

Annual Monitoring Report 2010 - 2011

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1 Executive summary

Background

1.1 This is the seventh Annual Monitoring Report (AMR) for Bracknell Forest and reports on the period 1 April 2010 - 31 March 2011. It looks at whether or not certain 'saved' policies in the Bracknell Forest Borough Local Plan (adopted January 2002) and the Bracknell Forest Borough Core Strategy (adopted February 2008) are being implemented successfully. The policies in the Replacement Minerals Local Plan for Berkshire 2001 (RMLPB) and the Waste Local Plan for Berkshire 1998 (WLPB) have also been 'saved'. Monitoring of these policies was previously summarised in a separate AMR produced on behalf of the six Berkshire Authorities by the Joint Strategic Planning Unit (JSPU). The JSPU closed in September 2011 and the future of minerals and waste planning is currently under review.

1.2 A brief review of the key findings of the 2010-11 AMR is provided below.

Key Findings

Local Development Scheme

1.3 The Development Plan for Bracknell Forest Borough comprises a mixture of planning policy documents under the former, and present, planning systems. Preparation of the documents which together will comprise the Bracknell Forest Borough Local Development Framework (LDF), and eventually supersede the Bracknell Forest Borough Local Plan, has continued in accordance with the latest version of the Local Development Scheme (LDS) which came into effect in August 2011 and covers the period to 7 August 2014. Some, but not all of the milestones in the relevant LDS have been met.

1.4 Following approval of the South East Plan (SEP)(with its increased housing allocation for the Borough) preparation of the Site Allocations Development Plan Document (Site Allocations DPD) was prioritised over other documents in the LDF. Progress was made in accordance with the LDS in place at the time, (including an 'Issues and Options' consultation in February 2010); however with the intended revocation of the SEP the Council decided to continue to plan for the 10,780 dwellings based on Core Strategy Policy CS15 (rather than 12,780 new homes). This delayed the 'Preferred Options' consultation on the Site Allocations DPD until November 2010. The updated LDS sets out the programme for the Site Allocations DPD. Consultation on a Draft Submission version is due to take place in January 2012, followed by Submission in Summer 2012. Examination is likely to take place during the Autumn of 2012, followed by adoption in Spring 2013. Despite the reinstatement of the SEP as part of the Development Plan, it is expected that it will have been abolished by the time the Site Allocations DPD is submitted and so the document plans for 10,780 dwellings to be delivered in the Borough to 2026, in accordance with Policy CS15.

1.5 As set out in the current LDS, a review of the Core Strategy is due to commence in March 2012, followed by consultation in early 2013, publication in Summer 2013 leading to Submission in March 2014, and adoption in the early part of 2015.

1.6 The Streetscene Supplementary Planning Document (SPD) (& annex Highway Guide to Development) was adopted in April 2011.

1.7 The Warfield SPD is being prepared in partnership with a consortium of landowners, and commenced in October 2009. Consultation on the Warfield SPD took place between December 2010 to January 2011. A further focused consultation took place between 31 October and 28 November 2011. Adoption is expected in March 2012.

1.8 Preparation of the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy SPD commenced in July 2009, and consultation took place on a draft SPD in November 2009 (in accordance with the LDS in place at the time). However, due to delays in the process of agreeing an approach to the emerging Strategic Access and Management (SAMM) Project across the affected Local Authorities, the milestone to publish the document for adoption in March 2010 (as set out in previous version of the LDS) was not met. A revised timetable is set out in the current version of the LDS, however it is now expected that the SPD will be adopted early in 2012.

1.9 In the light of the reduction in the scope for securing contributions to mitigate the impacts of development through S106 Agreements after April 2014, work will be focused on preparing a draft charging schedule for CIL rather than reviewing the Limiting the Impact of Development (LID) SPD.

1.10 At the 31st December 2011 no amendments to the LDS are currently proposed and work on the preparation of the the LDF can continue with priority given to the Site Allocations DPD. The situation will be monitored however because a number of risks to the work programme remain. The main risks are associated with the Governments reform of the planning system through the Localism Act 2011 (2011 Act) including: the intended abolition of the SEP; production of a National Planning Policy Framework (NPPF) to replace the current Planning Policy Guidance Notes and Statements; the introduction of Neighbourhood Development Plans; internal resources; and the preparation of background evidence.

Housing

1.11 During the monitoring year, 410 (net) dwellings were completed, representing a 26% increase in the level of completions compared to 2009 - 2010. However, the housing trajectory at 1st April 2010 had predicted that a slightly higher number of dwellings would be delivered. This means that the average annual requirement for the remainder of the plan period rose to 596 (net) dwellings at 1st April 2011. The Core Strategy target to meet or fall within 10% of the annual completions target set out in the housing trajectory has not been met. Overall, permissions being granted in the Borough continue to decrease which indicates that the land supply is not being replenished. The housing trajectory included in the AMR clearly shows a need to allocate further sites for development in order to meet the housing requirement over the remainder of the plan period and this is why resources are being focused on progressing the Site Allocations DPD.

1.12 Although the overall proportion of homes which were completed on previously developed land (PDL) was slightly higher than in the previous monitoring year, it remained below 60%. This is due to the development of greenfield sites at Jennett's Park, Peacock Lane and Wykery Copse, Peacock Lane. There have also been fewer windfall sites coming forward from within the urban areas.

1.13 A total of 113 net/gross affordable dwellings were completed in the monitoring year.

1.14 During the monitoring year, planning permission was granted for a further 7 gypsy pitches on two sites (2 pitches on land to the west of Wokingham Road, Crowthorne and 5 pitches on land at Seven Acre Farm, Old Wokingham Road, Bracknell). These permissions have yet to be implemented. In terms of progress made towards achieving the requirement set out in draft policy H7 of the Partial Review of the South East Plan, permission has been granted for a net increase of 14 pitches since 2006 (this includes the net increase of 7 pitches in this monitoring year) and 4 pitches have been implemented.

Employment

1.15 The majority of the completed floorspace within the year was warehousing, accounted for by one development: the new Waitrose warehouse on the Southern Industrial Area. The net change in floorspace was -1929 sq m (because the new building is smaller than the original). There has also been a small net decrease in industrial floorspace (B2). Overall there have been significantly less employment completions than in previous years, reflecting the economic climate and the lack of demand that is affecting the wider market.

1.16 All developments (across all employment types) in the monitoring year were on PDL.

1.17 Outstanding permissions for employment development show that the total amount of land for all types of employment uses is in excess of 10 ha. The hard commitments (developments with extant planning permissions), account for 22.95 ha and soft commitments (developments which are agreed in principle), account for a further 46.62 ha.

1.18 A recent report on the office market in Bracknell, states that the equivalent of 8 years supply of office floorspace is currently being marketed and commitments account for a further 7.4 years of supply. In the light of this evidence, there has been a change in emphasis regarding the level of employment land floorspace anticipated to come forward as part of the developments at Amen Corner South and Warfield (formally known as Land North of Whitegrove and Quelm Park). Both sites will be formally allocated through the Site Allocations DPD. The Draft Submission Site Allocations DPD emphasises the priority for housing in the Borough and therefore the level of employment floorspace anticipated by Core Strategy Policy CS4 and the Amen Corner SPD may not be achieved.

1.19 Regeneration of Bracknell Town Centre remains a key objective for the Council and work is continuing in order to bring it forward despite the difficult economic climate. The Council is working with development partners to bring the regeneration forward on a phased basis. The first phase is complete in the form of the new Waitrose foodstore at the north end of the Town Centre. The Council is also anticipating that a further early phase will be the regeneration of the Skimped Hill site with a new Healthspace, which has a resolution to approve subject to the completion of a Section 106 Legal Agreement.

1.20 The Compulsory Purchase Order (CPO) process is being implemented whereby key land areas not owned by our development partner, Bracknell Regeneration Partnership (BRP), are being purchased to allow implementation of the town centre plans. This has included for example the purchase of the Market Square properties to allow improvements to be made to access and the public realm in association with a new major retail area planned for the north of the Town Centre.

Environment

1.21 No planning permissions were granted during the monitoring period that were contrary to the advice of the Environment Agency (EA) on flood defence and water quality grounds.

1.22 99% of SSSIs are in favourable or unfavourable but recovering condition.

1.23 The area designated as Local Wildlife Sites (LWS) has decreased by 139 ha - this is as a result of 2 sites being de-selected (Ambarrow Court, Little Sandhurst, and Lovel Hill Farm, Winkfield) after being surveyed in 2009 and failing to meet the new set of more stringent criteria. There was no change in the numbers and areas of LGSs in Bracknell Forest.

1.24 There has been an overall increase in the UK BAP habitat resource of approximately 33 hectares and no change in the number of UKBAP priority species.

1.25 No large scale renewable energy installations requiring planning permission were installed in the Borough during the monitoring year.

Transport

1.26 100% of all approved non-residential development within Class A1-5, B1- 8 & D1-2 of the Use Classes Order ⁽¹⁾ complied with the Councils adopted parking standards during the monitoring year, thus meeting the Core Strategy target.

1.27 The 2011 accessibility audit found that new households in the Borough continue to benefit from high levels of accessibility, with nearly all completions located within 30 mins of key services by walking and/or public transport. Access to hospitals remain the key area for improvement, with a decline seen from 79% in 2008/09 to 31% in 2010/11. This is due to the majority of completed dwellings being located on four land parcels within the major new housing area at Jennett's Park, where hospitals are accessible within 40 mins by walking and /or public transport .

Municipal waste

1.28 There is no Core Strategy target relating to municipal waste. The future of Minerals and Waste Planning is currently under review.

1.29 The information below is provided by the re3 partnership that was set up with Bracknell Forest, Reading and Wokingham Borough Councils to develop waste management facilities for the three boroughs.

1.30 Total Municipal Solid Waste (MSW) arisings rose in Bracknell Forest by approximately 6%. This may be the result of an increase both in the amount of waste generated per household and in the number of households in the Borough between 2010/11.

1.31 There has been a notable decrease in the amount and proportion of waste sent landfill in Bracknell Forest during the last year. The amount has fallen to 11,850 tonnes from 22,505 tonnes during the monitoring year. The proportion sent to landfill is now only 22%. Correspondingly there has been a significant increase in the amount of waste disposed of by energy for waste (EfW), raising the proportion of total waste disposed of by this method from 16% to 36%.

1 The Town & Country Planning (Use Classes) Order 1987 (as amended)

2 Introduction

Why do we need to produce an Annual Monitoring Report?

2.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every Local Planning Authority to produce an AMR containing information on the implementation of the LDF and the extent to which the policies set out in local development documents are being achieved.

Recent developments

2.2 The Government is introducing changes to the AMR preparation process through the 2011 Act (which will also provide the means of abolishing Regional Strategies (RS) and introducing neighbourhood planning). The changes will remove the duty to prepare an AMR but some type of monitoring report will still be required. The Council will no longer be required to submit the AMR to the Secretary of State.

2.3 In March 2011, in advance of this new legislation, the Government announced that it was withdrawing much of the guidance used in local plan monitoring⁽²⁾

2.4 The Single Data List published by the Department for Communities and Local Government (CLG) in July 2011 also frees local authorities from national Indicators allowing a greater focus on locally defined measures in the production of AMRs⁽³⁾

What are we monitoring?

2.5 This AMR covers the period 1 April 2010 to 31 March 2011; however it also provides commentary up to December 2011 on progress against the Local Development Scheme (LDS) and other areas of interest such as Bracknell Town Centre regeneration. The analysis of data carried out for this AMR looks at whether or not the policies and proposals of adopted plans comprising the Development Plan are being successfully implemented.

2.6 The Development Plan for Bracknell Forest comprises:

- The SEP, approved May 2009 (see also paragraphs 3.3-3.4 below)
- 'Saved' policies of the Bracknell Forest Borough Local Plan, adopted January 2002;
- Bracknell Forest Borough Core Strategy, adopted February 2008;
- 'Saved' policies of the RMLPB, Incorporating Alterations adopted in December 1997 and May 2001;(see also paragraph 2.8 below)
- 'Saved' Policies of the WLPB, adopted December 1998; (see also paragraph 2.8 below)

2.7 Certain policies of the Bracknell Forest Borough Local Plan have been superseded by the Council's adoption of the Core Strategy. Other policies in the Local Plan have been 'saved' by the Secretary of State and therefore remain part of the Development Plan until such time as they are also replaced by other DPDs that the Council prepares as part of the LDF.

2 Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005) Annual Monitoring Report FAQ's and Emerging Best Practice 2004-05 (ODPM, 2006) Regional Spatial Strategy and Local Development Framework: Core Strategy Indicators - Update 2/2008 (CLG, 2008) , so enabling individual Councils to decide what to include in their AMRs.

3 Single list of central government data requirements from local government - 2011/12 (v2),(The Single Data List), (CLG, July 2011

2.8 The policies in the RMLPB and the WLPB have also been 'saved'. Monitoring of these policies was previously summarised in a separate AMR produced on behalf of the six Berkshire Authorities by the JSPU which closed in September 2011.

2.9 AMRs were previously submitted to and monitored by the Secretary of State through the Government Office for the South East (GOSE). However, as confirmed in the 2010 Comprehensive Spending Review, the Government Offices for the Regions closed at the end of March 2011. As mentioned above, the changes in the 2011 Act include provisions that will remove the requirement to send an AMR to the Secretary of State but until this provision of the Act comes into force, the requirement remains.

2.10 Notwithstanding the above, monitoring the progress of the preparation of LDF documents and policies, and assessing progress, remains a statutory requirement and so the Council will continue to produce an AMR. However the Council has chosen to narrow the focus of its monitoring to what it considers to be the key indicators and targets for the Borough with respect to housing, employment, transport and the environment.

Issues facing the Borough

2.11 The following section highlights the main issues currently facing the Borough. These present considerable challenges and are looked at further in the relevant chapters:

- **Supply of housing land:** At the 1st April 2011 the Council was unable to demonstrate a 5-year supply of deliverable land for housing based on an average annual requirement of 596 dwellings. Whilst the number of dwellings completed in the monitoring year increased compared with the previous year, the number of new permissions granted was low which means that the stock of permissions is diminishing. Few sites are coming forward from within defined settlements and as a result the Council is involved in the process of allocating further land on the edge of its most sustainable settlements. This process is being undertaken through the progression of the Site Allocations DPD. Proposals are controversial because they will result in changes for existing residents and the loss of some greenfield sites.
- **Regeneration of Bracknell Town Centre:** Despite the challenging economic climate the Council remains committed to the regeneration of Bracknell Town Centre and recognises its key role in supporting the strategy and development proposals in the LDF. The existing centre does not meet the needs of modern retailing or the demands of its catchment population, and suffers from a poor mix of uses and no evening economy. Much effort is being put into moving the regeneration forward. Within the monitoring year, the Council resolved to grant planning permission to extend the outline permission for the regeneration of the Town Centre by a further 3 years. Due to adverse market conditions, it is recognised that the scheme will not come forward as a single entity and therefore the Council is working with its partners to bring proposals forward on a phased basis. Since the end of the monitoring year, a new Waitrose supermarket has opened and the construction of a new Healthspace facility has been agreed in principle.
- **Provision of infrastructure to support growth:** The level of growth planned for the Borough will lead to impacts on infrastructure. The Council is producing an Infrastructure Delivery Plan to support the Site Allocations DPD which outlines the infrastructure required to support the proposed development in the Borough. One of the key pieces of infrastructure required is a new Secondary School. The issue is particularly acute in the

north of the Borough where current pupil numbers in primary schools exceed the planned places in existing secondary schools. Neighbouring authorities are also experiencing pressure on places in their own schools due to the allocation of sites in their own areas. Future AMR's will monitor infrastructure provision, to ensure that the correct level of infrastructure required to support new development is being achieved.

Structure of report

2.12 This report is divided into two sections. The first part (Chapter 3) provides a review of the Development Plan and assesses the Council's progress in preparing the LDF against the timetable set out in the LDS. The second section (Chapters 4-8) looks at progress in the implementation of development plan polices which are divided thematically. A new section has been added this year to provide some information on municipal waste which was previously monitored in a separate AMR prepared by the JSPU.



2.13 Each of the chapters in the second section begins with a summary of the contextual indicators. Any changes that have occurred since the previous year are highlighted.




- **Contextual Indicators** - are only indirectly related to the policies. They are aimed at providing a better understanding of the wider environment (economic, environmental and demographic background). The Core Strategy DPD draws upon certain contextual indicators in setting out a portrait of the Borough.

2.14 The contextual indicators are followed by a summary of the core and local output indicators.

- **Output indicators** – these measure the quantifiable physical activities that are related to the implementation of policies. Although the Government no longer specifies certain indicators that must be included, they continue to be used in the preparation of this AMR, because they form the basis for monitoring polices in the Core Strategy and are still considered to be relevant to Bracknell Forest. It also means that the data is consistent and comparable with past years. Some of the indicator headings have been changed in order to improve their clarity. In such cases, the original core output indicator appears in the document in brackets. A limited number of local output indicators have also been developed to supplement the core output indicators, specifically in relation to monitoring the delivery of the Core Strategy policies and objectives.

2.15 The objectives and policies that are being assessed against these indicators are listed and an indication of progress towards policy implementation is given by the use of the traffic light symbol. The colours should be interpreted as follows:

	Red- improvements required (commentary provided)
	Amber- partial implementation, but on track (commentary provided)

	Red- improvements required (commentary provided)
	Green- implemented
	A blank circle indicates that there is insufficient data to make a judgement as to trend

2.16 The data associated with each indicator is set out in the remainder of each chapter and commentary is provided where a red or amber traffic light is given. This explains the issue and indicates any action that may be considered appropriate.

Limitations of the AMR

2.17 Whilst the 'objectives - policies - targets - indicators' approach is being adopted in the development of policies in the DPDs, the policies in the adopted Local Plan pre-date this approach, which makes it difficult to measure progress and relate to specified indicators. In spite of this, effort has been made to attribute 'saved' policies to core output indicators and provide some data. A limited number of local indicators have also been developed.

2.18 Work has also been carried out in relation to developing a monitoring framework for the policies in the emerging Site Allocations DPD to ensure that they are effective in delivering the overarching long term vision of the adopted Core Strategy. This work will continue as other DPDs are progressed.

2.19 As with previous AMRs, whilst much of the data has come from the Council's planning applications and commitments system, some data has been obtained from secondary sources. This is particularly the case with the contextual indicators.

2.20 As mentioned previously, responsibility for monitoring minerals and waste policy reverted back to the individual Berkshire Authorities in September 2011. Due to the difficulty of obtaining up to date statistical data at sub County level, only a limited amount of information is provided in this AMR.

Census 2011

2.21 This AMR relies on data from the 2001 Census. A new Census was carried out on the 27 March 2011 and data is expected to be published in summer 2012. Information from the 2011 Census that is relevant to Bracknell Forest will be fed into future AMR publications.

Service improvements and review

2.22 During the monitoring year the Council's planning service has continued its involvement in the Planning Advisory Service's (PAS) Managing Excellent Planning Services programme (MEPS), linking up with other reviews being undertaken by planning services across the country.

The service has also worked closely with the PAS in developing a mechanism which will enable locally set fees to be established in a transparent and justified way should the Government decide to act on the consultation it has undertaken on changing the planning fee regime.

2.23 Following on from a review of staffing levels within Development Management in the preceding year there has been a reduction in the number of full time planning officers and support staff in that service area. With application levels down on the 2007/8 peak there has been no impact on the services' performance. With ongoing work in relation to MEPS the overall resources of the Department remain under review.

2.24 The year saw a milestone in the long standing project to make available on line all planning records, namely the electronic capture of all planning application records previously held on microfiche. The project will now move into its final stage with the indexing of records and phased release of records through the Council's online public access system for planning records. During the year this was enhanced introducing the ability for residents to receive automatic notifications of the receipt and determination of planning applications.

2.25 In its programme of continuing service development a visit was made to one of the Council's benchmarking partners, Peterborough Borough Council, to view a workflow system (Idox Enterprise). Following evaluation, this system was acquired and will be rolled out to all Development Management officers in the coming year.

2.26 Bracknell Forest continues to be actively involved in the PAS's Development Management and Localism Group comprising of 15 Planning Authorities from all corners of England. This group provides an opportunity for leading planning authorities to liaise with civil servants from the Communities and Local Government Department as well as the PAS on key initiatives.

Links with other strategies

2.27 The Borough Council has a Sustainable Community Strategy (SCS) called 'Living Together, Working Together' (2008). This contains 11 Priorities some of which overlap with matters addressed through the planning process e.g the policies and proposals in the adopted Core Strategy. For example:

- Priority 2a – Sustainable Development
- Priority 2b – Protecting the Environment
- Priority 2c - Travelling around the Borough
- Priority 3d - Sustaining a Vibrant Economy

2.28 The Bracknell Forest Partnership (BFP) is responsible for the SCS and is currently identifying areas of focus for the coming years. It is anticipated that these will focus on about half dozen specific projects e.g where partnership working is vital for delivery. The BFP will review and monitor these projects on a regular basis. These projects have not yet been specifically identified or agreed with the BFP, this is likely to take place within the year. The monitoring of these projects and their outcomes will take the place of the former Local Area Agreement and the full list of national indicators (which have been discontinued).

