



AUTHORITY MONITORING REPORT

2024-2025

October 2025

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1. Introduction

- 1.1 Rushmoor Borough Council is required to produce regular Authority Monitoring Reports (AMRs) to assess progress on the delivery of the development plan and to review whether its policies are working.
- 1.2 This AMR covers the period 1st April 2024 to 31st March 2025. However, it takes the opportunity to present more up-to-date information where it is available to ensure that it is current and useful.
- 1.3 The AMR is prepared in accordance with Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012 which requires local authorities to publish information at least annually that shows progress with local plan preparation, reports any activity relating to the Duty to Cooperate as well as how the implementation of local plan policies is progressing. There are specific topics that the Council must report on, whilst others are discretionary.
- 1.4 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34) require that the AMR must identify any policies in a local plan that are not being implemented and explain the reasons why.
- 1.5 There are no policies in the development plan that are not being implemented. All policies remain part of the development plan and are accorded weight accordingly, in view of conformity with the National Planning Policy Framework (NPPF).
- 1.6 Local authorities are encouraged to report as frequently as possible on planning matters to communities. The AMR is one of the methods that the Council uses to keep people informed about planning matters. This report is important as it enables communities and interested parties to keep up to date with any changes. Further information is set out in the Council's Statement of Community Involvement, which is available at www.rushmoor.gov.uk/sci.
- 1.7 The performance of the currently adopted Local Plan policies is reported in the same order as the policies are set out in the Rushmoor Local Plan, from Section 6 onwards. The AMR can only take account of circumstances and information available at the time of its completion and has been completed to the best of the Council's knowledge. The Council does not accept liability for any factual inaccuracies.

2. Local Development Scheme (LDS)

- 2.1 Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare and maintain a local development scheme (LDS). The LDS sets out the current planning policy framework for Rushmoor as well as the timeframe for the production of any new or replacement documents that the local authority is intending to produce within the next five years.
- 2.2 The current Rushmoor Local Plan was adopted in February 2019 and needs to be reviewed every five years. The Local Plan was reviewed in 2023; it was decided that an update of the Local Plan policies is required and that a new local plan for Rushmoor will need to be prepared. The Council has published a timetable for the preparation of a new local plan. The Local Development Scheme (February 2025) sets out this timetable and is available to view on the Council's website at www.rushmoor.gov.uk/planning-and-building-control/planning-policies/get-involved-in-developing-our-planning-policies/.
- 2.3 The Levelling Up and Regeneration Act 2023 sets out reforms to the plan-making process, including the form and content of local plans. In 2023, the government consulted on some of the detail of these reforms, but the full implications will not be known until secondary legislation is published. The Local Development Scheme is therefore subject to change and will be reviewed when further detail on these reforms is published by the government.

3. Current Development Plan Documents and Other Supporting Documents

The Rushmoor Local Plan

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

The Rushmoor Local Plan Policies Map

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

Statement of Community Involvement

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

Supplementary Planning Documents

- 3.8 Following the adoption of the Rushmoor Local Plan, the Planning Policy Team started a review of the Council's adopted supplementary planning documents (SPDs) and published guidance notes.
- 3.9 As of March 2025, the following SPDs are in place:
- Farnborough Town Centre (2007)
 - Planning Contributions for Transport (2008)
 - Development Affecting Public Houses (2015)
 - Farnborough Civic Quarter Masterplan (2015)
 - Shop Front Design Guide (2015)
 - Aldershot Town Centre Prospectus (2016)
 - Affordable Housing (2019)
 - Home Improvements and Extensions (2020)
 - Locally Listed Heritage Assets (2020)
 - Biodiversity (2024)
 - Car and Cycle Parking Standards (2024)

- 3.10 Further information on all adopted SPDs, as well as any new SPDs being prepared, is available at www.rushmoor.gov.uk/spds.

4. Article 4 Directions

- 4.1 Local planning authorities can remove permitted development rights from a defined area by drafting and implementing Article 4 directions. An Article 4 direction does not prevent the development to which it applies but instead requires that planning permission is first obtained from the local planning authority for that development.
- 4.2 There are currently five Article 4 directions in force in Rushmoor:
- Church Circle (Farnborough) (2019)
 - Cargate Conservation Area (Aldershot) (2020)
 - Wellesley (Aldershot) (2020)
 - Employment Land (2023)
 - Town and District Centres (2023)
- 4.3 Further information on current and former Article 4 directions, and on the introduction of any new directions, is available to view on the Council's website at www.rushmoor.gov.uk/planning-and-building-control/planning-permission-and-applications/article-4-directions-and-planning-permission/.

5. Conservation Area Appraisals and Management Plans

- 5.1 As set out within the Rushmoor Local Plan, the Council committed to review all of the conservation areas within Rushmoor. The review has now concluded, with character appraisals and management plans adopted for each conservation area. The Council will review the appraisals and management plans periodically to ensure that they are kept up to date so that opportunities for beneficial change or the need for additional protection and restraint, including the implementation of Article 4 directions, can continue to be identified.
- 5.2 As of June 2025, conservation area appraisal and management plans are in place for the following conservation areas:
- Cargate (2020)
 - Aldershot Military (2021)
 - Basingstoke Canal (2022)
 - Manor Park (2022)
 - St Michael's Abbey (2023)
 - Aldershot West (2025)
 - Farnborough Hill (2025)
 - Farnborough Street (2025)
 - South Farnborough (2025)
- 5.3 The conservation area appraisal and management plans for the Aldershot West, Farnborough Hill, Farnborough Street and South Farnborough conservation areas were adopted in June 2025 (within the 2025-26 monitoring year).
- 5.4 Further information on the conservation areas in Rushmoor is available to view on the Council's website at www.rushmoor.gov.uk/conservationareas.

6. Spatial Strategy: What, Where and When?

- 6.1 The Rushmoor Local Plan will guide the location, scale and type of future development in Rushmoor up to 2032 and provide detailed development management policies to be used in determining planning applications. It sets out what type and level of development will take place, where it will take place and when it will take place. Policy SS2 (Spatial Strategy) of the Local Plan identifies the number of new homes that will be built over the Plan period (2014-2032), the locations where employment floorspace will be protected, and focuses town centre uses within Aldershot and Farnborough town centres.
- 6.2 Over the period 2014 to 2032, the Council will ensure, subject to the availability of deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area, that provision is made for the delivery of at least 7,850 new dwellings in the Borough, which equates to an average of 436 dwellings per annum. In the 2024-25 monitoring year, 501 net new dwellings were completed in Rushmoor. When completions of housing for older people in C2 use and student accommodation are taken into account, 593 net new dwellings were completed.
- 6.3 Policy SS2 sets out that Rushmoor's strategic employment sites and locally important employment sites will be protected and supported for employment uses (B2, B8 and former B1 uses), as set out in policies PC1, PC2 and PC3, to ensure that the employment land needs of the Borough can be met. In 2024-25, there was a net loss of 17,548 square metres of employment floorspace. However, it should be noted that this data only provides a snapshot of floorspace changes over the monitoring year; for example, when sites are redeveloped, a floorspace gain may be reported in a different monitoring year from the initial loss.¹
- 6.4 The Local Plan identifies that town centre uses will be located in Aldershot and Farnborough town centres to support their vitality, viability and regeneration, in line with policies SP1 and SP2, and that North Camp will be protected and enhanced as a district centre, providing for local needs and specialist retail uses, in line with Policy SP3. As of April 2025, unit vacancy rates within the designated shopping frontages of Aldershot and Farnborough town centres and North Camp District Centre are 10%, 11% and 8% respectively, compared to the average national vacancy rate of 14% in the last quarter of 2023, as reported by the Local Data Company.
- 6.5 The following sections provide further detail on the above, as well as an overview of the performance of individual Local Plan policies. Policy performance is reported in the same order as the policies are set out within the Local Plan.
- 6.6 The Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. The following sections refer to the use classes which were in effect prior to September 2020 and at the date of the adoption of the Local Plan but also update information in respect of the current use classes where appropriate.

