



Statement of Common Ground

as agreed between

Hart District Council

and

Rushmoor Borough Council

June 2026

In respect of the emerging Hart Local Plan 2044 and the emerging Aldershot and Farnborough (Rushmoor Borough) Local Plan

1 Purpose & Background

Hart District Council (HDC) is currently developing a new Local Plan for the District (Hart Local Plan 2044, the 'Plan'), which will replace the Hart Local Plan Strategy and Sites 2032 adopted in April 2020 and saved policies from the Hart District Local Plan (Replacement) 1996-2006.

Rushmoor Borough Council (RBC) are currently preparing their Aldershot and Farnborough (Rushmoor Borough) Local Plan to replace the current Rushmoor Local Plan adopted in February 2019.

HDC and RBC are relevant stakeholders for the purposes of the respective Local Plan of the other, as a neighbouring local authority.

The two Local Authorities, along with Basingstoke and Deane Borough Council, will form part of a new North Hampshire Unitary Authority following Local Government Reorganisation from April 2028. The two authorities have a strong track record of working together on cross boundary issues such as Suitable Alternative Natural Green Space (SANG) provision, as well as on producing a number of past joint Local Plan evidence pieces.

This Statement of Common Ground (SoCG) sets out the position of the Councils to date and has regard to strategic matters in relation to their respective Local Plans, including areas of agreement, areas for ongoing discussion, and how strategic matters between HDC and RBC are being addressed throughout the plan-making process.

The SoCG has been prepared in accordance with draft policies PM10 on Maintaining cooperation between plan-making authorities and PM11 on Demonstrating cooperation between plan-making authorities of the draft National Planning Policy Framework 2025. It also follows SoCG guidance prepared by the Planning Advisory Services (PAS).

2 List of Parties involved

- Hart District Council
- Rushmoor Borough Council

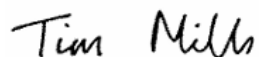
3 Signatories

We confirm that the information in this statement and documents referred to therein reflect the joint working undertaken and agreements made to date between HDC and RBC, in relation to the Hart Local Plan 2044, and Aldershot and Farnborough (Rushmoor Borough) Local Plan.

Rushmoor Borough Council

Tim Mills

Executive Head of Property and Growth



8th July 2026

Hart District Council

Daniel Hawes

Planning Policy and Economic Development Manager



17th June 2026

4 Strategic Geography

The Hart Local Plan 2044 will apply to the geographical area of Hart District and provide a long-term planning framework from 2026 to 2044. The Aldershot and Farnborough (Rushmoor Borough) Local Plan will apply to the geographical area of Rushmoor Borough. Appendix A provides a map of the plan areas which together constitute the strategic geography covered by this Statement of Common Ground.

In April 2028, HDC, along with Basingstoke and Deane Council and RBC, will be replaced by a single unitary North Hampshire Council. Once adopted, the Hart Local Plan 2044 will apply to the current Hart District area, and the Aldershot and Farnborough (Rushmoor Borough) Local Plan will apply to the current Rushmoor Borough area, within the larger North Hampshire area, until such time as the North Hampshire Council prepares a new local plan.

5 Strategic Matters

5.1 Areas of Agreement

Strategic Matter	Hart District Council Position	Rushmoor Borough Council Position	Record of Agreement (incl. date)
Addressing Local Housing Need (LHN) i.e. the need for homes calculated using the Government's standard method.	HDC's current LHN is 804 homes per annum. HDC are currently in the process of producing a Land Availability Assessment (LAA) which will provide evidence on housing land supply and site options for plan-making.	RBC's current LHN is 612 homes per annum. RBC are currently in the process of producing a Land Availability Assessment (LAA). Early indications are that the LAA will not identify sufficient sites/supply to meet Rushmoor's LHN. RBC will be conducting an Urban Capacity Study to try and identify additional opportunities for residential development. The aim is to have draft results late 2026/early 2027.	HDC and RBC agree that • housing need is a relevant strategic matter • both authorities will work positively to address their respective LHN • both authorities will update each other on evolving positions, including an understanding of the extent of potential unmet need on which cross-boundary assistance may be sought. • If RBC do have an unmet housing need, they will approach all neighbouring areas for assistance including HDC.
Strategic Cooperation on Local Plan evidence production	HDC are currently in the process of producing Local Plan evidence, including a LAA and HEDNA, and are looking to commence work on a Strategic Transport Assessment (STA).	RBC are currently in the process of producing a LAA and of procuring other Local Plan evidence including an Urban Capacity Study, HEDNA and STA.	HDC and RBC agree to cooperate on sharing relevant information from their emerging Local Plan evidence to support both authorities' plan making. This includes emerging evidence with cross-boundary relevance on transport as well as housing, employment, and/or SANG need, supply and potential for unmet need. Such information

Strategic Matter	Hart District Council Position	Rushmoor Borough Council Position	Record of Agreement (incl. date)
			will be shared between the two authorities without undue delay as it becomes available. HDC and RBC agree to facilitate discussion between both local authorities' consultants during the process of preparing evidence with cross-boundary relevance.