3 The Development Plan

The current Development Plan

3.1 The Development Plan for Bracknell Forest Borough comprises a mixture of planning policy documents under the former and present planning systems. The timetable for preparation of the documents which together will comprise the Bracknell Forest Borough LDF is set out in the LDS. The LDS sets out the work programme for and the resources required to continue to prepare Local Development Documents (LDD). The latest version of the LDS came into force on 7 August 2011, and can be viewed at: <http://www.bracknell-forest.gov.uk/lfs>.

3.2 At the time of writing, the Development Plan for Bracknell Forest Borough comprise the documents listed in paragraph 2.6 of Chapter 2 'Introduction'.

3.3 The SEP became part of the Development Plan on its approval in May 2009. In July 2010 the Government attempted to revoke Regional Strategies (RS), including the SEP. However, a successful legal challenge in November 2010 resulted in RSs being reinstated as part of the Development Plan for the purpose of making planning decisions. The Government's intention to revoke RSs has had significant effects upon planning for future growth in the Borough - these are explained in the text below.

3.4 A further legal challenge was made against the High Court decision, the outcome of which confirmed that the proposed abolition of RSs can be regarded as a material consideration by Local Planning Authorities and Inspectors when determining planning applications and appeals (although the weight to be given to it, is a matter for the decision maker). In relation to development plans, RSs remain part of the Development Plan until they are abolished by provisions included in the 2011 Act. The legislation within the Act may commence immediately, after a set period, or only after a commencement order by a Government minister. A commencement order is designed to bring into force the whole or part of an Act of Parliament at a date later than the date of the Royal Assent. At the time of writing it is not known when a commencement order in relation to the abolition of RSs will come into effect.

3.5 The Core Strategy was adopted on 7 February 2008. Subsequent to adoption of the Core Strategy the SEP was approved (May 2009) which increased the housing requirement for the Borough by some 2,000 dwellings. However, following Government announcements regarding the revocation of RSs, the Council decided to continue to plan for the 10,780 dwellings identified in Core Strategy Policy CS15 and in November 2010 the Site Allocations DPD Preferred Options was published for consultation. The Draft Submission version of the Site Allocations DPD will be submitted to the Secretary of State in Summer 2012 (see also paragraphs 3.10-3.11 below). Whilst the SEP currently forms part of the Development Plan, it is expected that it will have been abolished by the time the Site Allocations DPD is submitted to Government.

3.6 The review of the RMLPB and the WLPB was previously being undertaken on behalf of the six Berkshire Unitary Authorities by the Joint Strategic Planning Unit (JSPU). The JSPU published a 'Preferred Options' version of the Joint Minerals and Waste Core Strategy in September 2007 and a Submission Draft version was published in September 2008. The Core Strategy was submitted to the Secretary of State in February 2009. The Minerals and Waste Core Strategy Examination commenced in June 2009. During the hearing concerns were raised regarding the accuracy of the evidence base used to support the waste strategy. As a

result of these concerns the Inspector decided to adjourn the Examination and the Secretary of State subsequently formally requested the withdrawal of the Core Strategy in January 2010. The future of Minerals and Waste Planning is currently under review.

Progress towards a LDF for Bracknell Forest Borough

3.7 A number of documents which form part of the LDF have already been prepared and adopted. These are:

- Bracknell Forest Borough LDF Statement of Community Involvement, (adopted July 2006);
- Core Strategy DPD (adopted February 2008);
- The Bracknell Forest Borough Proposals Map (adopted April 2010);
- Designing for Accessibility in Bracknell Forest SPD (adopted June 2006);
- Bracknell Forest Borough Parking Standards SPD (adopted July 2007);
- Limiting the Impact of Development SPD (adopted July 2007);
- Sustainable Resource Management SPD (adopted October 2008);
- Amen Corner SPD (adopted March 2010);
- Character Area Assessments SPD (adopted March 2010); and
- Streetscene SPD (& annex Highway Guide to Development) (adopted April 2011).

3.8 The current LDS covers the period August 2011 to August 2014 and came into effect on 8th August 2011.

3.9 The LDS identifies a number of LDF documents which are currently being prepared. Progress with each of these documents is set out below:

Site Allocations DPD

3.10 The Site Allocations DPD will formally allocate the sites at Amen Corner and Warfield which are identified in the Core Strategy under Policies CS4 and CS5 for 2,925 dwellings, and allocate sites to deliver the remaining housing required in the Borough.

3.11 Following the approval of the SEP (with its increased housing allocation for the Borough) preparation of the Site Allocations DPD was prioritised. Progress was made in accordance with the LDS in place at the time, (including an 'Issues and Options' consultation in February 2010); however with the intended revocation of the SEP, the Council decided to continue to plan for the 10,780 dwellings based on Core Strategy Policy CS15. This delayed the 'Preferred Options' consultation on the Site Allocations until November 2010. The updated LDS sets out the programme for Site Allocations DPD. A statutory period of consultation on a Draft Submission version is due to take place in January 2012, followed by Submission to the Secretary of State in Summer 2012. Examination is likely to take place during the Autumn of 2012, followed by adoption in Spring 2013. It is expected that the SEP will have been abolished by the time the Site Allocations DPD is submitted. See <http://www.bracknell-forest.gov.uk/sadpd> for further information.

Core Strategy Review

3.12 As set out in the current LDS, a review of the Core Strategy is due to commence in March 2012, followed by consultation in early 2013, publication in Summer 2013 leading to Submission in March 2014, and adoption in the early part of 2015. The review will reflect the

most current planning policy, establish and enable delivery of a housing target for the plan period (including the accommodation needs of gypsies and travellers), include any necessary additional site allocations, and provide policies for development management purposes.

Warfield SPD

3.13 This area is identified as a broad location for growth in Core Strategy Policy CS5, and will be formally allocated through the Site Allocations DPD. An SPD is being prepared in partnership with a consortium of landowners, and commenced in October 2009. Consultation on the draft SPD took place between December 2010 and January 2011. A further focused consultation on a detailed concept plan took place between 31 October and 28 November 2011. In accordance with the LDS, adoption of the document is expected in March 2012. See <http://www.bracknell-forest.gov.uk/warfield> for further information.

Thames Basin Heaths Special Protection Area (SPA) Avoidance and Mitigation Strategy SPD

3.14 Preparation of this SPD commenced in July 2009, and consultation took place on a draft SPD in November 2009 (in accordance with the LDS in place at the time). However, due to delays in the process of agreeing an approach to the emerging Strategic Access and Management (SAMM) Project across the affected Local Authorities, the milestone to publish the document for adoption in March 2010 (as set out in previous version of the LDS) was not met. However, a revised timetable is set out in the current version of the LDS. On 5 July 2011, the Council's Executive agreed to implement the Strategic Access Management and Monitoring (SAMM) Project alongside all the SPA-affected local authorities across the sub-region, and accordingly, as from 14 July 2011 onwards, this resulted in a change in SPA developer contributions. Following this, consultation on the SPD took place between 12 September and 24 October 2011, and adoption of the document is expected in early 2012. Once adopted, the SPD will replace the Thames Basins Heaths SPA Technical Background Document to the Core Strategy DPD (June 2007) and Chapter 11 and Appendix C of the Limiting the Impact of Development SPD (July 2007). See <http://www.bracknell-forest.gov.uk/spa> for further information.

Limiting the Impact of Development (LID) SPD

3.15 An update to this SPD was planned for in previous versions of the LDS. However, the Community Infrastructure Levy (CIL) provisions introduced a new means of funding infrastructure by way of a levy charged on additional new floorspace constructed. The proposals for CIL mean that after April 2014, the scope for securing contributions to mitigate the impacts of development through S106 Agreements will be reduced significantly. In order to secure the necessary infrastructure funding, the Council will need to prepare a charging schedule for the CIL. This will be subject to examination by an Inspector and will need to be formally adopted by the Council. Resources will be focused on developing a charging schedule rather than updating the Limiting the Impact of Development SPD.

Future risks

3.16 As identified in previous AMRs, there are a number of risks to the delivery of the LDF. Whilst to date the Borough Council has shown a strong commitment to delivering its LDF according to the agreed milestones, there remain several previously identified risks which, unless resolved, may cause the Council to re-think its strategy.

Changes in national planning policy and legislation

3.17 Uncertainty remains over many aspects of the planning system as proposed changes are announced by Government. The 2011 Act contains provisions which include the intended abolition of RSs and, production of a NPPF to replace the current Planning Policy Guidance Notes and Statements. The Government has also announced a review of the LDF system (Local Development Regulations) in response to the planning reform programme.

3.18 The 2011 Act also proposes the introduction of a new tier of planning policy documents (known as Neighbourhood Development Plans). When the provisions of the 2011 Act come into force next year the Borough's Parish and Town Councils will be able to instigate the preparation of Neighbourhood Plans for their areas, which the Local Planning Authority will have a duty to support (including carrying out a Sustainability Appraisal, appointing a suitable person to examine the document and holding a referendum). The Government is currently consulting on new regulations governing the process for establishing neighbourhood plans and other aspects of neighbourhood planning such as Neighbourhood Development Orders and Community Right to Build Orders. These potential changes are likely to impact upon the Council's delivery of the LDF within the timescales set out in the LDS.

Staffing and financial resources

3.19 Since the publication of the previous AMR, the Council has continued to experience a loss of resources including staff. This trend will continue in the near future.

3.20 An additional layer of risk is added by the provisions of the 2011 Act which will place requirements for involvement in neighbourhood level planning on the Council. This might require high levels of resourcing (for example, duty to support the preparation of Neighbourhood Plans, and a duty to co-operate with adjoining and other relevant local authorities and other bodies).

3.21 Government guidance continues to place a heavy expectation for additional detailed studies to be undertaken (e.g. Housing Market Assessment, Strategic Housing Land Availability Assessment, Gypsy and Traveller Accommodation Needs, Strategic Flood Risk Assessment, Employment Land Review and Economic Assessment) without making sufficient additional provision for subsequent funding. Any further requirements for additional studies will have serious budgetary implications for the Council, though changes coming out of Government encourage opportunities for collaborative working with neighbouring authorities and other agencies and providers.

3.22 Whilst every reasonable effort will be taken to ensure internal resources are directed at delivering the key planning policy requirements for the Borough, additional requirements and other resource pressures mean that adequate resources may not always be available to address fully every task required to adequately achieve those milestones in the time presently programmed.

3.23 LDF work requires input from statutory agencies such as the Highways Agency, Natural England, English Heritage and the EA. GOSE has already been disbanded and the other agencies are also subject to resource cuts which could affect their ability to provide input to planning documents and consequently impact on the ability to deliver the LDF.

Local influences

3.24 The impacts of the economic recession have affected Bracknell Forest, although perhaps not as severely as other areas. Progress with the redevelopment of the Town Centre has been slow (evidenced by the need to apply for permission to extend the time period for implementation of the planning consent for the Town Centre). However this year some progress has been made including the opening of the Waitrose supermarket and a resolution to approve the application for the a new Healthspace facility, subject to the completion of a Section 106 Legal Agreement. The Council will continue to plan for the future redevelopment of the Town Centre as a key element in delivering the objectives of the LDF.

4 Housing

Contextual Indicators

Table 4.1 Contextual Indicators

Contextual Indicator		Headline	Change since 09-10 AMR
Con H1	Number of dwellings	The total number of dwellings in Bracknell Forest at March 2011 is 47,990	Increase of 410 dwellings since March 2010
Con H2	Household tenure	The majority of dwellings in the Borough were owner-occupied at 2001	None (Census data)
Con H3	Average house prices	House prices in the Borough are high compared with other parts of the country	Average house prices in Bracknell Forest have fallen by £2,535 since March 2010. This is slightly less than the fall experienced across England & Wales (£3,404).
Con H4	Dwelling types	33% of dwellings in the Borough are terraced, and 29% are detached	None (Census data)

Indicator: Con H1 - Number of dwellings

Table 4.2 Number of dwellings

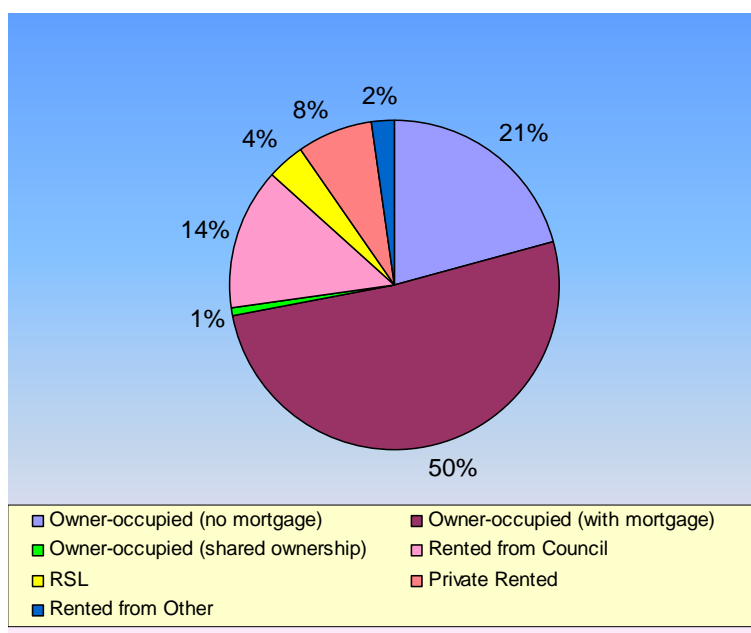
Number of dwellings in Bracknell Forest, March 2011	47,990
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Source: Crown Copyright 2003, 2001 Census & Planning Commitments for Housing 2001-2011; JSPU/BFC

4.1 Data from the 2001 Census records that there were 44,363 dwellings in the Borough in 2001. Data collected through the monitoring of housing completions shows that 3,627 dwellings have been built in the Borough between 2001 and 2011, giving a total of 47,990 dwellings at 31st March 2011 including 410 dwellings in 2010-11. This represents an increase of 7.6%.

Indicator: Con H2 - Household tenure

Figure 4.1 Housing Tenure in Bracknell Forest



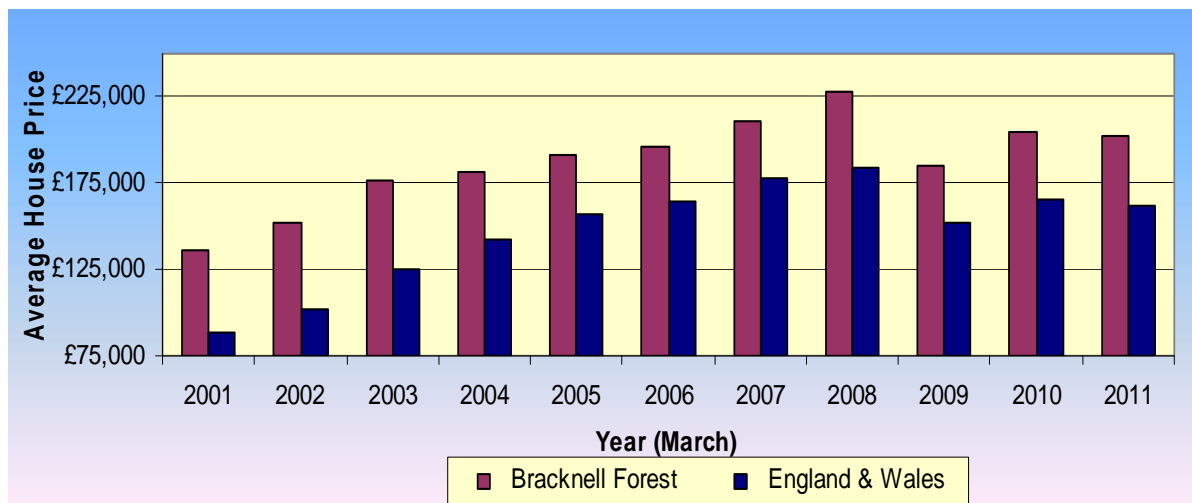
Source: Hometrack HIS/Office of National Statistics, April 2001

4.2 The data for this indicator is based on Census data and therefore reflects the position in 2001. At this time, nearly three-quarters of dwellings in Bracknell Forest were owner occupied, reflecting the position across Berkshire. The proportion of dwellings that were socially rented was fractionally higher than the Berkshire average. However, the proportion of socially rented dwellings fell between 1991 and 2001 (8,760 dwellings or 25% in 1991 compared with 7,499 dwellings or 17% in 2001). This was due to the Right to Buy Scheme and the relatively small number of properties that have been built by Registered Providers.

4.3 This information will be updated for the 2011-12 AMR when it is anticipated that the 2011 Census data will be published.

Indicator : Con H3 - Average house price

Figure 4.2 Average House Price Index 2001-2011



Source: HM Land Registry, house price index, customised reports (www.landregistry.gov.uk)

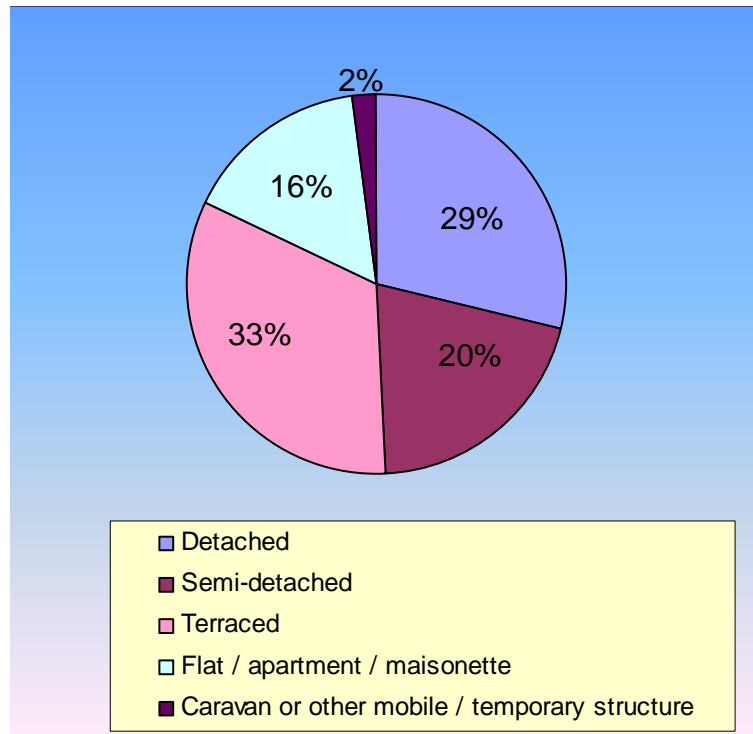
4.4 The average house price in the Borough at 31 March 2011 was £202,741. This represents a fall of £2,535 since 2010.

4.5 The graph above shows that house prices in the Borough are consistently higher than the England and Wales average and that they rose year on year between 2001 and 2008. In 2009 prices fell significantly (reflecting the national fall) and, whilst they recovered slightly in 2010, prices have again fallen in 2011.

4.6 The affordability of housing is a major issue in the Borough. The Bracknell Forest Housing Market Assessment (DTZ, October 2011) looked at this issue. It found that assuming households require a minimum of a 10% deposit to access a mortgage and can borrow three times their household income, they need to have a minimum income of £54,750 in order to purchase a property falling in the lower quartile house price bracket (at Quarter 4 in 2010 this was £182,500). If it is assumed that the average household income was around £44,500 in 2010, this means that properties within the Borough could only be purchased by Bracknell Forest households with above average incomes and those with higher incomes and equity moving in from outside the Borough. DTZ concluded that 72% of Bracknell Forest households have incomes below the required level and are therefore theoretically priced out of home ownership. This has important implications for the private rented sector and the number of households falling into housing need due to their inability to meet their requirements in the market. Lack of housing that is affordable tends to encourage longer distance commuting as people who work in the area are forced to live further away in areas where housing is more affordable.

Indicator: Con H4 - Dwelling types

Figure 4.3 Dwelling Types in Bracknell Forest



Source: *Hometrack HIS/Office of National Statistics, April 2001*



4.7 This indicator is calculated from Census data and therefore the position in 2001 is reported. Further information on the type and size of dwellings completed in the monitoring year is reported through Indicator Loc H2a.

4.8 Information on the existing type and size of dwellings comprising the housing stock, together with the structure of the existing and projected population, helps to ensure that the housing provided is appropriate to the needs of the community.

4.9 In 2001, 33% of dwellings in Bracknell Forest were terraced, closely followed by detached at 29%. A comparison of the 2001 figures for Bracknell Forest with those for Berkshire showed a similar profile, although there was a slightly higher proportion of terraced units and a lower proportion of semi-detached dwellings in Bracknell Forest than across Berkshire as a whole.