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

7. Shaping Places

Policy SP1: Aldershot Town Centre

- 7.1 A good mix of active uses is important to the vitality and viability of Aldershot Town Centre. The Local Plan town centre policies are therefore designed to allow for a range of uses, with shopping focused within their core. The changing function of town centres is recognised, with an increasing role for leisure and service uses in contributing to the overall success of the town centre.
- 7.2 The Council monitors the occupation of its town and district centres. The proportion of non-retail and vacant units provides an indication of the vitality of the centres. The data below is taken from our surveys undertaken in April 2025.
- 7.3 As noted above, the Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. This included the incorporation of A1 retail uses within the new Class E use class (commercial, business and service use). For consistency with the Local Plan town centre policies, the Council continues to monitor town centre uses according to the use classes which were in effect at the date of the adoption of the Local Plan. However, uses are also monitored in accordance with the new use classes which came into effect from September 2020.
- 7.4 Table 1 summarises the proportion of retail uses (former A1 use) and non-retail uses (former non-A1 uses), as well as the proportion of uses that fall within and outside the new Class E use class (commercial, business and service use), within the primary and secondary shopping frontages of Aldershot Town Centre. It shows that some frontages have a high proportion of non-retail uses but that the majority of uses fall within the new Class E use class.
- 7.5 The Union Street East development (Union Yard) was completed within the monitoring year. The commercial units within this development have been included within Table 1.

Table 1: Aldershot Town Centre Mix of Uses and Vacancy Rates (April 2025)								
Frontage Policy	Shopping Frontage	Policy % (non-A1)	No. Units	% A1 Uses	% Non-A1 Uses	% E Uses	% Non-E Uses	% Vacant
SP1.1 Primary	Union St (29-51, 38-62)	30%	12	83%	17%	83%	17%	0%
	Wellington Centre		31	87%	13%	84%	16%	23%
	Wellington St (1-15, 2-18, units in Wellington Centre with street frontage onto Wellington St)		11	67%	33%	82%	18%	9%
SP1.2 Secondary	High St (1-57, 59-79)	50%	22	37%	63%	55%	45%	9%
	Union St (1-27, 2b-36), Grosvenor Rd (4-16) and Upper Union St (2a-10)		44	39%	61%	73%	27%	11%
	Wellington St (20-30, 27-37), Victoria Rd (101-163, 116-138), and The Arcade		45	56%	44%	81%	19%	7%
Total/Average			165	62%	38%	76%	24%	10%

Policy SP1.3: Westgate

- 7.6 The Westgate site lies within Aldershot Town Centre but outside the primary shopping area. The cinema, hotel and restaurant uses make a valuable contribution towards the vitality and viability of the town centre and create a leisure hub within the town. The Council supports the retention of this leisure hub, will resist any development considered to detract from it and will support further development for leisure, entertainment, cultural, hotel and restaurant uses.
- 7.7 In the monitoring year, units 1, 2 and 8 were amalgamated to create a ten-pin bowling alley, a soft-play area, interactive darts, bar and diner, and an arcade; Superbowl UK opened the facility in October 2024.

Policy SP1.4: The Galleries

- 7.8 The Galleries site allocation comprises the Galleries shopping centre (demolished), the High Street Multi-Storey Car Park to the north and the Arcade to the south. It is considered that the site presents an excellent opportunity to provide a residential-led mixed-use regeneration scheme in a key town centre location.
- 7.9 The Council received a planning application in July 2020 for the redevelopment of the Galleries, the High Street Multi-Storey Car Park and the Arcade site to provide a phased development of 596 flats (330 one-bedroom and 266 two-bedroom), flexible commercial uses within Use Class E (commercial, business and service uses) and/or Use Class F.1 (learning and non-residential institutions, excluding schools and places of worship), public car parking and residents' car and cycle parking, and external amenity areas, including roof gardens and public realm (ref. 20/00508/FULPP).
- 7.10 The Council's Development Management Committee resolved to grant planning permission in November 2020, subject to the completion of a satisfactory s106 legal agreement. Permission was granted in September 2022 following the completion of the legal agreement.
- 7.11 A minor material amendment was granted in February 2023 to allow for a revised car parking layout, internal alterations, additional means of escape and elevation changes (ref. 22/00779/REVPP).

Policy SP1.5: Union Street East

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

- 7.15 The student accommodation, now called Polden Studios, was completed within the 2024-25 monitoring year and was occupied by students in September 2024. The retail units and units within the new 'makers' yard' were completed and available for letting in March 2025.
- 7.16 The residential units were also completed within the 2024-25 monitoring year.

Policy SP1.6: Hippodrome House

- 7.17 Hippodrome House is allocated for a mixed-use scheme within the Rushmoor Local Plan. The site is located within the defined Aldershot Town Centre but does not form part of the primary shopping area. The site allocation comprises Hippodrome House and adjacent units in Birchett Road and is part of a key gateway to the town centre from the railway station. Ground-floor uses should continue to reflect the town centre designation, with an active mix of uses.
- 7.18 The Council received a planning application in January 2023 for the development of Hippodrome House, comprising the change of use of the building at ground floor (part), first floor (part) and second to fifth floors to provide 30 residential flats (Use Class C3). The Council's Development Management Committee resolved to grant planning permission in March 2023, subject to the completion of a satisfactory s106 legal agreement, with permission subsequently granted in March 2024 following the completion of the legal agreement (ref. 23/00019/FULPP).

Policy SP1.7: Westgate Phase II

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

Policy SP1.8: Aldershot Railway Station and Surrounds

- 7.21 The Aldershot Railway Station and Surrounds site allocation comprises the bus station, railway station forecourt car park and Penmark/Progress House.
- 7.22 Planning permission was granted in February 2019 for the demolition of the existing bus station and the redevelopment of the site, with the erection of a mixed-use building comprising three commercial units on the ground floor and upper-floor residential use comprising 32 residential flats (ref. 16/00981/FULPP). Planning permission expired unimplemented in February 2022. The planning application was resubmitted in January 2022 (ref. 22/00029/FULPP), and the Council's Development Management Committee resolved to grant planning permission in August 2022, subject to the completion of a satisfactory s106 legal agreement. Permission was subsequently granted in January 2024 following the completion of the legal agreement.
- 7.23 As noted within the Local Plan, there is scope for residential development at Penmark/Progress House, but no planning applications have been received to date.

- 7.24 Table 2 summarises the current planning status of the Local Plan site allocations within Aldershot Town Centre and at Aldershot Station.

Table 2: Status of Local Plan Site Allocations (Aldershot Town Centre and Station)							
Policy	Site Allocation	Planning Application Status	Planning Application Reference	Residential Units	Non-Residential Floorspace (sq. m)	Development Commenced?	Development Complete?
SP1.3	Westgate	Granted	10/00076/ FULPP	0	16,454	Yes	Yes
SP1.4	The Galleries	Granted	20/00508/ FULPP 22/00779/REVPP	596	4,105	Yes	No
SP1.5	Union Street East	Granted	20/00171/ FULPP	100 (+128 student units)	2,237	Yes	Yes
SP1.6	Hippodrome House	Granted	23/00019/FULPP	30	0	Yes	No
SP1.7	Westgate Phase II	-	-	-	-	-	-
SP1.8	Aldershot Railway Station and Surrounds	Granted	22/00029/ FULPP	32	617	No	No

Policy SP2: Farnborough Town Centre

- 7.25 The key objective for Farnborough Town Centre is to encourage and improve its vitality and viability to deliver revitalisation of the Centre. Policy SP2 sets out criteria to guide future development in the town centre to help to deliver this revitalisation.
- 7.26 As noted above, the Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. This included the incorporation of A1 retail uses within the new Class E use class (commercial, business and service use). For consistency with the Local Plan town centre policies, the Council continues to monitor town centre uses according to the use classes which were in effect at the date of the adoption of Local Plan. However, uses are also monitored in accordance with the new use classes which came into effect from September 2020.
- 7.27 Table 3 summarises the proportion of retail uses (former A1 use) and non-retail uses (former non-A1 uses), as well as the proportion of uses that fall within and outside the new Class E use class (commercial, business and service use), within the primary and secondary shopping frontages of Farnborough Town Centre. It shows that the majority of uses fall within the new Class E use class. The overall unit vacancy rate for the frontages in April 2025 was below the national average.