5.2 Areas of Ongoing Discussion

Strategic Matter	Hart District Council Position	Rushmoor Borough Council Position	Implications of positions	Activities towards Agreement
Addressing Local Housing Need	Emerging LAA findings show that the identified sites for assessment have a total potential capacity above Local Housing Need, but this is subject to further assessment of suitability, availability and achievability, as well as consideration of district-wide development constraints including water supply. HDC is consulting on its 'Local Plan content and evidence', including a draft spatial strategy, in October 2026.	RBC is currently undertaking LAA work. Early indications are that it could identify a supply of around 5,000 homes. Depending on the plan period used by RBC, total LHN will be between 9,000 and 12,000 homes. An Urban Capacity Study may identify additional opportunities for new homes. If RBC cannot meet its own LHN it will ask its neighbouring authorities, including HDC, to assist in meeting those unmet housing needs.	HDC needs to understand the extent of RBC's potential unmet housing need that it will be asked to assist with, as this will potentially impact choices that HDC will need to make in its Local Plan.	Both authorities will continue to work towards the finalisation of their LAA work. RBC will also produce Urban Capacity Study evidence. The two authorities will update each other on their evolving positions prior to the Hart Local Plan consultation in October, including scheduling a cooperation meeting in September 2026.
Employment	HDC is currently in the process of undertaking a HEDNA.	RBC is currently procuring a HEDNA.	The two authorities need to understand the employment needs arising from their HEDNA to ascertain if there are cross boundary employment requirements and impacts.	HDC and RBC will facilitate cooperation between their HEDNA consultants, instructing them to liaise where relevant, on cross-boundary issues including

Strategic Matter	Hart District Council Position	Rushmoor Borough Council Position	Implications of positions	Activities towards Agreement
				cumulative impact of growth.
Transport and other Infrastructure	HDC expects to undertake an STA once potential site options are emerging.	RBC intends to procure its STA over summer 2026. Not all of Rushmoor Borough is covered by the County Council's North Hampshire Transport Model.	The two authorities will need to produce their STA evidence to ascertain the cumulative impact on the road network. M3 Junction 4A was identified as a likely key cross-boundary issue.	HDC and RBC will facilitate cooperation between their transport consultants, where there may be potential for cumulative impact that needs to be considered in the two Local Plans.
SANG	HDC expects to be able to meet its own SANG requirements in terms of the quantum and location of SANG.	RBC will require additional SANG capacity to support its housing growth. Initial calculations suggest a shortfall equivalent to around three Southwood Country Park-scale SANGs. RBC is exploring SANG opportunities both within and beyond its boundary.	RBC 's need or help with SANG capacity could have implications for the Hart Local Plan if Hart is to provide SANG for developments in Rushmoor. Such SANG must be close to the boundary with RBC if it is to mitigate developments of 10 or more homes (sites of 1 to 9 homes can be mitigated by any SANG regardless of distance). Both authorities need to confirm SANG needs through LAA work. SANG	Both authorities will explore opportunities for SANG provision in their local authority area to support development where practicable to do so. The two authorities will explore their SANG needs through their LAA work. Both authorities will continue to engage in discussions on RBC's potential unmet SANG needs, which are subject to the

Strategic Matter	Hart District Council Position	Rushmoor Borough Council Position	Implications of positions	Activities towards Agreement
			requirements and likely supply of land to meet these requirements will impact housing and other development capacity.	outcome of emerging evidence.

6 Governance Arrangements & Review

Decisions on this SoCG will be managed and agreed through cooperation meetings, circulation of draft statements, signature of final statements, and circulation of proposed revisions where necessary, between designated officers of HDC and RBC.

HDC take responsibility for the drafting, updating, and circulation of this SoCG in cooperation with RBC. The two authorities will publish the SoCG on their website at appropriate points.