Output Indicators

Table 4.3 Output Indicators

Output Indicator		Objectives	Policies	Trend
Cor H1 & H2	Housing trajectory	BFBLP: Para 5.14 (i) CS: A	BFBLP: PH1.1 & PH1.2 CS: CS15	
Cor H3	Previously developed land	BFBLP: Para 2.29 (ii) CS: D	BFBLP: None CS: CS1/CS2	
Cor H4	Net additional pitches (Gypsy & Traveller)	BFBLP: None CS: B	BFBLP: None CS: CS18	
Cor H5	Affordable housing completions	BFBLP: Para 5.14 CS: B	BFBLP: H8 CS: CS17	
Cor H6	Housing quality	BFBLP: Para 2.29 (vi) CS: F	BFBLP: EN 20 CS: CS7	
Loc H2a	Dwelling type/size	BFBLP: Para 5.14 (iv) CS: B	BFBLP: H7 CS: CS16	
Loc H2b	Settlement boundaries	BFBLP: Para 2.29 (iii) & 5.14 (iii) CS: D	BFBLP: H1, H5 & EN8 CS: CS1/CS2	
Loc H2c	Density	BFBLP: None CS: B	BFBLP: None CS: CS1/CS7	

Indicator: Housing trajectory 2006 -2026 (formerly Cor H1 & H2)

Figure 4.4 Housing Trajectory (excluding SADPD Sites)

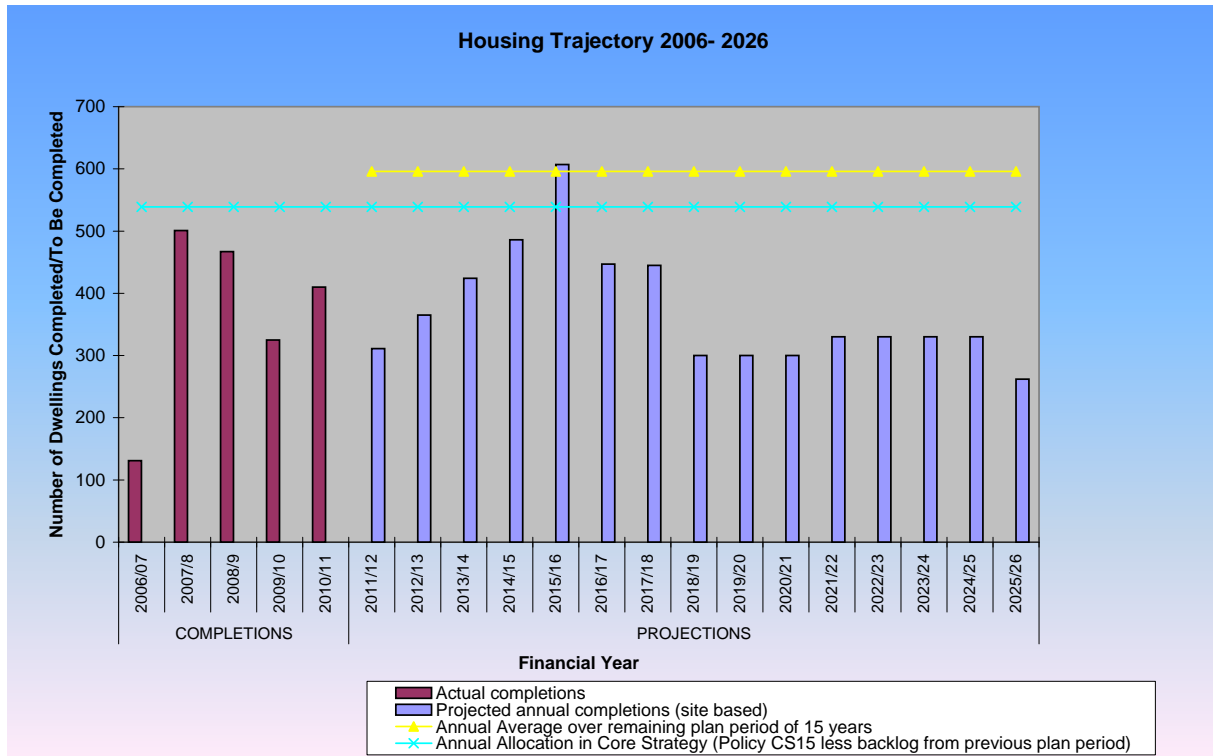
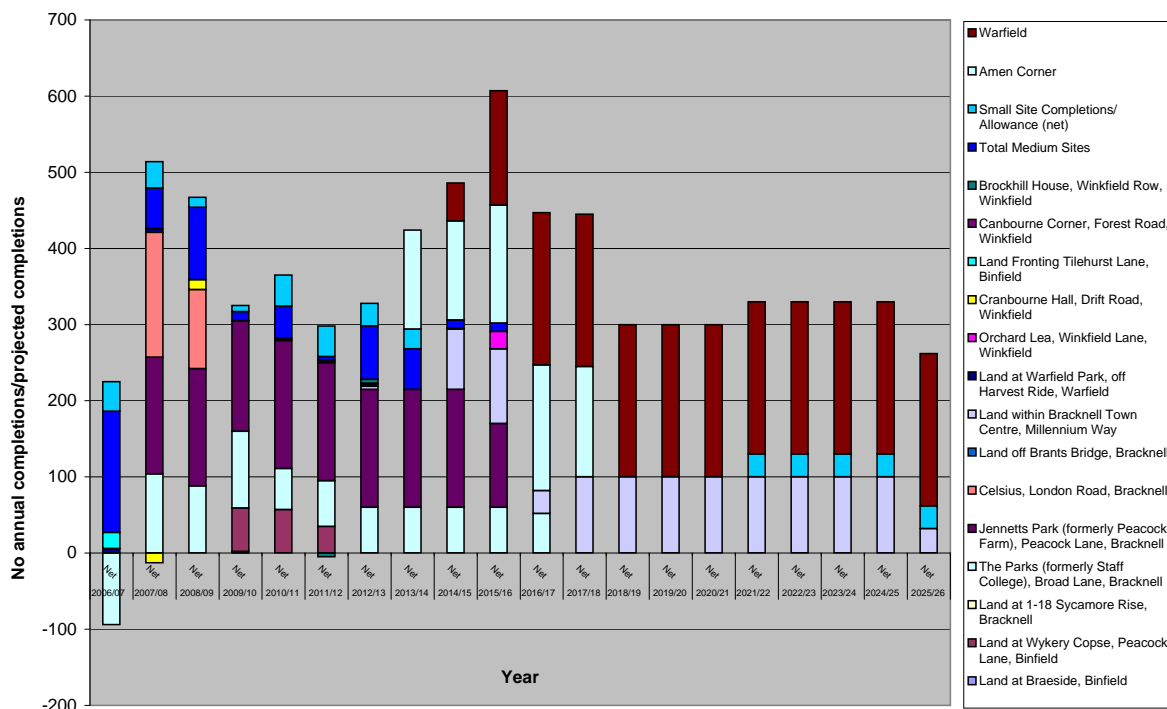


Figure 4.5 Housing Trajectory Site Breakdown 2006-2026, at 1st April 2011. Based on 10,780 requirement (not including PO sites)



Source: JSPU/BFC Planning Commitments for Housing at 31 March 2006 - 2010 and BFC Planning Commitments for Housing at 31 March 2011, BFC estimates including developer forecasts. **NB:** Further details of each site that contributes to the housing trajectory above are included Appendix 1 'Housing Trajectory (breakdown by site)'

Core Strategy Target

The Core Strategy requirement to meet, or fall within 10% of, the annual completions targets set out in the housing trajectory, has not been met.

4.10 Following the election of the Government in 2010 and its announcement that it intended to abolish RSs, Bracknell Forest was given the option of using the housing target that was submitted to the Regional Planning Board during the preparation of the SEP (the 'option 1' number). The option 1 figure for Bracknell Forest was 10,780 new homes and formed the basis of the housing requirement set out in Core Strategy Policy CS15: Overall Housing Provision (an extra 359 units represented the carry over of a shortfall from the previous plan period which the former GOSE subsequently confirmed was not necessary). The Core Strategy was subject to examination and was adopted in 2008. On the basis of current evidence, the Council has decided to base its work on a requirement of 10,780 net new homes for the period 2006 - 2026 (an average of 539 new homes per year).

4.11 During 2010 - 2011, 410 (net) dwellings were completed, representing a 26% increase in the level of completions compared to 2009 - 2010. This was perhaps to be expected, given that at 31 March 2010 a significant number of dwellings were recorded as being under

construction. However, at 31 March 2011 only 161 dwellings were recorded as such. Data collected since 1 April 2011, suggests that the number of dwellings under construction has increased but it appears unlikely that completions next year will exceed the figure for the current monitoring year.

4.12 In order to meet the housing requirement of 10,780 dwellings, an annual average of 539 dwellings needs to be delivered in the Borough over the plan period. Due to the shortfalls in completions that have occurred each year since the beginning of the plan period, this figure had risen to 596 new dwellings by 1st April 2011. The housing trajectory included in the last AMR predicted that 467 net new homes would be delivered during 2010 -1011. As the net number of completions achieved was 410, it is clear that the target has not been met.

4.13 The housing trajectory is updated every year to reflect the latest position in actual and predicted completions. This exercise also forms the basis of calculating the 5 year supply of housing land. At 1st April 2011 there was a 3.7 year supply of land for housing.

4.14 Over half of all dwellings that were completed in the monitoring year, were on two large sites in Bracknell that were allocated in the Bracknell Forest Borough Local Plan: Jennetts Park, Peacock Lane and The Parks, Broad Lane. These sites delivered a total of 222 houses in the year. The contribution of small and medium sites to the total number of dwellings completed was 20%, which is a higher proportion than in the previous monitoring period.

4.15 The number of dwellings with outstanding planning permission at 31 March 2011 gives an indication of the amount of development that is 'in the pipeline'. At 31 March 2011, there was a total of 2,456 new homes with planning permission, 87% of which were on the following sites: Jennetts Park, The Parks, and Bracknell Town Centre. A further 2,961 new homes have been accepted in principle. This figure includes 2,200 new homes on land at Warfield and 725 new homes on land at Amen Corner South.

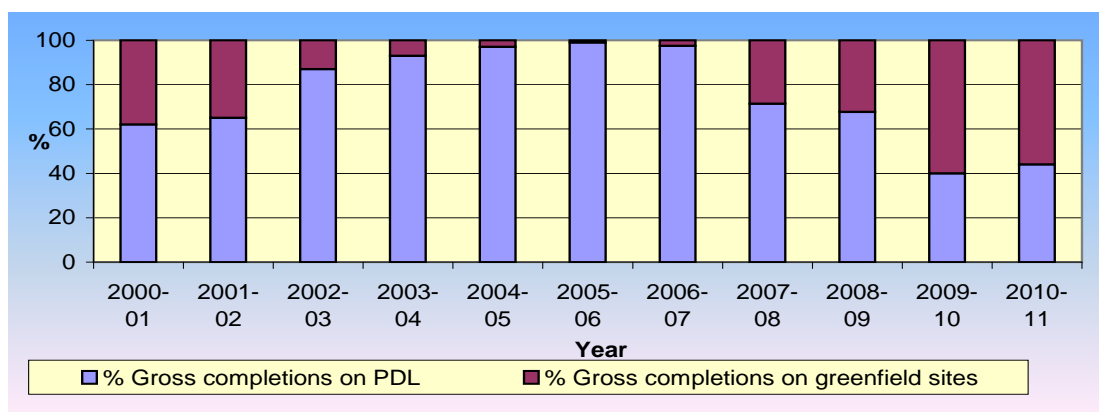
4.16 However, the number of new permissions being granted in the Borough continues to decrease which indicates that the land supply is not being replenished. Data in the housing trajectory clearly shows a need to allocate further sites for development in order to meet the housing requirement over the remainder of the plan period. In view of this the LDS (August 2011) focuses resources on the Site Allocations DPD. This will formally allocate the sites at Amen Corner and Warfield identified in the Core Strategy under Policies CS4 and CS5 (some 2,925 dwellings), and allocate further sites in the Borough to meet the total requirement set out in the Core Strategy. Consultation on the Draft Submission Site Allocation DPD will take place in January 2012 and the Document will be submitted to the Secretary of State in June 2012.

Actions:

- To progress the Site Allocations DPD in order to increase the supply of housing land to meet the remaining requirement for the plan period.
- To progress the SPD that deals with development on land at Warfield.
- To work with developers and infrastructure providers in facilitating the delivery of development.

Indicator: Percentage of new and converted dwellings on Previously Developed Land (formerly Cor H3)

Figure 4.6 Percentage of new and converted dwellings on PDL/Greenfield sites 2000-2011



Source: JSPU/BFC Planning Commitments for Housing at 31 March 2000 – 2010, BFC Commitments for Housing at 31 March 2011. **NB:** The data in this diagram relates to all dwelling completions through new build, conversions and changes of use.

Core Strategy Target

The target of 60% of new and converted homes on PDL has not been met during 2010 - 2011.

4.17 Within the monitoring period, a revised Planning Policy Statement 3: Housing was published, which removed residential back gardens from the definition of Previously Developed Land (PDL). This has changed the way this indicator is monitored through the housing commitments process, as follows:

- Permissions granted before 9th June 2010 have been classified according to the previous definition of PDL, i.e. sites involving the curtilage of private residential gardens have been classified as PDL;
- Permissions granted since 9th June 2010 have been classified as PDL or greenfield in accordance with the following guideline:

"Where development involves the demolition of an existing dwelling (or number of dwellings) and its replacement with a scheme involving development (structures) partly on the footprint of a former property, the site is classified as previously developed land where 50% or more of the proposed footprint is on the footprint of the former property. In all other instances, i.e. where less than 50% of the proposed footprint is on the footprint of a former property, the land is regarded as greenfield".

4.18 Although the overall proportion of homes which were completed on PDL was slightly higher than in the previous monitoring year, it remained below 60%. This is due to the development of greenfield sites at Jennett's Park, Peacock Lane and Wykery Copse, Peacock Lane. There have also been fewer windfall sites coming forward from within the urban areas, which are more likely to be PDL.

4.19 Whilst the target of 60% has not been met, the Government announced in 'The Plan for Growth' (March 2011) that it intends to localise choice about the use of PDL, by removing nationally imposed targets. The draft NPPF does not include a target for PDL. Whilst the Council will continue to prioritise the development of PDL, particularly within settlements (in line with Policy CS2 of the Core Strategy), the limited opportunities available (as tested through the Site Allocations DPD process) means that there will inevitably be a need to develop a number of greenfield sites in the current plan period in order to accommodate the Borough's growth needs.

Action:

- Continue to priorities the development of previously developed land wherever possible, in accordance with Policy CS2 of the Core Strategy.

Indicator: Net additional Gypsy and Traveller pitches permitted and completed (incorporates former Cor H4)

Core Strategy Target

There is no target in the Core Strategy for the provision of Gypsy and Traveller pitches; however draft Policy H7 of the South East Plan sets a target of 15 pitches by 2016. Progress is being made towards achieving this target.

4.20 The SEPB submitted its review of SEP Policy H7 (provision for Gypsies, Travellers and Travelling Showpeople) to the Secretary of State in June 2009. The submitted policy gives a baseline figure of 15 Gypsy and Traveller pitches in Bracknell Forest at 2006 and suggests a requirement for a net increase of 15 pitches for the period 2006 - 2016. The draft policy was examined by an independent panel in February 2010, but the process was not completed due to the Government's stated intention to revoke RSs. Despite this, the Council considers it appropriate to continue to plan for a requirement of 15 pitches in the period to 2016 (i.e. the requirement of SEP draft Policy H7) as this represents the most robust and justified figure, based on the evidence currently available.

4.21 During the monitoring year, planning permission was granted for a further 7 Gypsy pitches on two sites (2 pitches on land to the west of Wokingham Road, Crowthorne and 5 pitches on land at Seven Acre Farm, Old Wokingham Road, Bracknell). These permissions have yet to be implemented.

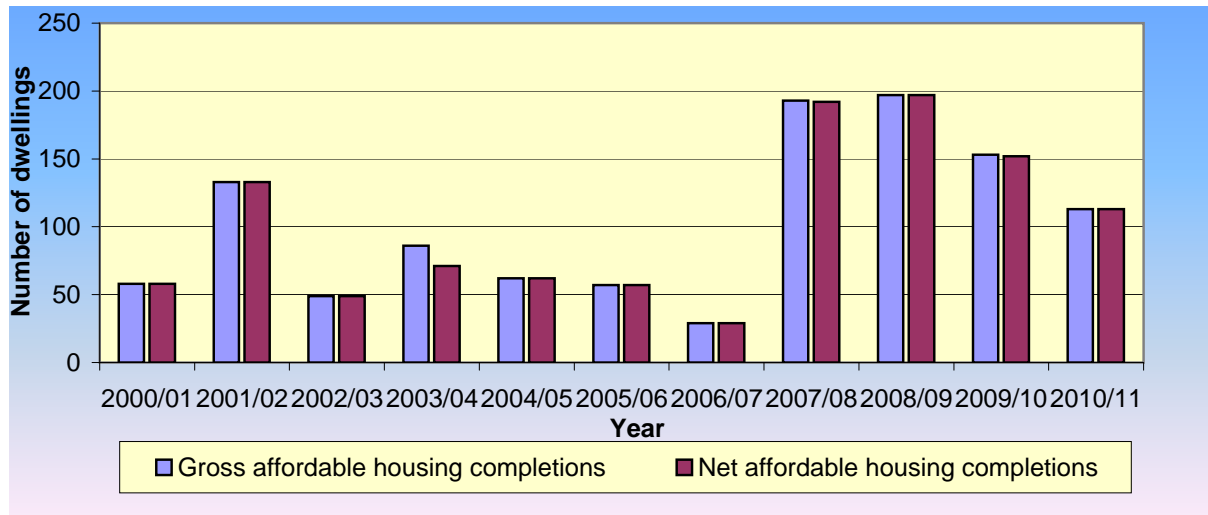
4.22 In terms of progress towards meeting the SEP target, permission has been granted for a net increase of 14 pitches since 2006 (this includes the net increase of 7 pitches in this monitoring year) and 4 pitches have been implemented.

Action:

- Check progress on implementation of outstanding permissions
- Consider potential of any further sites promoted through the planning application process

Indicator: Affordable housing completions (formerly Cor H5)

Figure 4.7 Gross/Net Affordable Housing Completions 2000-2011



Source: JSPU Planning Commitments for Housing at 31 March 2000-2009; BFC Planning Commitments for Housing at 31 March 2011

Core Strategy Target

The target to secure affordable housing to at least the Borough Council's adopted standards on all new permissions granted during 2010 - 2011 where the thresholds in those standards have been triggered, has been met.

4.23 A total of 113 net/gross affordable dwellings were completed in the monitoring year. These were delivered as follows: 45 at Brackenhale School, Rectory Lane; 33 at Jennett's Park, Peacock Lane; 19 at The Parks, Broad Lane; 10 at Wykery Copse, Peacock Lane and 6 at Poppletrees, Crowthorne Road.

4.24 Affordable housing was secured on all qualifying sites during 2010 - 2011.

Indicator: Housing Quality – Building for Life Assessments (formerly Cor H6)

Table 4.4 Building for Life Assessments

Development and location	Number of dwellings	Building for Life score	Building for Life assessment
The Parks	54 new dwellings	15	Good
Jennett's Park H13, Peacock Lane	36 new dwellings	14	Good
Jennett's Park H11, Peacock Lane	26 new dwellings	12	Average
Jennett's Park H8, Peacock Lane	36 new dwellings	11.5	Average
Jennett's Park H9, Peacock Lane	13 new dwellings	11	Average
Jennett's Park H14, Peacock Lane	47 new dwellings	11	Average
Half Acre & Netherby, Rectory Lane	17 new dwellings	10.5	Average
Brackenhale School, Rectory Lane	45 new dwellings	11.5	Average
Wykery Copse, Peacock Lane	57 new dwellings	11	Average
Poppletrees, Crowthorne Road	25 new dwellings	11.5	Average

Source: BFC Survey, 2011

Core Strategy Target

The target of 100% of development delivered in the Borough being of high quality, and well designed, has not been met.

4.25 Building for Life is a national standard for well designed homes and neighbourhoods devised by the former Commission for Architecture and the Built Environment (CABE) and the Home Builder's Federation. The standards have been used during pre-application discussions

to assist in negotiating improvements to development proposals and, since 2009, to assess the quality of completed housing schemes of 16 units or more in the Borough as part of the AMR process.

4.26 Developments are assessed and scored using 20 criteria under the Building for Life scheme. These criteria focus on:

- environment and community
- character
- streets, parking, pedestrian and cycle provision
- design and construction

4.27 Developments are scored out of 20 and rated as very good (>16), good (14 – 15), average (10 – 13.5) and poor (<9.5) as prescribed by the national scheme. Schemes considered very good are given gold award status and schemes considered good are given a silver award. It is worth noting that Gold award schemes are rare nationally.