Table 3: Farnborough Town Centre Mix of Uses and Vacancy Rates (April 2025)								
Frontage Policy	Shopping Frontage	Policy % (non-A1)	No. Units	% A1 Uses	% Non-A1 Uses	% E Uses	% Non-E Uses	% Vacant
SP2.1 Primary	Prince's Mead, incl. Asda	20%	34	85%	15%	100%	0%	9%
	Queensmead (61-71, 56-76) and The Meads, incl. Sainsbury's		31	87%	13%	100%	0%	3%
SP2.2 Secondary	Kingsmead	50%, unless A3	23	78%	22%	96%	4%	30%
	Queensmead (73-93, 78-98) excl. Briarcliff House (93-99)	50%	20	70%	30%	85%	15%	0%
	Victoria Road (14-48) and Firgrove Parade (1-5)	n/a	16	25%	75%	63%	37%	11%
Total / Average			124	69%	31%	89%	11%	11%

Policy SP2.3: Farnborough Civic Quarter

- 7.28 The Farnborough Civic Quarter site allocation is located to the south of Farnborough Town Centre between the retail core and the Council Offices. It presents a significant opportunity for development that integrates with the town centre and brings wider strategic benefits, whilst improving the existing green space.
- 7.29 Following public consultation undertaken by the developer (Rushmoor Development Partnership) in September 2021, the Council received an outline planning application in March 2022 for a mixed-use development at the Civic Quarter site (ref. 22/00193/OUTPP). The proposal includes the demolition of all existing structures and the erection of up to 960 residential units and non-residential floorspace comprising the following mix of uses: leisure centre (Use Class E); hotel (Use Class C1); office (Use Class E); retail, commercial, healthcare and entertainment (Use Class E/sui generis); and community uses, including a new library (Use Class F.1/F.2). The application also proposes the construction of two transport mobility hubs, associated infrastructure and highway works, and the creation of new publicly accessible open spaces, including a replacement skate park.
- 7.30 The Council's Development Management Committee resolved to grant planning permission in February 2023, subject to the completion of a satisfactory s106 legal agreement. In the monitoring year, the s106 legal agreement had yet to be agreed.

Table 4: Status of Local Plan Site Allocations (Farnborough Town Centre)

Policy	Site Allocation	Planning Application Status	Planning Application Reference	Residential Units	Non-Residential Floorspace (sq. m)	Development Commenced?	Development Complete?
SP2.3	Farnborough Civic Quarter	The Council received an outline planning application in March 2022 (ref. 22/00193/OUTPP). The Council's Development Management Committee resolved to grant planning permission in February 2023, subject to the completion of a satisfactory s106 legal agreement.					

Policy SP3: North Camp District Centre

- 7.31 North Camp District Centre serves the needs of the residents of South Farnborough by providing a range of small shops and services for local needs. The policy approach of the Local Plan is to protect the vitality and viability of the existing centre and to support the retention of retail units, restaurants, local community uses and car parking facilities.
- 7.32 Table 5 summarises the proportion of retail uses (former A1 use) and non-retail uses (former non-A1 uses), as well as the proportion of uses that fall within and outside the new Class E use class (commercial, business and service use), within the primary and secondary shopping frontages of North Camp District Centre. It shows that the frontages comprise a high proportion of retail uses and that most uses fall within the new Class E use class. The overall unit vacancy rate for the frontages in April 2025 was also below the national average.

Table 5: North Camp District Centre Mix of Uses and Vacancy Rates (April 2025)								
Frontage Policy	Shopping Frontage	Policy % (non-A1)	No. Units	% A1 Uses	% Non-A1 Uses	% E Uses	% Non-E Uses	% Vacant
SP3.1 Primary	Camp Road (1-79, 2-48) and Lynchford Road (81, 83)	40%	52	64%	36%	95%	5%	4%
SP3.2 Secondary	Lynchford Road (51-79, 85-107)	n/a	19	42%	58%	72%	28%	19%
	Queens Road (3-11)		3	67%	33%	100%	0%	0%
Total / Average			74	58%	42%	89%	11%	8%

Policies SP4-SP4.4: Farnborough Airport

- 7.33 Policy SP4 restricts development within the Farnborough Airport Planning Policy Boundary (APPB) to that supporting business aviation and associated airport-related uses. The APPB encompasses land deemed necessary for the continued operational use of the airport for business aviation and land vital to the continued viability of the biennial Airshow, including access and storage provisions.
- 7.34 The Council received an application from Farnborough Airport in November 2020 to vary and remove some planning conditions attached to the planning permission granted on appeal by the Secretary of State in 2011 (ref. 09/00313/REVPP) which allows the airport to handle up to 50,000 business aviation flight movements a year (ref. 20/00871/REVPP). Planning permission was granted in February 2022. Condition 5 has been varied to reflect changes in the operational area of the airport and refers to an updated plan of the operational boundary which is compatible with the APPB set out in the Rushmoor Local Plan. Condition 22 has been amended to allow for the partial reinstatement of permitted development rights which will support business aviation and associated airport-related uses by allowing certain minor operational development to go ahead without the need for planning permission. Conditions 1, 2, 3, 4, 6, 21 and 24 have also been removed as they have been discharged or have been rendered unnecessary.
- 7.35 The Council also received a planning application in November 2023 to vary some planning conditions attached to the planning permission granted in February 2022 (ref. 20/00871/REVPP) which allows the airport to handle up to 50,000 business aviation flights a year (ref. 23/00794/REVPP). The application is to vary Condition 2 to increase the maximum number of annual aircraft movements from 50,000 to 70,000 per annum, including an increase in non-weekday aircraft movements from 8,900 to 18,900 per annum. It also proposes to amend Condition 6 to amend the aircraft weight category of 50,000-80,000 kg to 55,000-80,000 kg and an increase from 1,500 to 2,100 annual aircraft movements within this category, including an increase from 270 to 570 annual aircraft movements for non-weekdays. The final proposal is to replace conditions 7 and 8 which relate to the 1:10,000 and 1:100,000 risk contours with a new condition to produce Public Safety Zone maps in accordance with the Civil Aviation Authority/Department for Transport requirements. The application is pending determination.
- 7.36 The Farnborough Airport operator produces monitoring reports which provide information on aircraft noise, air quality and flight movements at the airport. These reports can be viewed at www.rushmoor.gov.uk/planning-and-building-control/farnborough-airport/airport-monitoring/. The airport is currently performing in line with the related planning permissions.

Policy SP4.5: AAIB/RAIB

- 7.37 The AAIB (Air Accidents Investigation Branch) and RAIB (southern office of the Rail Accident Investigation Branch) site is designated as countryside and part covered by a Site of Importance for Nature Conservation (SINC) designation.

Policy SP5: Wellesley

- 7.38 The Wellesley development is a residential-led scheme on former military land to the north of Aldershot Town Centre. In addition to new homes, the development includes new community facilities, schools, a local centre, refurbishment of listed buildings, the creation of a heritage trail and 110 hectares of suitable alternative natural greenspace (SANG).

- 7.39 Outline planning permission was granted in March 2014 for 3,850 homes and associated infrastructure, and construction commenced on the first phase in 2015 (ref. 12/00958/OUT). As of 31st March 2025, 1,674 new dwellings have been completed, with 190 completed in 2024-25.
- 7.40 Reserved matters, pursuant to the outline planning permission, were approved in October 2024 for the construction of 260 dwellings, together with associated landscape, access and parking, in Development Zone H (Stanhope Lines West) and part of Development Zone I (School End) (ref. 24/00236/REMPP). A non-material amendment and applications to vary the conditions of the reserved matters (ref. 15/00897/REMPP) and listed building consent (ref. 15/00930/LBC2PP) at Cambridge Military Hospital were also approved in November 2024 to allow for the creation of an additional two residential units (refs 24/00248/NMAPP, 24/00251/REVPP and 24/00256/REVPP). The Council also received an application for the part approval of reserved matters (ref. 24/00517/REMPP) and an application for listed building consent (ref. 24/00504/LBCPP) in August 2024 for the redevelopment of the 4th Division Headquarters, Post Office and Military Police Barracks to provide 34 dwellings in part of Development Zone L (Neighbourhood Centre). The applications were approved in April 2025 (within the 2025-26 monitoring year).

Table 6: Wellesley Housing Delivery by Phase and Monitoring Year												
Wellesley Phases	Number of Units	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Completed
A. Maida	228	21	117	85	5	-	-	-	-	-	-	228
B. Corunna	731			21	123	285	105	105	86	6	-	731
C. CMH	163						9	18	45	56	4	132
D. McGrigor	116					40	54	21	-	-	-	115
E. Gunhill	107					107	-	-	-	-	-	107
F. Knollys Road	22	Awaiting reserved matters approval										
G. Pennefathers	90											
H. Stanhope Lines West I. School End	260										-	0
J. Browning / Canalside	480	Awaiting reserved matters approval										
K. Stanhope Lines East M. Buller	430								35	140	186	361
L. Neighbourhood Centre	84	Awaiting reserved matters approval										
N. God's Acre	175											
O. Mandora	147											
P. Peaked Hill	60											
Q. Clayton	303											
R. ABRO	0											
S. REME	343											
T. Parsons	111											
Total	3,850	21	117	106	128	432	168	144	166	202	190	1,674

Policy SP6: The Crescent

- 7.42 The Crescent site allocation was comprised of mostly vacant office buildings adjacent to an occupied employment area (Southwood Business Park).
- 7.43 Planning permission was granted in March 2019 for the comprehensive redevelopment of the site, including the demolition of the existing buildings and the erection of 159 residential units (ref. 16/00837/FULPP). Construction was completed in 2023-24.

Policy SP7: Meudon House/117 Pinehurst

- 7.44 The Meudon House/117 Pinehurst site allocation is located on the edge of Farnborough Town Centre and was comprised of two bespoke office buildings that originated from the 1980s.
- 7.45 At Meudon House, planning permission was granted in January 2020 for the demolition of the existing building and the erection of 197 dwellings (86 one-bedroom flats, 77 two-bedroom flats and 34 three-bedroom houses). As of 31st March 2025, 141 dwellings have been completed.
- 7.46 At 117 Pinehurst, planning permission was granted on appeal in October 2019 for the erection of extensions and alterations to the existing building to facilitate its conversion and change of use to provide 113 dwellings (ref. 18/00466/FULPP). Construction was completed in 2023-24.

Policy SP8: Land at 68-70 Hawley Lane

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

Policy SP9: Aldershot Military Town

- 7.48 Aldershot Garrison lies to the north of Aldershot Town Centre and is known as 'the home of the British Army'. The area comprises personnel accommodation, training facilities and land, administration offices, workshops, stores and extensive sports facilities. Alongside the army facilities, there is service family accommodation, community buildings and shared facilities, such as Aldershot Centre for Health.
- 7.49 Where planning permission is required for development on MoD land, the Council will expect the MoD to address the policy requirements of the Local Plan, with the specific exception of housing mix and affordable housing policies. Where this is not feasible due to specific operational defence requirements for the use of military buildings and land, this will be a material consideration in applying the Local Plan policies and in the determination of planning applications.

Policy SP10: Blandford House and Malta Barracks

- 7.50 The Blandford House and Malta Barracks site lies on land to the west of the A325, immediately to the north of the Basingstoke Canal. The site comprises Blandford House, a large detached former military residence, which is locally listed and set within extensive grounds. Malta Barracks, a former

army barracks, is located to the south of the site and comprises a number of low-level buildings and hard standing.

- 7.51 The Council received a hybrid planning application in October 2017 which sought outline permission for up to 180 dwellings, including the conversion of Blandford House and the retention of three existing dwellings, and full permission for the provision of 13.7 hectares of suitable alternative natural greenspace (SANG). The Council's Development Management Committee resolved to grant planning permission in March 2018 and November 2019, subject to the completion of a satisfactory s106 legal agreement (ref. 17/00914/OUTPP). Permission was granted in May 2020 following the completion of the legal agreement. As of 31st March 2025, all reserved matters have been approved (refs 22/00068/REM, 22/00138/REMPP, 22/00277/REMPP and 24/00661/REMPP), and 45 dwellings have been completed.
- 7.52 Table 7 summarises the current status of the Local Plan site allocations located outside of the defined town centres.

Table 7: Status of Local Plan Site Allocations (outside of defined town centres)

Policy	Site Allocation	Planning Application Status	Planning Application Reference	Residential Units	Non-Residential Floorspace (sq. m)	Development Commenced?	Development Complete?
SP6	The Crescent	Granted	16/00837/FULPP	159	0	Yes	Yes
SP7	Meudon House/117 Pinehurst	Granted	19/00337/FULPP	197	0	Yes	No
			18/00466/FULPP	113	0	Yes	Yes
SP8	Land at 68-70 Hawley Lane	-	-	-	-	-	-
SP9	Aldershot Military Town	-	-	-	-	-	-
SP10	Blandford House and Malta Barracks	Outline permission granted; all reserved matters approved	17/00914/OUTPP	180	0	Yes	No

8. Delivering Infrastructure

Policy IN1: Infrastructure and Community Facilities

- 8.1 Development plan policies require developers to make payments (in accordance with Section 106 of the Town and Country Planning Act) towards the provision of infrastructure in the Borough, including transport, open space, and suitable alternative natural greenspace (SANG) and strategic access management and monitoring measures (SAMM) to mitigate the effect of development on the Thames Basin Heaths Special Protection Area (SPA).
- 8.2 The Council is required to produce an infrastructure funding statement (IFS) on an annual basis to provide further information on planning obligations secured via Section 106 agreements. The Infrastructure Funding Statement can be viewed at www.rushmoor.gov.uk/cil.

Policy IN2: Transport

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

Policy IN3: Telecommunications

- 8.5 The Council granted prior approval for one telecommunication development (ref. 24/00254/TELEPP) during the monitoring year.

9. Creating High-Quality and Distinctive Environments

Policies HE1-HE4: Heritage, Conservation Areas and Archaeology

- 9.1 There are nine conservation areas in Rushmoor. The Council adopted conservation area appraisal and management plans (CAAMPs) for the Aldershot West, Farnborough Hill, Farnborough Street and South Farnborough conservation areas in June 2025 (within the 2025-26 monitoring year).
- 9.2 Rushmoor is home to 97 statutory listed buildings or structures, three of which are classed as being at risk, three scheduled ancient monuments, and two registered parks and gardens. There are also 177 locally listed buildings and structures within the Borough.

Policy DE1: Design in the Built Environment

- 9.3 Of the six planning appeals decided within the monitoring year, three planning inspectors cited Policy DE1 in their decisions. All three appeals were dismissed.
- 9.4 This policy will be reviewed as part of the introduction of a Borough-wide design code.

Policy DE2: Residential Internal Space Standards

- 9.5 During the monitoring year, seven major applications and fifteen minor applications for new dwellings were assessed against Policy DE2.
- 9.6 All seven major applications complied with Policy DE2 and were granted permission. Of the fifteen minor applications, all complied with Policy DE2; twelve were granted planning permission, and three were refused on other grounds.

Policy DE3: Residential Amenity Space Standards

- 9.7 During the monitoring year, seven major applications and fifteen minor applications for new dwellings were assessed against Policy DE3.
- 9.8 All seven major applications complied with Policy DE3 and were granted permission. Of the fifteen minor applications, all complied with Policy DE3; twelve were granted planning permission, and three were refused on other grounds.