A SoCG is a live document. This SoCG will be drafted and reviewed by officers at appropriate points. These may include:

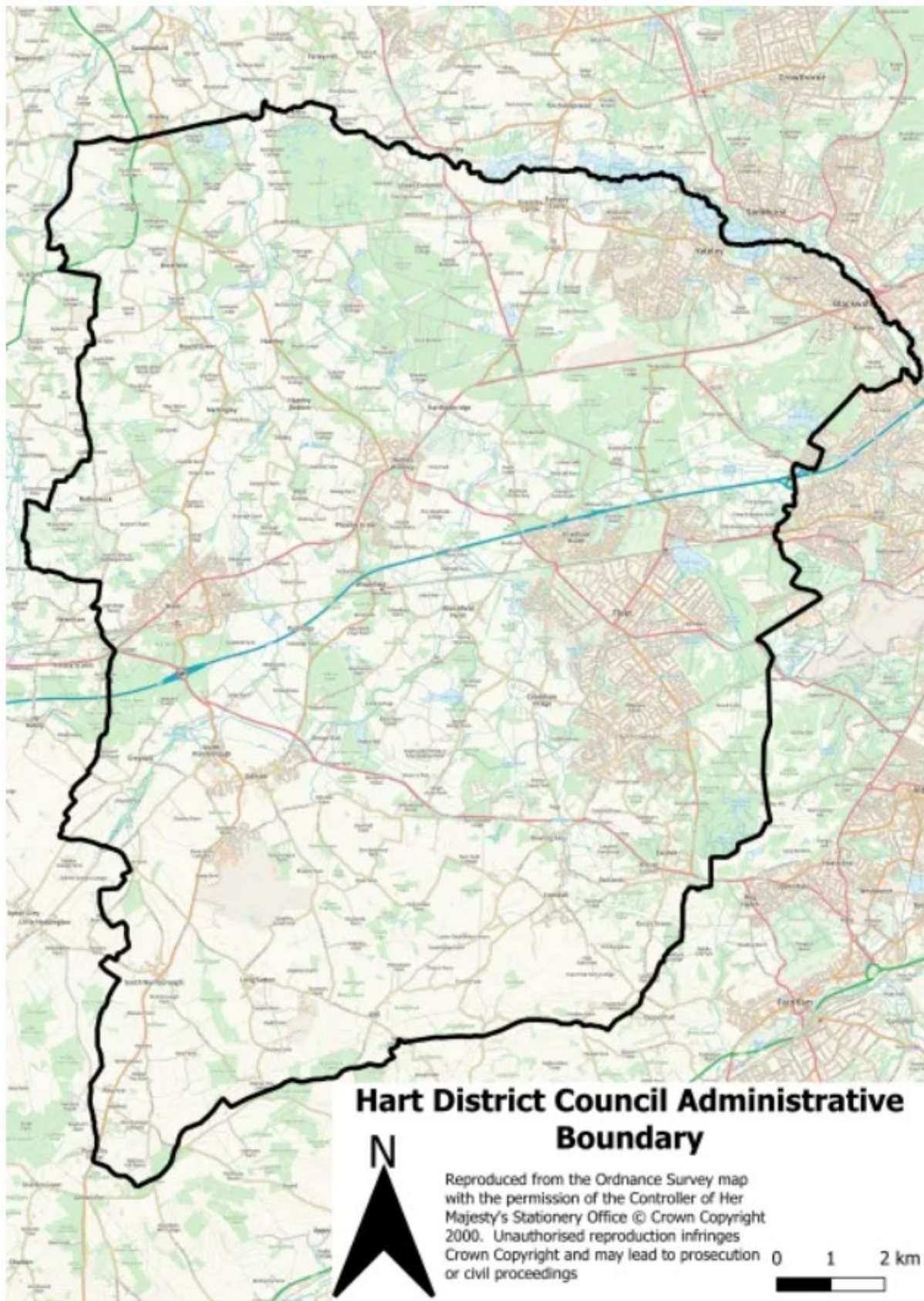
- Whenever agreement is reached on any outstanding matters, or
- Relevant new evidence becomes available, or
- At key milestones in progress towards addressing strategic matters, or
- At relevant key stages of the plan making process.

6. Record of / Timetable for Cooperation

Date	Stage	Form of Correspondence / Meeting	Matters for discussion
15.06.2026	Scoping	Online Meeting	Key cross boundary issues including in relation to housing, employment, transport/ infrastructure and SANG, the potential for unmet need, and potential associated cross-boundary impacts. Ongoing DtC engagement process and SoCG preparation.
17-19.06.2026	Scoping	Circulating, editing and signing of first SoCG, reflecting cooperation meeting on 15.06.2026	Same as above
Week commencing 31.08.2026	Preparation for Gateway 1 in September 2026	Online Meeting	Same as above

Appendix A - Strategic Geography

Geographical area to which the Hart Local Plan 2044 will relate:



Geographical area to which the Aldershot and Farnborough (Rushmoor Borough) Local Plan will relate:

