

HOUSING IMPLEMENTATION

Summary of position on Large and

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
HARD COMMITMENTS: LARGE SITES								
Land East of Murrell Hill Lane, South of Foxley Lane and North of September Cottage, Binfield (Hazelwood) (SALP SA3)	67 units (inc affordable)	<p>11/00682/OUT. Allowed on Appeal January 2013. (Reserved matters to be submitted within 3 years of approval. i.e. January 2016. Development to be begun no later than 2 years of approval of last reserved matters). Outline permission (including details of access) for the erection of 67 houses and associated open space, landscaping and parking with access from Foxley Lane.</p> <p>Reserved Matters 13/00784/REM. Approved 18 September 2014. (Development to be begun within 2 years, i.e. September 2016). Submission of details of layout, scale, appearance and landscaping for the erection of 67no. dwellings and associated open space, landscaping and parking with access from Foxley Lane, pursuant to outline planning permission 11/00682/OUT.</p> <p>15/01142/FUL. Approved 12th January 2016. Section 73 application for the removal of condition 20 (requirement of a Post Construction Review Report) in relation to planning permission 13/00784/REM for the submission of details of layout, scale, appearance and landscaping for the erection of 67no. dwellings and associated open space, landscaping and parking with access from Foxley Lane, pursuant to outline planning permission 11/00682/OUT.</p> <p>Building Regs: 14/18272/PTRFP</p> <p>Applications for conditions: 14/00032/COND (conditions 6, 9, 12, 13, 16, 17 & 18 of outline): details acceptable, 15th February 2015. 14/00056/COND (conditions 7, 14 & 15 of outline): details acceptable, 17th December 2015. 14/00152/COND (conditions 2, 9, 13, 16 & 17 of reserved matters): details acceptable, 17th December 2015. 15/00165/COND (condition 20 of reserved matters): pending consideration. 16/00235/COND Confirmation that all planning conditions, breaches and enforcement action imposed on planning permissions 11/00682/OUT and 13/00784/REM have been complied with. <i>Refused</i></p>	<p>Completed unilateral undertaking on outline secured contributions towards: - expansion/improvement of primary education facilities, - on-site open space, - mitigation of the Thames Basins Heath Special Protection Area, and - provision of 25% on-site affordable houses</p>	43 completions expected in 2016/17.	<p>Completions during 2015/16: 24 units. As at 30 Dec 2016: 14 units completed (Q1) 8 units completed (Q2) 21 units completed (Q3) site complete</p>	Site is acceptable as allocated through SALP (Policy SA3), and has outline and reserved matters approval.	Site being developed by Croudace Housing Ltd, and is completed. (Registered Providers for affordable provision).	<p>Housebuilder involved, and site is under construction, with 24 completions to date (Q4 2015/16). Units are being marketed through housebuilder website (April 2016).</p> <p>Infrastructure provision secured through s.106.</p> <p>February 2016 availability proforma: Response from Croudace (10.02.16). Remainder of completions in 2016/17. Build out rate of 52 per year.</p> <p>Phasing: as site is under construction, phase as per availability proforma. Phase remainder of completions (43 units) in 2016/17.</p>
Farley Hall, London Road, Binfield (Imperial Square) (SALP SA1)	73 units	<p>13/01072/OUT. Approved with Legal Agreement 12 September 2014. (Reserved matters to be submitted within 3 years of approval. i.e. September 2017. Development to be begun no later than 2 years of approval of last reserved matters). Erection of 67no. two bedroom apartments, 6no. 1-bed apartments in 2no. three/four-storey blocks.</p> <p>14/01010/REM. Approved 3 December 2014. (Development to be begun within 2 years, i.e. December 2016). Submission of details of appearance for the erection of 67no. two bedroom and 6no. 1 bedroom apartments in 2no. part three/part four-storey blocks pursuant to Outline Planning Permission 13/01072/OUT.</p> <p>Building Regs: 14/52263/DOMAC</p> <p>Application for conditions: 14/00143/COND (conditions 5, 6, 8, 10, 12, 14, 15, 19, 20, 21, 22, 23, 24, & 26 of outline): details acceptable, 30th April 2015. 14/00167/COND (conditions 16, 18, 27 & 28 of outline): details acceptable, 30th April 2015.</p>	<p>Completed s.106 secures contributions towards: - expansion/improvements of library facilities, - expansion/improvement of built sports facilities, - expansion/improvement of nursery & primary education facilities, - expansion/improvement of secondary education facilities, - expansion/improvement of SEN facilities, - expansion/improvements of youth facilities, - expansion/improvements of community facilities, - on-site open space and expansion/improvement of open space and or/outdoor recreational facilities, and - mitigation of the Thames Basins Heath Special Protection Area.</p>	73 completions expected in 2016/17.	<p>Completions during 2015/16: 0 units. As at 30 Dec 2016: 6 units completed (Q1) 31 units completed (Q2) 36 units completed (Q3) site complete</p>	Site is acceptable as allocated through SALP (Policy SA1), and has outline and reserved matters approval.	Site being developed by Shanly Homes, and is completed	<p>Housebuilder involved, and site is under construction. Units are being marketed through housebuilder website, with show home open (May 2016).</p> <p>Infrastructure provision secured through s.106.</p> <p>February 2016 availability proforma (resent April 2016): no response received.</p> <p>Phasing: as site is under construction, and being marketed, phase completions (73 units) in 2016/17.</p>

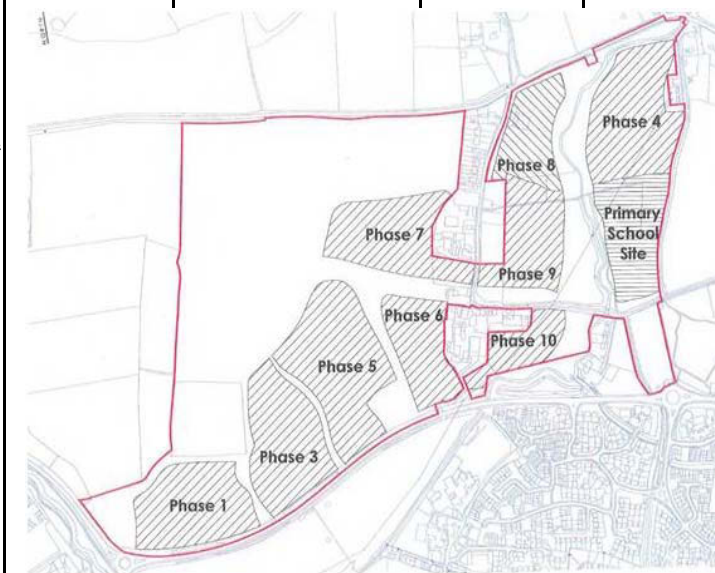
Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
Amen Corner North, Binfield (SALP SA6)	377 units (inc affordable) OSPV and SANG Primary School	14/00315/OUT. Approved with s.106 13 March 2015. (Reserved Matters to be submitted within 5 years of permission, i.e. March 2020. Development to be begun no later than 2 years of approval of last reserved matters). Outline planning application for up to 380 residential units, a 1 form entry primary school and associated accesses, open space, landscaping and Suitable Alternative Natural Greenspace (SANG) (means of access to be considered, all other matters reserved). Reserved matters 15/00872/REM. Approved 18 March 2016. Submission of details of access, appearance, landscaping, layout and scale for the erection of a one-form entry primary school, with associated play space and car parking, pursuant to outline planning permission 14/00315/OUT. Reserved matters 15/00873/REM. Approved 24 June 2016. Submission of details of layout, scale, appearance and landscaping for the erection of 377 dwellings and the laying out of open space and Suitable Alternative Natural Greenspace (SANG) pursuant to outline planning permission 14/00315/OUT. Applications for conditions: - 15/00168/COND. Details acceptable 18 March 2016. Condition 6(Masterplan) and 7 (Design Code) of Outline Planning Permission 14/00315/OUT. - 16/00154/COND. Pending consideration. 21(CEMP), 22 (energy demand), 30 (Acoustic assessment), 10 (Archaeological works) of planning permission 14/00315/OUT. - 16/00215/COND. Pending consideration. 04 (Construction Phasing), 12 (Landscape), 19 (Surface Water Drainage), 20 (Foul Water Drainage) and 27 (Biodiversity) pursuant to planning permission 14/00313/OUT. 16/00239/COND - pending consideration 13 (Topography and Trees) and condition 14 (Tree protection) to planning permission 14/00315/OUT. 16/00273/COND pending consideration Non material amendment to application 15/00873/REM for amendment to the approved details of landscaping. 16/00274/COND Approved 26.01.2017 Details pursuant to condition number 22 (Energy Demand Assessment) to planning permission 14/00315/OUT. 17/00002/COND pending consideration Details pursuant to condition 2 (materials) of planning permission 15/00873/REM.	Completed s.106 secures contributions towards: - local highway improvement works, pedestrian and cycle facilities (London Road corridor), bus transportation services, travel plan - expansion/improvements of library facilities, expansion/improvement of built sports facilities, - on-site 1 form entry primary school, - expansion/improvement of education facilities (secondary, and/or SEN and/or post-16), - expansion/improvements of community facilities, - on-site waste recycling facilities, - on-site open space, - mitigation of the Thames Basins Heath Special Protection Area (including on-site SANG), and - provision of 25% on-site affordable houses	50 completions expected in 2017/18 75 in 2018/19 75 in 2019/20 75 in 2020/21 75 in 2021/22 30 in 2022/23	As at 30 Dec 2016: 377 units n/s. Q3 - Access u/c	Site is acceptable as allocated through SALP (Policy SA6), and has outline & reserved matters approval.	Site will be developed by Bellway Homes & Ashberry Homes.	House builder involved. However, requires condition approval before development can commence. Site is being marketed on housebuilder website - launching in 2016 (May 2016). Market and cost factors were considered through discussions on the s.106. The Council has been proactive in joint strategic transport work with Wokingham Borough which led to a successful bid to secure the full funding for a major improvement to the Coppid Beech Roundabout from the Government's Local Pinch Point infrastructure fund. The delivery of this scheme helps unlock Wokingham's strategic sites and Amen Corner North and South. February 2016 availability proforma (resent April 2016). Also emailed 25/5/16 to confirm trajectory phasing: No response received. Phasing: as a house builder is involved and discussions are underway on detailed matters (reserved matters subsequently approved), phase at 75 dph (as site is over 300 units, with one housebuilder), with 50 in first year 2017/18 NB: residual balance of 20 units for Amen Corner North is listed under soft commitments.
Binfield Nursery, Terrace Road North, Binfield (SALP SA1)	24 units	13/00966/FUL. Approved with a s.106 1st April 2015. (Application to be implemented within 3 years) Erection of 5 no. five bedroom, 7 no. four bedroom, 2 no. three bedroom and 10 no. two bedroom dwellings with associated landscaping and vehicular access from Knox Green following demolition of existing buildings, and alterations to wall within the curtilage of a listed building. (24 in total). 13/00967/LB. Granted 17th October 2014. Application for listed building consent for alterations. 15/00989/NMA. Agreed 26th October 2015. Non material amendment to planning permission 13/00966/FUL for the removal of requirement under conditions 25 and 26 of planning permission 13/00966/FUL. 16/00374/FUL. Approved 13 October 2016. Section 73 application for the variation of condition 2 (approved drawings) of planning permission 13/00966/FUL for the erection of 5 no. five bedroom, 7 no. four bedroom, 2 no. three bedroom and 10 no. two bedroom dwellings with associated landscaping and vehicular access from Knox Green following demolition of existing buildings, and alterations to wall within the curtilage of a listed building. 16/00734/NMA - Agreed 26 August 2016 Non material amendment to planning permission 13/00966/FUL for the following:- 1. Amendments to window size and locations. 2. Amendments to door sizes, types and locations 3. Addition of chimneys 4. Amendments and additional brick detailing elevations 5. Alteration to cill and header detailing to window and doors 6. Alteration to garage roofs. Building Regs: 14/52241/DOMAC. Conditions applications: - 15/00095/COND. Details acceptable, 17th June 2015. Conditions 37 & 38 of 13/00966/FUL. - 15/00097/COND. Details acceptable, 6 July 2015. Condition 21 of 13/00966/FUL. - 15/00098/COND. Details acceptable, 3rd August 2015. Conditions 3, 4, 5 & 6 of 13/00967/LB. - 15/00099/COND. Details acceptable 17th December 2015. Conditions 5, 32 & 34 of 13/00966/FUL. - 15/00105/COND. Details acceptable 17th December 2015. Conditions 3, 4, 13, 14, 16, 17, 22, 23, 24, 25, 26, 27, 28, 29 & 30 of 13/00966/FUL. - 15/00172/COND. Details acceptable 15th October 2015. Condition 16 of 13/00966/FUL. - 15/00177/COND. Details acceptable 14th October 2015. Condition 33 of 13/00966/FUL.	Completed s.106 secured contributions towards: - the cost of transport modelling, local highway improvement works, and integrated transport measures, schemes or programmes, - cost towards providing, expanding or improving open space and/or outdoor recreational facilities - expansion/improvement of built sports facilities, - cost towards providing, expanding or improving primary and/or nursery facilities, and - management and maintenance of garden wall and trees	12 completions expected in 2017/18, & 12 in 2018/19	As at 30 Dec 2016: 24 units n/s (although demolition of outbuildings has commenced) Q3 n/s Under construction as of Feb 2017.	Site is acceptable as allocated through SALP (Policy SA1), and has planning permission.	The site is being developed by Spitfire Properties.	Housebuilder is involved. Site has reserved matters and condition approval. As at March 2016, the site was fenced off. February 2015 availability proforma (resent April; 2016): no response received. Phasing: as housebuilder on board and condition approval, phase 12 completions in 2017/18 and 12 in 2018/19 (as development not yet commenced, and needs to be implemented by April 2018).

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Jennetts Park (Peacock Farm), Bracknell	1,350 dwellings (inc affordable) Neighbourhood Centre Primary School 37ha Country Park (OSPV and SANG) 8,000 sq.m. of B1/B2 floorspace inc 0.5ha of land for small units Public House Hotel/Conference Centre Park and Ride site	Outline permission 98/00288/OUT granted May 2004. Reserved matters approved for all housing land parcels south of Peacock Lane. Primary School opened September 2011. Community Centre opened 2011. Neighbourhood Centre shops (11/00878/REM) gained reserved matters approval May 2012. Submission of details of siting, design, external appearance, access and landscaping for the erection of retail accommodation (506 sq m) with 12no. 2 bedroom and 4no. one bedroom flats above, one flat over garage (FOG) unit and 11 houses with associated parking and servicing space pursuant to outline permission 98/00288/OUT (623523). (28 units) 14/00488/REM (last east of Sparrowhawk Way), pending consideration. Submission of details of layout, scale, appearance, access and landscaping for the erection of up to 4no. commercial/community (A1, A2, A3, A4, A5, D1, D2) units (420 sq m) with 10no. 2 bedroom and 4no. one bedroom flats above, 3no. flats over garage (FOG) units and 6no. houses with associated parking and servicing space pursuant to outline permission 98/00288/OUT (623523) on site identified on masterplan for public house. (23 units) (Adjacent to Parcel's H12 & H14) (Also see SALP Policy SA2 in relation to land north of Peacock Lane, allocated for 182 dwellings).	Key infrastructure in place.	28 completions expected in 2016/17. 22 in 2017/18.	Completions during: 2007/08: 153 2008/09: 154 2009/10: 145 2010/11: 168 2011/12: 136 2012/13: 179 2013/14: 235 2014/15: 93 2015/16: 37 Total completions to date: 1,300 As at Sep/Dec 2016: 8 u/c (neighbourhood centre) 20 n/s (neighbourhood centre)	Site is acceptable as has permission for 1,250-1,500 residential units. - Outline application 98/00288/OUT granted May 2004. - Most of the housing parcels have reserved matters approval.	The site is being developed by Persimmon/Redrow, and is already under construction.	Housebuilder involved, and site is under construction. 1,300 completions to date. Neighbourhood centre (11/00878/REM: 28 units) is u/c, (although stalled due to legal matters). Land east of Sparrowhawk Way (14/00488/REM) is pending consideration. Key infrastructure such as roads and country park in place. Primary school and community centre opened in September 2011. February 2016 availability proforma: response from Persimmon (15.02.16) in relation to Neighbourhood Centre. Anticipate commencement in February 2016, with completion of 28 units by November 2016. Phasing: Neighbourhood centre is u/c (8 units of 28 with permission), therefore phase 28 units as per availability proforma during 2016/17. As remainder of units are subject to a pending application, phase remainder of completions for 2017/18. (Also see SALP Policy SA2 in relation to land north of Peacock Lane, allocated for 182 dwellings)
The Parks (Staff College), Bracknell	730 dwellings (inc affordable) (603 net) 19ha of Open Space (OSPV and SANG) Community Centre Sports Pavilion	Outline permission (03/00567/OUT) for 730 dwellings granted December 2003. Reserved Matters (06/00573/REM) for 730 dwellings granted September 2006. (NB: application is for 9 flats 12/00983/FUL (see below) part supersedes 2 dwellings previously counted under 03/00567/OUT, therefore reduce numbers on overarching outline from 605 net to 603 net). Permission (11/00416/FUL) for community centre/pavilion building and sports facilities granted November 2011. (Currently under construction). (NB: in addition to the Parks, there is an application at Ramslade House, which once approved will be added to the 2016/17 trajectory as a new application. Application 15/00312/FUL for 12 houses was approved with a legal agreement on 24th September 2015).	Key infrastructure in place - community centre completed 2015.	Site completed 2015/16.	Completions during: 2006/07: 94 2007/08: 104 2008/09: 88 2009/10: 101 2010/11: 54 2011/12: 47 2012/13: 72 2013/14: 59 2014/15: 94 2015/16: 78 Site completed 2015/16.	Site completed.	Site completed.	Site completed 2015/16.
Mills Chase, The Parks, Bracknell	9 (net)	Application (12/00983/FUL) for an 9 flats (2 units supersede part of overarching outline) allowed on appeal in February 2014. Application for conditions: 14/00112/COND (conditions 3, 4, 11, 13, 14, 19, 20 & 22): details acceptable, 22 December 2014.	- affordable housing provision, - community facilities, - libraries, - primary education, - Thames Basins Heath Special Protection Area, - Transport, and - Youth	Site completed 2015/16.	Completions during 2015/16: 9 Site completed 2015/16.	Site completed.	Site completed.	Site completed 2015/16.
Ramslade House, The Parks, Bracknell	12 (net) (inc affordable)	15/00312/FUL. Approved with a legal agreement 24 September 2015. (Expires September 2018). Erection of 12no. three bedroom houses with associated parking (including 7no. visitor spaces to the south of nos. 11 and 12 Typhoon Close and 1no to south of 10 Tempest Mews), provision of a vehicle turning head on Tempest Mews, landscaping and laying out of commemorative garden, following demolition of Ramslade House. Applications for conditions: 15/00218/COND. Details acceptable 9 June 2016. Details pursuant to conditions 03 (Materials), 09 (Street Lighting), 12 (Sustainability), 14 (Working Method Statement), 15 (Site Organisation Scheme), 17 (Bats) and 18 (Wildlife Enhancement) of planning permission 15/00312/FUL.	Completed s.106 secures contributions towards: - affordable housing provision, and - Thames Basins Heath Special Protection Area. Application also subject to CIL.	12 completions expected in 2016/17.	As at Q3 Dec 2016: 12 units completed	Site is acceptable as has permission.	The site is being developed by Taylor Wimpey, and is completed	Housebuilder involved, and site is under construction. Infrastructure provision secured through s.106/CIL. February 2016 availability proforma: response from Taylor Wimpey (09.02.16). Completions by December 2016. Phasing: as site is under construction, phase as per availability proforma, completions (12 units) in 2016/17.

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Winchester House Bracknell Town Centre	Residential (inc affordable) Retail Leisure facilities	<p>Outline permission granted (10/00434/EXT) for the redevelopment of the Town Centre September 2010</p> <p>Section 73 application (12/00476/OUT) to amend planning permission 10/00434/EXT granted May 2013.</p> <p>Note: time to submit reserved matters is now time expired (condition 02 of 12/00476/OUT refers to reserved matters no later than 21 December 2014). Therefore, only Winchester House has reserved matters approval for residential development. All other town centre residential taken out of trajectory. Any sites which come forward will be treated as windfalls.</p> <p>Reserved Matters 13/01068/REM. Approved with legal agreement 7th July 2014.</p> <p>Submission of details of design, access, appearance, landscaping, layout and scale for redevelopment of Winchester House identified as Blocks NW3.1, NW3.2, NW3.3. Demolition of Winchester House and redevelopment to provide retail A1-A3 Class, D2 gym and 311 residential units, car parking, new public realm, landscaping and highway works. This reserved matters application is submitted pursuant to outline planning permission 12/00476/OUT.</p> <p>Applications for conditions: 15/00250/COND. Part approved, 3 June 2016. Details pursuant to conditions 2 (materials and external surface) and 5 (car park management) of planning permission 13/01068/REM. 16/00014/COND. Approved, 2 June 2016. Discharge of conditions 3 (Lighting), 4 (Public Realm) and 6 (Levels) of planning permission 13/01068/REM.</p>	<p>12/00476/OUT (overarching outline): various including public realm, public art, open space, built sports, youth, waste & recycling, education, libraries, provision of key town centre uses, affordable housing, SPA mitigation & transport mitigation.</p> <p>13/01068/REM (Winchester House). Completed s.106 secured contributions towards: - public realm, - cost towards providing, expanding or improving education facilities, - cost towards providing, expanding or improving open space and/or outdoor recreational facilities - cost towards providing, expanding or improving library facilities, - expansion/improvement of built sports facilities, - cost towards providing, expanding or improving youth facilities, - transport including improvements to Bond Way frontage, pedestrian link, car parking & travel plan - waste management, and - mitigation of impact upon the Thames Basins Heath Special Protection Area</p>	100 completions expected in 2017/18, 100 in 2018/19, & 111 in 2019/20.	As at Q3 Dec 2016: 311 units u/c (piling works underway)	Site is acceptable as outline and reserved matters approval.	Site is being developed by Comer Homes, and is under construction.	<p>House builder involved, and demolition of Winchester House completed. Site is listed under 'future sites' part of housebuilder website (April 2016).</p> <p>February 2016 availability proforma (resent April 2016): no response received.</p> <p>Phasing: Demolition of site is complete. Plans show 9 towers, built as one structure rather than separate blocks, but could be built out in sub-phases, at c. 100 pa. Therefore, phase first completions 2017/18.</p>
Enid Wood House, High Street, Bracknell	67 units	<p>13/00806/CLPUD, proposal not considered to constitute development.</p> <p>Application for a Certificate of Lawfulness for internal alterations resulting in a change in the number (a reduction from 132 to 67) and size of residential units (applies to floor nos. 2 to 6 inclusive) (loss of 61 units). (This is an alternative to the main Town Centre outline application).</p> <p>14/00696/FUL, approved 12 August 2014. Works to exterior of building comprising addition of render and balconies and alterations to fenestration (affects 2nd to 6th floors).</p> <p>13/00362/FUL, approved with s.106 9 February 2015. Change of use of part of first floor from offices to 12 flats (2no. one bed, 8no. two bed, 2no. three bed). Extension to create seventh and eighth floors accommodating 18 penthouses with a mix of 8no. one bed and 10no. 2 bed units. (addition of 30 units)</p>	<p>N/A</p> <p>N/A</p> <p>Completed s.106 secured contributions towards: - transport - mitigation of the Thames Basins Heath Special Protection Area.</p>	Site completed 2015/16.	<p>Completions during 2015/16: -31 overall.</p> <p>Site completed 2015/16.</p>	Site completed.	Site completed.	Site completed 2015/16.
Ringside 79 High Street Bracknell	45 flats	<p>13/00747/PAC. Prior approval not required, 4 October 2013. S.106 completed 23rd June 2014. Prior approval relating to change of use of office to residential (45 flats).</p> <p>14/01152/FUL. Approved 19 December 2014. Alterations to fenestration including additional doors and windows to elevations and roof lights to roof.</p> <p>15/00314/PAC. Prior approval not required, 21 May 2015. S.106 required. Application for prior approval for change of use from offices (class B1) to residential use (C3) to form 46 apartments. (This application is a revised version of 13/00747/PAC).</p>	SPA requirements.	Site completed 2015/16.	<p>Completions during 2015/16: 46</p> <p>Site completed 2015/16.</p>	Site completed.	Site completed.	Site completed 2015/16.
Garth Hill School, Sandy Lane, Bracknell (Clement House) (Part of SALP SA1)	65 units (net 64 as demolition of a caretakers bungalow) (This is a C3 specialised use).	<p>Site divided into two parts. For residual part of site, see soft commitments.</p> <p>13/00074/FUL Approved with Legal Agreement June 2013. Erection of 65no. elderly extra care apartments with associated access, facilities, landscaping and parking, following demolition of caretakers house on Sandy Lane</p>	<p>Completed s.106 secured contributions towards: - provision of a travel plan and associated fees, and - mitigation of the Thames Basins Heath Special Protection Area.</p>	Demolition of 1 unit in 2016/17.	<p>Completions during 2015/16: 65</p> <p>As Q3 Dec 2016: Demolition 1 unit n/s</p>	Site is acceptable as allocated through SALP (Policy SA1), and has planning permission.	Site is being developed by Bracknell Forest Homes.	<p>March 2016: apartments have been completed, but demolition of existing caretakers bungalow not started.</p>

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Jubilee Court, Hazell Hill (United House)	Conversion/internal alterations to provide 67 units (loss of 17 units)	14/00713/CLPUD. Accepted 17 September 2014. Application for a Certificate of Lawfulness for proposed internal alterations to part of Jubilee Court resulting in a reduction from 84 no. residential units to 67 no. residential units (8no. bedsits, 36no. one bedroom flats and 23no. 2 bedroom flats) and relocation of managers office. (minus 17 units) 14/00712/FUL. Approved 10 October 2014. External minor works with include new windows and blocking up of some existing windows. New front entrance. New roof guard around perimeter of existing roofs. Re-designed car parking and new car parking with turning head. 15/00645/NMA. Agreed 10 August 2015. Non material amendment to planning permission 14/00712/FUL to enlarge existing windows.	N/A	Loss of 17 units (overall) expected in 2016/17.	As at Q3 Dec2016: -17 units completed	Site is acceptable as permission granted.	Site being developed by Southern Housing Group, and is completed.	Housebuilder involved, and site is under construction. Site is being marketed through housebuilder website (April 2016). February 2016 availability proforma: Southern Housing Group Ltd (26.04.16): site complete in 2016/17. Phasing: As site is under construction, phase completions for 2016/17, as per availability proforma
Land at Transport Research Laboratory (TRL), Crowthorne (SALP SA5)	1,000 dwellings (inc affordable) Neighbourhood Centre Primary School Multi functional Community Hub Care Home/Nursing Home Replacement Enterprise Centre Depot Site OSPV and SANG	13/00575/OUT, approved with s.106 30 Jan 2015. (8 years to submit reserved matters, i.e. by Jan 2023). Outline application (including details of access from Nine Mile Ride and Old Wokingham Road) for the comprehensive redevelopment of the former Transport Research Laboratory (TRL), comprising demolition of existing buildings (excluding the new TRL headquarters building), the erection of up to 1000 dwellings, neighbourhood centre (comprising use classes A1, A2 and A3), retail unit (A1 / A2 / A3), primary school and associated playing fields, community centre, care home, and municipal depot, together with public open space, Suitable Alternative Natural Greenspace (SANG), surface water attenuation areas, landscaping, formation of public highways, vehicular access and parking. Non-material amendments: - 15/00944/NMA: non-material amendment agreed 21 October 2015. Amendment to various pre commencement conditions to confirm what information needs to be submitted to and approved by the LPA prior to the commencement of demolition and clearance works. - 16/00521/NMA: agreed 2 August 2016. Change the wording of conditions 06, 25 and 30 to allow work on the SANG to commence prior to the approval of design codes, the foul water drainage strategy and the provision of a temporary access. - 16/00698/NMA. Agreed 24 November 2016. Application for non material amendment to planning permission 13/00575/OUT to amend condition 16. - 16/00825/NMA. Pending consideration. Non material amendment for an amendment to condition 5 (approved drawings) of planning permission 13/00575/OUT. Reserved Matters: 16/01075/REM Pending consideration. Submission of details of scale, layout, appearance, access and landscaping relating to the Suitable Alternative Natural Greenspace (SANG) pursuant to outline planning permission 13/00575/OUT.	Completed s.106 secures contributions towards: - local highway improvement works, public transport, bus transportation services, & travel plan - expansion/improvements of library facilities, - expansion/improvement of built sports facilities, - on-site 2 form entry primary school, - expansion/improvement of education facilities (secondary, and/or SEN and/or post-16), - on-site community hub & neighbourhood centre, - on-site waste recycling facilities, - on-site open space, - mitigation of the Thames Basins Heath Special Protection Area (including on-site SANG), and - provision of 10% on-site affordable houses, plus contributions towards off-site provision.	10 completions expected in 2018/19, 150 in 2019/20, 150 in 2020/21, 150 in 2021/22, 150 in 2022/23, 150 in 2023/24, 150 in 2024/25, & 90 in 2025/26	N/A at this stage, as reserved matters approval required.	Site is acceptable as allocated through SALP (Policy SA5), and has outline approval.	Site is owned by Legal & General (L&G)	Requires reserved matters and condition approval before development can commence. Market and cost factors were considered through discussions on the s.106. The Council has successfully secured funding from the Thames Valley Local Economic Partnership to deliver a major junction improvement for the Coral Reef Roundabout. This improvement is required to support the delivery of the TRL site and considerably helps with the overall viability of the TRL development by removing an infrastructure obstacle to the sites delivery. February 2016 availability proforma: Quod on behalf of L&G (04.03.16): reserved matters and conditions 2016 onwards. Housing development commence in 2018/19, with 10 completions in 2018/19, 150 units during 2019/20-2024/25 and last 90 units during 2025/26. Phasing: Taking account of the need to obtain reserved matters and remainder of condition approval before development can commence, the need to demolish existing buildings, and taking account of the latest information from Developer, put first completions at 2018/19 (10 units) then remainder at 150dpa (as the site is more than 300 units).
TRL - Conditions		Approval of conditions: - 15/00234/COND: approved 5th January 2016. Condition 4 & 19. - 16/00118/COND. Approved 5 August 2016. Conditions 4 & 19. - 16/00119/COND. Details acceptable 13 June 2016. Condition 18. - 16/00127/COND. Approved 27 July 2016. Part (b) of condition 28. - 16/00177/COND. Approved 31 August 2016. Condition 18 (Archaeological Work). - 16/00187/COND. Pending consideration. Condition 6 (master plan and design code). - 16/00195/COND. Approved 19 September 2016. Condition 31 (private hydrant scheme). - 16/00198/COND. Pending consideration. Condition 25 (foul water drainage). - 16/00200/COND. Approved 22 November 2016 Condition 19 (construction and environmental plan). - 16/00201/COND. Approved 29 September 2016. Condition 26 (remediation strategy). - 16/00213/COND. Approved 29 September 2016. Condition 18 (programme of archaeological works) - 16/00222/COND. Approved 12 October 2016. Condition 11 (tree retention). - 16/00257/COND. - Approved 06 Jan 2017. Condition 11 (tree strategy) - 16/00241/COND - Pending consideration. Conditions 23 (Surface Water Drainage Strategy), 24 (Soakaways) and 33 (Level 3 Flood Risk)						

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
Warfield Area 2 (part of) (Woodhurst Park) (CSDPD CS5/SALP SA9)	750 dwellings (inc affordable) (65 units are C3 specialised use). Primary School North/South link road	<p>13/01007/OUT (hybrid application). Approved with legal agreement 28 October 2014. (6 years to submit reserved matters, i.e. by October 2020. Development to be begun no later than 3 years of approval of last reserved matters).</p> <p>Hybrid application for residential development of up to 750 dwellings including 60 senior living units (minimum of 675 dwellings). New two form entry Primary School; Formal and Informal open space; Two new access points off Harvest Ride, and SANG (outline element - all matters reserved except means of access to the development). Phase 1 residential development of 87 dwellings and provision of a link road between Harvest Ride and Forest Road.</p> <p>Phase 1 (The Maples): details approved under outline for 87 units.</p> <p>Phase 2: 14/01275/REM. Approved March 2015. Reserved matters for the erection of a new two-form entry primary school (including nursery), with associated playing field and car parking.</p> <p>Phase 3: 15/00163/REM. Approved 14 September 2015. Reserved matters for Phase 3 (comprising 93 dwellings and public open space). - 16/00515/REM. Approved 18 October 2016. Submission of details of landscaping for Phase 3 of the development at land north of Harvest Ride, Warfield, comprising 93 dwellings and public open space, pursuant to outline planning permission 13/01007/OUT.</p> <p>Phase 4a: 15/00646/REM. Approved 25 February 2016 Erection of 65 Senior Living dwellings with associated access, car parking and landscaping - 15/00647/REM. Approved 8 January 2016. Access, appearance, landscaping, layout and scale for phase 4A comprising the erection of 58no.apartments (36 x 2 bedroom and 22 x 1 bedroom) - 16/01041/REM Pending Consideration - Submission of details of landscaping for Phase 4A pursuant to outline planning permission 13/01007/OUT.</p> <p>Phase 4b: 16/01123/REM pending consideration. Submission of details of access, appearance, landscaping, layout and scale for Phase 4B of the development at land north of Harvest Ride, Warfield comprising 49 dwellings with associated parking, roads and temporary turning facilities pursuant to outline planning permission 13/01007/OUT.</p> <p>Phase 5: 17/00054/REM pending consideration. Submission of details of access, appearance, landscaping, layout and scale for Phase 5 of the development at land north of Harvest Ride, Warfield comprising 121 dwellings with associated parking, roads and temporary turning facilities pursuant to outline planning permission 13/01007/OUT.</p> <p>Phases 6-10: No applications at present.</p> <p>Other applications: 15/00144/REM. SANG. Approved 21 May 2015. (& conditions 15/00159/COND. Approved 28 Sept 2015). 15/00217/REM. The Cut. Approved 25 June 2015 (& conditions 15/00223/COND. Approved 16 Nov 2015). 14/00855/T. Erection of temporary building & parking, to house marketing suite. Approved 7 January 2015. 15/00908/REM. East-West Greenway. Approved 8 July 2016. 16/01135/NMA - pending consideration - Non-material amendment to reserved matters approval 15/00163/REM for changes to site layout, floor plans and elevations (Phase 3). 16/00650/NMA - Approved 13 October 2016 - Non material amendment to planning permission 13/01007/OUT for amendments to the site layout, parking, landscaping, building plans and elevations (Phase 1). 16/01245/NMA - Approved 18 January 2017 - Non material amendment to Conditions 22 and 44 of planning permission 13/01007/OUT to replace the requirement to meet CODE with a Sustainability Statement committing to an average water usage in new dwellings of 110 litres per person per day.</p>	<p>Completed s.106 secured contributions towards:</p> <ul style="list-style-type: none"> - on-site public open space and provision of Local Equipped Areas of Play, - on-site primary school, - expansion/improvement of education facilities (secondary, and/or SEN and/or post-16), - providing and/or improving community facilities, - providing and/or improving of library facilities, - providing and/or improving of built sports facilities, - on-site waste recycling facilities, - local highway improvement works (including construction of north to south link road), & travel plan, - mitigation of the Thames Basins Heath Special Protection Area (including on-site SANG), and - provision affordable housing. 	<p>75 completions expected in 2016/17; 75 in 2017/18; 75 in 2018/19; 75 in 2019/20; 75 in 2020/21; 75 in 2021/22;; 75 in 2022/23; 75 in 2023/24; 75 in 2024/25; & 72 in 2025/26</p>	<p>Completions during: 2015/16: 3 units (Phase 1) As at 30 Dec 2016: Phase 1: 26 units completed (Q1) 18 units completed (Q2) 22 units completed (Q3) 18 units u/c Phase 3: 93 units u/c, Phase 4a (senior living): 65 units u/c Phase 4a (residential): 58 units u/c Total complete: 69 Total u/c: 234 Other phases: 447 n/s</p>	<p>Site is acceptable as allocated through SALP (Policy SA5), and has outline approval (part of which is full), plus some reserved matters applications.</p>	<p>Site being developed by Berkeley, and is under construction.</p>	<p>Housebuilder involved, and site is under construction. Phases 1 and 3 being marketed through housebuilder website (May 2016).</p> <p>[Application 13/00575/OUT. Condition 05, min 675 dwellings. If min built out, would not affect current 5 year HLS, but may affect longer term trajectory towards the end of the plan period. However, will not know situation until start dealing with R/M applications]</p> <p>Market and cost factors were considered through discussions on the s.106.</p> <p>Development of the Warfield site requires a new north/south link road through the site. This has received investment through the 'local growth' funding pot from the Thames Valley Local Enterprise Partnership.</p> <p>Clause in s.106: no more than 110 practical completions until primary school conditions fulfilled - primary school is now complete, and due to open in September 2017</p> <p>February 2016 availability proforma.. Also emailed 25/5/16 to confirm trajectory phasing: No response received.</p> <p>Previous correspondence from (August 2015) advising depending on market conditions 4-8 completions per month (i.e. 48-96 per annum).</p> <p>Phasing: Works are underway on site, and progress is being made on conditions/applications, phase at 75 dph (as site is over 300 units, with one housebuilder, which falls within build out of rate of around 6 per month).</p> <p>NB: residual balance of 100 units for Warfield Area 2 is listed under soft commitments.</p>



(Source: Extract from drawing 2634.116 Rev B, contained in s.106)

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
Warfield Area 2 - Conditions		<p>Approval of conditions: 13/01007/REM (Phase 1): 10, 18, 21, 28, 30, 32, 34, 35, 38, 42, 43, 46 - 16/00102/COND. Pending consideration. Details pursuant to conditions 28 (Flood Plain Modelling) and 30 (Bridge 3) of planning permission 13/01007/OUT</p> <p>14/01275/REM Phase 2 (School). Approved 13 March 2015 - Submission of details of scale, layout, appearance, access and landscaping for the erection of a new two-form entry primary school (including nursery), with associated playing field and car parking accessed from link road from Harvest Ride, together with a landscape hub on the east-west greenway, pursuant to outline planning permission 13/01007/OUT. 16/00172/COND pending consideration - Details pursuant to condition 16 (hard and soft landscaping) of Planning Permission 14/01275/REM (Revised scheme).</p> <p>15/00163/REM (Phase 3): 3, 4, 6, 16, 18, 21, 25, 26, 29, 32, 34 - 16/00003/COND. Approved 10 March 2016. Condition 2(materials). - 16/00075/COND Approved August 2016. Conditions 03 (external lighting), 04 (noise mitigation along Harvest Ride) and 06 (cycle parking) - 16/00206/COND Pending Consideration. Condition 32 (Surface Water Drainage Scheme) and 34 (Foul Water Drainage Scheme)</p> <p>15/00646/REM (Phase 4a Senior Living): - 16/00099/COND. Pending consideration. Conditions 16 (Design and Access Statement), 18 (Site Organisation Working Method Statement), 21 (Finished Floor Levels), 25 (Access Details), 26 (Construction Access), 29 (Compensatory Flood Plain Storage), 32 (Surface Water Drainage Scheme) and 34 (Foul Water Drainage Scheme) of planning permission 13/01007/OUT. - 16/00204/COND. Pending consideration. Conditions 32 (sustainable drainage scheme) and 34 (foul water drainage scheme). - 16/00053/COND. Approved 28 April 2016. Condition 3 (materials). - 16/00081/COND. Approved Nov.2016. Condition 06 (noise mitigation), 08 (parking facilities), 10 (disabled pedestrian access scheme) and 12 (ventilation and extract system details) - 16/00082/COND. Approved August 2016. Conditions 04 (noise mitigation measures) and 06 (Cycle Parking) - 16/00112/COND. Approved Oct 2016. Condition 02 (facing materials)</p> <p>15/00647/REM (Phase 4a residential): - 16/00112/COND. Approved 13 October 2016. Condition 2 (materials). - 16/00210/COND. Pending consideration. Condition 03 (lighting). - 16/00246/COND. Pending consideration. Conditions 3 (hard surfacing) and 4 (external street lighting).</p> <p>16/00164/COND Approved 17 November 2016 - Conditions 02 (Hard surface materials), 07 (Street furniture fixings), 08 (Construction and method of fixture), 09 (Timber bridges and board walks) and 10 (Temporary boundary treatment and landscaping) of reserved matters approval 15/00908/REM (east-west greenway). - 16/00176/COND - pending consideration. Condition 11 (SUDs) of Planning Permission 15/00908/REM. - 16/00185/COND pending consideration. Condition 30 (design of bridge 2) of planning permission 13/01007/OUT. - 17/00021/COND pending consideration. Conditions 22 (code for sustainable homes - all phases) and 44 (code for sustainable homes - phase 1) of planning permission 13/01007/OUT.</p>						
Manor Farm, Binfield Road, Warfield (Meadows Reach) (Warfield Area 4) (CSDPD CS5/SALP SA9)	27 units (inc affordable)	<p>12/01008/FUL approved with legal agreement 23 September 2013. Erection of 24no. dwellings with vehicular access from Binfield Road, and associated parking, bin and cycle storage and open space following the demolition of existing outbuildings (re-submission, with amendments, of scheme originally submitted under reference 12/00596/FUL)</p> <p>13/00831/FUL. approved with legal agreement 7th April 2014. 27 dwellings with vehicular access from Binfield Road. Re-submission of 12/01008/FUL, to increase the number of proposed dwellings from 24 to 27.</p>	Completed s.106 secured contributions towards: - the cost of transport modelling, local highway improvement works, and integrated transport measures, schemes or programmes, - cost towards providing, expanding or improving open space and/or outdoor recreational facilities - expansion/improvement of built sports facilities, - expansion/improvement of secondary education facilities, and special education needs facilities, - cost towards providing, expanding or improving library facilities, - cost towards providing, expanding or improving community facilities, and - provision of 6 on-site affordable houses	Site completed.	<p>Completions during: 2014/15: 23 2015/16: 4</p> <p>Site completed 2015/16.</p>	Site completed.	Site completed.	Site completed 2015/16.
Cranbourne Corner, Forest Road, Winkfield	net = 0 (as replacement dwelling) (Included in large sites, as site area over 1ha).	<p>09/00605/FUL approved 10 December 2009. Erection of 1 no. detached dwelling and garage, following demolition of existing dwelling and outbuildings and insertion of underground mineral water storage tank room (Amendment to 07/00583/FUL).</p>	N/A	1 completion during 2016/17 (demolition counted in 2009)	As at 31 Dec 2016: 1 unit u/c	Site is acceptable as permission granted.	Site is under construction.	<p>Site is under construction.</p> <p>February 2016 availability proforma: no response received.</p> <p>Phasing: as site is under construction, phase completion for 2016/17.</p>

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
Orchard Lea, Winkfield Lane, Winkfield	14 flats	15/00547/FUL. Approved 17 September 2015 (expires September 2018) Part redevelopment of existing office buildings to provide 14 residential units (Class C3) together with garages, balconies, hard and soft landscaping, open space and reconfiguration of car park and closure of entrance off Winkfield Lane. Conditions: - 16/00178/COND. Approved 31 August 2016. Condition 17 (demolition method statement). - 16/00218/COND. Approved Nov 2016. Conditions 10 (site organisation), 11 (working method statement) & 20 (energy demand assessment). [Lapsed: 10/00573/EXT approved with legal agreement 22 November 2010. (Application expires November 2015). Change of use from office (Class B1) to residential to provide 23no. two bedroom flats with associated parking and access (extension of the time limit to implement an existing planning permission 04/00989/FUL).] 16/01280/FUL - pending consideration. Section 73 application to vary condition 02 (approved plans) of planning permission 15/00547/FUL for the part redevelopment of existing office buildings to provide 14 residential units with associated works. [For clarity the changes sought comprise internal and external alterations to buildings, new entrance gates, revised parking layout and the location of bin and cycle stores.]	Completed s.106 secured contributions towards: - cost towards providing, expanding or improving open space and/or outdoor recreational facilities, and - expansion/improvement of built sports facilities	14 completions expected in 2018/19.	As at 31 Dec 2016: 14 units n/s - part demolition u/c	Site is acceptable as permission granted.	Danescroft (Orchard Lea) Ltd, sitework underway.	Infrastructure provision secured through s.106. Site was marketed by Savills following issue of planning permission February 2016 availability proforma (resent April 2016): no response received. Phasing: as approval of conditions required before commencement (and developer to be secured), and as needs to be implemented before September 2018, phase 14 units in 2018/19.
Brock Hill House, Winkfield Row, Winkfield	7 houses (net 1) (Included in large sites, as site area over 1ha).	12/00342/EXT approved 13th June 2012. (Application expires June 2015) Demolition of Brockhill House and erection of detached six bedroom house with detached triple garage with store above. Note for clarification: This application is for an extension of the time limit to implement an existing planning permission 09/00287/FUL. 12/00652/EXT approved 12th September 2012. (Application expires September 2015) Erection of detached four bedroomed house (forming manager's house) and 5 no. terraced cottages (3 no. three bedroom and 2 no. two bedroom)	N/A	N/A applications lapsed September 2015.	N/A applications lapsed September 2015.	N/A	N/A	N/A applications lapsed September 2015.
HFC Bank, North Street, Winkfield (Montague Park)	22 houses	12/00434/FUL approved with legal agreement 31st October 2012. Erection of 22 detached dwellings with associated parking and landscaping following demolition of existing office building 13/00097/NMA. Agreed 25 February 2013. Non-material amendment to planning permission 12/00434/FUL to amend elevations/external materials for plot 12 and change roof tiles across the site.	Completed s.106 secured contributions towards: - on-site open space, - contribution towards off-site affordable housing provision, and - expansion/improvement of built sports facilities	5 completions expected in 2016/17.	Completions during: 2013/14: 9 units 2014/15: 1 unit 2015/16: 7 units As at 30 June 2016: 5 units completed. Site completed 2016/17.	Site is acceptable as permission granted.	Site being developed by Charles Church and completed.	Housebuilder involved, and site is under construction. Site is being marketed through housebuilder website (April 2016). February 2016 availability proforma: response from Charles Church (08.02.16) will be completed by summer 2016. Phasing: as site is under construction, phase remainder of completions (5) for 2016/17.
Kingswood, Kings Ride, Ascot	38 flats Ancillary gym & swimming pool.	16/00732/FUL. Approved at committee 19 January 2017, subject to s106. Demolition of existing office buildings and redevelopment to provide 59 residential units (Class C3), together with detached garages, associated internal estate road, car parking, landscaping and open space. 13/00858/FUL approved with legal agreement, 12 August 2014. (Application expires August 2017). Demolition of existing office buildings and redevelopment to provide 38no. residential units (Class C3) together with garages, associated internal estate road, car parking, landscaping, open space and ancillary gym and swimming pool. 16/00028/SCR. EIA not required. 25 May 2016. Request for screening opinion under Regulation 5 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (relates to redevelopment with 59 units) Conditions applications: - 14/00120/COND. Details acceptable September 2014. Condition 16 (land phase 1 desk top study). - 16/00168/COND. Approved Jan 2017. Conditions 8 (site clearance), 21 (biodiversity mitigation) & 23 (reptiles). - 16/00242/COND. Approved Nov 2016. Condition 19 (Site Clearance - bat survey)	Completed s.106 secured contributions towards: - cost towards providing, expanding or improving open space and/or outdoor recreational facilities, - expansion/improvement of built sports facilities, - expansion/improvement of education facilities, - provision of 11 affordable houses, - landscape management plan, - on-site open space, and - mitigation of impact upon the Thames Basins Heath Special Protection Area	12 completions expected in 2017/18; 13 in 2018/19; & 13 in 2019/20	As at 31 Dec 2016: 38 units n/s	Site is acceptable as permission granted.	Millgate Developments Ltd.	February 2016 availability proforma (resent April 2016): no response received Phasing: As approval of conditions required, demolition of existing building, and as application needs to be implemented before August 2017; phase 1st completions in 2017/18 (12 in first year, and 13 in subsequent years).
					2015/16 completions: 242 (net) 2016/17 182 completions to date Q1: 51 (net) Q2: 57 (net) Q3: 74 (net) 2016/17 U/C Dec 2016: 554 net (Large sites/hard commitments)			
HARD COMMITMENTS: MEDIUM SITES								

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
Adastron House & Byways, Crowthorne Road, Bracknell (Part of SALP SA1)	37 flats (36 net)	10/00455/EXT approved with legal agreement 5th October 2010 (relates to Byways) Erection of 1 block comprising 9no. two bedroom and 4no. one bedroom flats with associated bin store and parking with access from Crowthorne Road following demolition of existing building (extension of the time limit to implement an existing planning permission 07/00776/FUL). 14/00437/FUL. Approved with legal agreement 4th March 2015. (Expires March 2018). Erection of 37 flats (9no. 1 bedroom, 28no. 2 bedroom) with associated access, car parking and amenity space following demolition of existing buildings. 15/00817/NMA. Agreed 29th October 2015. Non material amendment to planning permission 14/00437/FUL for the lowering of the monoridge height (forming parapet to concealed flat roof). Building Regs: 15/52541/DOMAC Conditions applications: - 15/00063/COND. Details acceptable 10 August 2015. Details pursuant to conditions 7 (EDA), 17 (Site Organisation) and 26 (biodiversity enhancements). - 15/00074/COND. Details acceptable, 17 September 2015. Details pursuant to conditions 03 (external materials), 04 (floor and road levels), 08 (working method statement), 16 (off site highway works), 22 (SUDS) and 23 (hard and soft landscaping). - 15/00109/COND. Details acceptable 10 August 2015. Details pursuant to condition 20 (Tree Protection). - 15/00129/COND. Details acceptable 10 August 2015. Details pursuant to condition 27 (Natural England Licence)	Completed s.106 secured contributions towards: - the cost of transport modelling, local highway improvement works, and integrated transport measures, schemes or programmes, - cost towards providing, expanding or improving open space and/or outdoor recreational facilities - expansion/improvement of built sports facilities, - costs towards expansion/improving education facilities (nursery and/or primary, & SEN), - cost towards providing, expanding or improving library facilities, - cost towards providing, expanding or improving youth facilities, and - mitigation of impact upon the Thames Basins Heath Special Protection Area	37 completions expected 2016/17.	Demolition of: - Byways in 2008. - Adastron House (D1 use) in 2015. As at 31 Dec 2016: 37 units u/c	Site is acceptable, as Adastron House allocated through SALP (Policy SA1), and site has planning permission.	Site is being developed by Thames Valley Housing, and is under construction.	Registered provider involved. Demolition has taken place, and site is under construction. Market and cost factors were considered through discussions on the s.106. February 2016 availability proforma (resent April 2016): no response received. Phasing: as registered provider on board, conditions applications approved, and site is under construction, phase completions in 2016/17.
Aldi, 136 Liscombe, Bracknell	14 flats	12/00010/FUL approved with legal agreement 31 May 2012 Conversion of office floorspace above retail store to accommodate 9no. one bedroom and 5no. two bedroom flats with associated alterations comprising erection of two storey extension (for lift) and freestanding bin-store, insertion of new windows and roof lights and addition of cladding at first-floor level, and provision of car parking within service yard area with new footway to north of building. Conditions applications: - 13/00067/COND: Details acceptable 18th December 2013. Details pursuant to conditions 03 (materials), 04 (noise protection), 07 (landscaping), 11 (cycle parking) and 12 (site management) of planning permission 12/00010/FUL. - 15/00004/COND: Details acceptable 29 January 2015. Details pursuant to condition 06 (communal door access control system) of planning application 12/00010/FUL. - 15/00202/COND: Details acceptable, 14th January 2016. Details pursuant to condition 8 (pedestrian access) of planning permission 12/00010/FUL.	Completed s.106 secured contributions towards: - cost towards providing, expanding or improving open space and/or outdoor recreational facilities - expansion/improvement of built sports facilities, - cost towards providing, expanding or improving youth facilities, and - mitigation of impact upon the Thames Basins Heath Special Protection Area.	Site completed.	Completions 2015/16: 14. Site completed 2015/16.	Site complete.	Site complete.	Site completed 2015/16.
Avoncrop, Eastern Road, Bracknell (Part of SALP SA1 - Eastern Road)	14 houses	15/00456/FUL. Approved with legal agreement 30 June 2016. (Application expires June 2019). Erection of 3 no. 3 bedroom houses and 11 no. 4 bedroom houses with associated garages and access from Eastern Road. 12/00483/FUL. Approved with legal agreement 5 September 2013. (Application expires September 2016). Redevelopment of site with 3 no. 3 bedroom houses and 11 no. 4 bedroom houses with associated garages and access from Eastern Road. Building Regs: 14/52258/DOMAC Conditions applications: - 14/00129/CON. Details acceptable 7th April 2015. Conditions 3, 4, 5, 6, 9, 10, 11, 14, 15, 16, 19, 20, 21, 22, 23, 27, 29, 30 & 31 of planning permission 12/00483/FUL. - 16/00157/COND. Approved No 2016. Condition 03 (material samples), 04 (FFL), 13 (access road), 14 (visibility splays), 15 (access to dwellings), 16 (retention of visibility splays), 19 (visitor car parking), 21 (link to east) and 22 (drainage strategy) of planning permission 15/00456/FUL. Other applications: 15/00039/NMA, agreed 12 March 2015 Application for a non-material amendment to planning permission 12/00483/FUL to remove chimneys from the houses on all plots, rearrangement of the parking spaces in front of plot 12 and alterations to the road alignment from the access westward to plot 14	Completed s.106 secured contributions towards: - various highway works (including a footpath/cycleway link), and - mitigation of impact upon the Thames Basins Heath Special Protection Area. Not CIL liable (as within Town Centre Charging Zone).	14 completions expected 2017/18.	(March 2015 site preparation works) As at 31 Dec 2016: 14 units n/s	Site is acceptable as allocated through SALP (part of Policy SA1, Eastern Road), and has planning permission.	Belgrave Homes	Housebuilder involved. Site is on housebuilder website, as coming soon, Spring 2016 (May 2016). February 2016 availability proforma: Belgrave Homes (16.02.16). Awaiting approval of application, 14 completions 2017/18. Phasing: Given housebuilder involved, on-site preparation works and as application expires September 2016, if development commences prior to September, first completions would likely be in 2017. Therefore, phase completions as per availability proforma for 2017/18. [Alternative application subsequently approved. This will be reflected in the April 2017 trajectory.]

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
Foundation House, London Road, Bracknell. (The Quarters) (Part of SALP SA1 - Eastern Road)	123 flats.	13/00441/OUT: outline application for 123 flats, all matters reserved. Approved with legal agreement, 14 May 2014. Application expires May 2016 (reserved matters to be submitted before this date). Outline application, with all matters reserved, for erection of 123 residential apartments with associated access, car parking, landscaping and related works. 14/00933/FUL. Approved with legal agreement 17th April 2015. (reserved matters by 14 May 2016). Application under S73 of the Town and Country Planning Act for a minor material amendment to Outline Planning Permission Ref: 13/00441/OUT, dated 14th May 2014, for the erection of 123 residential apartments with associated access, car parking, landscaping and related works to seek:- a) variation to condition 04 to amend the parameter plans and associated supporting documents (amendments include minor alterations to proposed scale of built-development and broad location of uses on the site); b) variation to wording of conditions 06 (accessibility), 09 (car parking provision), 13 (off-site highway works), 15 (car park strategy), 17 (timing of landscape works) and 23 (communal amenity space) so that they correspond with the changes proposed in (a) above, and c) deletion of conditions 08 (closure of existing access) - covered by amended condition 13 - and 30 (Code Level 3 Post Construction Review Report) - Code for Sustainable Homes now withdrawn. 15/00362/REM. Approved 17th September 2015. Submission of details of access, appearance, landscaping, layout and scale for a residential development comprising 123 residential apartments with associated access, car parking, landscaping and other associated works pursuant to outline planning permission 13/00441/OUT (as varied by 14/00933/FUL). 16/00087/FUL. Approved 9 June 2016. Section 73 application for the variation of condition 01 (approved plans) of reserved matters approval 15/00362/REM (for a residential development comprising 123 residential apartments and related works pursuant to outline planning permission 13/00441/OUT (as varied by 14/00933/FUL)) to provide for the addition of 3no. external water booster tank housings with associated changes to detailed design of apartment blocks and bin/cycle stores. Conditions applications: - 15/00186/COND: Details acceptable 26th November 2015. Details pursuant to conditions 20 and 21 (tree protection), 31 (working method statement) and 32 (site organisation) of planning permission of 14/00933/FUL. - 15/00194/COND: Details acceptable 15th December 2015. Details pursuant to conditions 18 (landscape management plan), 27 (removal of Cotoneaster spp), 29 (Energy Demand Assessment), 30 (noise mitigation scheme) and 33 (contaminated land report) of planning permission 14/00933/FUL. - 16/00006/COND. Details acceptable, 5 May 2016. Details pursuant to condition 03 (Boundary Treatments) of reserved matters approval 15/00362/REM - 16/00067/COND. Pending Consideration Details pursuant to conditions 24 (external lighting) and 35 (hydrant) of planning permission 14/00933/FUL. - 16/00084/COND. Approved August 2016. Details pursuant to condition 14 (parking management) of planning permission 14/00933/FUL.	Completed s.106 secured contributions towards: - cost towards providing, expanding or improving open space and/or outdoor recreational facilities and built sports facilities, - expansion/improvement of education facilities, - pedestrian, cycle route & internal roads, - provision of 10 affordable units. - travel plan, and - mitigation of impact upon the Thames Basins Heath Special Protection Area.	82 completions expected 2016/17, and 41 in 2017/18.	As at 30 September 2016: 123 units u/c	Site is acceptable as allocated through SALP (part of Policy SA1, Eastern Road), and has outline planning permission.	Site is being developed by Redrow Homes, and is under construction.	Housebuilder involved, and site is under construction. Site is being marketed through housebuilder website (April 2016). (Block A = 27 flats; Block B = 31 flats; Block C = 41 flats and Block D = 24 flats) February 2016 availability proforma: Redrow (22.04.16): Block A complete November 2016, Block B December 2016, Block C May 2017, Block D February 2017. Phasing: As per availability proforma (Blocks A, B & D = 82 units in 2016/17), and Block C (41 units) in 2017/18.)
Eagle House, The Ring	92 flats	15/00212/FUL: Approved with legal agreement 17th July 2015, application expires July 2018. Change of use from Office (B1) to residential (C3) to provide 92 dwellings. 14/00270/FUL. Approved 21 May 2014. Removal of mezzanine floorspace to increase the height of the existing underpass, and external alterations to podium and roof plant room. 14/00271/FUL. Approved May 2014. Alterations to external appearance of floors 1-7 of the building by the formation of "pop-outs" and re-cladding. 16/00749/FUL. Approved 15 September 2016. Alterations to external appearance of building (no change to existing floorspace) [13/00938/PAC. Prior approval not required (19th December 2013). s.106 completed 13th March 2015. Prior approval relating to change of use of office to residential (90 flats).] Conditions applications: - 15/00136/COND. Details acceptable 3rd December 2015. Details pursuant to condition 3 (Materials) of planning permission 14/00270/FUL. - 15/00137/COND. Details acceptable 9th December 2015. Details pursuant to condition 3 (Materials) of planning permission 14/00271/FUL. - 15/00139/COND. Details acceptable 9th December 2015. Details pursuant to condition 4 (Vehicle Access) of planning permission 14/00270/FUL.	SPA requirements. n/a n/a Mitigation in relation to Thames Basins Heaths SPA.	92 completions expected 2017/18.	As at 31 Dec 2016: 92 units u/c	Site is acceptable as permission granted, and s.106 completed.	Bracknell Regeneration Partnership	Applicant is BRP who are leading on Town Centre regeneration. February 2016 availability proforma: no response received. Phasing: Likely to be completed alongside Town Centre redevelopment (opening Spring 2017), therefore phase 92 completions for 2017/18.
Barnett Court, Larges Lane, Bracknell	0 overall (as replacement)	15/00284/FUL. Approved 5 November 2015 (expires November 2018). Demolition of existing buildings (27 self-contained units (23 bedsits and 4no. 1-bed dwellings) and caretakers bungalow) and erection of 28 flats (9 no. 1 bed and 19no. 2-bed flats) with associated access, parking, and landscaping. Conditions: - 16/00152/COND. Approved 12 September 2016. Conditions 09 (site management), 12 (method statement), 13 (tree construction), 14 (sustainability statement) and 21 (tree protection) - 16/00174/COND. Approved 17 Nov 2016 Conditions 3 (materials), 7 (parking), 11 (external lighting), 15 (drainage), 17 (floor levels) and 20 (landscaping). - 16/00188/COND. Approved 30 September 2016. Condition 05 (parking bay alterations).	No s.106 as replacement. Not CIL liable (as within Town Centre Charging Zone).	28 completions expected 2017/18.	As at 31 Dec 2016 (zero net): -28 units complete 28 units n/s	Site is acceptable as permission granted.	Bracknell Forest Homes	Registered provider involved. February 2016 availability proforma: Bracknell Forest Homes (09.02.16): 28 completions in 2017/18. Phasing: completions during 2016/17, as per availability form.
Bridgewell Centre, 10A Ladybank, Bracknell	loss of 7 overall (demolition of 27 & erection 20 new)	15/00618/FUL. Approved 24 December 2015 (expires December 2018). Erection of 6no. 1 bedroom and 14no. 2 bedroom flats with associated access, parking, and landscaping following demolition of existing building (27 elderly care units in C3 use).	No s.106 as replacement/loss. Not CIL liable (as within Town Centre Charging Zone).	20 completions expected in 2018/19.	As at 31 Dec 2016: n/s (-7 net)	Site is acceptable as permission granted.	Bracknell Forest Homes	Registered provider involved. February 2016 availability proforma: no response received. Phasing: As demolition required and condition approval, phase completions for 2018/19 (as application lapses December 2018).

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
Photon House/Blueprint House, Old Bracknell Lane West, Bracknell The Fitzroy Collection, Old Bracknell Lane West (Part of SALP SA1 - Old Bracknell Lane West)	65 units	14/01095/FUL. Approved with a s.106 12 October 2015. (Expires March 2018). Redevelopment of site to provide 19no. 1 bedroom, 44no. 2 bedroom and 2no. 3 bedroom flats with associated car parking. (65 in total). 15/01273/FUL. Approved 11 March 2016. Section 73 application for variation of condition 02 (approved plans) of Planning Permission 14/01095/FUL to substitute the list of approved drawings. [Note for clarification: this application seeks approval of internal and external alterations (including enlargement of basement area). These changes are also sought under application 15/01281/NMA] 15/01281/NMA. Withdrawn January 2016. Application for a non-material amendment to planning permission 14/01095/FUL involving internal and external alterations (including enlargement of basement area). [Note for clarification: these changes are also sought under application 15/01273/FUL] 16/00494/FUL. Approved 27 January 2017 Erection of 72no. apartments with associated basement parking (amendment to planning permission 15/01273/FUL). Conditions applications: - 15/00206/COND. Details acceptable, 24 November 2015. Condition 7 of 14/01095/FUL. - 15/00228/COND. Withdrawn July 2016. Conditions 3, 5, 13, 19 & 22 of 14/01095/FUL. - 15/00239/COND. Withdrawn July 2016. Conditions 8, 10, 11, 14, 15, 16 & 21 of 14/01095/FUL. - 16/00085/COND. Approved 01 Sept 2016. Condition 5 (Landscaping) of 15/01273/FUL. - 16/00190/COND. Approved 05 Sept 2016. Condition 03 (materials) of 15/01273/FUL.	Completed s.106 secured contributions towards: - mitigation of impact upon the Thames Basins Heath Special Protection Area. - Footpath/cycleway link - Affordable housing (25%)	65 completions expected in 2016/17.	As at 31 Dec 2016: 65 units u/c.	Site is acceptable as allocated through SALP (part of Policy SA1, Old Bracknell Lane West), and has permission.	Site is being developed by Hodson Developments, and is under construction.	Housebuilder involved. Site is under construction. Market and cost factors were considered through discussions on the s.106. February 2016 availability proforma: Hodson Homes (26.04.16): all units expected to be completed 2016/17. Phasing: As site is under construction, phase all completions 2016/17, as per availability proforma.
Manhattan House, 140 High Street, Crowthorne	15 flats	14/00919/PAC. Granted 3 October 2014. (Legal agreement completed March 2015). Application for Prior Approval for the change of use from Class B1(a) (Office) to Class C3 (Residential) providing 15x 1 Bed Flats. 16/00038/FUL. Granted 30 March 2016. Section 73 application to vary of condition 2 (amended plans) of planning permission 12/00870/FUL for the change of use of ground floor from B1(Business) to form 3 x A1 retail units including new shop fronts [for clarification this application is for the formation of 2 retail units as opposed to 3 with associated alterations].	Completed s.106 secured contributions towards: - mitigation of impact upon the Thames Basins Heath Special Protection Area.	N/A	N/A	N/A	N/A	Whilst this site forms part of the Housing Commitments, it has not been included within Housing Trajectory as at 1 April 2016 as agent confirmed April 2016 that the site is currently being refurbished for shops, so change of use to housing unlikely.
Guildgate House, 176-178 High Street, Crowthorne	16 flats	14/01168/PAC: prior approval required, granted 18 December 2014. s.106 completed 26th March 2015. Application for Prior Approval for the change of use of the first and second floor of the building from B1 (a) offices to C3 (dwelling houses) in the form of 16 studios/apartments with entrances at ground and lower ground floor level and parking to the rear. (This application is a resubmission of 14/01000/PAC with additional information in the form of a car parking assessment). 15/00086/FUL. Approved 1st June 2015. External changes to the front elevation. 15/01077/FUL. Approved 22nd December 2015. External changes to the rear elevation, the installation of a rear metal staircase and minor alterations to the car park to the rear of Guildgate House	Completed s.106 secured contributions towards: - mitigation of impact upon the Thames Basins Heath Special Protection Area.	16 completions expected 2016/17.	As at 30 June 2016: 16 units completed (Q1) Site completed 2016/17.	Site is acceptable as permission granted, and s.106 completed.	T A Fisher	Housebuilder involved, and site is under construction. Site is being marketed through housebuilder website (April 2016). February 2016 availability proforma: no response received. Phasing: as site is under construction, phase completions for 2016/17.
Glendale Park, Fernbank Road, Winkfield (Saddlers Way)	10 houses	13/00408/FUL approved with legal agreement 24th January 2014. Erection of 10no. dwellings comprising 1 no. 2 bed, 3 no. 3 bed, 4 no. x 4 bed and 2 no. 5 bed) following demolition of existing commercial buildings. 14/01057/FUL. Granted 26th March 2015. Minor Material Amendment Application to amend designs for plots 1-10 following approval under planning permission reference 13/00408/FUL. 15/00454/FUL. Granted 11th January 2016. Section 73 application for removal of condition 11 (Code 3 Compliance) following approval under planning permission 13/00408/FUL and 14/01057/FUL for erection of 10 dwellings.	Completed s.106 secured contributions towards: - cost towards providing, expanding or improving open space and/or outdoor recreational facilities - expansion/improvement of built sports facilities, - expansion/improvement of primary, nursery, and secondary education facilities, - cost towards providing, expanding or improving library facilities, and - mitigation of impact upon the Thames Basins Heath Special Protection Area.	Site completed.	Completions during: 2014/15: 1 2015/16: 9 Site completed 2015/16.	Site complete.	Site complete.	Site completed 2015/16.

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
152 New Road, Ascot (SALP SA2)	14 houses (net 13)	<p>- 12/00593/FUL. Approved with legal agreement 30th September 2013. (Expires September 2016). Erection of 8no. 3 bedroom and 6no. 4 bedroom houses with associated amenity space, parking & landscaping following demolition of existing dwelling. - 16/00043/FUL. Granted 23 May 2016. Section 73 application for the variation of condition 02 (approved plans) of planning permission 12/00593/FUL (for the erection of 14no. houses with associated works) to provide for minor internal and external amendments to the design of the proposed houses. - 16/00836/NMA. Agree 26 October 2016 Non material amendment for variation to wording of condition 07 (Sustainability Statement) and removal of condition 08 (Post Construction Review Report) to planning permission 12/00593/FUL. Conditions applications: - 15/00134/COND. Details acceptable, 4th September 2015. Details pursuant to condition 22 (archaeology). - 15/00141/COND. Details acceptable, 4th November 2015. Details pursuant to conditions 15 (Tree Protection) and 16 (Ground Preparation Works). - 15/00150/COND. Details acceptable, 4th September 2015. Details pursuant to condition 18 (Flood Plain) of planning permission 12/00593/FUL. - 16/00022/COND Approved 23 Feb 2016 Details pursuant to condition 11 (Ecology Mitigation) of planning permission 12/00593/FUL - 16/00049/COND. Approved 24 Nov. 2016 Details pursuant to conditions 3 (materials), 4 (levels), 5 (access), 6 (parking), 7 (sustainability statement), 8 (post construction review report), 9 (energy demand assessment), 10 (working method statement), 14 (hard and soft landscaping), 21 (surface water), 26 (gradient of drive), 27 (visitor parking), 28 (parking areas), 31 (off site highway works), 32 (site management) of planning permission 12/00593/FUL. - 16/0182/COND pending consideration Details pursuant to condition 17 (Flooding) of planning permission 12/00593/FUL.</p>	Completed s.106 secured contributions towards: - the cost of transport modelling, local highway improvement works, and integrated transport measures, schemes or programmes, - cost towards providing, expanding or improving open space and/or outdoor recreational facilities - expansion/improvement of built sports facilities, and - cost towards providing, expanding or improving library facilities	Demolition (-1) expected in 2016/17 14 completions in 2017/18.	As at 31 Dec 2016: -1 demolition completed (Q2) 14 units u/c (Q3)	Site is acceptable as allocated through SALP (Policy SA2), and has planning permission.	Site is being developed by Regis Homes, and is under construction.	Approval of conditions required before development can commence. February 2016 availability proforma: no response received. Phasing: as development lapses in September 2016, will need to commence prior to this date, phase demolition for 2016/17 and completions for 2017/18. [Alternative application subsequently approved. This will be reflected in the April 2017 trajectory.]
					<p>2015/16 completions: 14 (net) 2016/17 completions to date: Q1: 17 (net) Q2: 13 (net) Q3: -14 (net) (Running total completions 16 net) 2016/17 u/c Dec 2016: 348 (Medium Sites/hard commitments)</p>			
SOFT COMMITMENTS - Large sites								
Amen Corner South, Binfield (CSDPD CS4/SALP SA8)	550 units (inc affordable) Neighbourhood Centre Primary School OSPV and SANG	<p>12/00993/OUT (outline application covering part of the site), resolution to approve (August 2014 Committee), subject to completion of a s.106 agreement. (i.e. redline area does not relate to whole allocation, and now excludes school). 550 dwellings new spine road neighbourhood centre</p> <p>Due to introduction of CIL in April 2015, further committee resolution in May 2015: The introduction of CIL had resulted in a number of the matters that previously were to be secured through the s106 agreement that would now be secured through CIL payments. The contributions that this related to were: - on and off-site transport measures (including bus subsidies); - the provision of Secondary education, post-16 education and Special Educational Needs places; - the provision of improvements to existing library facilities; - the provision of improvements to existing built sport facilities. All other matters to be dealt with through a s.106: - the provision of an appropriate level of affordable housing. - Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), on-site SANG), - transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport, including the provision of a cycleway along the northern side of London Road and Residential and School Travel Plans; - On-site provision of a Primary School; - a financial contribution towards the provision by others of a multi-functional community hub; - a comprehensive package of on-site Open Space of Public Value, in accordance with standards; - The provision of waste recycling facilities.</p> <p>Extension of time to determine application: agreed to 29 July 2016</p> <p>14/00472/OUT, resolution to approve (August 2014 Committee), subject to completion of a s.106 agreement. Outline application for erection of two-form entry primary school and associated playing fields with access from Beehive Road.</p>	Will be set out in a s.106 agreement.	550 units: 50 completions expected in 2018/19; 75 completions in 2019/20; 75 completions in 2020/21; 75 completions in 2021/22; 75 completions in 2022/23; 75 completions in 2023/24; 75 completions in 2024/25; and 50 completions in 2025/26	As at 30 Dec 2016: 550 units n/s	Site is acceptable as allocated through SALP (Policy SA8), and has a resolution to approve (subject to completion of a s.106).	To be added once permission is granted.	Requires completion of s.106, reserved matters and conditions approval before commencement of development. Market and cost factors being considered through s.106 process. February 2016 availability proforma: no response received. Phasing: as s.106 yet to be completed, and taking account of the need to obtain reserved matters and condition approval, together with clearance of the site, put first completions in 2018/19 at 50 units, then build out rate of 75dpa (as site is over 300 units, on the assumption that one housebuilder involved). NB: residual balance of 175 units for Amen Corner South is listed under soft commitments.

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
Land at Bowman's Court, Dukes Ride, Crowthorne (SALP SA3)	36 dwellings	15/00366/FUL. Approved with legal agreement 29 June 2016. (Expires June 2019). Erection of 36 dwellings (9no open market houses and 27no dwellings to be retained by Wellington College to accommodate teachers) with associated vehicle access (including formation of a new access onto Dukes Ride), parking, landscaping and open space. [Will be added to hard commitments in April 2017]. 16/00788/NMA. Approved 31 August 2016. Application for non-material amendment to planning permission 15/00366/FUL for the following:- - Site plan updated to show that plots 2, 3, 7 and 8 are 3 bedroom properties - Plot 6: utility room window replaced by door - Plot 9: chimney added Conditions: - 16/00163/COND. Approved 16 August 2016. Condition 28 (archaeology). - 16/00272/COND Pending Consideration Details pursuant to conditions 13 (Tree Protection), 15 (Arboricultural Protection Measures), 16 (Construction Method Statement) and 17 (Hard Surface Removal) of planning permission 15/00366/FUL.	Will be set out in a s.106 agreement.	18 completions expected in 2018/19; and 18 completions in 2019/20	As at 30 Dec 2016: 36 units n/s	Site is acceptable as allocated through SALP (Policy SA3), and has a resolution to approve (subject to completion of a s.106).	Site is owned by Wellington College.	Requires completion of s.106, and conditions approval before commencement of development. Market and cost factors being considered through s.106 process. February 2016 availability proforma: no response received. Phasing: as s.106 yet to be completed, and taking account of the need to obtain condition approval, phase 18 completions for 2018/19 and 18 for 2019/20
The Brackens, London Road, Winkfield	32 apartments	16/00171/PAC. Granted 14 April 2016 (following Planning Committee resolution to approve on 23 March 2016). Application for prior approval for the change of use of existing office (Class B1) to residential use (Class C3) comprising 32 apartments. NB: Class O, of Part 3 (Changes of Use) of Schedule 2 of the General Permitted Development Order (see SI 2015 No. 596, amended by SI 2016 No. 332) sets out that development is permitted, subject to the condition that it must be completed within a period of 3 years starting with the prior approval date. Therefore, this application needs to be completed by April 2019. 16/01242/OUT pending consideration. Hybrid planning application for a residential development comprising: DETAILED application for partial demolition of existing buildings. Retention and conversion of Brackens House to provide 5 no. apartments with associated parking, tree removal and improvements to existing access. OUTLINE application for the Construction of up to 51 new homes with access. 16/01266/FUL pending consideration. Residential development comprising partial demolition of existing buildings, retention and conversion of Brackens House to provide 5 no apartments and construction of 51 new dwellings, with associated parking, tree removal and landscaping and improvements to existing access to London Road.	SPA requirements will be set out in s.106.	32 completions expected in 2018/19.	As at 30 Dec 2016: 32 units n/s	Prior approval granted, but s.106 required in relation to mitigation of the Thames Basin Heaths Special Protection Area before permission can be implemented.	Berkeley Homes.	Requires completion of s.106 before development can commence. Phasing: PAC needs to be implemented before April 2019, and as s.106 requires completion, put completions in 2018/19.
					2016/17 u/c to date: none. (Large sites/soft commitments with s.106)			
SOFT COMMITMENTS - Medium sites								
Thomas Ross Ltd, St Marks Road, Binfield	12 flats	15/01130/FUL. Approved with legal agreement 19 April 2016. (Expires April 2019). Erection of 12 apartments (6 x 2 bedroom and 6 x 1 bedroom) with associated access and parking following demolition of existing building. [Will be added to hard commitments in April 2017].	Completed s.106 secures contributions towards: - Thames Basins Heath Special Protection Area. Application also subject to CIL.	12 completions expected in 2018/19	As at 30 Dec 2016: 12 units n/s	Site is acceptable as permission granted, and s.106 completed.		Site has planning permission. Phasing: taking account of the need to obtain condition approval, and site clearance, phase 12 completions for 2018/19 (before application expires). NB: agent confirmed in July 2016 that an alternative permission for 4 dwellings is being implemented (14/00191/FUL). This will be adjusted in the April 2017 Trajectory, as the site would be classified as a 'small site'.
Apex House, London Road, Bracknell (Part of SALP SA1 - Eastern Road)	39 flats	13/01054/PAC: Prior approval relating to change of use of office to residential (39 flats) Prior approval not required (3rd February 2013). (s.106 required in relation to SPA). 16/00639/PAC. Approved 20 July 2016 (s.106 required in relation to SPA). Application for prior approval for the change of use of existing office (Class B1a) to residential use (Class C3) comprising 28 apartments. [16/00310/PAC. Refused 27 May 2016 Application for prior approval for the change of use of existing office (Class B1a) to residential use (Class C3) comprising 28 apartments.]	SPA requirements will be set out in s.106	39 completions expected 2016/17.	As at 30 Dec 2016: 39 units n/s	Prior approval granted, but s.106 required in relation to mitigation of the Thames Basin Heaths Special Protection Area before permission can be implemented.		Requires completion of s.106 before development can commence. February 2016 availability proforma: no response received. Phasing: put completions in 2016/17, as a prior approval application.
Hayley House, London Road, Bracknell (Part of SALP SA1 - Eastern Road)	19 flats	16/00079/PAC. Granted 17 March 2016. (s.106 required in relation to SPA). Application for prior approval for the change of use from offices (use class B1a) to residential (use class C3) to form 19 residential apartments. NB: Class O, of Part 3 (Changes of Use) of Schedule 2 of the General Permitted Development Order (see SI 2015 No. 596, amended by SI 2016 No. 332) sets out that development is permitted, subject to the condition that it must be completed within a period of 3 years starting with the prior approval date. Therefore, this application needs to be completed by March 2019. [13/01056/PAC: Prior approval relating to change of use of office to residential (24 flats). Prior approval not required (3rd February 2014).]	SPA requirements will be set out in s.106	19 completions expected 2017/18.	As at 30 Dec 2016: 19 units n/s	Prior approval granted, but s.106 required in relation to mitigation of the Thames Basin Heaths Special Protection Area before permission can be implemented.		Requires completion of s.106 before development can commence. February 2016 availability proforma: no response received. Phasing: PAC needs to be implemented before March 2019, and as s.106 requires completion, put completions in 2017/18.
Station House Market Street Bracknell	88 flats	14/00684/PAC. Granted August 2014. (Legal agreement completed 21 June 2016). Prior Approval for the change of use of ground floor (part) to 7th floor from offices (Class B1(a)) to residential (Class C3) consisting of 88 flats (9 no. studio flats, 46 no. 1 bedroom flats and 33 no. 2 bedroom flats). [Will be added to hard commitments in April 2017]. 14/00822/FUL, approved 18 September 2014. Alterations to existing facades including replacement of fixed windows with opening windows, the addition of windows and the incorporation of vent panels. 15/00439/FUL, approved 9th July 2015. External alterations and installation of roof terrace with stair enclosure together with erection of refuse store.	SPA mitigation.	88 completions expected 2016/17.	As at 30 Dec 2016: 88 units completed (Q2) Site completed 2016/17.	Prior approval granted, and s.106 completed.	Bracknell Investments, Lda	February 2016 availability proforma: no response received. Phasing: site is under construction, put completions in 2016/17.

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
Post Office, 6 High Street, Bracknell	14 flats	15/00536/FUL. Approved with legal agreement 18 April 2016. (Expires April 2019). Erection of 7 storey building (with undercroft for parking/storage) accommodating A1 (retail) use at ground floor (170 sq m) and 14 residential units over following demolition of Post Office building - resubmission of 14/01015/FUL. [Will be added to hard commitments in April 2017].	Completed s.106 secures contributions towards: - Thames Basins Heath Special Protection Area.	14 completions expected in 2018/19.	As at 30 Dec 2016: 14 units n/s	Site is acceptable as permission granted, and s.106 completed.	Not known.	Site has planning permission. Phasing: taking account of the need to obtain condition approval, and site clearance, phase 14 completions for 2018/19 (before application expires).
Edenfield Larges Lane, Bracknell	48 flats	15/00004/FUL. Approved with legal agreement 30th June 2016. (Expires June 2019). Erection of 48 no. dwellings (41 no. apartments and 7 no. terraced houses) with associated parking and vehicular access from Larges Lane following demolition of existing office building. [Will be added to hard commitments in April 2017]. 16/01233/FUL pending consideration. Section 73 application for the variation of condition 12 of planning permission 15/00004/FUL (for the erection of 48 no. dwellings with associated parking and vehicular access from Larges Lane following demolition of existing office building) to extend permitted demolition/construction hours from between 09:00 and 17:00 hours Mon-Fri and 09:00 and 13:00 hours on Saturday, to between 08:00 and 18:00 hours Mon-Fri and 08:00 and 13:00 hours on Saturday. No demolition/construction to take place on Sundays or Public Holidays. [13/00539/PAC: Prior approval for the change of use of office building from class B1(a) to class C3, for the development of up to 35no. residential units. Prior approval not required (29th August 2013). However, s.106 required in relation to mitigation of the Thames Basin Heaths Special Protection Area before permission can be implemented.]	Completed s.106 secured contributions towards: - affordable housing, and - mitigation of impact upon the Thames Basins Heath Special Protection Area. Not CIL liable (as within Town Centre Charging Zone).	7 completions expected in 2018/19; & 41 in 2019/20	As at 30 Dec 2016: 48 units n/s	Site is acceptable, as has a resolution to grant permission, subject to the completion of a s.106.	Stonewater (Raglan Housing)	Requires completion of s.106 before development can commence. February 2016 availability proforma: no response received. Phasing: as requires demolition of existing building and approval of s.106/conditions, phase 7 units (dwellings for 2018/19, and 41 units (flats) in 2019/20.
					2016/17 u/c to date: none 2016/17 completions to date (Q2): 88 (Medium sites/soft commitments with s.106)			
SOFT COMMITMENTS: Site Allocations								
Land north of Peacock Lane, Bracknell (Binfield Parish) (SALP SA2)	182 units (inc affordable)	13/00783/REM for 137 dwellings, pending consideration. Submission of details of layout, scale, appearance, access and landscaping for the erection of 137no. dwellings accessed from Peacock Lane with associated access roads, pedestrian and cycle links, car parking, landscaping (including drainage) and associated works pursuant to outline planning permission 98/00288/OUT (623523). (October 2015: amended plans received increasing the number of units from 106 to 137 dwellings). (August-October 2016: amended plans received). 13/00155/COND. Pending consideration. Details pursuant to condition 29 (Master Plan Design Statement) to take account of above planning application. [NB: current application does not relate to whole extent of allocation.]	N/A at this stage.	50 completions expected in 2018/19, 50 in 2019/20, 50 in 2020/21, & 32 in 2021/22	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA2).	Site will be developed by Redrow/Persimmon	Housebuilder is involved. Permission required before site can be developed. February 2016 availability proforma: no response received. Phasing: phase start of development for starting in 2018/19 (after rest of Jenetts Park development), at 50dpa (on the basis of a single housebuilder, on a site less than 300 units).
Land north of Cain Road, Binfield (SALP SA2)	75 units (inc affordable)	No current applications. [09/00792/OUT & 10/00310/REM: for the erection of a 2 storey office building and associated car parking and landscaping on the Island Site and 2no. linked 4 storey office buildings, and a 4 level multi-storey car park. This permission has been part implemented as covers a larger site than the SALP allocation, and therefore the SALP site has extent permission for commercial redevelopment (see plan 2714/1110D on application 09/00792/OUT).] (05/00830/OUT: Outline application (including means of access) for residential development accessed from Cain Road. Time expired).	N/A at this stage.	45 completions expected 2024/25, & 30 in 2025/26.	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA2).	Hewlett Packard	Permission required before site can be developed. Developer response to SALP consultations, a covenant currently affects the short term development of the site for housing. February 2016 availability proforma: no response received. Phasing: As no current discussions and restrictive covenant, phase over last 2 years of plan period.

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
Land at Blue Mountain, Binfield (SALP SA7)	400 units (inc affordable) Primary School Secondary School SEN Multi functional community hub Football ground OSPV and SANG	16/00020/OUT. Approved with legal agreement 15 June 2016. Approval of reserved matters for first phase within 3 years i.e. June 2019. Approval of reserved matters for other phases within 8 years, i.e. by June 2024.) Hybrid planning application seeking (a) outline planning permission for 400 dwellings, a community facility of up to 1,077 sq m, sports provision and open space (all matters reserved except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park. [Will be added to hard commitments in April 2017]. - 16/00895/NMA. Approved 7 October 2016. Non-material amendment to planning permission 16/00020/OUT to change cladding of the courtyard at the upper stories, change the coping of the parapet, and omit the large sports hall rooflights which were previously visible above the parapets 16/00952/FUL pending consideration Section 73 application for the variation of conditions 04 (approved plans) and 60 (sustainable drainage) of hybrid planning permission 16/00020/OUT for (a) outline planning permission for up to 400 additional dwellings, a community facility of up to 1,077 sq m, sports provision and open space (all matters reserved except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park. (Note for clarification: this application seeks a revision to the drainage proposals for the Learning Village). 15/00007/SCO: response issued 2nd June 2015. Conditions applications: - 16/00144/COND. Approved 1 September 2016. Details pursuant to conditions 18 (archaeology) and 45 (part fencing materials Phase 1). - 16/00149/COND. Pending consideration. Details pursuant to condition 11 (CEMP). - 16/00184/COND. Pending consideration. Details pursuant to conditions 13 (Planting Landscaping) and part 54 (Landscaping). 16/00232/COND pending consideration Details pursuant to condition 11 (CEMP) and 45 (External Materials) of planning permission 16/00020/OUT. 16/00226/COND pending consideration Details pursuant to conditions 11 (Construction Environmental Management Plan), 18 (Archaeological Works), 31 (Vertical Alignment and Construction of Avenue A), 39 (Off Site Highway Works), 45 (Materials) of planning permission 16/00020/OUT. 17/00006/COND pending consideration. Conditions 1(Time Limit RM), 7(Construction Strategy), 11(Construction Environmental Management Plan), 14(Tree Protection), 15(Protective Fencing), 18(Programme of Archaeological work), 37(Covered cycle facilities) and 40(SuDS).	Completed s.106 secures contributions towards: - Affordable housing provision, - Highway works and Highway Agreements, - car Parking Management, - Sustainable Drainage Systems and Management, - SPA Mitigation and SANG Management, - Open Space of Public Value, - Travel Plans, and - Waste Recycling Facility. Application also subject to CIL.	50 completions expected 2018/19; 75 in 2019/20; 75 in 2020/21; 75 in 2021/22; 75 in 2022/23; & 50 in 2023/24	N/A at this stage, as reserved matters approval required for housing.	Site is acceptable as allocated through SALP (Policy SA7), and has outline permission (for housing).	Luff	Developer is involved. Reserved matters and condition approval required before site can be developed. February 2016 availability proforma: no response received. Also emailed 25/5/16 to confirm trajectory phasing: No response received. Information accompanying planning application: Environmental Statement (January 2016). Para. 5.6.28 sets out that it is expected that the first residential units will be delivered in 2017 and the Development will be completed in 2025. Phasing: Given that the current application pending consideration, subject to completion of a s.106, reserved matters and condition approval for housing before development can commence, completions in 2017 may be optimistic. Therefore, phase first completions for 2018/19 (50 units), then 75 dpa (on the basis of a single housebuilder, on a site more than 300 units). [Hybrid application subsequently granted permission, this will be reflected in the April 2017 trajectory.]
Amen Corner South, Binfield (residual balance) (CSDPD CS4/SALP SA8)	175 units	No current applications on residual part of site.	Not yet known, timings for provision of infrastructure will be set out in s.106	50 completions expected in 2022/23 50 in 2023/24 50 in 2024/25, & 25 in 2025/26	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA8).	Various	Permission required before site can be developed. Phasing: As no discussions have yet taken place on the residual 175 units, added outside of the plan period (towards end of completions on main site), completions starting 2022/23, at 50dpa (on the basis of a single housebuilder, on a site less than 300 units).
Garth Hill School, Sandy Lane, Bracknell (SALP SA1) (residual balance)	36 units (residual balance from 100 estimated in Site Allocations).	16/00440/FUL. Pending consideration. Erection of 65no. dwellings comprising 32no. 2 bed apartments and 33no. 3 bed house with associated parking, amenity and landscaping following the demolition of existing educational buildings.	N/A at this stage.	36 completions expected 2019/20.	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA1).	Cala Homes	Housebuilder involved (current application: Cala Homes) Phasing: Requires approval (including conditions), and demolition of existing buildings before development can commence. Therefore, phase 36 completions for 2019/20. (NB: if current application for 65 units gains approval, trajectory will be updated in April 2017).
The Depot (Commercial Centre), Bracknell Lane West, Bracknell (Part of SALP SA1 - Old Bracknell Lane West)	115 units (inc affordable)	No current applications.	N/A at this stage.	50 completions expected 2020/21, 50 in 2021/22, & 15 in 2022/23.	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA1). BFC published a planning brief for the wider Old Bracknell Lane West site March 2015: http://consult.bracknell-forest.gov.uk/file/3350746	BFC	Site is reliant upon TRL for relocation of depot. Permission required before site can be developed. February 2016 availability proforma: no response received. Phasing: given dependence on TRL, allowing time to decommission existing site and gain planning permission, assume delivery of housing on this site starting 2020/21, at 50dpa (on the basis of a single housebuilder, on a site less than 300 units).