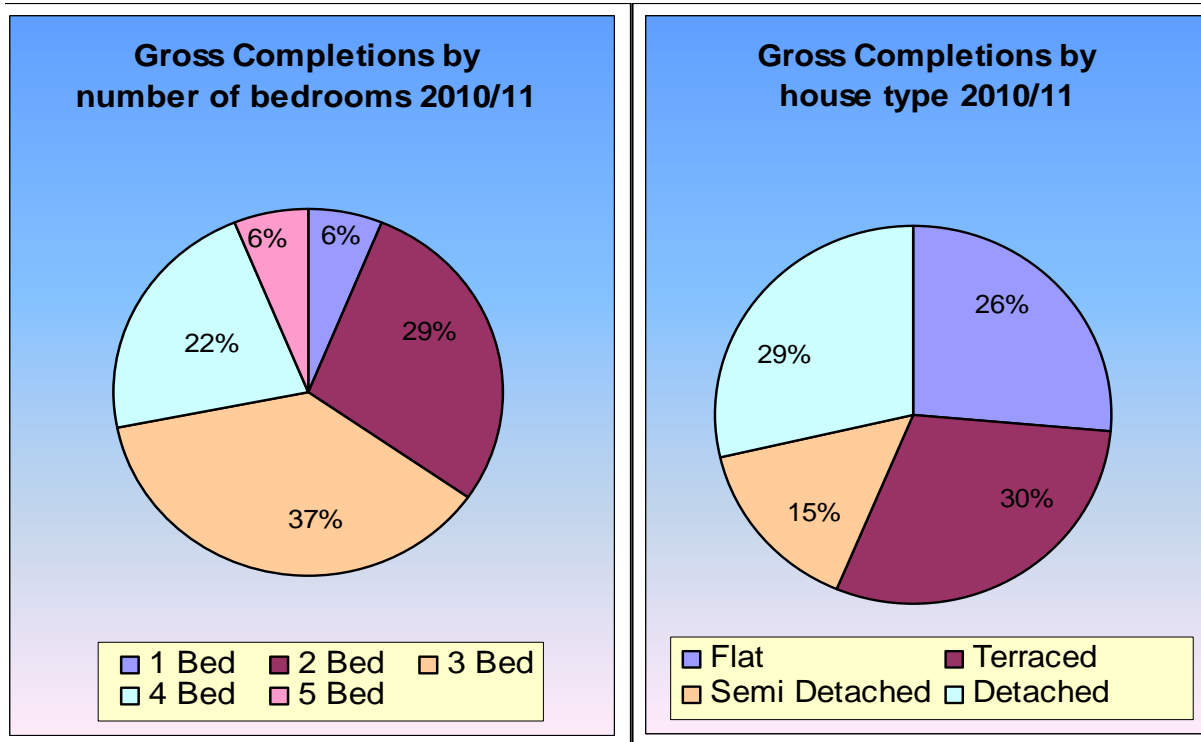
4.28 The results for 2010/11 show that 2 schemes are considered to be “good” and within the silver award category. These are The Parks and Parcel H13 on the Jennett’s Park development. The Parks has scored well in previous years; this is primarily due to its sustainable location, the landscape assets of the site and its distinctive sense of place. Parcel H13 on Jennett’s Park has achieved a “good” score due to its simple and effective layout, character and setting alongside the CountryPark. All the remaining schemes are classified as “average” with no schemes or parcels on Jennett’s Park falling into the “poor” category this year. This year’s results show a slight improvement on performance in previous years under the Building for Life scheme.

4.29 The Building for Life scheme is considered a way of qualifying "high quality" as prescribed in the Core Strategy target and assists in demonstrating our performance within a national context. Achieving a standard of "good" under the Building for Life scheme is therefore considered to demonstrate "high quality".

4.30 Due to the way schemes come forward for assessment through the AMR, i.e. 16 units or over, large developments such as The Parks and Jennett’s Park are being assessed parcel by parcel. Whilst this is useful to monitor progress on large sites, an assessment of the developments as a whole site once complete, may give a more complete and fairer assessment of how these new neighbourhoods are performing.

Indicator: Loc H2a – Dwelling types and sizes

Figure 4.8 Dwelling Size and Type



Source: BFC, planning applications data **NB:** Data on mobile homes has not been included

Core Strategy Target

The target states that no one type, size or tenure should form 100% of completions, and has been met.

4.31 The graphs above show that a mix of house types and sizes were built in the Borough in the monitoring year. Whilst the number of semi-detached and terraced houses has remained broadly similar to last year, fewer flats and more detached houses were completed. Similarly, whilst the proportion of 1, 4 and 5 bedroom units is similar from last year to this year, there has been a relative reduction in 2 bedroom units, and relative increase in 3 bedroom units.

Indicator: Loc H2b – Percentage of completed residential development inside settlement boundaries

Table 4.5 Percentage of completed residential development inside settlement boundaries

	% of dwellings on wholly completed sites (gross) 2010-11
Inside settlement boundaries	97.1
Outside settlement boundaries	2.9

Source: BFC Planning Commitments for Housing at 31 March 2011

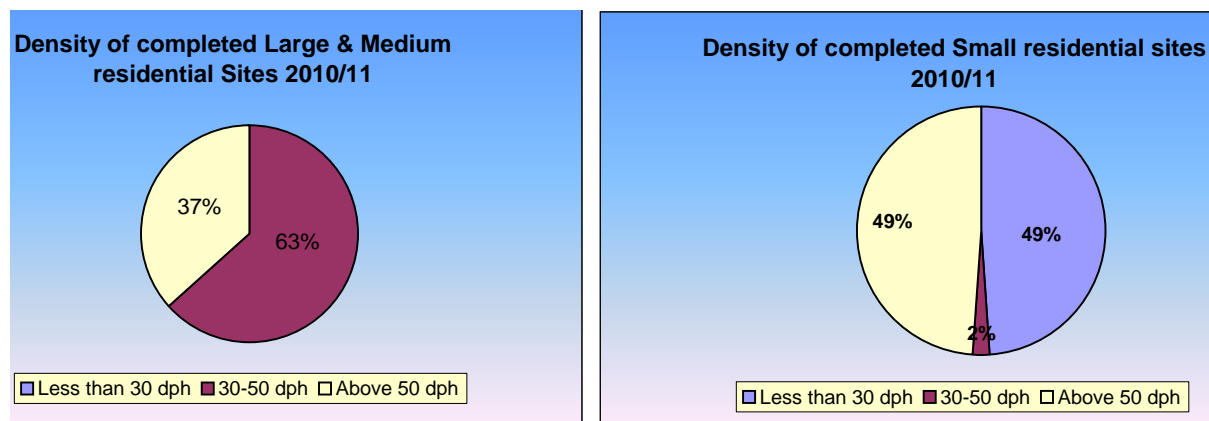
Core Strategy Target

The target for 95% of new and converted dwellings to be within defined settlements has been met.

4.32 Nearly all development in the monitoring period has taken place within the Borough's defined settlements. The majority of completions have taken place on sites allocated through the Local Plan (Jennett's Park, Peacock Lane and The Parks, Broad Lane, respectively). As an extension to the existing built up area of Bracknell, the allocation of land at Jennetts Park, by virtue of Local Plan Policy PH1.2, amended the settlement boundary to include the proposed development.

Indicator: Loc H2c - Percentage of new dwellings completed at less than 30 dph, 30–50 dph and above 50 dph

Figure 4.9 Percentage of new dwellings completed at less than 30dph, 30-50dph, and above 50dph



Source: BFC Planning Commitments for Housing at March 2011.

Core Strategy Target

The Core Strategy does not contain a target for the percentage of dwellings to be completed at a given density; however Policy CS1 requires new development to make efficient use of land.

4.33 In June 2010, the Government re-issued PPS3. In doing so, reference to a national indicative minimum threshold of 30 dwellings per hectare was deleted. However, paragraph 116 of the draft NPPF refers to the need to optimise the potential of a site to accommodate development. Furthermore, Policy CS1 of the Core Strategy requires new development to make efficient use of land. For now, the Council will continue to monitor densities achieved according to the categories set out in the indicator. The figures relate to completed sites (or completed phases of sites on the larger developments such as The Parks and Jennett's Park).

4.34 All dwellings completed on large and medium residential sites were built at densities that exceeded 30 dwellings per hectare. The figures for small sites show that around half the dwellings were delivered at densities below 30dph and half at densities above 50dph. Many of the small sites involve proposals involving replacement dwellings in the countryside. Plots tend to be large and therefore densities achieved are low.

5 Employment

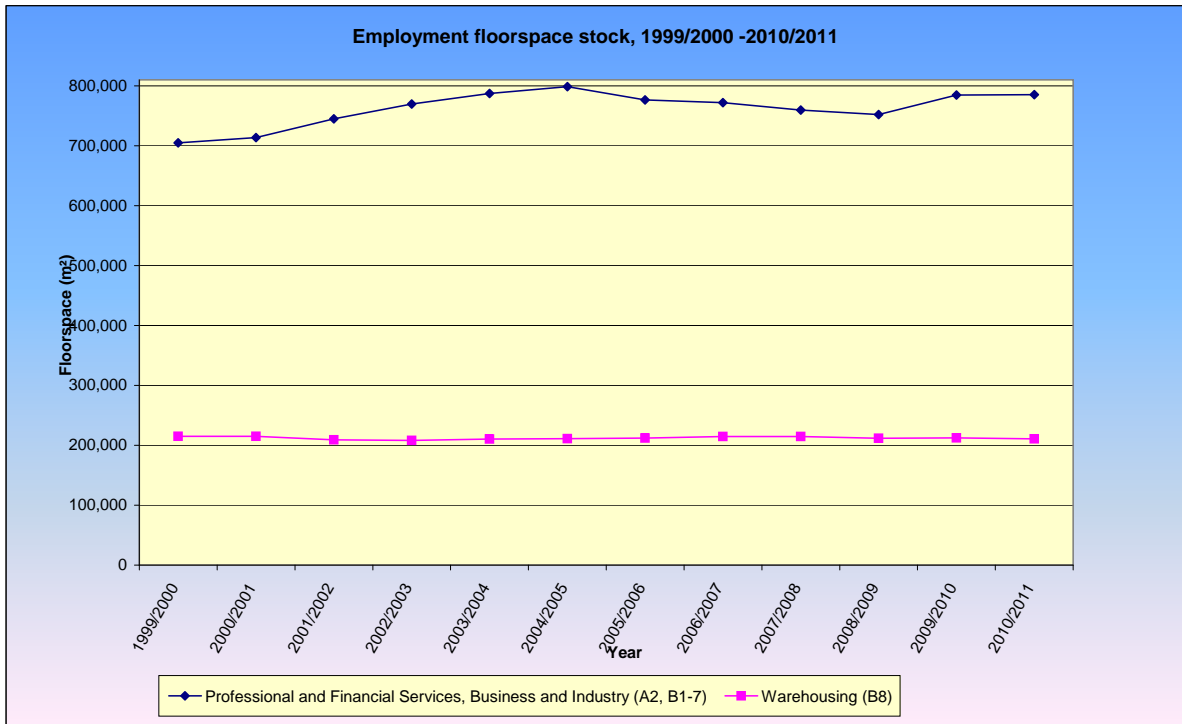
Contextual Indicators

Table 5.1 Contextual Indicators

Contextual Indicator		Headline	Change since 09-10 AMR
Con BD1	Employment floorspace stock	There have been small increases in A2, B1-B7 floorspace and in B8 floorspace	A2, B1-B7 = +684m ² B8 = +1,894m ²
Con BD4	Distribution of employment by occupation	The majority of employment in the Borough is in the service sector.	None
Con BD5	Unemployment benefit claimants	The level of unemployment increased significantly in 2009 (reflecting the economic recession) but has remained steady since and is still lower than the national average at 2.1%.	-0.4%
Con BD6	% of vacant retail units	Vacancy levels have increased slightly to about 10%.	+2.0%

Indicator: Con BD1 - Employment floorspace stock

Figure 5.1

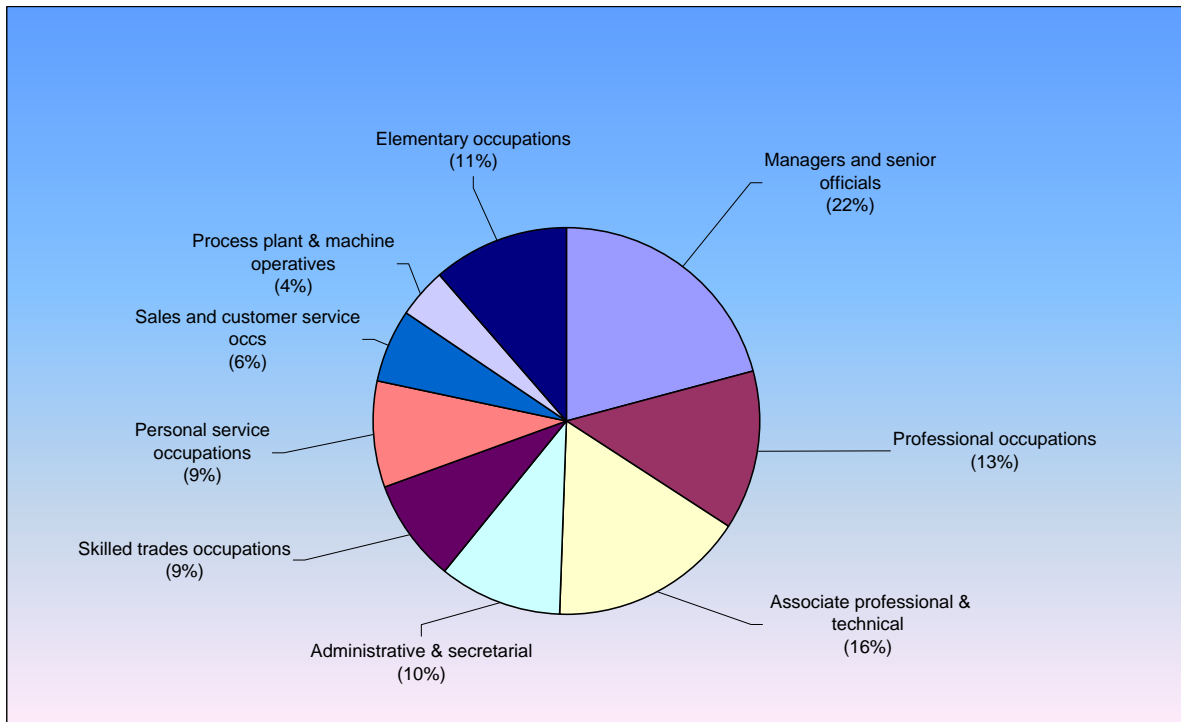


Source: *Planning Commitments for Employment Uses, BCC 1991-98, JSPU 1998-2010, BFC 2010-2011*

5.1 The Borough has a considerable stock of Professional and Financial Services, Business and Industrial floorspace. However over the last year the stock of this floorspace has not risen as much as in previous years. This is likely to be due to the economic downturn which has affected the demand for employment floorspace in Bracknell Forest, the wider sub-region and nationally. The level of warehousing floorspace has remained broadly consistent over the last 10 years and this has been maintained in 2010-11. The current total floorspace stock in the Borough for A2, B1-B7 is 785,344m² which is a 0.09% increase on last year's total stock. For B8 the total floorspace stock is 210,616m² which is a decrease of 0.9%.

Indicator: Con BD4 - Distribution of employment by occupation

Figure 5.2 Distribution of employment by occupation

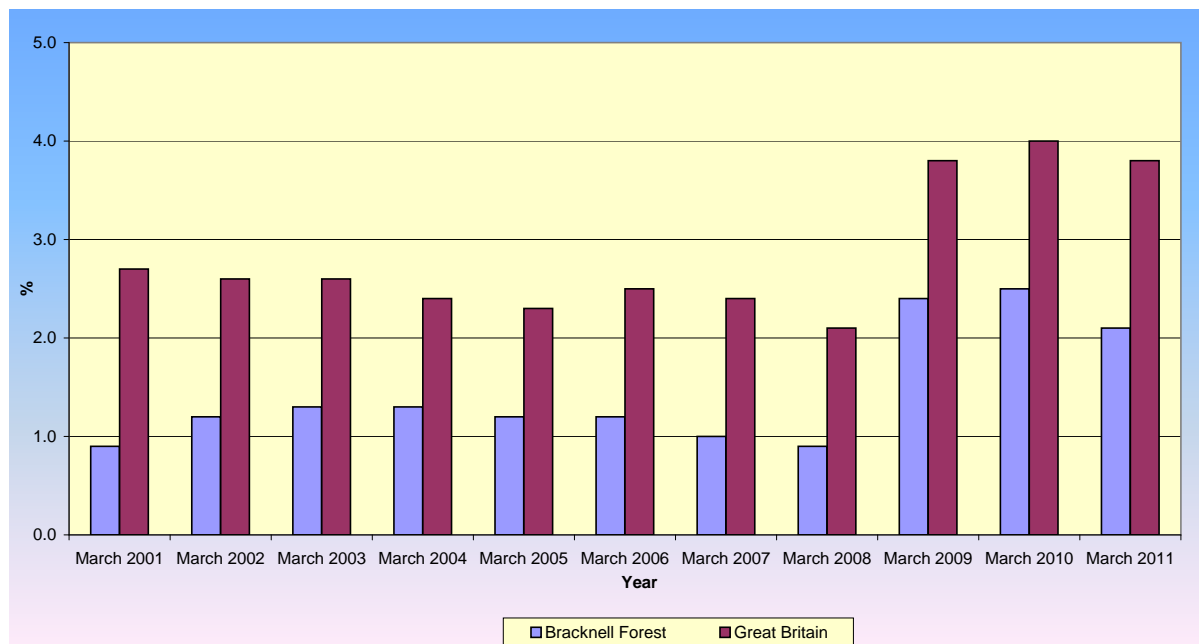


Source: ONS Annual Population Survey (Employment by Occupation) (March 2011)
<http://www.nomisweb.co.uk> Labour Market Profile

5.2 Changes in the nature of employment in the Borough have reflected the national trend, with an increase in employment in the service sector and a reduction in employment in the manufacturing sector. At 31 March 2011 the majority of employment was in the service sector. Bracknell Forest has always (since the New Town development) experienced high levels of service sector jobs. The downturn in the economy has had little impact on the distribution of employment by occupation in Bracknell Forest.

Indicator: Con BD5 - Unemployment benefit claimants

Figure 5.3 Unemployment benefit claimants

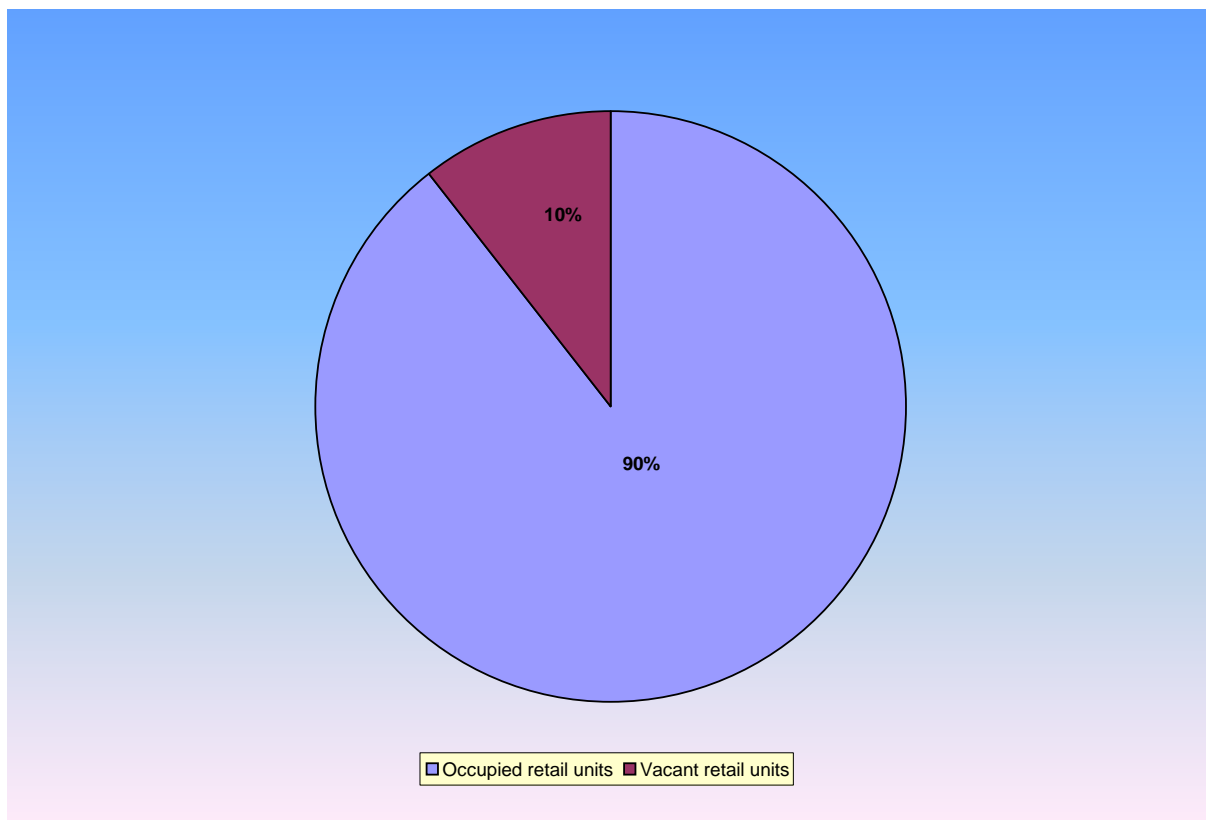


Source: National Statistics; Nomis - Claimant Count Reports 2001–2011
<http://www.nomisweb.co.uk>

5.3 The graph above illustrates the low levels (about 1%) of unemployment that the Borough has benefited from in the past, particularly when compared with those for Great Britain. Over more recent years (from 2009 onwards) the situation has changed due to the impact of the recession. Although technically, the Country is out of recession, the effects are still apparent both nationally and locally. The proportion of working age residents claiming unemployment benefit has decreased from last year's high of 2.5% at March 2010 to 2.1% at March 2011. Although historically this figure is high for Bracknell Forest Borough, it is still significantly lower than the Great Britain average.

Indicator: Con BD6 - Percentage of vacant retail units across all designated retail centres in the Borough

Figure 5.4 Percentage of vacant retail units across all designated retail centres in the Borough



Source: BFC Retail Survey, September 2011 (unpublished)

5.4 A vacancy survey was carried out and covered the following centres:

- Bracknell Town Centre (including the Peel Centre)
- Crowthorne centre
- Sandhurst centre
- All other district and neighbourhood centres as defined in the BFBLP (Policy E5).

5.5 At September 2011, 69 out of 659 retail units (10%), in the Borough were vacant. Vacancy figures for the Borough are higher than the previous year, particularly in the neighbourhood shopping areas e.g New Road, Ascot. Within Bracknell Town Centre, the 'secondary' shopping area continues to exhibit high vacancy levels. This is considered to be due to the small size of the units (which are unattractive to major High Street retailers), the fact that the leases are short term due to the regeneration scheme, and due to the CPO which has been served on some units. (e.g. units where tenants have been relocated by the landlord to prepare for future demolition). Although vacancy levels in Bracknell Town Centre are relatively high, the Town Centre currently includes The Peel Centre where units are being redeveloped and occupied.

5.6 Vacancy levels in Bracknell Town Centre are likely to remain relatively high until regeneration proposals are resolved, and may even increase during the construction phase of the scheme. This will be a short-term effect, with vacancy levels after regeneration anticipated to be lower than present.

Progress on Bracknell Town Centre Regeneration




5.7 Regeneration of Bracknell Town Centre remains a key objective for the Council and work is continuing in order to bring it forward despite the difficult economic climate.


5.8 The original concept of a single major phase of development is unlikely to happen under current market conditions so the Council is working with development partners to bring the regeneration forward on a phased basis. The first phase is complete in the form of the new Waitrose foodstore at the north end of the Town Centre. The Council is also anticipating a further early phase will be the regeneration of the Skimped Hill site with a new Healthspace, which has a resolution to approve planning permission subject to the completion of a Section 106 Legal Agreement.

5.9 The CPO process is being implemented whereby key land areas not owned by the Council's development partner, Bracknell Regeneration Partnership (BRP), are being purchased to allow implementation of the town centre plans. This has included for example the purchase of the Market Square properties to enable these to be removed to allow better access and the creation of a public realm leading to the new major retail area in the north of the centre.

Output Indicators

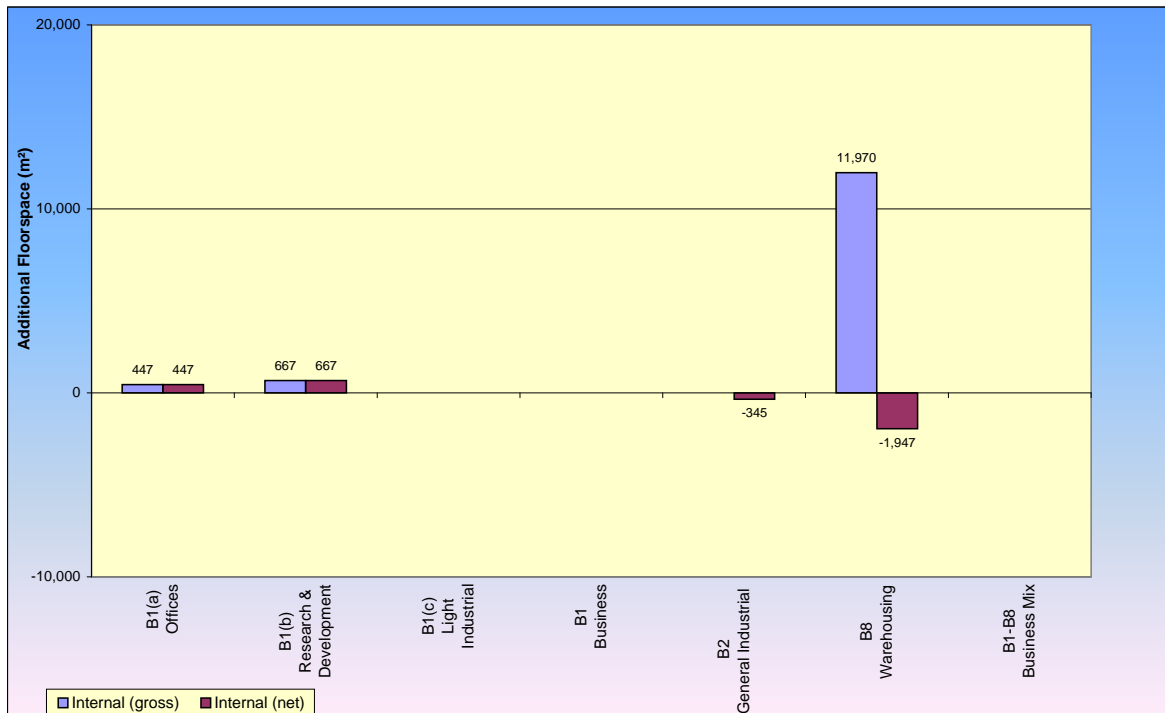
Table 5.2 Output Indicators

Output Indicator		Objectives	Policies	Trend
Cor BD1	Employment floorspace completed	BFBLP: Para 3.24 (ii) CS: A	BFBLP: E1, E2, E3 & E12 CS:CS1/CS2/CS3/CS4/CS5 /CS15/CS19	
Cor BD2	Employment floorspace completed on PDL	BFBLP: Para 3.24 (i) CS: D	BFBLP: E1, E2 & E3 CS: CS1/CS2/CS3/CS4/CS5	
Cor BD3	Employment land available by type	BFBLP: Para 3.24 (i) CS: J	BFBLP: E1, E2, E3 & E4 CS: CS19/CS20/CS21/CS22	

Output Indicator		Objectives	Policies	Trend
Loc BD1	Completed and outstanding retail and leisure development	BFBLP: Para 3.24 (ii) & (iii) CS: C & G	BFBLP: E1, E2, E3, E4, E5, E6 & R2 CS: CS1/CS3/CS4/CS5/CS6/CS8/CS21/CS22	

Indicator: Amount of floorspace completed for employment by type (formerly Cor BD1)

Figure 5.5 Amount of floorspace developed for employment by type 2010-11



Source: Data from Planning Applications and Commitments system BFC, 2011

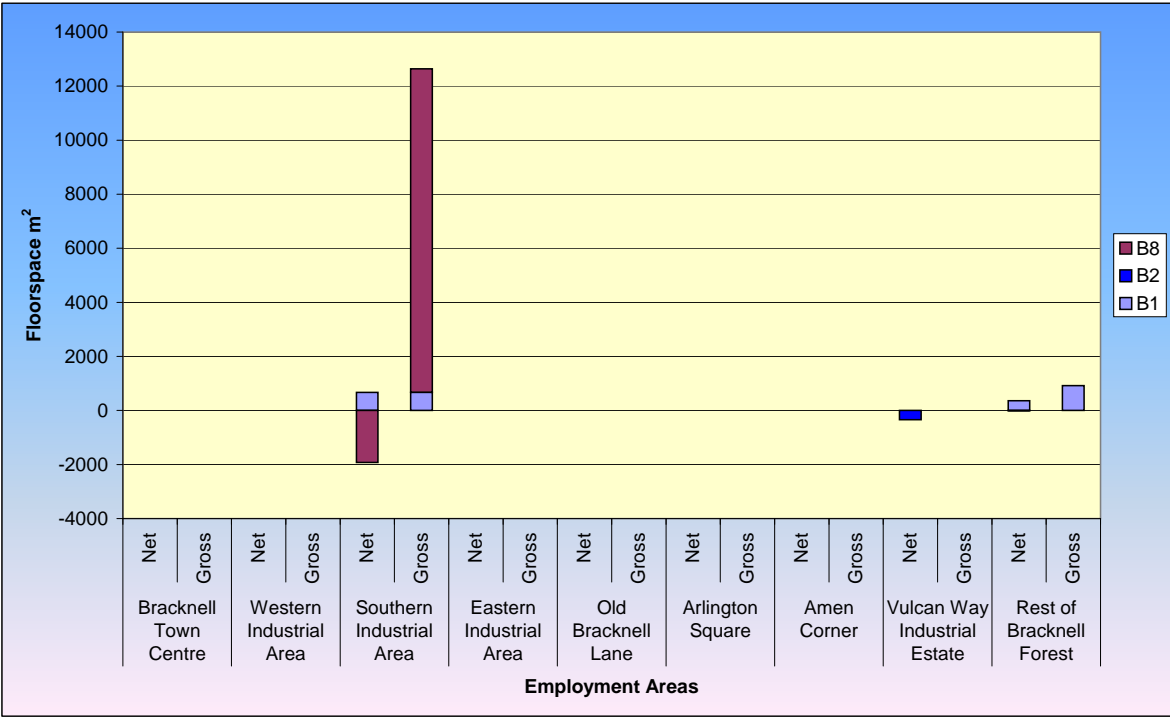
Core Strategy Target

The target that no one employment floorspace type is to form 100% of all employment floorspace completed has been met.

5.10 The majority of completed floorspace within the year was B8. This was accounted for by one development, namely, the redevelopment of warehouses and ancillary office buildings to provide one chilled warehouse with ancillary office (new Waitrose warehouse on the Southern Industrial Area). The net change in floorspace was -1929 sq m, which means that the new building is smaller than the previous. In addition there was another small loss of B8 warehousing floorspace due to a change to B1 offices. There has been a small net increase in B1 and a small net decrease in B2. Overall, significantly less floorspace has been completed than in previous years, reflecting the economic climate and the lack of demand that is present in the local and wider area.

Indicator: Amount of floorspace developed for employment by type in defined employment and regeneration areas (formerly Cor BD1b)

Figure 5.6 Amount of floorspace developed for employment by type in employment and regeneration areas



Source: Data from Planning Applications and Commitments system BFC, 2011

The Core Strategy Target

The target that 60% of all employment types developed to be located in employment and regeneration areas, has been met.

5.11 The graph above demonstrates that there was a small net increase in employment floorspace within the Borough. The majority of employment floorspace developed was located on the Southern Industrial Area, which is a defined employment area. There was a small increase in B1 floorspace within the Southern Industrial Area. However the majority of floorspace developed was B8. This was accounted for by the redevelopment of an existing Waitrose warehouse. The difference between the gross and net figures for B8, on the Southern Industrial Area, shows that the new warehouse is slightly smaller than the previous warehouse.

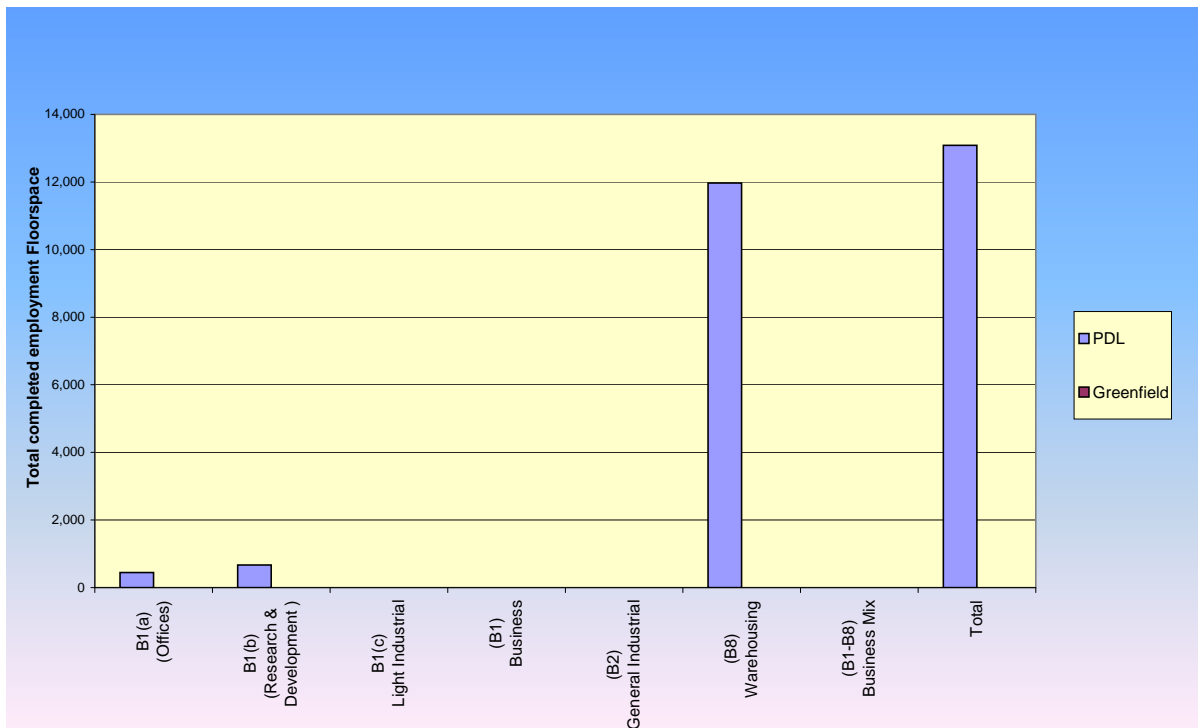
5.12 In addition there has been a small net increase in B1 floorspace outside the defined employment areas and the regeneration area of Bracknell Town Centre. This increase is accounted for by two small office developments in Sandhurst and Warfield.

Indicator: Total amount of completed employment floorspace (gross) on PDL, by employment type 2010-11 (formerly Cor BD2)

Table 5.3 Total amount of employment floorspace on PDL by type (gross)

Type	PDL (m ²)	Greenfield (m ²)
Business, General Industrial and Warehousing (B1-B8 Mix)	0	0
Business (B1)	0	0
Offices (B1a)	447	0
Research and Development (B1b)	667	0
Light industrial (B1c)	0	0
General Industrial (B2)	345	0
Warehousing (B8)	11970	0

Figure 5.7 Total amount of employment floorspace on PDL by type (gross)



Source: Data from Planning Applications and Commitments System BFC 2011;

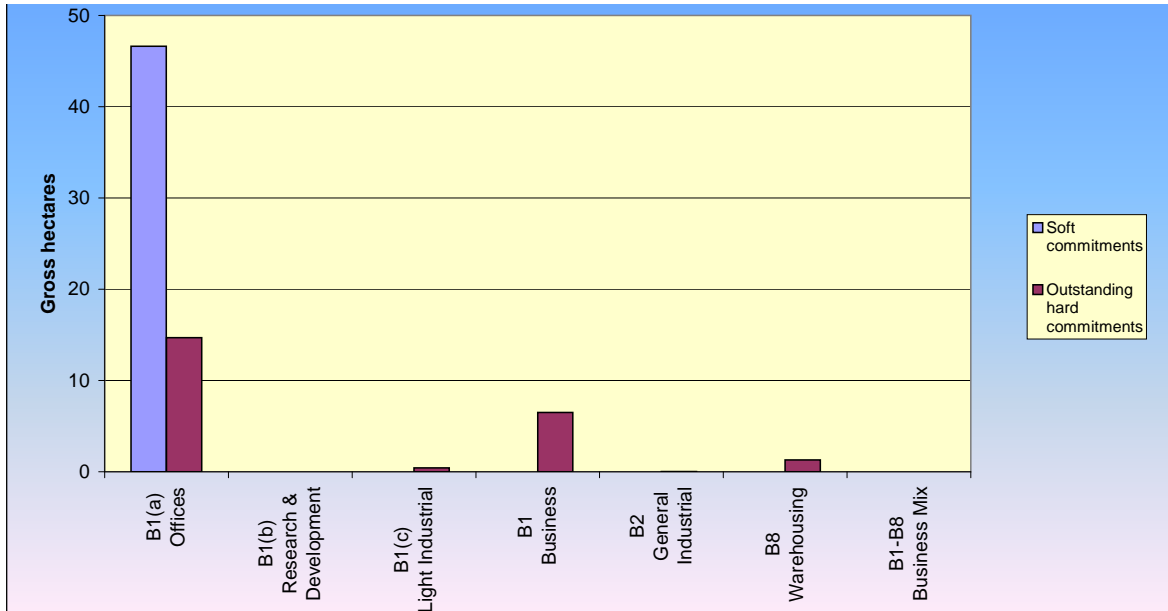
Core Strategy Target

The target of achieving 60% of completed floorspace by employment type on PDL has been met as no development has been completed on Greenfield land.

5.13 The table and graph above show that all developments (across all employment types) in the monitoring year were on PDL. The majority of completed floorspace on PDL is accounted for by the development of land on the Southern Industrial Area. This application was for the demolition of an existing warehouse and replacement with a smaller chilled warehouse. As explained previously, there has been a decrease in completed floorspace compared with the previous years.

Indicator: Employment land available by type (outstanding permissions)(formerly Cor BD3)

Picture 5.1 Employment Land by Type



Source: BFC, data from Planning Applications and Commitments system, 2011

Core Strategy Target

The target suggesting that all types of employment land and planning commitments should not fall below 100,000m²/10 ha (gross) has been met.

5.14 This indicator relates to outstanding permissions for employment development, and assesses whether or not the supply is sufficient to offer a degree of flexibility and choice in the interests of economic prosperity. The area of all sites subject to commitments is in excess of 10 ha. The hard commitments, (developments with valid planning permission), account for 22.95 ha and soft commitments, (developments which are agreed in principle), account for a further 46.62 ha.

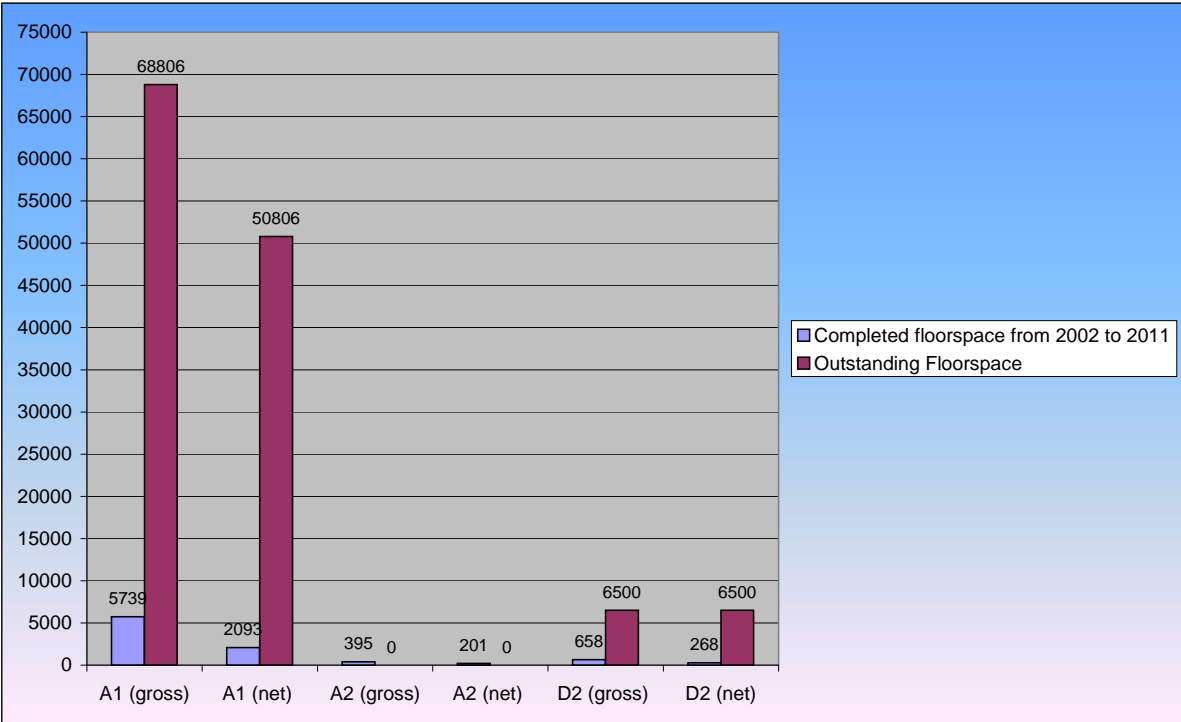
5.15 The Employment Land Review ⁽⁴⁾ concludes "Office floorspace and office development sites are heavily over supplied, both in Bracknell Forest and the wider sub-region. In the short to medium term, there appears to be no requirement for new office sites in the Borough, either on quantitative or qualitative grounds" (paragraph 15 refers).

4 Employment Land Review (ELR), 2009

5.16 In addition, the Market Perspective of Bracknell Forest Borough Office Floorspace ⁽⁵⁾ demonstrates that the equivalent of an 8 year supply of office floorspace and commitments are currently being marketed which accounts for a further 7.4 years of supply (paragraph 3.5 refers). Due to the fact that the market is over supplied with employment (particularly office) floorspace, there is not the same degree of priority attached to the need to bring forward a minimum level of employment floorspace as part of the developments at Amen Corner South and Warfield (formally known as Land North of Whitegrove and Quelm Park). These sites will be formally allocated through the Site Allocations Development Plan Document (SADPD). The Draft Submission SADPD emphasises the priority for housing in the Borough and therefore the levels of employment floorspace anticipated by the Core Strategy Policy CS4 and Amen Corner Supplementary Planning Document may not be achieved.

Indicator Loc BD1: Amount of completed and outstanding retail and leisure development in Bracknell Town Centre (formerly Cor BD4) .

Figure 5.8 Amount of completed and outstanding retail and leisure development in Bracknell Town Centre



Source: Data from Planning Applications and Commitments system BFC, 2011

5 Market Perspective of Bracknell Forest Borough Office Floorspace, October 2011 (Hicks Baker)

Core Strategy Target

Amount of completed and outstanding retail floorspace, to be at least 56,000m² (gross) by 2011. Maintenance of and no reduction in the existing levels of leisure floorspace. These targets have been met.







5.17 The graph above demonstrates that the target of at least 56,000m² (gross) of retail floorspace by 2011 has been met. The graph shows that there is a significant amount of outstanding floorspace for A1 use. This is primarily accounted for by the outline planning permission for the regeneration of Bracknell Town Centre. The Retail Study (2002) showed that a net increase by 2011 of 56,150m² could be accommodated within Bracknell Town Centre and the Core Strategy Target reflected this. However the Retail Study 2008 updated this figure and gave projections for 2016 and 2026. The Retail Study 2008 shows that by 2011 a further 1,545m² could be accommodated in Bracknell Town Centre. The graph above shows that completions from 2002 to 2011 and outstanding commitments are in excess of this target.

5.18 The completions and commitments data shown above include developments within The Peel Centre. Through the Site Allocations DPD, it is proposed to remove The Peel Centre from the defined Bracknell Town Centre as it does not meet with the new definition in Planning Policy Statement 4. The Draft Submission Site Allocations DPD defines the Peel Centre as an edge-of-centre location suitable for retail warehouse development.

6 Environment

Output Indicators

Table 6.1 Output Indicators

Output Indicator		Objectives	Policies	Trend
Cor EN1	Flood issues	BFBLP: Para 2.29 (iv) CS: Spatial Objective I, L	BFBLP: EN13 & EN14 CS: CS1, CS7, CS9 , CS10 , CS 11, CS 12, CS13 & CS14	
Cor EN2	Areas of environmental value	BFBLP: Para 2.29 (iv) CS: Spatial Objective I	BFBLP: EN3 & EN4 CS: CS1, CS7, CS9 & CS14	
Loc EN1	Condition of SSSI	BFBLP: Para 2.29 (iv) CS: Spatial Objective I	BFBLP: EN3 & EN4 CS: CS1, CS7, CS9 & CS14	
Loc EN5	Priority Habitats & Species	BFBLP: Para: 2.29 (iv) CS: Spatial Objective I	BFBLP: EN3 & EN4 CS: CS1, CS7, CS9 & CS14	
Cor EN3	Renewable energy	BFBLP: Para 2.29 (i) CS: Spatial Objective K, L	BFBLP: EN26 CS: CS1, CS10, CS11, CS 12 & CS13	
Loc EN6	Development meeting Best Practice Standards	BFBLP: Para 2.29 (i) & (iv) CS: Spatial Objective I	BFBLP: EN20 CS: CS1, CS10, CS11, CS12, CS13	

Indicator: Number of planning permissions granted contrary to the advice of the Environment Agency (EA) on either flood defence grounds or water quality (formerly Cor EN1)

Table 6.2 Number of planning permissions granted contrary to the advice of the Environment Agency

Planning application	Development	Reason for objection	Application outcome
10/00552/FUL 42-43 Western Road, Bracknell	Erection of a two-storey data centre building (B8 use - 7,690 sq m) following demolition of existing buildings.	No objection subject to condition	Application approved with relevant condition
10/00419/FUL Land at Crouch Lane, Winfield	Engineering works to form 2 irrigation ponds.	Objection from EA because FRA not included in original application. Objection removed on submission of FRA	Application approved

Source: <http://www.environment-agency.gov.uk/research/planning/124084.aspx> (*Environment Agency website*)

Core Strategy Target

The target of no planning permissions being granted contrary to the advice of the EA on water quality or on flood defence grounds has been met during 2010-2011.

6.1 No planning permissions were granted during the monitoring period that were contrary to the advice of the Environment Agency on either flood defence grounds, or water quality. In the case of application ref 10/00419/FUL, an EA objection was made on the basis that no Flood Risk Assessment (FRA) had been submitted; however, following submission of a satisfactory FRA this objection was withdrawn. In the case of application ref 10/00552/FUL, the issues raised by the EA were again resolved by the inclusion of a condition attached to the planning permission requiring submission of a detailed surface water drainage scheme and a hydrological and hydrogeological assessment.

6.2 Details of an application relating to land at Skimped Hill, Bracknell (application ref 10/00800/FUL, for a new community health centre) are not included in the table above as permission was not granted within the monitoring year. Whilst EA records show an objection to this application (due to an unsatisfactory FRA/FCA - surface water). The site lies within the area covered by the Bracknell Town Centre planning permission (ref 04/01129/OUT and

10/00434/EXT) for which satisfactory flood risk and drainage provisions have been made. The Council's Planning Committee resolved to grant planning permission for the application in March 2011, subject to the signing of a S106 Agreement. Because the Agreement has yet to be signed (and hence the permission has yet to be granted), the application does not appear on the table above although a Committee resolution was reached in the monitoring year.

Indicator: Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance (formerly Cor EN2)

Table 6.3 Change in areas designated for their intrinsic environmental value

Type of protected area	Area in hectares (2009)	Area in hectares (2010)	No. of sites
Special Protection Areas (SPA)	1,328.70	1,328.70	1
Special Areas of Conservation (SAC)	331.19	330.21	1
Sites of Special Scientific Interest (SSSI)	1,825.18	1,820.32	9
Local Wildlife Sites (LWS)	391.03	377.13	58
Local Geological Sites (LGS)	0.6	0.6	2

Source: Natural England & Thames Valley Environmental Records Centre (TVERC)

Core Strategy Target

The Core Strategy target of no reduction of designated priority areas (ha) has not been met during 2010-11.

Commentary

6.3 There has been no change in the Thames Basin and Heath (SPA) and a very small change in the area of the SAC (Windsor Forest). A small change of 5 hectares has been recorded in the areas designated as SSSI. This is due to a historical over recording of the area of Broadmoor to Bagshot Woods and Heaths SSSI falling within Bracknell Forest, caused by incorrect boundary maps being used.

6.4 For sites of local significance, the area for LWSs has decreased by 139 ha - this is as a result of 2 sites being de-selected (Ambarrow Court, Little Sandhurst, and Lovel Hill Farm, Winkfield) after being surveyed in 2009 and failing to meet the new set of more stringent criteria. There was no change in the numbers and areas of LGSs in Bracknell Forest.

Actions

- Take any opportunities that arise to encourage landowners to manage land more appropriately.

Indicator: Loc EN1 - Condition of Sites of Special Scientific Interest (SSSI)

Table 6.4 Condition of SSSI

Description of condition	Percentage of SSSI surveyed in Bracknell Forest	
	2009-10	2010-11
Favourable	12.4	52.75
Unfavourable recovering	87.1	47.24
Unfavourable no change	0.0	0.0
Unfavourable declining	0.5	0.01

Source: TVERC/Natural England records

Commentary

6.5 There are 9 SSSIs wholly or partly within Bracknell Forest, representing approximately 17% of the land area of the Borough. In general, the proportion of sites in 'Unfavourable Declining' condition has decreased year-on-year. In this monitoring year, two areas, (9 hectares) of Broadmoor to Bagshot Woods and Heaths SSSI moved from "Unfavourable Declining" to "Unfavourable Recovering" condition. Four areas (240 hectares) of Broadmoor to Bagshot Woods and Heaths SSSI moved from "Unfavourable Recovering" to "Favourable" condition which has resulted in a significant increase in the proportion of sites in "Favourable" management condition and a corresponding reduction in the proportion of sites in "Unfavourable Recovering" condition. This is offset slightly by the re-classification of two units of Chawbridge Bourne (8 hectares) from "Favourable" condition to "Unfavourable Recovering" condition. However this is the only negative assessment in the monitoring year.

6.6 Local policies relate to protection of SSSIs from development rather than management issues. During the last year no development has been completed that directly impacts on a SSSI.

Actions

- There is no Core Strategy target for this local indicator. Develop a local target to monitor the condition of SSSIs in Bracknell Forest in future DPDs .

Indicator : Loc EN5 Change in priority habitats and species by type

Table 6.5 UK BAP priority habitat resource in Bracknell Forest

UK BAP priority habitat type	BFB area (hectares) 2009-10	Berkshire 2009-10	BFB area (hectares) 2010-11	Berkshire 2010-11
Arable field margins	Not known	Not known	Not known	Not known
Coastal and floodplain grazing marsh	37.0	2663.0	21.54	2362.41
Eutrophic standing water	76.8	1437.5	75.78	1437.4
Hedgerows	Not known	Not known	Not known	Not known
Lowland beech and yew woodland	0.0	496.4	5.80	502.19
Lowland calcareous grassland	0.0	209.1	0.0	208.99
Lowland dry acid grassland	7.3	111.9	4.76	117.82
Lowland fens	28.8	109.9	5.93	87.32
Lowland heathland	167.3	460.1	176.1	469.82
Lowland meadows	36.3	225.4	36.23	225.17
Lowland mixed deciduous woodland	727.7	7535.7	776.2	8589.59
Mesotrophic lakes	1.7	21.5	1.67	21.45

UK BAP priority habitat type	BFB area (hectares) 2009-10	Berkshire 2009-10	BFB area (hectares) 2010-11	Berkshire 2010-11
Open mosaic habitats on previously developed land	Not known	Not known	Not known	Not known
Ponds	5.5	13.7	5.81	14.12
Purple moor grass and rush pastures	9.1	9.2	9.09	9.41
Reedbeds	3.2	39.8	3.2	40.59
Rivers	4.1	155.2	4.04	155.19
Traditional orchards	Not known	Not known	11.21	145.92
Wet woodland	10.5	448.2	10.7	469.83
Wood pasture and parkland	25.5	1137.0	25.56	1131.5
Total area of BAP priority habitat	1140.8	15073.6	1173.62	15988.69

	Reduction in mapped resource
	No significant change in mapped habitat resource
	Increase in mapped habitat resource

Source: Thames Valley Environmental Records Centre (TVERC)

The Core Strategy Target of no reduction in priority habitats (ha) has been met during 2010 - 11.

Commentary

6.7 Whilst there has been an overall increase in the UK BAP habitat resource of approximately 33 hectares some areas of priority habitat have reduced. The results from this years data are:

- **Increases** in the mapped resource of **74 hectares** in 5 priority habitats (lowland beech and yew woodland, lowland heathland, lowland mixed deciduous woodland, ponds and traditional orchards), and
- **Decreases** in the mapped resource of approximately **41 hectares** in 3 priority habitats (coastal and floodplain grazing marsh, lowland dry acid grassland and lowland fens)
- No significant change in the other 12 remaining UK BAP priority habitats

6.8 The information included in Table 5.5 above is largely a reflection of improved information on existing habitat resource rather than the results of habitat creation from one reporting year to the next. This has resulted in relatively minor changes in habitat resource at the local level. The main changes are summarised below.

6.9 A new definition of the priority habitat 'coastal and flood plain grazing marsh' has led to a significant change in the amount of mapped habitat in Bracknell Forest. The decrease in habitat resource does not reflect the loss of habitat but the use of a habitat definition which excluded some of the resource previously identified.

6.10 The 5.8 hectares of lowland beech and yew woodland should have been recorded in 2009 but was missed from the report. The two mapped areas are adjacent to Round Copse and Weycroft Copse near Winkfield, and near Fisher's Copse, west of Sandhurst.

6.11 The area of dry acid grassland has been reduced as a result of a correction in the original mapping to reflect the presence of the habitat only in rides within the SwinleyPark woodland complex.

6.12 There has been a significant change in the lowland fen resource in Bracknell Forest. This is a consequence of a recent review of the lowland heath inventory and a re-assessment of the relationships between wet heath and mire habitats, particularly in the Sandhurst to Owlsmoor Bogs and Heaths SSSI area. In the past, lowland fen had been mapped in this area. The recent review led to the removal of some of these mapped areas, as it was felt that the extent of fen resource was not as great as had previously been suggested.

6.13 The review of the lowland heathland resource also saw an increase in the amount of recorded heathland in Bracknell Forest. Of note, additional habitat was identified within the Swinley Forest Golf Course and at Caesar's Camp in Crowthorne Wood.

6.14 Refinement of the mapped lowland mixed deciduous woodland resource has taken place, leading to an increase in the amount of the habitat resource. As a result additional habitat occurred, for example, within the Broadmoor to Bagshot Woods and Heaths SSSI and in the Newell Green area.

6.15 Elsewhere, recently acquired data from the People's Trust for Endangered Species has allowed an initial assessment to be made of the amount of traditional orchard within Bracknell Forest. The information was provided through the use of digital aerial photographs, so some confirmation by site visits will be required before the overall figures of the mapped resource can be authoritatively finalised.

6.16 Despite the overall increase in UK BAP habitat resource referred to above, the Core Strategy target of no loss of priority habitats (ha) has not been met.

Table 6.6 Change in number of UKBAP Species

	Bracknell Forest		Berkshire	
	2009	2010	2009	2010
No. of BAP priority species	101	101	181	178

Source: Thames Valley Environmental Records Centre (TVERC)

The Core Strategy Target of no reduction of UK BAP Priority Species has not been met during 2010 - 11.

Commentary

6.17 The list of BAP priority species in Bracknell Forest are derived from the national list of species which can be found on the UK BAP website (now Joint Nature Conservation Council). This indicator uses records of UK BAP priority species which have been reported in Bracknell Forest during the period 1990 - 2010. For the Borough, the figure established for 2010 is unchanged from last year. A detailed list of UKBAP priority species for Bracknell Forest is provided in Appendix 3 'UK BAP priority species recorded in Bracknell Forest 1990-2010'

6.18 The list of UK BAP species is a reflection of recording effort and the speed at which TVERC can process results sent to it by individual recorders and recording groups. BAP species may have been seen a number of years ago, but these records might only have been processed and added to the TVERC database since the production of the last report. In addition, the absence of species does not necessarily indicate that species are definitely not present, rather that they have yet to be found.

Actions

- Continue to monitor UKBAP species and look to protect habitat where species appear to be under threat.

Indicator: Renewable energy capacity installed by type (formerly Cor EN3)

The Core Strategy Target to contribute to the indicative sub-regional targets set out in the South East Plan has not been met during 2010-11.

Commentary

6.19 It is known that solar photovoltaic (PV) panels have been installed at Brakenhale Open Learning Centre and solar thermal panels have been installed on new homes at Wykery Copse. The first known biomass boiler is being installed at the new Garth Hill School, but this will only be commissioned in the 2010/11 reporting period. By the end of 2011, however, two further schemes will have been installed, at St Josephs (Catholic) Primary School, Gypsy Lane and Binfield Parish Council.

6.20 There may have been other domestic installations during the reporting period that were considered "permitted development" and therefore did not need planning permission. These cannot be monitored.

6.21 Feed-in Tariffs for small scale renewable electricity installations came into effect on 1st April 2010 and Renewable Heat Incentive for renewable heat technologies in June 2011. OFGEM has established a website, which can be searched by local authority area for all renewable installations under these schemes. This will greatly improve the reliability of renewable energy installations in the Borough.

6.22 The number of feed-in-tariff (FIT) installations registered with OFGEM during 2010-11 was:

- 36 domestic solar PV systems, installed capacity 0.093 MW
- 1 commercial solar PV system, installed capacity 0.002 MW
- 1 wind turbine, installed capacity 0.005 MW
- Total installed capacity 0.100 MW

Actions

- Identify ways of capturing more consistent and comprehensive data on all new renewable energy installations
- It is likely that the Council will not need to monitor against this indicator for the 2011-12 monitoring period due to the intended revocation of the South East Plan and so more detailed local targets will be developed as part of subsequent Local Development Documents

Indicator: Loc EN6 - Percentage of new residential and commercial developments which meet the best practise standards (currently CfSH Level 3 and BREEAM Very Good)

The Core Strategy Target of 100% of new residential and commercial developments meeting the best practice standards (currently at least BREEAM Very Good) has not been met during 2010-11

6.23 The completions for 2010/11 have not been assessed against Indicator Loc 6 as they were either (a) given planning permission prior to the adoption of the policy that this indicator monitors, or (b) they were assessed when the Core Strategy was in it's infancy. However suitable conditions and monitoring is now in place and this should be reflected in the content of any future AMRs.

Actions

- Continue to monitor development proposals where necessary to ensure that they are built to current Code for Sustainable Homes and/or BREEAM standards.

7 Transport

Contextual Indicators

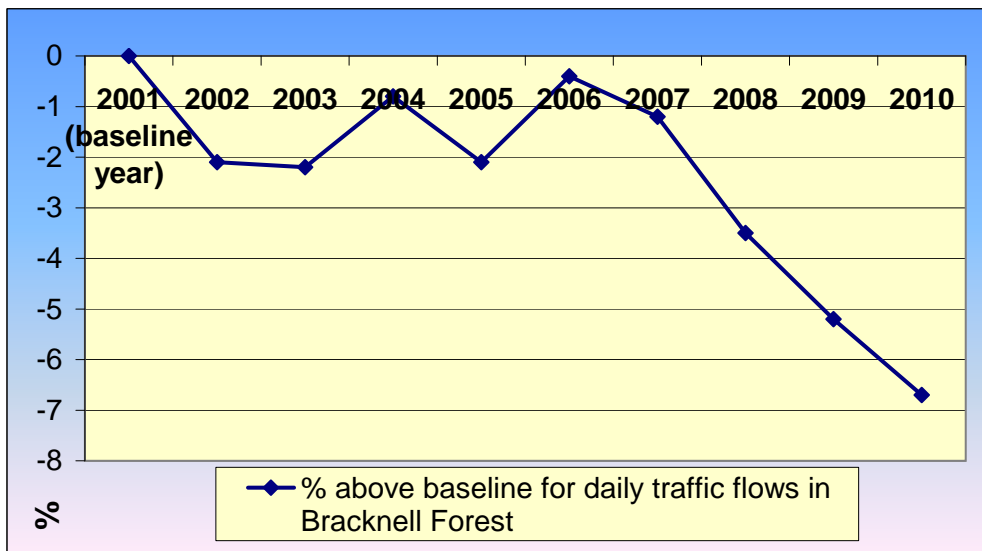
Table 7.1 Contextual Indicators

Contextual Indicator		Headline	Change since previous year	See Appendix
Con T1	Traffic levels	Traffic in 2010 dropped by 6.7% from 2001 levels.	Traffic fell by 1.6% between 2009-10.	4
Con T2	Sustainable modes of transport	For the year 2011, pedestrian flows are 7% higher and cycle flows are 60% higher than in 2001. Rail use was 10% higher in 2010 than in 2001 and bus travel was 2% higher in 2010/11 than in 2004/05.	Pedestrians: +6% Cycles: +16% Bus: -4% Rail: 4%	4

Indicator: Con T1 – Traffic levels

Traffic levels

Figure 7.1 Traffic flows in Bracknell Forest



Source: BFC Travel in Bracknell Report, 2011

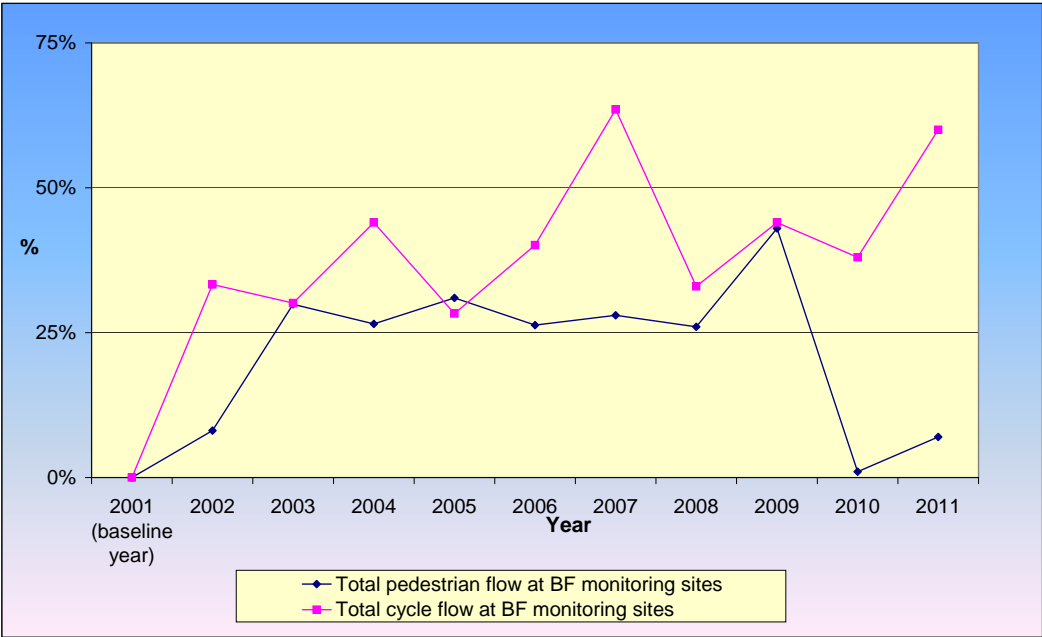
7.1 Recent traffic levels in Bracknell Forest exhibit a downward trend (see Fig. 7 above and Appendix 4 'Transport Data'. Traffic fell by 6.7% in 2010 from the 2001 baseline level, and by 1.6% from the previous year. Local figures mirror a national trend, with the DfT reporting a 1.6% reduction in 2010 traffic volume on 2009 levels, which represents a reduction over three consecutive years. However, in the longer term, Bracknell Forest bucks the national trend, with the DfT, in contrast, reporting a 6.2% increase in 2010 traffic on 2000 levels.

7.2 These figures show that local planning policy and the LTP have been successful in implementing transport measures to mitigate increased demand on the transport network since the baseline year. Additionally, this local and recent national decline in road traffic can be attributed to other far-reaching issues impacting motorists and business, such as the recent economic downturn and increasing fuel prices.

Indicator: Con T2 - Sustainable modes of travel

Pedestrian and cycle levels

Figure 7.2 Pedestrians and cyclists - all monitoring sites in Bracknell Forest



Source: BFC Travel in Bracknell Report, 2011

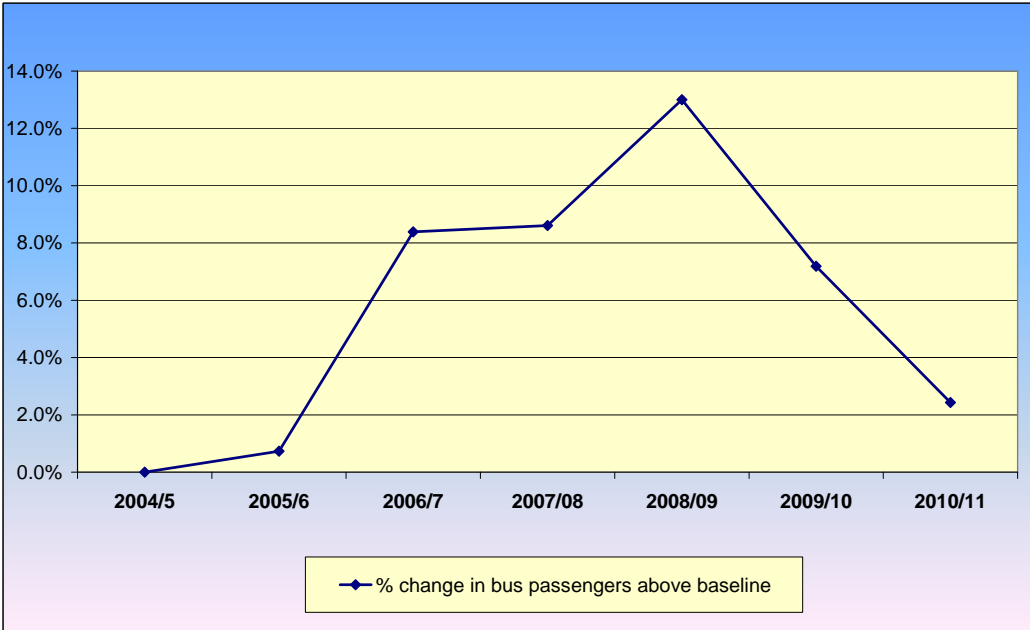
Pedestrian numbers in 2011 have increased by 6% on the 2010 figure and by 7% on the 2001 baseline year. As Figure 7.2 illustrates, this figure remains below the 2009 peak, however, inclement weather on the last 2 years of monitoring days are thought to have been a significant factor. To smooth out such variations, the rolling average records a 5% increase from 2003 – 2011. In light of this, weather pending, next years numbers are expected to rise significantly, continuing on this positive trend.

The number of cyclists in the Borough this year has increased markedly on recent surveys, with a 16% increase on 2010 figures (see Figure 7.2). Long-term, the outlook is promising with year-on-year figures displaying a positive upward trend from the baseline year, with a 60% increase on 2001 levels.

Public transport passenger levels

Bus travel

Figure 7.3 Bus patronage in Bracknell Forest

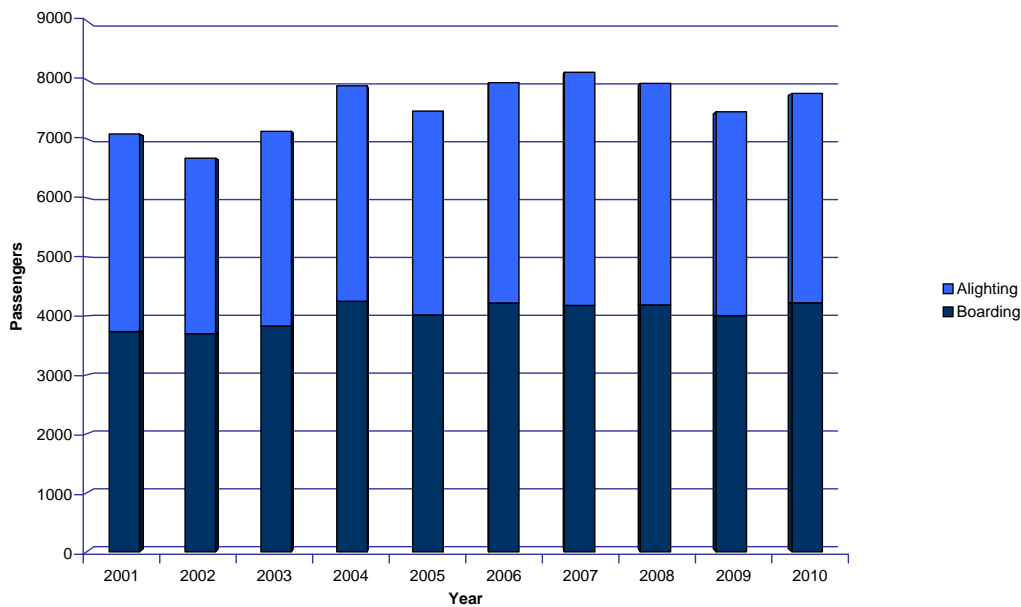


Source: BFC Travel in Bracknell Report, 2011

7.3 Bus passenger numbers rose continuously from the baseline year to a 2008/09 high. Patronage however, has since suffered a decline, decreasing by 9% over the last 2 years to current levels, and 4% on the previous years figures (See Figure 6.3). Positively however, patronage remains 2% above the baseline year.

Rail travel

Figure 7.4 Rail patronage in Bracknell Forest



Source: BFC Travel in Bracknell Report, 2011

7.4 On the 2011 monitoring day, severe delays and poor weather plagued Bracknell train station, the Borough's busiest station. As a consequence, the survey produced skewed results, recording a stark decline in patronage, dipping 12% below 2001 baseline levels. Because results were considered misleading, not accurately representing passenger numbers on a normal day, survey results from the 2010 survey will be used instead.


7.5 The 2010 survey continued to show levels of usage above the 2001 baseline figure. After exhibiting a sustained period of growth from 2003, rising to a 15% increase in 2007, patronage saw a short-term dip over the period 2008-09, which appears to reflect the economic downturn. 2010 passenger levels however, represent a return to growth of 4% from the previous year, 10% above the baseline figure. As displayed in Figure 6.4, the overall trend is one of growth. Following the 2011 anomaly, it is anticipated that future surveys will continue to reinforce this growth trend.

Summary - Sustainable modes of transport

7.6 The 2011 travel survey shows a changing picture for the Borough, which could in part be attributed to the adverse economic situation and a particularly severe winter. The number of trips made on foot and by bicycle is generally on the rise, which could be in response to people's constrained budgets and/or bid to keep fit and stay healthy, whilst the number of rail trips has seen muted growth. Travel by motor vehicle and bus however, which is most affected by both inflation and rising fuel costs, has seen a recent decline. In coming years, in light of the anticipated economic recovery, use patterns could be expected to return to pre-recession trends.

Output Indicators

Table 7.2

Output Indicator		Objectives	Policies	Trend
Loc T1	Parking standards	BSP: Para 3.07 BFBLP: Para 6.56 CS: D, E, H	BSP: T1 & T5 BFBLP: M9 CS: CS23/CS24	
Loc T2	Accessibility	BSP: Para 3.05 & 3.06 BFBLP: Para 6.18 (i) CS: D, E, H	BSP: H3 & T1 BFBLP: H1, M4, M6 & M8 CS: CS23/CS24	

Indicator Loc T1 - Amount of completed non-residential development within Use Class Orders (UCO) A, B and D complying with car-parking standards set out in the Local Development Framework

Core Strategy Target

The Core Strategy target of 100% completed non-residential development within UCO's A, B and D being compliant with car-parking standards set out in the Local Development Framework has been met.

7.7 Adherence to parking standards continues to perform well, with 100% of all approved non-residential development within Class A1-5, B1- 8 & D1-2 of the Use Classes Order⁽⁶⁾ complying with the Council's adopted parking standard - achieving the Core Strategy target. Data collected for this indicator is presented in Table 4.5 of Appendix 4 'Transport Data'

6 Town & Country Planning Use Classes Order 1987 (as amended)

Indicator Loc T2 - Amount of new development within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centre(s)

Core Strategy Target

The Core Strategy target of the amount of new development within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centre(s) has not been met.

7.8 The 2011 accessibility audit found that new households in the Borough continue to benefit from high levels of accessibility, with nearly all completions located within 30 mins of key services by walking and public transport.

7.9 Whilst local centres are accessible within 30 mins from 100% of completed dwellings, and notable improvements from the 2008/09 period are seen in access to employment, GP surgeries and secondary schools, access to hospitals remains the key area for improvement, with a decline seen from 79% in 2008/09 to 31% in 2010/11. This decline can be explained in that the significant majority of completed dwellings over this survey period were on four land parcels at Jennett's Park, a new large development, Although hospitals are not accessible within the 30 min criteria, they are accessible within 40 mins. Data collected for this data is presented in 4.6 of Appendix 4 'Transport Data'

8 Municipal waste

Indicator: Loc W1 The amount of municipal waste arising and the percentage each management type represents of the waste managed (Formerly Core Indicator 6b)

Table 8.1 Comparison by Waste Tonnage of Municipal Solid Waste Management/Disposal for Unitary Authorities in the re3 Partnership, 2007-08 to 2010-11

	Total MSW Arisings			
	2007-08	2008-09	2009-10	2010-11
Bracknell Forest Borough	59,137	56,009	50,061	52,966
Reading Borough	78,873	77,333	73,229	70,815
Wokingham Borough	77,570	74,453	75,272	75,533

Source: re3 Partnership; waste data flow reports

Commentary

8.1 Total Municipal Solid Waste (MSW) arisings rose in Bracknell Forest by approximately 6%. This may be the result of an increase both in the amount of waste generated per household and in the number of households in the Borough between 2010-11. In addition, the increase in municipal waste tonnage that has not come from household sources will have come from industrial and commercial waste which is also classed as municipal due to its similarity (in composition or nature) to that of a household. Overall Bracknell Forest performed well compared to other members of the re3Partnership and it is worth noting that whilst the 2010/11 waste arisings were up on 2009/10, they are still lower than previous years.

Table 8.2 MSW Management /Disposal 2010-11 by method

Authority	Total MSW sent for recycling, composting or reuse net of rejects (tonnes)		Total MSW sent for energy recovery, Including treatment outputs (tonnes)		Total MSW sent to landfill, including treatment outputs (tonnes)	
	Tonnes (%)		Tonnes (%)		Tonnes (%)	
	2009/10	2010/11	2009/10	2010/11	2009/10	2010/11
Bracknell Forest Borough	19,458 (39)	22,189 (42)	8,092 (16)	18,910 (36)	22,505 (45)	11,850 (22)
Reading Borough	23,753 (32)	24,024 (34)	10,704 (15)	26,442 (37)	38,749 (53)	20,267 (29)
Wokingham Borough	29,899 (40)	32,563 (43)	11,360 (15)	27,429 (36)	34,007 (45)	15,528 (20)

Source; re3 Partnership; waste data flow reports

Commentary

8.2 There has been a notable decrease in the amount and proportion of waste sent landfill in Bracknell Forest during the last year. The amount has fallen to 11,850 tonnes from 22,505 tonnes last year. The proportion sent to landfill is now only 22%. Correspondingly there has been a significant increase in the amount of waste disposed of by EfW, raising the proportion of total waste disposed of by this method from 16% to 36%. This is because more material is now being processed at the Energy from Waste facility at Colnbrook which became fully operational in February 2010.

There is no Bracknell Forest Core Strategy target relating to municipal waste. Targets for minerals and waste were to be set in the Joint Minerals and Waste Local Development Framework that was being prepared by the JSPU. Following the withdrawal of the Joint Minerals and Waste Core Strategy in 2010, no further work on the LDF took place. It is likely that more detailed targets will be developed as part of subsequent Local Development Documents.

The re3 Partnership uses the following national targets to monitor waste:

- Landfill Directive ⁽⁷⁾- The amount of biodegradable municipal waste sent to landfill should be reduced to 75% of the 1995 levels.
- Waste Strategy for England 2007- Recycle and Compost at least 40% of household waste by 2010, 45% by 2015
- Waste Strategy for England 2007 - Recovery value from 53% of municipal waste (Recycling, composting, energy recovery.), 67% by 2015

7 Council Directive 1999/31/EC of 26 April 1999 on the landfill of waste

8.3 Across the re3 Partnership the proportion of contract waste diverted to energy from waste, recycling, beneficial use and composting rose to 72.6%. For Bracknell Forest the figure is 78%. Both figures exceed the national target.

8.4 In the monitoring period 2010/11, Bracknell Forest recycled and composted 42% of its municipal waste, again exceeding the Waste Strategy target.

Abbreviations

AAP Area Action Plan

AMR Annual Monitoring Report

ASHE Annual Survey of Hours and Earnings

BAP Biodiversity Action Plan

BIDS Business, Industrial, Distribution and Storage

BFBLDS Bracknell Forest Borough Local Development Scheme

BFBC Bracknell Forest Borough Council

BFC Bracknell Forest Council

BFP Bracknell Forest Partnership

BFBLP Bracknell Forest Borough Local Plan

BRP Bracknell Regeneration Partnership

BTC Bracknell Town Centre

CPO Compulsory Purchase Order

CS Core Strategy

DCLG Department for Communities and Local Government

DPD Development Plan Document

EA Environment Agency

ELR Employment Land Review

EfW Energy from Waste

EPS Employment Potential Study

GOSE Government Office for the South East

GTAA Gypsy & Traveller Accommodation Assessment

HMAA Housing Market Area Assessment

JSPU Joint Strategic Planning Unit

LDD Local Development Document

LDF Local Development Framework

LDS Local Development Scheme

LID Limiting the Impact of Development

LTP Local Transport Plan

LWS Local Wildlife Site

RMLPB Replacement Minerals Local Plan for Berkshire

MSW Municipal Solid Waste

PAS Planning Advisory Service

PDL Previously Developed Land

PINS Planning Inspectorate

PPG Planning Policy Guidance

PPS Planning Policy Statement

RMLPB Replacement Minerals Local Plan for Berkshire

RPG Regional Planning Guidance

RSS Regional Spatial Strategy

RSL Registered Social Landlord

SA Sustainability Appraisal

SAC Special Area of Conservation

SCI Statement of Community Involvement

SCS Sustainable Community Strategy

SEA Strategic Environmental Assessment

SEERA South East England Regional Assembly

SEEPB South East England Planning Board

SEP South East Plan

SHLAA Strategic Housing Land Availability Assessment

SHMA Strategic Housing Market Assessment

SPA Special Protection Area

SPD Supplementary Planning Document

SPG Supplementary Planning Guidance

SSSI Sites of Special Scientific Interest

SFRA Strategic Flood Risk Assessment

TVERC Thames Valley Environmental Records Centre

UA Unitary Authority

UCO Town & Country Planning (Use Classes) Order 1987 (as amended)

UKBAP UK Biodiversity Action Plan

UPS Urban Potential Study

WLPB Waste Local Plan for Berkshire

Appendix 1 Housing Trajectory (breakdown by site)

Table 1.1 Land Supply 2006/26 based on requirement of 10,780 dwellings (net) at 1st April 2011

Site	Actual Completions							Projected Completions												Total on each site	Site Status	
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25			2025/26
Large Sites																						
Land at Braeside, Binfield	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Complete
Land at Wykery Copse, Peacock Lane, Binfield	0	0	0	57	57	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	149	Under Construction
Land at 1-18 Sycamore Rise, Bracknell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Complete
The Parks (formerly Staff College), Broad Lane, Bracknell	-94	104	88	101	54	60	60	60	60	52	0	0	0	0	0	0	0	0	0	0	605	Under Construction
Jennetts Park (formerly Peacock Farm), Peacock Lane, Bracknell	0	153	154	145	168	155	155	155	110	0	0	0	0	0	0	0	0	0	0	0	1350	under Construction
Celsius, London Road, Bracknell	0	164	104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	268	Complete
Land off Brants Bridge, Bracknell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Lapsed 2010/11
Land within Bracknell Town Centre, Millennium Way	0	0	0	0	0	4	0	0	98	30	100	100	100	100	100	100	100	100	32	0	1043	Not Started
Enid Wood House, High Street, Bracknell	0	0	0	0	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	37	Not Started
Land at Brackenhale School, Rectory Lane, Bracknell	0	0	0	0	45	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	under Construction
Land at Warfield Park, off Harvest Ride, Warfield	6	5	0	0	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	20	under Construction
Orchard Lea, Winkfield Lane, Winkfield	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	23	Not Started
Cranbourne Hall, Drift Road, Winkfield	0	-13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Complete
Land Fronting Tilehurst Lane, Binfield	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Complete
Canbourne Corner, Forest Road, Winkfield	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	under Construction
Brookhill House, Winkfield Row, Winkfield	0	0	0	0	0	-5	5	0	1	0	0	0	0	0	0	0	0	0	0	0	1	Not Started
Total Large Sites	-67	413	359	305	327	266	265	215	291	82	100	100	100	100	100	100	100	100	32	0	37	
Medium Sites																						
Land at junction with Bay Drive, London Road, Bracknell	0	0	0	0	0	-3	40	0	0	0	0	0	0	0	0	0	0	0	0	0	37	Not Started

Site	Actual Completions						Projected Completions												Total on each site	Site Status			
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24			2024/ 25	2025/ 26	
Auto Cross, London Road, Binfield	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Not Started
Byways, Crowthorne Road, Bracknell	0	-1	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Not Started
The Hollies, Milestone, Burnside, London Road, Bracknell	0	0	-4	0	0	0	3	15	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Not Started
Half Acre and Netherby, Rectory Lane, Bracknell	0	0	-2	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete
Land at Popple Trees, Glenhills, Crowthorne Road, Bracknell	0	0	0	-3	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Complete
78-84 Waterloo Road, Crowthorne	0	-4	6	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	Complete
Land at 127a, 129 and 131 Fernbank Road, Winkfield	0	0	0	0	0	-3	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Not Started
Ossington, Casares & St Chad, Pollardrow Avenue, Bracknell	0	-3	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Complete
Strata, (formerly FSS House), Mount Lane, Bracknell	0	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	Complete
Broom Lodge, London Road, Bracknell	6	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Complete
Hawthorne Cottage and Wickfield, Warfield Road, Bracknell	12	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Complete
Aston Grange, Ralphs Ride, Bracknell	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Complete
Alpha House/land at Cardoss, 79 High Street, Crowthorne	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Complete
Haven, The Nest, Hillside, London Road, Binfield	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	Complete
4 - 6 Roebuck Estate, Binfield	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Complete
Land r/o Horse Groom PH, Bagshot Road, Bracknell	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Complete
Marigolds and Cherry Trees, Mount Pleasant, Bracknell	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Complete
Former garage block site off Freeborn Way, Bracknell	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Complete
75-77-81 College Road, Sandhurst	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Complete
Land at the Limes, Forest Road, Warfield	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete

Site	Actual Completions					Projected Completions																Total on each site	Site Status	
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26				
Abbey Place, Forest Road, Warfield	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	Complete	
Alderley, Engleby, London Road, Winkfield	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Complete	
Reeds Hill Farm, Reeds Hill, Bracknell	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Under Construction	
HFC Bank, North Street, Winkfield (subj to S106)	0	0	0	0	0	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	22	Not Started	
The Old Manor Car Park, The Ring, Bracknell (subj to S106)	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Not Started	
Total Medium Sites	159	53	95	12	42	5	70	53	11	11	0	0	0	0	0	0	0	0	0	0	0			
Total Large and Medium Sites	92	466	454	317	369	271	335	268	306	302	82	100	100	100	100	100	100	100	100	100	32			
Small Site Completions/ Allowance (net)	39	35	13	8	41	40	30	26	0	0	0	0	0	0	30	30	30	30	30	30	30			
Core Strategy Sites (Policies CS4 and CS5)																								
Amen Corner	0	0	0	0	0	0	0	130	130	155	165	145	0	0	0	0	0	0	0	0	0	725		
Warfield	0	0	0	0	0	0	0	0	50	150	200	200	200	200	200	200	200	200	200	200	200	2200		
Total CS4 and CS5	0	0	0	0	0	0	0	130	180	305	365	345	200	200	200	200	200	200	200	200	2925			
Grand Total	131	501	467	325	410	311	365	424	486	607	447	445	300	300	300	330	330	330	330	330	262	7401		
Surplus/Shortfall for plan period	-408	-38	-72	-214	-129	-228	-174	-115	-53	68	-92	-94	-239	-239	-239	-209	-209	-209	-209	-209	-277	-3379	Check with	

Appendix 2 Five Year Housing Land Supply at 1st April 2011

Although Regional Strategies were re-established as part of the Development Plan on 10 November 2010 after a successful challenge by housing developer CALA Homes, it has been confirmed that the intended revocation of Regional Strategies is a 'material consideration' when deciding planning applications and appeals. At the time of the original announcement that they were being revoked, the Department of Communities and Local Government released some advice on immediate issues that might arise from the announcement. This included guidance on housing numbers and 5 year supply. Relevant points are set out below:

- A local planning authority is responsible for establishing the right level of local housing provision in its area and is able to choose between retaining existing housing targets that were set out in revoked Regional Spatial Strategies or reviewing targets.
- A local planning authority may base a revised housing target on the level of provision submitted to the original Regional Spatial Strategy Examination (Option 1 target), supplemented by more recent information, as appropriate.

Although the overall ambition for growth may change, an authority must continue to provide a 5 year supply.

The final version of the South East Plan (May 2009) increased the number of dwellings allocated to Bracknell Forest by 2,000 from the figure submitted at the 'Option 1' stage. The latter required 10,780 dwellings over the period 2006 -2026. This underpins the approach set out in the Bracknell Forest Core Strategy. The overall housing provision is included in Policy CS15. The provision in this policy included an additional 359 dwellings resulting from a shortfall from the previous plan period. The Government Office for the South East subsequently advised that no allowance needed to be made for any previous shortfall.

As the Council's Core Strategy is an adopted Development Plan Document, it is considered that the housing requirement set out in that document is a good basis for beginning to plan for future provision. The Council is therefore using a requirement of **10,780** dwellings in progressing its Site Allocation Development Plan Document. The requirement will be reviewed in connection with the Core Strategy Review which is scheduled to commence in 2012 (see Local Development Scheme).

5 Year Supply Calculation

Requirement 2006 - 2026 drawn from adopted Core Strategy	10,780
Completions 2006/07	131 (net)
Completions 2007/08	501 (net)
Completions 2008/09	467 (net)
Completions 2009/10	325 (net)
Completions 2010/11	410 (net)
Total completions to date	1,834
Total Requirement MINUS Completions	8,946
Annual Average over remaining plan period of 15 years	596 per annum (8,946/15)
Requirement over next 5yrs	2,980 (596 x 5)
Deliverable supply	2,193
Supply	3.7 yrs

Sources: South East Plan: Draft for Submission (March 2006); SEERA. Bracknell Forest Core Strategy (adopted February 2008). Planning Commitments for Housing (March 2006/2007-March 2010/2011; JSPU/BFC

Appendix 3 UK BAP priority species recorded in Bracknell Forest 1990-2010

Common Name	Scientific name	Year	Master Site	Comments
Pillwort	<i>Pilularia globulifera</i>	1994	Eversley Gravel Pits	
Crested Buckler-fern	<i>Dryopteris critata</i>	most years	Wildmoor Bottom near Sandhurst	Correspondence with Prof. Mick Crawley
Deptford Pink	<i>Dianthus armeria</i>	1992	South Hill Park, Bracknell	
Marsh Stitchwort	<i>Stellaria palustris</i>	1992	BlackwaterValley Grassland & Woodland Complex	
Stag Beetle	<i>Lucanus cervus</i>	2010	Sandhurst	
Variable Chafer	<i>Gnorimus variabilis</i>	2008	WindsorForest and Great Park SSSI	
Dingy Skipper	<i>Erynnis tages</i>	1993	Chawridge Bank	
Grizzled Skipper	<i>Pyrgus malvae</i>	2004	Chawridge Bank	
Brown Hairstreak	<i>Thecla betulae</i>	1999	Wildmoor Heath	
White-letter Hairstreak	<i>Satyrrium w-album</i>	2007	Northerams Wood	
Small Blue	<i>Cupido minimus</i>	1995	Eversley Gravel Pits	
Silver-studded Blue	<i>Plebejus argus</i>	2006	Broadmoor Bottom	
Wall	<i>Lasiommata megera</i>	1995	Eversley Gravel Pits	
Grayling	<i>Hipparchia semele</i>	2007	Eversley Gravel Pits	MGLG Web site, 2011
Small Heath	<i>Coenonympha pamphilus</i>	2009	Eversley Gravel Pits	MGLG Web site, 2011

Common Name	Scientific name	Year	Master Site	Comments
Ghost Moth	<i>Hepialus humuli</i>	2003	Windsor Forest, SouthForest, Depot Ride	
Forester	<i>Adscita statures</i>	1998	Winkfield	
Pale Eggar	<i>Trichiura crataegi</i>	2004	Chawridge Bank BBOWT Reserve	
Oak Hook-tip	<i>Watsonalla binaria</i>	2004	Chawridge Bank BBOWT Reserve	
Blood-vein	<i>Timandra comae</i>	2004	Chawridge Bank BBOWT Reserve	
Shaded Broad-bar	<i>Scotopteryx chenopodiata</i>	2004	Chawridge Bank BBOWT Reserve	
Spinach	<i>Eulithis mellinata</i>	1996	Sandhurst	
Small Phoenix	<i>Ecliptopera silaceata</i>	2003	Windsor Forest, SouthForest, Tower Ride	
V-moth	<i>Macaria wauaria</i>	1995	Bracknell	
September Thorn	<i>Ennomos erosaria</i>	2003	Windsor Forest, SouthForest, Depot Ride	
Brindled Beauty	<i>Lycia hirtaria</i>	2003	Sandhurst	
White Ermine	<i>Spilosoma lubricipeda</i>	2003	Windsor Forest: compartment C3, SouthForest, Depot Ride	
Buff Ermine	<i>Spilosoma luteum</i>	2009	Broadmoor to Bagshot Woods & Heaths SSSI	
Cinnabar	<i>Tyria jacobaeae</i>	2009	Hazelwood Copse	
Autumnal Rustic	<i>Eugnorisma glareosa</i>	2004	Sandhurst	
Small Square-spot	<i>Diarsia rubi</i>	2004	Chawridge Bank BBOWT Reserve	
Dot Moth	<i>Melanchra persicariae</i>	2004	Sandhurst	

Common Name	Scientific name	Year	Master Site	Comments
Broom Moth	<i>Melanchra pisi</i>	1998	Sandhurst to Owlsmoor Bogs & Heaths SSSI	
Hedge Rustic	<i>Tholera cespitis</i>	2003	Windsor Forest, SouthForest, Depot Ride	
Powdered Quaker	<i>Orthosia gracilis</i>	1995	Bracknell	
Shoulder-striped Wainscot	<i>Mythimna comma</i>	2004	Chawridge Bank BBOWT Reserve	
Minor Shoulder-knot	<i>Brachylomia viminalis</i>	2004	Chawridge Bank BBOWT Reserve	
Centre-barred Sallow	<i>Atethmia centrago</i>	2004	Chawridge Bank BBOWT Reserve	
Grey Dagger	<i>Acronicta psi</i>	2004	Sandhurst	
Knot Grass	<i>Acronicta rumicis</i>	2004	Bracknell, near Caesar's Camp	
Dusky Brocade	<i>Apamea remissa</i>	1995	The Look-out, Bracknell	
Ear Moth	<i>Amphipoea oculea</i>	2003	Windsor Forest, SouthForest, Tower Ride	
Rosy Rustic	<i>Hydraecia micacea</i>	2004	Sandhurst	
Rustic	<i>Hoplodrina blanda</i>	2004	Chawridge Bank BBOWT Reserve	
Mottled Rustic	<i>Caradrina morpheus</i>	2002	Ascot	
Light Crimson Underwing	<i>Catocala promissa</i>	1995	Windsor Forest and GreatPark	
Mottled Bee-fly	<i>Thyridanthrax fenestratus</i>	2000	Sandhurst to Owlsmoor Bogs & Heaths SSSI	
European Eel	<i>Anguilla anguilla</i>	2007	SandhurstMemorial Park	

Common Name	Scientific name	Year	Master Site	Comments
Great Crested Newt	<i>Triturus cristatus</i>	2010	Bracknell Sewage Treatment Wks, Binfield	
Common Toad	<i>Bufo bufo</i>	2010	Cranbourne	
Slow-worm	<i>Anguis fragilis</i>	2007	Wildmoor Heath	
Sand Lizard	<i>Lacerta agilis</i>	2003	Wildmoor Heath	
Common Lizard	<i>Zootoca vivipara</i>	2009	Broadmoor to Bagshot Woods & Heaths SSSI	
Grass Snake	<i>Natrix natrix</i>	2007	Binfield	
Adder	<i>Vipera berus</i>	2009	Winkfield Row	
Sky Lark	<i>Alauda arvensis</i>	2009	Rookwood, Owlsmoor	
Greater White-fronted Goose	<i>Anser albifrons</i>	1994	Eversley Gravel Pits	
Tree Pipit	<i>Anthus trivialis</i>	2007	Wildmoor Heath	
Greater Scaup	<i>Aythya marila</i>	2000	Eversley Gravel Pits	MGLG Web Site, 2011
Great Bittern	<i>Botaurus stellaris</i>	2009	Eversley Gravel Pits	MGLG Web Site, 2011
European Nightjar	<i>Caprimulgus europaeus</i>	2004	Wildmoor Heath	
Lesser Redpoll	<i>Carduelis cabaret</i>	2004	Eversley Gravel Pits	Birds of Berkshire Annual Report, 2004
Common Linnet	<i>Carduelis cannabina</i>	2010	Eversley Gravel Pits	MGLG Web Site, 2011
Hawfinch	<i>Coccothraustes coccothraustes</i>	1994	Furze Ground, Great and Little Hazes	
Common Cuckoo	<i>Cuculus canorus</i>	2010	Cranbourne	
Lesser Spotted Woodpecker	<i>Dendrocopos minor</i>	2010	Eversley Gravel Pits	MGLG Web Site, 2011

Common Name	Scientific name	Year	Master Site	Comments
Corn Bunting	<i>Emberiza calandra</i>	1994	Eversley Gravel Pits	
Yellowhammer	<i>Emberiza citrinella</i>	2005	Wildmoor Heath	
Reed Bunting	<i>Emberiza schoeniclus</i>	2007	Wildmoor Heath	
Eurasian Wryneck	<i>Jynx torquilla</i>	1994	Windsor Forest Bracknell District	
Herring Gull	<i>Larus argentatus argenteus</i>	2010	Eversley Gravel Pits	MGLG Web Site, 2011
Black-tailed Godwit	<i>Limosa limosa</i>	2010	Eversley Gravel Pits	MGLG Web Site, 2011
Common Grasshopper Warbler	<i>Locustella naevia</i>	2010	Eversley Gravel Pits	MGLG Web Site, 2011
Wood Lark	<i>Lullula arborea</i>	2007	Wildmoor Heath	
Common Scoter	<i>Melanitta nigra</i>	1994	Eversley Gravel Pits	
Yellow Wagtail	<i>Motacilla flava</i>	2010	Eversley Gravel Pits	MGLG Web Site, 2011
Spotted Flycatcher	<i>Muscicapa striata</i>	2009	Eversley Gravel Pits	MGLG Web Site, 2011
Eurasian Curlew	<i>Numenius arquata</i>	2010	Eversley Gravel Pits	MGLG Web Site, 2011
House Sparrow	<i>Passer domesticus</i>	2010	Cranbourne	
Eurasian Tree Sparrow	<i>Passer montanus</i>	1990	Eversley Gravel Pits	
Grey Partridge	<i>Perdix perdix</i>	2003	Eversley Gravel Pits	MGLG Web Site, 2011
Red-necked Phalarope	<i>Phalaropus lobatus</i>	2000	Eversley Gravel Pits	MGLG Web Site, 2011
Wood Warbler	<i>Phylloscopus sibilatrix</i>	1994	Broadmoor to Bagshot Woods & Heaths SSSI	
Willow Tit	<i>Poecile montanus</i>	1994	FoliejonPark	

Common Name	Scientific name	Year	Master Site	Comments
Marsh Tit	Poecile palustris	1997	Eversley Gravel Pits	MGLG Web Site, 2011
Hedge Accentor	Prunella modularis	2010	Eversley Gravel Pits	MGLG Web Site, 2011
Common Bullfinch	Pyrrhula pyrrhula	2010	Eversley Gravel Pits	MGLG Web Site, 2011
European Turtle Dove	Streptopelia turtur	2002	Eversley Gravel Pits	MGLG Web Site, 2011
Common Starling	Sturnus vulgaris	2010	Cranbourne	
Ring Ouzel	Turdus torquatus	1999	Eversley Gravel Pits	MGLG Web Site, 2011
Song Thrush	Turdus philomelos	2009	Lily Hill Park, Bracknell	
Northern Lapwing	Vanellus vanellus	1994	Eversley Gravel Pits	
European Water Vole	Arvicola amphibius	2000	Warfield, Bracknell	
West European Hedgehog	Erinaceus europaeus	2010	Nine Mile Ride, Bracknell	
Noctule Bat	Nyctalus noctula	2010	Cranbourne	
Soprano Pipistrelle	Pipistrellus pygmaeus	2008	Prince Consort Drive, near Ascot	
Brown Long-eared Bat	Plecotus auritus	2010	Cranbourne	
European Otter	Lutra lutra	2005	South Hill Park, Bracknell	
Harvest Mouse	Micromys minutus	2006	Wildmoor Heath	
Hazel Dormouse	Muscardinus avellanarius	2005	South Hill Park, Bracknell	
Brown Hare	Lepus europaeus	1994	Chawridge Bank	

Source: Thames Valley Environmental Records Centre (TVERC)

Appendix 4 Transport Data

Table 4.1 Traffic flow in Bracknell Forest

	2001 (Baseline year)	2002	2003	2004	2005	2006	2007	2008	2009	2010
Number of vehicles	695,820	681,236	680,202	690,286	681,123	693,247	687,648	671,362	659,389	649,194
% change from baseline year	-	-2.1	-2.2	-0.8	-2.1	-0.4	-1.2	-3.5	-5.2	-6.7

Source: BFC Travel in Bracknell Report 2011

Table 4.2 Pedestrian and cycle flows at all monitoring sites in Bracknell Forest

	2001 (baseline year)	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Number of pedestrians	9,897	10,700	13,034	12,580	13,151	12,539	12,691	12,507	14,138	9,986	10,580
% change in pedestrians from baseline	-	8	30	27	31	26	28	26	43	1	7
Number of cyclists	1,618	2,156	2,086	2,375	2,002	2,238	2,646	2,155	2,322	2,230	2,594
% change in cyclists from baseline	-	33	30	44	28	40	63.5	33	44	38	60

Source: BFC Travel in Bracknell Report 2011

Table 4.3 Bus patronage in Bracknell Forest

	2004/05 (baseline year)	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Number of bus passengers	1,636,354	1,624,382	1,773,634	1,777,281	1,850,154	1,754,062	1,676,268
% change in bus passengers from baseline	-	-0.73	8.39	8.61	13.00	7.19	2.43

Source: BFC Travel in Bracknell Report 2011

Table 4.4 Rail patronage in Bracknell Forest

	2001 (baseline year)	2002	2003	2004	2005	2006	2007	2008	2009	2010
Number of rail passengers (daily total at all stations between 0700-1900)	7,083	6,673	7,127	7,900	7,471	7,952	8,128	7,939	7,458	7,771
% change in rail passengers from baseline	-	-5.8	1.0	11.8	6.4	12.8	14.8	12	5.3	9.7

Source: BFC Travel in Bracknell Report 2011

Table 4.5 – Amount of completed non-residential development in Bracknell Forest within Use Classes A,B and D complying with car parking standards

Application No.	Parish	Use Class	Floor space/units proposed	Parking Spaces			Complies?
				Disabled	Standard	Other	
08/00983	Bracknell	B8	11,970m ²	-	-90	-	Yes - deemed acceptable in conjunction with a Travel Plan.
09/00708/FUL	Bracknell	B1	667m ²	-	-23	-	Yes - Officer considers site to have sufficient spare capacity.
08/00765	Bracknell	A1/A3/A5	249m ²	-	-	-	Yes - no changes to vehicle parking.
08/00188/FUL	Bracknell	A1	0m ²	-	-	-	Yes - refurbishment of units will not change floorspace or car parking.
09/00739/FUL	Bracknell	A1	1486m ²	-	-14	-	Yes - deemed acceptable in conjunction with a Travel Plan.
10/00498/FUL	Bracknell	A4	190m ²	-	-	-	Yes - no loss of parking, deemed acceptable.
09/00809/3	Bracknell	D1	128m ²	2	4	-	Yes - deemed acceptable.
07/01272	Binfield	D2	150m ²	-	7	-	Yes - considered acceptable in conjunction with use of the adjacent public house car park.
08/00759/3	Bracknell	D1	21,698m ²	7	45	-80	Yes - considered acceptable due to proximity to Town Centre and proposed travel plan. A total of 173 car, 10 disabled & 160 cycle spaces will be provided following redevelopment of the school.

Application No.	Parish	Use Class	Floor space/units proposed	Parking Spaces			Complies?
				Disabled	Standard	Other	
09/00399/FUL	Bracknell	D2	150m ²	-	-	20	Yes - there is considered sufficient capacity on site. 20 additional cycle spaces were proposed.
10/00725/FUL	Binfield	A1	500m ²	-	-	-	Yes - the application does not result in an increase in the sales area at the garden centre or a requirement for additional parking.
10/00173/FUL	Binfield	A1/A3	0m ²	-	-	-	Yes - the change of use is considered to have less of an impact on parking than the previous use, therefore there is considered sufficient capacity on site.
10/00120/T	Crowthorne	D1	0m ²	-	-	-	Yes - although the original proposal resulted in the loss of some existing parking facilities, there is plenty of alternative parking available within the College site.
08/00648/3	Crowthorne	D1	1,749m ²	-	10	-	Yes - other material considerations and the implementation of an updated travel plan deemed this scheme acceptable.
09/00758/FUL	Crowthorne	D1	5m ²	-	-1	-	Yes - the training centre would be ancillary to Broadmoor Hospital and sufficient parking exists on site.
08/00218/FUL	Sandhurst	B1/B8	42m ²	2	16	10	Yes - parking deemed acceptable.
09/00183/FUL	Sandhurst	D1	210m ²	2	10	8	Yes - there is considered sufficient capacity on site.
07/00242/FUL	Sandhurst	B2/SG	0m ²	-	12	-	Yes - deemed acceptable.
08/00328/FUL	Winkfield	A1/B1	277m ²	-	2	6	Yes - deemed acceptable.
08/00440/FUL	Winkfield	D1	1,201m ²	-	-6	-	Yes - there is considered sufficient capacity on site.

Source: BFC, 2011

Table 4.6 % of completed dwellings accessible to services in Bracknell Forest

	2004/05	2005/06	2005/06	2006/07	2006/07	2007/08	2007/08	2008/09	2008/09	2010/11
Employment (Weekdays 0700-2300)	88	86	99	100	100	91	99	63	93	98
Local Centres (Weekdays 0700-2300)	100	79	98	97	100	91	99	95	100	100
GP surgeries (Weekdays 0800-1900)	97	83	98	97	100	91	99	79	94	99
Primary Schools (Weekdays 0730-0900)	100	86	99	100	100	94	99	100	100	99
Secondary Schools (Weekdays 0730-0900)	94	83	98	97	100	85	98	58	93	97
Hospitals (Weekdays 0700-2300)	58	10	7	37	42	30	62	58	79	31
<i>Source: BFC, 2011</i>										

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Nepali

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