Policy DE4: Sustainable Water Use

- 9.9 Achievement of the water efficiency standard of 110 litres/person/day is secured via planning condition and assessed through compliance with the Building Regulations. One non-residential development of over 1,000 square metres gross external area was completed during the monitoring year (commercial floorspace at Union Yard in Aldershot, ref. 20/00171/FULPP).

Policy DE5: Proposals Affecting Existing Residential (C3) Uses

- 9.10 Two planning applications were granted permission during the monitoring year which involved the net loss of residential dwellings. Planning permission was granted in October 2024 for the change of use of a first-floor flat to office use (Use Class E) at 245-247 High Street in Aldershot (ref. 24/00014/FULPP). Planning permission was also granted in November 2024 for the change of use of

a dwelling to a care home facility for up to two adults (Use Class C2) at 145 Pinewood Park in Farnborough (ref. 24/00547/FUL).

Policy DE6: Open Space, Sport and Recreation

- 9.11 The Council is currently preparing a new Open Space, Sport and Recreation Study and Playing Pitch Strategy which will audit all facilities across the Borough and then assess what facilities will be needed looking forward. It is anticipated that both evidence documents will be published in 2025.

Policy DE7: Playing Fields and Ancillary Facilities

- 9.12 The Council is currently preparing a new Open Space, Sport and Recreation Study and Playing Pitch Strategy which will audit all facilities across the Borough and then assess what facilities will be needed looking forward. It is anticipated that both evidence documents will be published in 2025.

Policy DE8: Indoor and Built Sport and Recreation Facilities

- 9.13 The Council is currently preparing a new Open Space, Sport and Recreation Study and Playing Pitch Strategy which will audit all facilities across the Borough and then assess what facilities will be needed looking forward. It is anticipated that both evidence documents will be published in 2025.

Policy DE9: Advertisements

- 9.14 During the monitoring year, 22 advertisement applications received advertisement consent.

Policy DE10: Pollution

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

Policy DE11: Development on Residential Gardens

- 9.17 The National Planning Policy Framework (NPPF; December 2024, para. 75 and Annex 2) excludes private residential gardens from the definition of previously developed land and states that local plans 'should consider the case for setting out policies to resist inappropriate development of residential gardens'. Policy DE11 seeks to prevent the inappropriate development of garden land but does not preclude the development of residential gardens. Proposals for development on

residential gardens in Rushmoor tend to be on sites which are located within the defined urban area where residential development is considered acceptable, provided that it is appropriate to the character of the area and satisfies the relevant policies of the Local Plan.

- 9.18 During the monitoring year, no planning applications were refused because they failed to comply with Policy DE11.

10. Meeting Local Needs

Policy LN1: Housing Mix

Housing Completions

- 10.1 The National Planning Practice Guidance (NPPG, Housing for Older and Disabled People; para. 016a, ref. ID: 63-016a-20190626) states that plan-making authorities ‘need to count housing provided for older people against their housing requirement’. In its guidance on how to calculate a five-year housing land supply, it further highlights that local planning authorities ‘need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply’ (Housing Supply and Delivery; para. 026, ref. ID: 68-035-20190722). C2 uses are comprised of residential institutions, such as residential care homes and nursing homes.
- 10.2 The NPPG (Housing Supply and Delivery; para. 025, ref. ID: 68-034-20190722) also states that ‘all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority’s housing land supply’.
- 10.3 In line with the NPPG guidance on counting housing for older people in C2 use and student housing within the housing land supply, the Council has reviewed completions of such accommodation since the start of the Local Plan period and updated Rushmoor’s dwelling completions data accordingly, as set out in Table 8 below.

Table 8: Housing Completions in Rushmoor (adjusted to include housing for older people in C2 use and student accommodation)

Year	Dwelling Completions (net)	C2 Bed Space Completions (net)	Equivalent Number of C3 Dwellings from C2s (net)	Student Bed Space Completions (net)	Equivalent Number of C3 Dwellings from Students (net)	Total Housing Completions
2014-2015	299	0	0	0	0	299
2015-2016	173	0	0	0	0	173
2016-2017	364	90	47	0	0	411
2017-2018	450	0	0	0	0	450
2018-2019	303	-9	-5	0	0	298
2019-2020	730	-11	-6	0	0	724
2020-2021	225	-40	-21	0	0	204
2021-2022	426	0	0	0	0	426
2022-2023	367	0	0	0	0	367
2023-2024	436	75	36	0	0	472
2024-2025	501	58	28	128	64	593
Total	4,274	163	79	128	64	4,417

- 10.4 In determining the level of housing contribution that C2 uses and student accommodation make to housing land supply, the Council recognises that an individual bed space may not necessarily replace an individual unit of C3 accommodation. For residential institutions, the NPPG (Housing for Older

and Disabled People; para. 016a, ref. ID: 63-016a-20190626) states that ‘to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data’. The 2011 Census estimated that there were 70,091 adults (aged 16 or over) within 36,340 households in Rushmoor. This provides a ratio of 1.9 adults per household. The 2021 Census estimated that there were 80,871 adults (aged 16 or over) within 39,300 households in Rushmoor. This provides a ratio of 2.1 adults per household. For the 2014-2021 monitoring years, the number of dwellings generated by accommodation in C2 use can be derived by dividing the number of bed spaces by 1.9, and for the 2021-2025 monitoring years it can be derived by dividing the number of bed spaces by 2.1.

- 10.5 For student accommodation, the NPPG (Housing Supply and Delivery; para. 025, ref. ID: 68-034-20190722) states that authorities ‘need to base their calculations on the average number of students living in student-only accommodation, using the published census data’. The 2011 Census estimated that there were 268 students aged 18 or over within 131 student-only households in Rushmoor, which provides a ratio of two students per household. The 2021 Census estimated that there were 220 students aged 18 or over within 109 student-only households in Rushmoor, which also provides a ratio of two students per household. The number of dwellings generated by student accommodation can therefore be derived by dividing the number of bed spaces by 2.0.
- 10.6 During the monitoring year, 505 dwellings were completed. There were four losses, resulting in a net gain of 501 dwellings. In addition, 58 C2 bed spaces were completed, equivalent to 28 C3 dwellings, and 128 student bed spaces were completed, equivalent to 64 dwellings, bringing the final housing completion figure for 2024-25 to 593 dwellings.
- 10.7 The minimum annual local housing need figure is calculated using the standard methodology for assessing housing need, which was first introduced in July 2018. The figure forms the basis of the government’s Housing Delivery Test, which is a percentage measurement of the number of net new homes delivered against the number of homes required within an area over a rolling three-year period and undertaken annually by the Ministry of Housing, Communities and Local Government (MHCLG). The results of the Housing Delivery Test for the period 2020-2023 were published in December 2024. The Test found that Rushmoor had delivered 147% of the homes required for the period April 2020-March 2023.

Housing Mix (market dwellings)

- 10.8 The majority of market dwellings delivered during the monitoring year were one- and two-bed properties. Whilst the proportion of homes delivered with three bedrooms and four or more bedrooms is less than that ‘recommended’ within the Local Plan, it should be noted that the recommended mix relates to the delivery of market housing within the housing market area (HMA) of Hart, Rushmoor and Surrey Heath across the Local Plan period rather than delivery in Rushmoor for each monitoring year.

