	83%
Church Road	5	100%	0%
Lower Farnham Road	4	75%	25%
North Lane	14	43%	57%
Queens Road	2	50%	50%
Farnborough			
Chapel Lane	5	60%	40%
Churchill Crescent	4	75%	25%
Cove Road	17	59%	41%
Fernhill Road	11	45%	55%
Giffard Drive	6	83%	17%
Links Way/Southwood	1	100%	0%
Medway Drive	5	80%	20%
Whetstone Road	6	17%	83%
Woburn Avenue	2	50%	50%

- 15.6 The majority of centres are dominated by A1 uses. However, three of the frontages exceed the 50% threshold set by the Rushmoor Local Plan. North Lane had an increase in vacant units during the 2017-2018 monitoring year as units are being vacated to facilitate a regeneration project.
- 15.7 The Council will continue to monitor the percentage of A1 uses in the Local Centres.

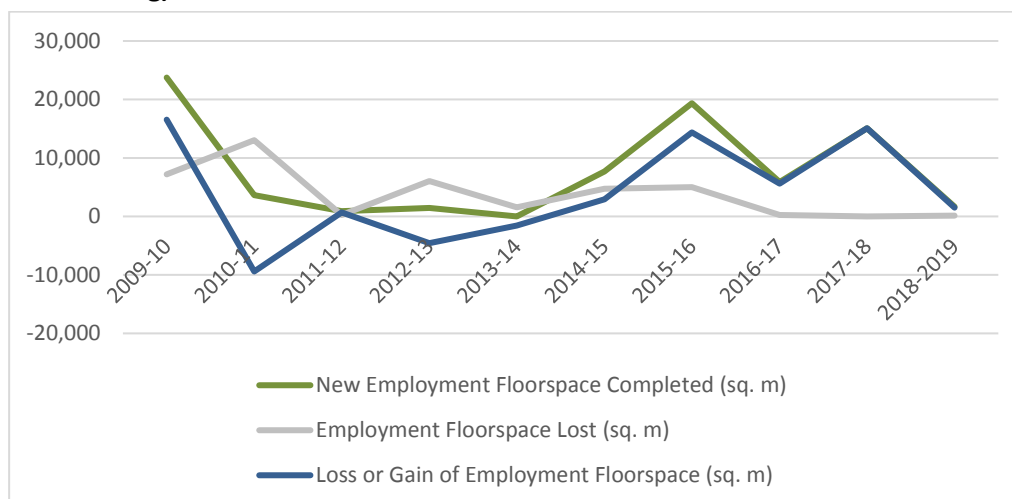
New Retail and Leisure Floorspace

- 15.8 A new £30m Exhibition and Conference Centre opened at Farnborough International in spring 2018, providing around 23,000 sq. m of flexible event space and adding to the offer for the Farnborough Airshow.
- 15.9 There is new development coming forward that has the potential to rejuvenate both our town centres (see Section 16 below).

Employment Land and Businesses Floorspace

- 15.10 In 2018-19, 1,074 sq. m of B1-B8 employment floorspace was completed, whilst 1,095 sq. m of comparable floorspace was lost. This means that there was a net loss of 21 sq. m of employment floorspace during the monitoring year.
- 15.11 In 2018-19, seven planning applications to provide additional B-class floorspace were granted. However, there are several permissions outstanding as of April 2019, so although employment floorspace completions are not as high as in previous years, there is still a healthy supply of development that could be implemented.

Graph 1 and Table 13 Employment Floorspace Completed and Lost in Rushmoor by Monitoring Year (source: RBC/HCC monitoring)



Monitoring Year	New Employment Floorspace Completed (sq. m)	Employment Floorspace Lost (sq. m)	Loss or Gain of Employment Floorspace (sq. m)
2009-10	23,744	7,197	16,547
2010-11	3,618	13,034	-9,416
2011-12	903	245	658
2012-13	1,440	6,030	-4,590
2013-14	0	1,543	-1,543
2014-15	7,706	4,757	2,949
2015-16	19,370	4,997	14,373
2016-17	5,858	255	5,603
2017-18	15,082	7,884	7,198
2018-2019	1,074	1,095	-21