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Land to the north of Eastern Road, Bracknell (residual balance) (SALP SA1 - Eastern Road)	Total estimated in Site Allocations is 432 units (inc affordable) Residual balance (taking account of hard & soft commitments at Avon Crop (14 units), Foundation House (123 units), Hayley House (19 units) and Apex House (39 units) = 237 remaining.	Apex House: 39 units: Soft commitment subject to s.106, application 13/01054/PAC (see above). Plus 28 units 16/00639/PAC (approved, subject to s.106). Hayley House: 19 units: Soft commitment subject to s.106, application 16/00079/PAC (see above). Foundation House: 123 units: Hard commitment application 13/00441/OUT, 14/00933/FUL & 15/00362/REM (see above). Avoncrop: 14 units: Hard commitment, applications 12/00483/FUL & 15/00039/NMA (see above), plus 15/00456/FUL. Greenwood House: No application at present. Racal House: - 16/00626/FUL. Pending consideration. Redevelopment of site to provide 63 residential units within a part-three, four and five storey building (plus basement car parking) with associated amenity space, landscaping, car parking (68 spaces), refuse stores and foot/cycle path link following demolition of existing buildings. Radius Court: No application at present.	Not yet known, timings for provision of infrastructure will be set out in s.106.	45 completions expected 2020/21, 72 in 2023/24, & 120 in 2025/26.	N/A at this stage as no applications on residual part of site.	Site is acceptable as allocated through SALP (Policy SA1). BFC published a planning brief for the wider Eastern Road site June 2014: http://consult.bracknell-forest.gov.uk/file/3215124	Various	Multiple land owners, no current applications. Permission required before site can be developed. To achieve the remaining 237 unit allocation, a more cautious density of 120dph has been applied to the outstanding sites, to derive an indicative capacity for the trajectory (instead of a density of 160dph across the site as assumed in SALP), which gives the following estimates: Radius Court: c. 72 units (based on approximate site area of 0.6ha) Greenwood House: c. 120 units (based on approximate site area of 1ha) Racal House: c. 45 units (based on approximate site area of 0.37ha) February 2016 availability proforma: (on behalf of Racal House): anticipate submitting an application in Spring 2016. Phasing: Greenwood House: given refurbishment to office, phase 120 units in last year of plan period (2025/26) Racal House: As application anticipated in 2016 phase 45 units within 5 year supply (2020/21). Radius Court: given no current discussions, phase 72 units outside of 5 year period (2023/24).
Land at Old Bracknell Lane West, Bracknell (residual balance) (SALP SA1 - Old Bracknell Lane West)	138 units (inc affordable)	Blueprint House (Photon House): 65 units: Hard commitment application 14/01095/FUL (see above). No current applications on other parts of site.	N/A at this stage.	38 completions expected in 2022/23, 50 in 2023/24, & 50 in 2024/25	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA1). BFC published a planning brief for the wider Old Bracknell Lane West site March 2015: http://consult.bracknell-forest.gov.uk/file/3350746 .	Various	Multiple land owners, no current applications. Permission required before site can be developed. SALP divides site in two: Area 1: west of the depot (BRISA, Photon House & Hyperion House) and Area 2: east of the depot (the Beeches). SALP assumes 88 units for Area 1 and 115 for Area 2. Photon House (Area 1) 65 units approved October 2015, therefore residual balance is 138 units (203-65). Phasing: as no current applications on other parts of site, phase outside of 5 year housing supply (at 50dpa, 38 in first year), starting in 2022/23 (on the basis of a single housebuilder, on a site less than 300 units).
The Football Ground, Larges Lane, Bracknell (SALP SA2)	102 units (inc affordable)	16/00102/FUL. Approved with s.106 agreement 27 September 2016 (expires September 2019) Change of use of land from D2 to C3 and erection of 6No. dwellinghouses and 8No. flats with parking and access. [This will be reflected in the April 2017 trajectory]. [NB: current application does not relate to whole extent of allocation.] 16/01282/FUL pending consideration. Erection of 14 dwellings with parking and access.	N/A at this stage.	50 completions expected 2023/24, & 52 in 2024/25	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA2).	Not known	Site is reliant upon Blue Mountain for relocation of football club. Permission required before site can be developed. February 2016 availability proforma: no response received. Phasing: as no current discussions, and given reliance on relocating elsewhere, phase at end of plan period, i.e. 2023/24, at 50dpa (on the basis of a single housebuilder, on a site less than 300 units). [Application on the site with approval will be reflected in the April 2017 trajectory]
Land at Cricket Field Grove, Crowthorne (SALP SA2)	145 units (inc affordable)	16/00008/SCO - decision issued 19 May 2016. Request for scoping opinion under Regulation 13 of The Town and Country Planning (Environment Impact Assessment) 2011 (for 145 dwellings, made on behalf of West London Mental Health Trust and Barratt Homes). 16/00914/FUL. Pending consideration. Erection of 141 dwellings with associated car parking, garaging, landscaping, informal open space and the formation of two new access points off the existing Cricket Field Grove. In addition, the creation of a publically accessible SANG facility and the provision of two Sports Pitches with associated parking and changing room facilities on land off Lower Broadmoor Road.	N/A at this stage.	45 completions expected in 2021/22, 50 in 2022/23, & 50 in 2023/24	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA2). BFC published a planning brief for the site September 2014: http://consult.bracknell-forest.gov.uk/file/3215121	Barratt David Wilson Homes	This site is linked with wider Broadmoor (i.e. SANG provisions and re-provision of lost OSPV at CFG). Permission required before site can be developed. February 2016 availability proforma: no response received. Phasing: Discussions are taking place (EIA scoping decision has been issued). Given there is a need to re-provide existing recreation ground and provide SPA mitigation, phase start within 2021/22, at 50dpa (on the basis of a single housebuilder, on a site less than 300 units).

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Land at Broadmoor, Crowthorne (SALP SA4)	<p>Redeveloped Replacement hospital</p> <p>Maximum of 210 residential units (inc affordable)</p> <p>60 retirement units (C3 specialised use)</p> <p>Small Research Park</p> <p>Re-use of existing hospital building</p> <p>Care Home/Nursing Home</p> <p>OSPV and SANG</p>	<p>Planning Performance Agreement in place</p> <p>Permission granted for replacement secure mental hospital and new access road off Foresters Road (11/00743/FUL) May 2012</p> <p>Applications for enabling works currently under consideration. These include the Energy Centre (discharge of condition).</p> <p>12/00276/FUL Demolition of existing 'Silver Birches' building and construction of new two-storey building to provide a hospital training facility ancillary to the main hospital use, together with associated external works.</p>	Works on site in relation to hospital development (new access road) have commenced.	<p>60 residential completions expected in 2021/22 (relating to care home).</p> <p>Housing within kitchen garden expected: 55 in 2022/23 55 in 2023/24 50 in 2024/25 50 in 2025/26</p>	<p>N/A at this stage as no application approved.</p> <p>[Access road from Foresters Way is now complete].</p>	Site is acceptable as allocated through SALP (Policy SA4).	West London Mental Health Trust	<p>Permission required before site can be developed.</p> <p>February 2016 availability proforma: no response received.</p> <p>Phasing: No discussions as yet so added outside of the 5 year supply period - and phased in the later years due to the need to take account of setting of Listed Building & Historic Park and Garden</p> <p>60 during 2021/22 equates to retirement apartments.</p> <p>210 during 2022/23-2025/26 equates to housing in kitchen garden (at around 50dpa, on the basis of a single housebuilder, on a site less than 300 units).</p>
Land west of Alford Close, Sandhurst (SALP SA3)	120 units (inc affordable)	<p>15/00026/SCR, pending consideration.</p> <p>Request for screening opinion under Regulation 5 of The Town and Country Planning (Environment Impact Assessment) Regulations 2011.</p> <p>16/00372/FUL, pending consideration.</p> <p>Phased (full) application for erection of 108 dwellings, creation of new access off High Street, Sandhurst, the construction of a community facility and provision of public open space with associated infrastructure following demolition of two existing dwellings.</p> <p>Developer (Bloor) public consultation in October 2015. See: http://www.alfordclose.co.uk/</p>	N/A at this stage.	20 completions expected in 2019/20; 50 in 2020/21. & 50 in 2021/22	N/A at this stage as no application approved.	Site is acceptable as allocated through SALP (Policy SA3).	Bloor Homes.	<p>Permission required before site can be developed. House builder is involved</p> <p>February 2016 availability proforma: no response received.</p> <p>Information accompanying the current planning application states (Planning Statement, April 2016, para. 5.16) that the site could make a contribution towards the 5 year housing land supply, but no further information is provided.</p> <p>Phasing: as a housebuilder is involved (but a current application is pending consideration, and would require approval of conditions before development could commence), phase first completions for 2019/20 (20 dpa), then remainder at 50dpa (on the basis of a single housebuilder, on a site less than 300 units)</p>

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Warfield Area 1 (CSDPD CS5/SALP SA9)	814 units (inc affordable) (based on emerging masterplan) Primary School Neighbourhood Centre	Applications on parts of the site: - 13/00027/OUT - Fairclough Farm. Refused & dismissed on appeal (2 May 2014). Outline application for erection of 40no. dwellings and 70 bedroom care home. - 13/00423/OUT - Land Rear of Warfield Priory, Warfield Street, Warfield. Withdrawn. Outline application for the erection of up to 34 residential units (Class C3) with associated access, parking, amenity space and landscaping. - 14/00980/FUL - 1 Old Farmhouse Row, Warfield. Dismissed on appeal (30th January 2016). Erection of 10no. dwellings with associated car ports, garages, and landscaping. - 14/01029/FUL - West View, Watersplash Lane, Warfield. Refused January 2015. Erection of 18no dwellings with associated parking, access and landscaping following demolition of existing dwelling and outbuildings. - 16/00115/FUL - Land to rear of Warfield Garage, Forest Road. Refused 29 July 2016. Residential development of 56 dwellings with associated access, open space and infrastructure on land off Forest Road, and change of use from agricultural land to SANG off Moss End. 16/01274/FUL Land At Watersplash Lane - Pending consideration Demolition of existing buildings and erection of 43 dwellings with associated accesses (to land to west and to Watersplash Lane), parking and landscaping. 16/01195/FUL Land East Of Avery Lane and North Of Watersplash Lane - Pending consideration Erection of 116 dwellings with associated landscaping, infrastructure works and open space of public value served by vehicular access from north-south link road and pedestrian/cycle link to Watersplash Lane 16/01253/FUL Land South Of Fairclough Farm - Pending consideration Erection of 54 no. dwellings with associated parking, landscaping and open space and vehicular access onto Newell Green. 16/01274/FUL Land At Watersplash Lane - pending consideration Demolition of existing buildings and erection of 43 dwellings with associated accesses (to land to west and to Watersplash Lane), parking and landscaping. Council is currently undertaking discussions with HCA/ATLAS and landowners/developers. Newell Green Area: - Planning Performance agreement in place with 'Western Consortium' in relation to bringing forward of 270 dwellings. - 15/00027/SCR. Decision issued 25 January 2016. Request for screening opinion under Regulation 5 of The Town and Country Planning (Environment Impact Assessment) Regulations 2011 (as amended) for 307 units (Harrow Estates Land: up to 150 units; Bovis Homes land: up to 64 units; Kitewood Land: up to 55 units; Millgate land: up to 38 units)	N/A at this stage, as no application approved.	50 completions expected in 2018/19, 150 in 2019/20, 107 in 2020/21, 100 in 2021/22, 100 in 2022/23, 100 in 2023/24, 100 in 2024/25, & 107 in 2025/26	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA9). Masterplan for Central Area published February 2015: http://consult.bracknell-forest.gov.uk/file/3344710	Various Western Consortium: Newell Green Area (Millgate, Harrow Estates, Bovis and Kitewood Investments)	Various land owners. Permission required before site can be developed. There is a need to address delivery of infrastructure across the site. A consortium is established for Newell Green Area. Masterplan for Central Area published February 2015: http://consult.bracknell-forest.gov.uk/file/3344710 . Page 42. Also sets out development will be progressed in 3 phases, on the basis of 3 developers operating (Phase 1: 325 dwellings, Phase 2: 241 dwellings, Phase 3: 248 dwellings) in the following phases (814 total): 2015-16: 50 2016-17: 150 2017-18: 150 2018-19: 150 2019-20: 150 2020-21: 164 Development of the Warfield site requires a new north/south link road through the site. This has received investment through the 'local growth' funding pot from the Thames Valley Local Enterprise Partnership. Phasing: whilst masterplan has been published, still no applications relating to the whole of this area, therefore, delivery timings set out within masterplan are considered to now be outdated. However, on-going work with HCA/ATLAS and landowners/developers to bring forward development across this area (workshops have taken place), and a consortium is established (with a Planning Performance Agreement) for the Newell Green Area. Therefore feasible that development from this area could take place in the next 5 years (307 units over 3 years): 2019/20: 50 units 2019/20: 107 units (as more than 1 housebuilder involved) 2020/21: 150 units (as more than 1 housebuilder involved) Residual balance of Warfield Area 1 (814-307 = 507). The site is more than 300 units. As the site is in multiple ownership, there is likely to be more than one housebuilder (although not known at this stage), therefore phase at 100dpa (107 in last year), after Newell Green site.
Warfield Area 2 (residual area) (CSDPD CS5/SALP SA9)	100 units (inc affordable) (Area 'h', part of area 'c' (West End Stables) and part of area 'f' (Park Farm))	Parcel 22A & 22B Land Opposite Temple Park Roundabout Binfield Road 16/00996/OUT Outline application for erection of 29 dwellings and two new accesses onto Binfield Road (including alterations to Temple Way roundabout). All matters reserved apart from access details 16/00997/OUT Outline application for the erection of an 80 no. bed care home (C2 use class) and 5 no. dwellings with two new accesses onto Binfield Road (including alterations to Temple Way roundabout). All matters reserved apart from access details. Pending consideration For main Area 2, see application 13/01007/OUT, and associated reserved matters applications.	N/A at this stage, as no application approved.	50 completions expected in 2024/25, & 50 in 2025/26.	N/A at this stage as no application approved.	Site is acceptable as allocated through SALP (Policy SA9).	Various	Various land owners. Permission required before site can be developed. There is a need to address delivery of infrastructure across the site. Development of the Warfield site requires a new north/south link road through the site. This has received investment through the 'local growth' funding pot from the Thames Valley Local Enterprise Partnership. Areas of land not part of Berkeley Scheme (letters refer to land parcels contained in Warfield SPD): Area 'h': 25 dwellings (as per SPD) Part of area 'c' (West End Stables): site area c. 113ha@35dph = 40 dwellings (gross) (38 net), but adjusted to 35 net to take account of setting of Listed Building Part of area 'f' (Park Farm): site area c. 1.2ha@35dph = 42 dwellings (gross), 40 net. Phasing: Added outside of the 5 year supply period as no discussions as yet on this sites (total 100 units) at end of plan period.

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
Warfield Area 3 (CSDPD CS5/SALP SA9)	454 units (inc affordable) (as per SPD, Fig 5)	Applications on parts of the site: 14/01262/FUL - land East of Jigs Lane & Strawberry Hill. Refused 25th August 2015. Erection of 90 dwellings comprising of 68 houses and 22 flats, creation of vehicular access from Jigs Lane North with upgrading works to existing highway, associated car parking and amenity space, formation of open space, creation of east-west greenway and footpaths within the site and connection points for provision of two bridges on eastern boundary to provide link to Westmorland Park and Edmunds Lane following demolition of existing dwelling. 15/00221/OUT - land at Grove Gardens, Forest Road, Hayley Green. Application withdrawn. Outline application for the erection of 28 dwellings, with new access off Bracknell Road, open space with associated cycle and public footpaths, landscaping and facilitation of future Bracknell Road/Forest Road junction improvements following the demolition of Grove Gardens. Council is currently undertaking discussions with HCA/ATLAS and landowners/developers.	N/A at this stage, as no application approved.	50 completions expected in 2021/22, 100 completions in 2022/23, 100 completions in 2023/24, 100 completions in 2024/25, & 104 completions in 2025/26.	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA9).	Various	Various land owners. Permission required before site can be developed. There is a need to address delivery of infrastructure across the site. Development of the Warfield site requires a new north/south link road through the site. This has received investment through the 'local growth' funding pot from the Thames Valley Local Enterprise Partnership. Phasing: On-going work with HCA/ATLAS and landowners/developers to bring forward development across this area (workshops have taken place). There is a need address delivery of infrastructure across the site. As no applications relating to the whole of the site, phase outside of 5 year period to total 454 (as per numbers envisaged in the Warfield SPD see Fig 5 & 6 relating to parcels v-z & aa-dd). SPD (Appendix 3) also sets out that area 3 will be the final sequence. The site is more than 300 units. As the site is in multiple ownership, there is likely to be more than one housebuilder (although not known at this stage), therefore phase at 100dpa (50 in first year 2021/22).
Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Bracknell (SALP SA3)	49 units (inc affordable)	14/0569/FUL - refused 19 December 2014 Erection of 62 dwellings comprising 5no. 1 bedroom flats, 10no. 2 bedroom flats, 29no. 4 bedroom houses and 18 no. 5 bedroom houses, including the demolition of two existing residential dwellings (C3 use) and two building associated with guest house/hotel (C1 use), landscaping, vehicular access from London Road, parking, open space and pedestrian/cycle link to Long Hill Road. 16/00395/FUL. Resolution to approve at 13 October 2016 Planning Committee. Change of use of part of building from C1 (Guesthouse) and C3 (Residential dwelling) to C3 (Residential) to create six bedroom dwelling. 16/00396/FUL. Refused at 13 October 2016 Planning Committee. Appeal pending. Temporary change of use of 2no. existing outbuildings to B1(a) office space and change of use of 1no. outbuilding to D2 childrens indoor recreational use (personal permission). Shanly Homes undertook public consultation on a scheme for up to 58 homes in April/May 2016.	N/A at this stage.	25 completions expected in 2020/21, & 24 in 2021/22	N/A at this stage as no application approved.	Site is acceptable as allocated through SALP (Policy SA3).	Shanly Homes	Multiple land ownership, housebuilder is involved. Permission required before site can be developed. February 2016 availability proforma: no response received. Phasing: As a housebuilder in involved, taking account of the need to obtain approval (including conditions), and site clearance, phase first completions (25 units) in 2020/21.
Land at Bog Lane, Bracknell (SALP SA3)	40 units (inc affordable)	No current applications.	N/A at this stage.	40 completions expected 2024/25.	N/A at this stage as no application approved.	Site is acceptable as allocated through SALP (Policy SA3).		Permission required before site can be developed. February 2016 availability proforma: no response received. Phasing: No current discussions, therefore, phase outside of 5 year supply around 2024/25.
SOFT COMMITMENTS: Site Allocations								
Land at Wood Lane, Binfield (SALP SA3)	20 units (inc affordable)	No current applications.	N/A at this stage.	20 completions expected in 2024/25.	N/A at this stage as no application approved.	Site is acceptable as allocated through SALP (Policy SA3).		Permission required before site can be developed. February 2016 availability proforma: no response received. Phasing: No current discussions, therefore, phase outside of 5 year supply around 2024/25.
Amen Corner North, Binfield (residual balance) (SALP SA6)	20 units (inc affordable)	16/00717/OUT. Popes Farm - Refused 26 Oct 2016 Outline planning application for the erection of 54 dwellings, associated vehicular and pedestrian access, car parking, drainage works and landscaping, including provision of open space, following removal of existing dwelling and outbuildings (access, appearance, layout and scale to be considered, landscaping reserved for future consideration) [NB: relates to a larger site area than residual allocation].	N/A at this stage.	20 completions expected in 2022/23	N/A at this stage, as no application approved	Site is acceptable as allocated through SALP (Policy SA6).	Shanly Homes	Permission required before site can be developed. Phasing: As no discussions have yet to taken place on the residual 20 units, added outside of the 5 year period (after completion of main Amen Corner North site) around 2022/23.
Albert Road Car Park, Bracknell (SALP SA1)	40 units (inc affordable)	No current applications.	N/A at this stage.	40 completions expected 2022/23	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA1).	BFC	Permission required before site can be developed. February 2016 availability proforma: no response received. Phasing: As no discussions, phase completions for 2022/23.
Chiltern House and the Redwood Building, Broad Lane, Bracknell (SALP SA1)	71 units (inc affordable)	16/00889/FUL. Pending consideration. Erection of 100 apartments (including affordable dwellings), provision of car parking and communal amenity space following demolition of existing office buildings. 14/01217/OUT. Withdrawn. 24th March 2016. Outline planning application for the erection of 71 no. apartments (18no. 1 bed, 47 no. 2 bed and 6no. 3 bed) following demolition of Chiltern House and The Redwood Building (including 18 No. affordable apartments). Outline application to consider means of access and layout. (All matters reserved).	N/A at this stage.	21 completions expected 2020/21, & 50 in 2021/22.	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA1).	Bellway Homes	Permission required before site can be developed. February 2016 availability proforma: no response received. Phasing: application refused, no current application, therefore phase at end of 5 year period (as current interest in the site, feasible that completions could be within 5 year period. Phase first completions in 2020/21.

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
Downside, Wildridings Road, Bracknell (SALP SA1)	18 units (inc affordable)	No current applications.	N/A at this stage.	18 completions expected 2022/23.	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA1).	BFC	Permission required before site can be developed. February 2016 availability proforma: no response received. Phasing: As no current discussions phase outside of 5 year supply, in 2022/23.
White Cairn, Dukes Ride, Crowthorne (SALP SA3)	16 units (inc affordable)	No current applications. BFC have prepared non-statutory planning brief for the site (dated October 2014), available to view: http://www.bracknell-forest.gov.uk/planningbriefsforcertainitesallocationslocalplansites	N/A at this stage.	16 completions expected 2022/23.	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA3). BFC published a planning brief for the site October 2014: http://consult.bracknell-forest.gov.uk/file/3215117	Wellington College.	Permission required before site can be developed. February 2016 availability proforma: no response received. Phasing: In light of response to availability, and as no current discussions, therefore, phase outside of 5 year supply, in 2022/23.
Land at Battle Bridge House and garage, Forest Road, Warfield (SALP SA1)	10 units	Part of application: - 16/00115/FUL - Land to rear of Warfield Garage, Forest Road. Refused (see Warfield Area 1, above). Residential development of 56 dwellings with associated access, open space and infrastructure on land off Forest Road, and change of use from agricultural land to SANG off Moss End.	N/A at this stage.	10 completions expected 2019/20.	N/A at this stage, as no application approved.	Site is acceptable as allocated through SALP (Policy SA1).		Permission required before site can be developed. February 2016 availability proforma: no response received. Phasing: current application relating to Warfield Area 1, could be achieved within 5 years (20/19/20).

New Large & Medium Sites Granted Permission, or a resolution to approve (subject to completion of a s.106) during the 2016/17 Monitoring Year
(Whilst these sites do not form part of the 2015/16 housing commitment data/Housing Trajectory, they are included for information).

New permissions: Large Sites								
None as at Q2								
New permissions: Medium Sites								
48-50 Dukes Ride, Crowthorne	32 units (30 net) (C3 specialised use)	15/01082/FUL. Approved with s.106 23 June 2016. (Application to be implemented within 3 years). Erection of a block of 32 sheltered apartments for the elderly with detached binstore/cycle store; modification of existing access (to No.50) and closure of existing access to No.48; construction of basement parking and other associated parking, following the demolition of existing buildings. (Re-submission of 14/01073/FUL with amendments). [Will be added to hard commitments in April 2017 Trajectory].	Completed s.106 secured contributions towards: - affordable housing, and - mitigation of impact upon the Thames Basins Heath Special Protection Area. The application is also CIL liable.	N/A at this stage, will be added to the April 2017 Trajectory.	As at 30 Dec 2016: -2 completed 30 (net) units n/s	Site is acceptable, as permission granted and s.106 completed.	Renaissance Retirement Ltd	Requires approval of conditions and site clearance. Market and cost factors were considered through discussions on the s.106. Phasing: n/a at this stage. Will be included within the April 2017 Housing Trajectory.
Bracknell Town Football Club Larges Lane, Bracknell (NB: this falls within the boundary of the allocation at the Football Club, SALP Policy SA2)	14 units	16/00102/FUL. Approved with s.106 27 September 2016. (Application to be implemented within 3 years). Change of use of land from D2 to C3 and erection of 6No. dwellinghouses and 8No. flats with parking and access. [Will be added to hard commitments in April 2017 Trajectory].	The application is also CIL liable.	N/A at this stage, will be added to the April 2017 Trajectory.	As at 30 Dec 2016: 14 units n/s	Site is acceptable, as permission granted, and s.106 completed.		Requires approval of conditions. Phasing: n/a at this stage. Will be included within the April 2017 Housing Trajectory.
New sites with a resolution to approve, subject to completion of a s.106 agreement: Large Sites								
None as at Q3								
New sites with a resolution to approve, subject to completion of a s.106 agreement: Medium Sites								

Site	Deliverables	Progress on Planning Applications	Key Infrastructure	Timing (1 April 2016 Trajectory)	Progress on Completions (2016/17 Q3 Dec 2016 data) (u/c = under construction n/s= not started)	Suitability	Availability	Achievability
The Braccans, London Road, Bracknell	33 units	16/00299/PAC. Granted 11 May 2016. Prior approval notification for the change of use of offices (B1a) to 33 apartments (C3). NB: Class O, of Part 3 (Changes of Use) of Schedule 2 of the General Permitted Development Order (see SI 2015 No. 596, amended by SI 2016 No. 332) sets out that development is permitted, subject to the condition that it must be completed within a period of 3 years starting with the prior approval date. Therefore, this application needs to be completed by May 2019.	SPA requirements will be set out in s.106	N/A at this stage, will be added to the April 2017 Trajectory.	As at 30 Dec 2016: 33 units n/s	Prior approval granted, but s.106 required in relation to mitigation of the Thames Basin Heaths Special Protection Area, before permission can be implemented.	Northrop Ltd	Requires completion of s.106 before development can commence. Phasing: n/a at this stage. Will be included within the April 2017 Housing Trajectory.
Amber House & Northgate House, Market Street, Bracknell	193 units	15/01035/FUL. Approved with s.106 03 February 2017. Erection of building accommodating 193no. residential apartments (use class C3) with flexible commercial use at ground level within use classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure) and associated car parking, amenity space, landscaping, servicing and access following the demolition of Amber House and Northgate House.	Will be set out in a s.106 agreement.	N/A at this stage, will be added to the April 2017 Trajectory.	As at 30 Dec 2016: 193 units n/s	Site is acceptable as has a resolution to approve (subject to completion of a s.106).	Thames Valley Housing Association	Requires completion of s.106, condition approval before commencement of development. Phasing: n/a at this stage. Will be included within the April 2017 Housing Trajectory.