Table 9: Housing Mix (market dwellings)				
Year	Unit Size	Number of Units (gross)	Proportion	HMA Recommended Mix of Market Homes (2014-2032)
2024-2025	1-bed	114	28%	7%
	2-bed	170	42%	28%
	3-bed	79	19%	44%
	4-bed +	45	11%	21%

Self-Build and Custom Housebuilding

- 10.9 The Self-Build and Custom Housebuilding Act 2015 places a duty on local authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects. The Act also imposes a duty upon local authorities to grant suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area, as evidenced by an authority's self-build and custom housebuilding register. The Council maintains a self-build and custom housebuilding register.
- 10.10 The period for monitoring demand for self-build and custom housebuilding is the period from 31st October to 30th October, and local authorities must grant a sufficient number of development permissions within the subsequent three-year period. Local authorities are also required to carry over any unmet demand on a cumulative basis.
- 10.11 As of 30th October 2024, the Council had received 276 eligible applications from individuals for entry to the Self-Build and Custom Housebuilding Register. One additional eligible individual application was received up to 31st March 2025. There are currently no associations of individuals registered.
- 10.12 The Council had received 241 eligible applications as of 30th October 2021 and was required to grant an equivalent number of permissions for self-build and/or custom-build plots/dwellings between 31st October 2016 and 30th October 2024. Planning records indicate that 81 planning applications for single dwellings were granted permission within this period and that fifteen were likely to be self-build or custom-build projects. In addition, outline planning permission was granted in May 2020 at Blandford House and Malta Barracks in Aldershot for up to 180 dwellings, including eight plots for self-build and/or custom-build dwellings (ref. 17/00914/OUTPP, see Policy SP10).

Policy LN2: Affordable Housing

Affordable Dwelling Completions

- 10.13 There were 97 affordable dwellings completed in 2024-25, comprising 19% of all net new dwellings delivered during the monitoring year. No affordable dwellings were demolished. Table 10 sets out affordable housing completions since the start of the Local Plan period.

Table 10: Affordable Dwelling Completions			
Monitoring Year	Affordable Dwellings Completed (gross)	Affordable Dwellings Demolished	Affordable Dwellings Completed (net)
2014-2015	165	55	110
2015-2016	15	87	-72
2016-2017	103	0	103
2017-2018	238	0	238
2018-2019	146	0	146
2019-2020	121	52	69
2020-2021	81	0	81
2021-2022	200	0	200
2022-2023	108	0	108
2023-2024	117	24	93

Table 10: Affordable Dwelling Completions			
Monitoring Year	Affordable Dwellings Completed (gross)	Affordable Dwellings Demolished	Affordable Dwellings Completed (net)
2024-2025	97	0	97
Total	1,391	218	1,173

Housing Mix (affordable dwellings)

- 10.14 The majority of affordable dwellings delivered during the monitoring year were two-bed properties. Whilst the proportion of dwellings delivered with three or more bedrooms is less than that 'recommended' within the Local Plan, it should be noted that the recommended mix relates to the delivery of affordable housing within the housing market area (HMA) of Hart, Rushmoor and Surrey Heath across the Local Plan period rather than delivery in Rushmoor for each monitoring year.

Table 11: Housing Mix (affordable dwellings)				
	Unit Size	Number of Units (gross)	Proportion	HMA Recommended Mix of Affordable Homes (2014-2032)
2024-2025	1-bed	38	39%	30%
	2-bed	42	43%	30-40%
	3-bed +	17	18% (4-bed: 1%)	30% (10% sought as 4-bed units)

Policy LN3: Gypsies, Travellers and Travelling Showpeople

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

Table 12: Status of Travelling Showpeople Site Allocations					
Policy	Site	Planning Application Reference	Number of Plots	Development Commenced?	Development Complete?
LN3.1	Peabody Road Car Park	18/00142/FULPP	1	Yes	Yes
LN3.2	Land at Hawley Lane South, Farnborough	--	-	-	-

- 10.17 There are no permanent authorised Gypsy and Traveller sites in Rushmoor, and historically there have been few visits by Travellers to the Borough. The Ministry of Housing, Communities and Local Government (MHCLG) publishes twice-yearly counts of caravans on Traveller sites, and the Council refers to the MHCLG snapshot count only for information and context purposes. However, some figures are imputed, and there may be discrepancies with the Rushmoor entries in the published table. The latest available data derives from January 2025, when three caravans were recorded on land owned by Travellers (unauthorised developments).
- 10.18 If there are short-term unauthorised encampments and the Council is notified or directly involved, a record is kept. For the 2024-25 monitoring year, nine encampments were recorded on Council, private or MoD land.

Policy LN4: Specialist and Supported Accommodation

- 10.19 Planning permission was granted in June 2024 at 112 Farnborough Road in Farnborough for the change of use from a guest house (Use Class C1) to supported accommodation (Use Class C2) (ref. 24/00260/FULPP).
- 10.20 Planning permission was granted in November 2024 at 145 Pinewood Park in Farnborough for the change of use from a residential dwelling (Use Class C3) to a care home facility (Use Class C2) for up to two adults (ref. 24/00547/FUL).

Policy LN5: Neighbourhood Deprivation Strategy

- 10.21 The 2019 English Indices of Deprivation were published in September 2019. The 2019 Index of Multiple Deprivation (IMD) combines a number of indicators chosen to cover a range of economic, social and housing issues into a single deprivation score for each small area in England. The Indices of Deprivation have been produced at Lower-Layer Super Output Area (LSOA) level. There are 32,844 LSOAs in England, with 58 in Rushmoor.
- 10.22 According to the latest data, Rushmoor has three small areas of multiple deprivation, whereby three LSOAs are in the 20% most deprived in the country. These LSOAs are located within Cherrywood, Aldershot Park and Wellington wards.
- 10.23 In terms of other areas, eleven LSOAs are in the 40% most deprived, twelve LSOAs are in the middle 20%, fourteen LSOAs are in the 40% least deprived and eighteen LSOAs are in the 20% least deprived areas in the country. Part of Cove and Southwood ward (LSOA 93) is the eighth least deprived area in England (ranked 32,837).
- 10.24 The Council is involved in projects to improve quality of life within the Borough's communities through targeted improvement interventions. For example, the redevelopment of the North Town Estate in Aldershot, formerly one of the Borough's most deprived areas, is a joint project between VIVID (formerly First Wessex Housing Association) and the Council and involves the replacement of 471 dwellings with 471 up-to-date homes of various types (ref. 09/00431/FULPP) and a further 226 dwellings being delivered in a further phase (ref. 13/00081/FULPP). Planning permission was granted in January 2024 (ref. 22/00282/FULPP) to amend Phase 5 of the development permitted under 09/00431/FULPP to increase the number of residential dwellings from 26 to 30, bringing the total to 475 dwellings. As of 31st March 2025, 671 dwellings have been completed, with the remaining 30 dwellings under construction.

Policy LN6: Local Neighbourhood Facilities

- 10.25 In addition to the retail facilities provided within Aldershot and Farnborough town centres and North Camp District Centre, there are a range of smaller shopping parades and individual retail units that provide access to a valuable range of day-to-day facilities for residents in the Borough, from individual convenience units to larger shopping parades.
- 10.26 The Council monitors the occupation of local neighbourhood facilities, and the proportion of retail and non-retail uses to monitor how they are functioning.
- 10.27 As noted above, the Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 came into effect on 1st September 2020 and made significant changes to the system of planning use classes by reclassifying certain uses of land and property. This included the incorporation of A1 retail uses within the new Class E (commercial, business and service use). For consistency with Policy LN6 of the Local Plan, the Council continues to monitor uses according to the use classes which were in effect at the date of the adoption of the Local Plan. However, uses are also monitored in accordance with the new use classes which came into effect from September 2020. Whilst local neighbourhood facilities will be expected to retail about 50% of uses within retail use to ensure that there is not an over-concentration of non-retail uses, Policy LN6 will be applied flexibly to take account of the scale and mix of uses in individual local neighbourhood facilities and to ensure that they provide for a range of goods and services. The table below summarises the proportion of retail uses (former A1 use) and non-retail uses (former non-A1 uses), as well as the proportion of uses that fall within and outside the new Class E use class within the local neighbourhood facilities in November and December 2024.