16 Town Centre Urban Regeneration

- 16.1 The Rushmoor Local Plan allocates sites the following town center sites to deliver the Council's regeneration objectives and to contribute towards meeting the Borough's sustainable development. The status of these sites as of 31 March 2019 is set out below:

Allocation	Status
SP1.4: The Galleries	<ul style="list-style-type: none"> The Galleries and The Arcade are within the ownership of Shaviram, a private equity investment company with a redevelopment portfolio.
	<ul style="list-style-type: none"> No planning applications submitted.
	<ul style="list-style-type: none"> A planning application is anticipated to be submitted in late 2019.
SP1.5: Union Street East	<ul style="list-style-type: none"> The Council is continuing to acquire sites to deliver a comprehensive regeneration of the site.
	<ul style="list-style-type: none"> No planning applications submitted.
	<ul style="list-style-type: none"> A planning application is anticipated to be submitted in late 2019
SP1.6: Hippodrome House	<ul style="list-style-type: none"> It is understood that the site is within the ownership of Starlow Group.
SP1.7: Westgate Phase II	<ul style="list-style-type: none"> Due to current uses, the site not anticipated to come forward until later in the Local Plan period.
SP1.8: Aldershot Railway Station	<ul style="list-style-type: none"> Planning consent granted in February 2019 for part of the site. This will result in the demolition of the bus station, which will be replaced by a mixed-use building comprising three commercial units and 32 residential units.
SP2.3: Farnborough Civic Quarter	<ul style="list-style-type: none"> Planning application submitted for part of the site (former police station).
	<ul style="list-style-type: none"> The Council acquired the Police Station site from Homes England in April 2019.

17 Farnborough Airport

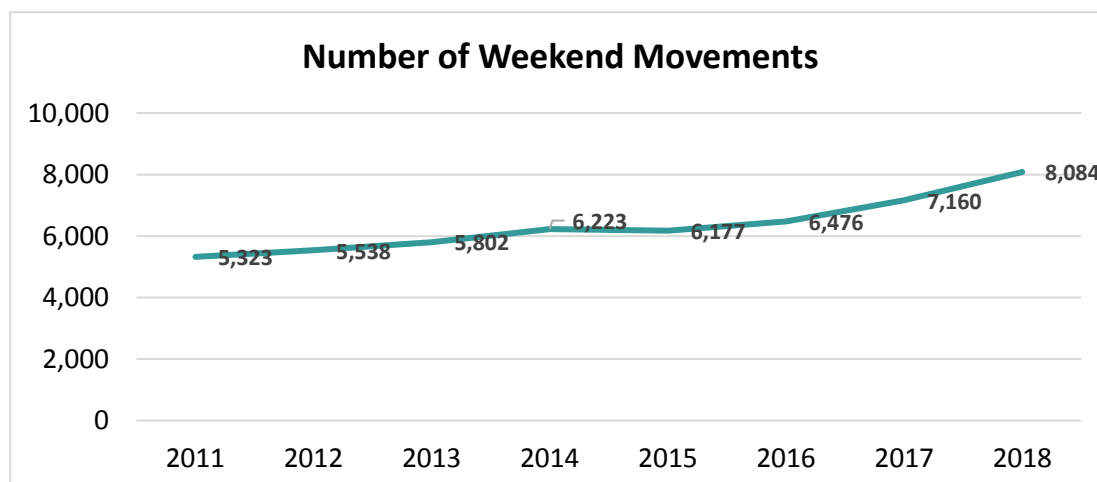
- 17.1 The flight movements at Farnborough Airport are monitored over each calendar year, and this is published in reports from TAG, the operator. An extensive set of monitoring reports can be found on the Council's website at www.rushmoor.gov.uk/article/3287/Airport-monitoring.
- 17.2 In February 2011, the Secretary of State for Communities and Local Government and the Secretary of State for Transport allowed an appeal and granted planning permission to increase incrementally the number of air traffic movements at the airport.
- 17.3 The number of flight movements within the year should be within the permitted limit of 50,000, including a maximum of 8,900 weekend flight movements. A movement is defined as a take-off or landing by an aircraft or a helicopter. This number does not include military, diplomatic, DERA flying club activity and movements forming part of the biennial Farnborough International airshow.
- 17.4 In 2018, there were 29,958 movements within the terms of the planning permission for the business airport as shown in Table 14.

Table 14 Number of Annual Flight Movements at Farnborough Airport in 2017 and 2018 (source: RBC monitoring)

Type of Movement	Jan-Dec 2018	Jan-Dec 2017
Business	28,915	25,233
Helicopter	1,043	1,000
Subtotal (as monitored by s106)	29,958	26,233
Other Movements (including military, flying club and airshow)	2,564	2,095
Total Movements	32,522	28,328

- 17.5 The graph and table below show how many of the annual flight movements have taken place at a weekend over each calendar year. A weekend movement is classified as one that takes place either on a Saturday or a Sunday, or on a bank holiday.
- 17.6 Based on these figures, we can conclude that the airport has been operating within the parameters permitted by the consent.

Graph 2 Number of Annual Flight Movements at Weekends at Farnborough Airport (source: RBC monitoring)



- 17.7 Further information is available on the Airport website <https://www.tagfarnborough.com/environment> or in the Rushmoor Local Plan.

18 The Built and Natural Environment

Historic Environment

Table 15 Listed Buildings in Rushmoor (source: RBC monitoring)

Protection	Number
Listed Buildings	95
Buildings at Risk	3
Locally Listed Buildings	161

- 18.1 The Listed Buildings at Risk are the wind tunnel buildings on Farnborough Business Park (Q121 and R133) and the Church of the Holy Trinity in Albert Road (Aldershot), which was added because the ashlar stonework is showing signs of decay, and repairs are required to the roof and west porch.
- 18.2 The Buildings of Local Importance supplementary planning document (SPD) recognises the importance of other non-listed buildings and structures as heritage assets. The SPD details the selection criteria for buildings of local importance, the process for nomination and approval of new selections, and the process for reviewing the list.
- 18.3 The SPD can be found at www.rushmoor.gov.uk/spds.

19 Air Quality

- 19.1 The Council has robust measures to improve air quality across the Borough, and health-based air quality objectives are set for seven key pollutants, including nitrogen dioxide (NO₂), which are monitored on an annual basis.
- 19.2 The Habitat Regulations Assessment (2017)¹¹, concluded that the Local Plan will not result in an adverse effect on the integrity of European sites due to air quality. However, it is recognised that background nitrogen deposition rates are high, and therefore avoidance and mitigation measures should be considered.
- 19.3 The Council continues to work with other local authorities, land managers and strategic highway authorities to develop a framework by which air quality measures can be linked to monitoring of the air quality in the European sites before, and for several years after, the introduction of the measures. A recent example of cross agency working is the introduction of the 50mph speed limit on the A331 Blackwater Valley Relief Road which was identified in 2017 as a road that would continue to exceed EU nitrogen dioxide limits until 2023. The reduction of the speed limit from 70mph to 50mph will reduce emissions along this stretch of road.
- 19.4 Further information can be found at www.rushmoor.gov.uk/article/3927/Air-quality.

20 Green Infrastructure

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

¹¹ Available at: <https://www.rushmoor.gov.uk/article/11454/Evidence-on-Thames-Basin-Heaths>

Open Space

- 20.2 The Rushmoor Open Space Sport and Recreation Study (December 2014) assessed the quality, quantity and accessibility of existing provision for sport, physical activity and amenity in Rushmoor and provides the basis of a strategy for the protection and improvement of public open space and recreation facilities.
- 20.3 There has been no loss in open space over the monitoring period in terms of district parks, recreation grounds and local open space. However, approximately £217,000 of Section 106 funding has been secured to improve open space provision in the Borough (see Table 4).
- 20.4 Further information can be found at www.rushmoor.gov.uk/article/2933/Background-evidence-on-open-space-and-sports-facilities.

Special Protection Area (SPA)

- 20.5 Part of the Thames Basin Heaths Special Protection Area (SPA) lies within Rushmoor. This is designated and protected by a European Directive in order to conserve the natural habitats of certain rare and vulnerable birds.
- 20.6 There were no changes to statutory sites in 2018-19.