Table 13: Profile of Local Neighbourhood Facilities (November/December 2024)							
Town	Local Centre	Number of Units	% A1 Use	% Non-A1 Use	% E Uses	% Non-E Uses	% Vacant
Aldershot	Andover Way	2	50%	50%	50%	50%	0%
	Ash Road	6	33%	67%	67%	33%	0%
	Church Road	4	100%	0%	100%	0%	0%
	Lower Farnham Road	4	75%	25%	75%	25%	0%
	North Lane	14	50%	50%	71%	29%	0%
Aldershot Total		30	57%	43%	73%	27%	0%
Farnborough	Chapel Lane	5	80%	20%	80%	20%	0%
	Churchill Crescent	4	75%	25%	75%	25%	0%
	Cove Road	17	59%	41%	94%	6%	0%
	Farnborough Road	7	43%	57%	43%	57%	0%
	Farnborough Road (opposite The Swan)	5	40%	60%	100%	0%	0%
	Fernhill Road	10	60%	40%	70%	30%	0%
	Giffard Drive	6	50%	50%	67%	33%	0%
	Medway Drive	5	60%	40%	100%	0%	40%
	Southwood	1	100%	0%	100%	0%	0%
	St John's Road	1	100%	0%	100%	0%	0%
	Whetstone Road	4	25%	75%	50%	50%	0%
	Woburn Avenue	1	100%	0%	100%	0%	0%
Farnborough Total		66	58%	42%	79%	21%	3%
Rushmoor Total		96	57%	43%	77%	23%	2%

Policy LN7: Retail Impact Assessments

- 10.28 No planning applications which would require a retail impact assessment to be submitted were received during the monitoring year.

Policy LN8: Public Houses

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

11. Creating Prosperous Communities

Policy PC1: Economic Growth and Investment

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

Table 14: Employment Floorspace Completed and Lost			
Monitoring Year	New Employment Floorspace Completed (sq. m)	Employment Floorspace Lost (sq. m)	Net Gain or Loss of Employment Floorspace (sq. m)
2024-2025	187	17,735	-17,548

- 11.3 During the monitoring year, 187 square metres of B1-B8 employment floorspace was completed (Cove Business Centre, to the Rear of 26-54 Cove Road, in Farnborough, ref. 20/00856/FULPP), whilst 17,735 square metres of comparable floorspace was lost. There was therefore a net loss of 17,548 square metres of floorspace. The majority of lost floorspace (14,131 sq. m) can be attributed to the commencing of development at Discovery Place in Farnborough (ref. 22/00849/FULPP), which involved the demolition of existing office buildings prior to the construction of a new building of 13,592 square metres for light-industrial, general-industrial, and storage-and-distribution uses.

Policy PC2: Strategic Employment Sites

- 11.4 In 2024-25, two planning applications to provide additional B-class employment floorspace were granted permission within the designated strategic employment sites.
- 11.5 Outline planning permission was granted in May 2024 at the site of Building 4.2 and Building 4.3 at Frimley Business Park in Frimley for the demolition of all existing structures and the erection of two buildings for flexible use within use classes B2, B8 and E(g) (ref. 24/00063/OUT). Development has yet to commence and no reserved matters applications have been received as of 31st March 2025.
- 11.6 Planning permission was also granted in June 2024 at 102-120 North Lane in Aldershot (within the East Aldershot Industrial Cluster) for the erection of a warehouse extension of 138 square metres to replace a container and external storage (ref. 24/00225/FULPP).
- 11.7 In addition to the two planning applications granted permission for additional B-class employment floorspace, planning permission was granted in August 2024 at the Royal Pavilion in Aldershot for the change of use of the building from office use to a private healthcare, diagnostics and wellness facility (a sui generis use within use classes E(e) and C2) (ref. 23/00852/FULPP). The development

had yet to commence as of 31st March 2025. The Council's Development Management Committee resolved to grant planning permission in May 2025 (within the subsequent monitoring year) for an amended scheme involving a change in the mix of uses, subject to the completion of a satisfactory s106 legal agreement (ref. 24/00634/FULPP).

Policy PC3: Locally Important Employment Sites

- 11.8 No planning applications for additional B-class employment floorspace were granted permission within the designated locally important employment sites during the monitoring year.
- 11.9 However, planning permission was granted in September 2024 at Unit 1, 106 Hawley Lane in Farnborough (part of Hawley Lane East) for the change of use of the site from light-industrial/office use (Use Class E) to a builders' merchant (a sui generis use) for the display, sale and storage of building supplies (ref. 24/00460/FULPP). Planning permission was also granted in December 2024 at Unit 4 on the Manor Park Industrial Estate in Wyndham Street in Aldershot for the removal of Condition 11 of planning permission RSH 0419/2 (dated 3rd March 1986) to allow the change of use of the premises from light-industrial use to a cheerleading training space (Use Class E(d)) (ref. 24/00646/REVPP). Both developments were complete as of 31st March 2025.

Policy PC4: Farnborough Business Park

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

Policy PC5: Cody Technology Park

- 11.11 The Council received one planning application relating to this policy during the monitoring year.
- 25/00148/FULPP: A1 Building, Cody Technology Park, Farnborough
External alterations to the front and rear façade, including new entrance canopy and replacement curtain walling systems alongside new plant screening at roof level and associated works. Planning permission was granted in June 2025 (within the subsequent monitoring year).

Policy PC6: Aldershot Industrial Cluster

- 11.12 The Council received three applications relating to this policy during the monitoring year:
- 24/00225/FULPP: 102-120 North Lane, Aldershot
Erection of a new attached warehouse to replace container and external storage. Planning permission was granted in June 2024.
 - 24/00320/NMAPP: World Wide Carpets Ltd, Eastern Road, Aldershot
Non-material amendment to planning permission 23/00206/FULPP to permit replacement of external cladding with dark grey render, alteration to internal arrangement of offices and retail units with area of each use to remain as approved, and minor alteration to doors and windows to accommodate internal changes. The application was approved in June 2024.
 - 25/00102/PDC: Unit 9, Pegasus Court, North Lane, Aldershot
Certificate of Lawfulness for Proposed Use: use of the premises as a car repair workshop (Use Class B2). The proposed use was deemed to be lawful in April 2025 (within the subsequent monitoring year), as the existing use of the site was determined to be in B2 use.

Policy PC7: Hawley Lane South

11.13 The Council received one planning application relating to this policy during the monitoring year:

- 24/00702/OUT: Land at Former Jubilee Social Club, 101 Hawley Lane, Farnborough
Outline planning application (with appearance and landscaping reserved matters) for the erection of new commercial units (use classes E(g) (iii), B2 and B8), together with associated access and parking. The Council's Development Management Committee resolved to grant planning permission in April 2025 (within the subsequent monitoring year), subject to the completion of a satisfactory s106 legal agreement.

Policy PC8: Skills, Training and Employment

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

- 23/00729/HCC: Proposed Primary School on Land South of Alison's Road, Wellesley, Aldershot
HCC Consultation: for construction of a new two-form entry, 420-pupil-place primary school

12. Managing the Natural Environment

Policy NE1: Thames Basin Heaths Special Protection Area

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

Table 15: SPA Designations in Rushmoor			
Designation	Name of Site	Reason for Designation	Area
SPA	Thames Basin Heaths	Internationally important populations of Nightjar, Woodlark and Dartford Warbler	450.68 ha

Policy NE2: Green Infrastructure

- 12.3 The Local Plan aims to improve and enhance the green infrastructure within Rushmoor. The Council adopted a Green Infrastructure Strategy in July 2022 which sets out how it will work with others to protect and enhance the Borough's green infrastructure and identifies twelve projects that the Council will work on up to 2032. The Green Infrastructure Strategy is available to view at www.rushmoor.gov.uk/planning-and-building-control/planning-policies/green-infrastructure-strategy/.

Policy NE3: Trees and Landscaping

- 12.4 The Council approved 95 applications for works to trees protected by Tree Preservation Orders during the monitoring year. In addition, four applications were part allowed and part refused (a split decision), and one application was refused.
- 12.5 The Council also approved 34 applications for works to trees located within conservation areas; two applications were refused.
- 12.6 Policy NE3 was referenced within one planning appeal decision during the monitoring year:
- 24/00001/NONDET: ASDA, Westmead, Farnborough
Proposed click and collect facility, construction of new access and exit routes, landscaping and associated works. The appeal was dismissed in September 2024.
- 12.7 The Council served and/or confirmed five Tree Preservation Orders (TPOs) during the monitoring year:
- TPO 485 (Trees at St Mark's Close, Farnborough) was served in April 2024 and confirmed in May 2024.
 - TPO 486 (Trees at Anglesey Lodge and Anglesey House, Aldershot) was served in April 2024 and confirmed in July 2024.

- TPO 487 (Trees at Neelam Court, Osbourne Road and Telephone Exchange, Farnborough) was served in February 2025 and confirmed in April 2025. The TPO protects trees that were previously located within the South Farnborough Conservation Area but which would otherwise no longer be protected after the conservation area boundary change.
- TPO 488 (Trees at Ettrick Court, Farnborough) was served in February 2025 and confirmed in April 2025. The TPO protects trees that were previously located within the South Farnborough Conservation Area but which would otherwise no longer be protected after the conservation area boundary change.
- TPO 489 (Tree at 153 Rectory Road, Farnborough) was served in February 2025 and confirmed in April 2025.

12.8 The Council did not vary any Tree Preservation Orders (TPOs) during the monitoring year.

12.9 Further information on the Tree Preservation Orders in force in Rushmoor is available at www.rushmoor.gov.uk/tpo.

Policy NE4: Biodiversity

12.10 Unless certain exemptions apply, all major developments, as defined by Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, granted planning permission since 12th February 2024 and all non-major developments granted planning permission since 2nd April 2024 are required to provide a minimum of 10% biodiversity net gain in line with the requirements of the Environment Act 2021.

Policy NE5: Countryside

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

- 24/00649/REVPP: Blandford House and Malta Barracks, Shoe Lane, Aldershot
Variation of Condition 2 (Approved Plans) of Reserved Matters Permission ref: 22/00138/REMPP dated 20/01/2023 (part approval of reserved matters for the erection of 76 dwellings (RMA 2), including internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing buildings and hardstanding, pursuant to Condition 3 (1-24) of hybrid outline planning permission 17/00914/OUTPP dated 15th May 2020) to allow for a revised affordable housing layout plan
- 24/00661/REMPP: Blandford House and Malta Barracks, Shoe Lane, Aldershot
Part approval of reserved matters for the development of 83 dwellings (final phase RMA), including the conversion of Blandford House (into five apartments) and the retention of two existing dwellings, including internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing buildings and hardstanding, pursuant to Condition 3 (1-24) of hybrid outline planning permission 17/00914/OUTPP dated 15th May 2020

Policy NE6: Managing Fluvial Flood Risk

- 12.12 No new dwellings were permitted within Flood Zone 3 during the monitoring year.
- 12.13 Whilst there were no new dwellings permitted within Flood Zone 2 during the monitoring year, one planning application was permitted, having regard to Policy NE6:
- 25/00049/FUL: 58 Glebe Road, Farnborough
Erection of a single-storey front, side and rear extension and erection of outbuilding

Policy NE7: Areas at Risk of Surface Water Flooding

- 12.14 No planning applications for major development in areas at risk of surface water flooding were consented during the monitoring year. However, one planning application for minor development was granted planning permission:
- 24/00429/FULPP: Garages to the Rear of 13 to 23 Ash Road, Aldershot
Erection of a pair of two-storey semi-detached three-bedroom dwellings with continued use of existing vehicular access to Ash Road between numbers 19 and 21 Ash Road following the demolition of twelve garages and an old derelict cottage
- 12.15 Two applications for householder development were also approved.

Policy NE8: Sustainable Drainage Systems

- 12.16 The implementation of integrated and maintainable Sustainable Drainage Systems (SuDs) is required for development in all flood zones for both brownfield and greenfield sites. During the monitoring year, three major applications were assessed against Policy NE8, with satisfactory SuDs submitted and approved. One minor planning application was assessed against Policy NE8, with a condition added to submit details of a surface water and foul water drainage scheme before construction takes place. Policy NE8 was not referenced within any planning appeal decisions

Policy NE9: Surface Water Flooding at Farnborough Airport

- 12.17 No planning applications for development within the Farnborough Airport Planning Policy Boundary were approved during the monitoring year.

13. Five-Year Housing Land Supply

- 13.1 The National Planning Policy Framework (NPPF; December 2024, para. 78) requires local planning authorities to identify and update annually a supply of specific deliverable sites which are sufficient to provide five years' worth of supply against housing requirements set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old.
- 13.2 Rushmoor's latest five-year housing land supply position for the period 2024-2029 is set out within a separate paper. Using evidence from the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (December 2024), it concludes that Rushmoor has a housing land supply of 11.2 years for the period. This is derived from the following:
- Deliverable housing land identified to support 2,981 net new dwellings
 - As of 1st April 2024, the minimum annual local housing need figure for Rushmoor, as calculated using the standard method, is 265 dwellings per annum²
- 13.3 The five-year housing land supply paper for the period 2024-2029 is available to view at www.rushmoor.gov.uk/article/11452/Monitoring-evidence, whilst the SHELAA (December 2024) is available at www.rushmoor.gov.uk/shlaa.

² Note that the five-year housing land supply paper was published in December 2024 prior to the publication of the updated NPPF by the government in December 2024 and therefore uses the standard method in place at that time to calculate the minimum annual local housing need figure for Rushmoor.

14. Neighbourhood Planning

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

15. Duty to Cooperate

- 15.1 The Duty to Cooperate places a legal duty on local planning authorities and county councils in England and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross-boundary matters.
- 15.2 It is a requirement of the AMR to report on what actions have been taken when a local planning authority has co-operated with another local planning authority, county council or a prescribed body. In addition, the NPPF requires strategic policy-making authorities to prepare and maintain a Statement of Common Ground, documenting the cross-boundary matters being addressed and progress in co-operating to address these.
- 15.3 Rushmoor Borough Council undertakes a process of continuous co-operation and engagement with neighbouring authorities on strategic planning work in relation to cross-boundary issues.
- 15.4 The key strategic cross-boundary issues that have been identified with other relevant bodies are:
- Housing (including traveller site provision);
 - Employment and economic development;
 - The natural environment (including the Thames Basin Heaths Special Protection Area);
 - Climate change, water supply and waste;
 - Flooding;
 - Transport; and
 - Healthcare provision.
- 15.5 Since the adoption of the Rushmoor Local Plan (February 2019), the Council has continued to engage with neighbouring authorities on any issues which arise whilst they prepare their local plans. The Council has continued to engage actively with neighbouring authorities on cross-boundary issues, as demonstrated below:
- Duty to Cooperate meeting with Hart and Surrey Heath officers in July 2021
 - Response to letter from Surrey Heath regarding unmet housing need in December 2021
 - Meeting with Bracknell Forest regarding local plan transport modelling in March 2022
 - Meeting with Hart and Surrey Heath to explore existing and potential SANG capacity, and to identify future SANG needs and opportunities to share SANG capacity to support the delivery of existing and emerging local plans in July 2022
 - Letter sent to all Duty to Cooperate bodies regarding the review of the Rushmoor Local Plan in September 2023
 - Meeting with Waverley regarding the review of the Rushmoor Local Plan in September 2023
 - Meeting with National Highways regarding the review of the Rushmoor Local Plan in October 2023
 - Meeting with Hart and Surrey Heath on various strategic matters in December 2023
 - Statement of Common Ground with Surrey Heath Borough Council June 2024
 - Letter received regarding Surrey Heath Borough Council Gypsy and Traveller needs (Councillor engagement) July 24
 - Letter received regarding Epsom and Ewell housing needs July 2024

- 15.6 In addition, the Council has responded to a number of consultations from neighbouring authorities on their local plans.