Table 16 SPA Designations in Rushmoor

Designation	Name of Site	Reason for Designation	Area
SPA	Thames Basin Heaths	Site supports internationally important breeding populations of Nightjar, Woodlark and Dartford Warbler.	471 ha ¹²

Sites of Special Scientific Interest

- 20.7 The SSSIs have been designated because of their importance at a national level. They are notified under Section 28 of the Wildlife and Countryside Act 1981 and have been selected to represent the best examples of the UK's flora, fauna, geological and physiological features. Natural England is responsible for identifying and protecting sites in England.
- 20.8 There are five SSSIs, either wholly or partly within Rushmoor, and each of these areas is split into units for management and assessment purposes. All areas of the Thames Basin Heaths SPA in Rushmoor are also designated as SSSIs. The quality and area of the protected habitats within the Borough are monitored for their condition and whether there has been any change in the size of the protected area.
- 20.9 Table 17 overleaf shows the condition of units at March 2019, with the one change at Eelmoor Marsh following assessment in 2013.

Table 17 SSSIs in Rushmoor in March 2019 (source: Natural England monitoring)

Designation	Name of Site	Condition	Area	Change from 2012	Last Field Visit from Natural England
SSSI	Basingstoke Canal (three units)	Unit 7: Favourable	2.14 ha	No change	04/07/2017
		Unit 8: Unfavourable/recovering	4.42 ha	No change	26/03/2009

¹² Source: 2017-2018 HBIC Annual Report.

Designation	Name of Site	Condition	Area	Change from 2012	Last Field Visit from Natural England
		Unit 9: Favourable	3.86 ha	No change	25/10/2010
SSSI	Bourley and Long Valley (two units)	Unit 2: Unfavourable/recovering	364.98 ha	No change	14/09/2018
		Unit 3: Unfavourable/recovering	221.24 ha	No change	14/09/2018
SSSI	Castle Bottom to Yateley and Hawley Commons (part of one unit)	Unit 14: Unfavourable - no change	Mainly in Hart	No change	19/09/2013
SSSI	Eelmoor Marsh (three units)	Unit 1: Favourable	14.57 ha	No change	26/09/2014
		Unit 2: Favourable	21.87 ha	No change	26/09/2014
		Unit 3: Favourable	29.89 ha	Change	14/08/2013
SSSI	Foxlease and Ancell's Meadow (one unit)	Unit 9: Unfavourable/recovering	1.36 ha	No change	22/10/2018

20.10 Further information on each site can be found at <https://designatedsites.naturalengland.org.uk/>.

Sites of Importance for Nature Conservation (SINCs)

20.11 In March 2019, there were 41 SINCs in Rushmoor totaling 476.8 ha. These sites are designated for their local importance.

20.12 The Council works in partnership with the Hampshire Biodiversity Information Centre (HBIC) to identify and designate SINCs in the region and then to monitor and help maintain these sites.

20.13 HBIC assesses each site individually against a series of criteria drawn up by Hampshire County Council, Natural England and the Hampshire and Isle of Wight Wildlife Trust. These are used to identify the key features and social value of a site in the local area. SINCs are important because they contain habitats and features that cannot be recreated, such as ancient woodland, or species that are rare in other areas. The condition of SINCs is monitored on an annual basis.

20.14 The following changes were made between April 2018 and March 2019.

- No sites were deleted
- One new SINC (Southwood Golf Course West) was designated, covering 3.04ha
- Two SINC boundaries were amended between April 2016 and March 2017.:
 - Cove Brook Grassland SINC: 0.84 ha was added to the SINC due to habitat regeneration within the SINC.
 - Royal Pavilion SINC: 0.47ha of land was removed from the SINC due to lack of management

Table 18 Number and Area of SINCs in Rushmoor (source: HBIC)

	Mar-14	Mar-15	Mar-16	Mar-17	Mar-18	Mar-19	Change (2018-19)
Number of SINCs	35	36	38	40	40	41	+1
Area of SINCs (ha)	467	475	480	469	475	476.8	+3.41

